CASE INFORMATION

Environmental Case Number: ENV-2020-3533-EIR

Related Entitlement Case Number(s): CPC-2016-1208-CU-SPR-1A; AA-2017-397-PMEX-1A

Project Address: 12531-12575 West Beatrice Street; 5410-5454 South Jandy Place

Date of Final Entitlement Determination: April 2, 2025

The CEQA Clearance being appealed is a(n):

☑ EIR ☐ SCEA ☐ MND ☐ ND ☐ CE ☐ SE

APPELLANT

Check all that apply.

☑ Representative ☐ Property Owner ☐ Other Person

☐ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Supporters Alliance for Environmental Responsibility ("SAFER")

Company/Organization: Supporters Alliance for Environmental Responsibility ("SAFER")

Mailing Address: 1939 Harrison Street, Suite 150

City: Oakland **State:** CA **Zip Code:** 94612

Telephone: 510-836-4200 **E-mail:** mitchell@lozeaudrury.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☑ Self ☐ Other:

Is the appeal being filed to support the original applicant's position? ☐ YES ☑ NO

REPRESENTATIVE / AGENT INFORMATION

Representative/Agent Name (if applicable): Mitchell Thielemann

Company: Lozeau Drury LLP

Mailing Address: 1939 Harrison Street, Suite 150

City: Oakland **State:** CA **Zip Code:** 94612

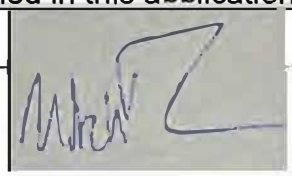
Telephone: 510-836-4200 **E-mail:** mitchell@lozeaudrury.com

JUSTIFICATION / REASON FOR APPEAL

Attach a separate sheet providing the specific reasons for the appeal. The reasons must state how CEQA was incorrectly applied, providing a legal basis for the appeal.

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature:  **Date:** 4/8/2025

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: $172 **Date :** 4/8/2025

Reviewed & Accepted by (DSC Planner): Jason Chan

Receipt No.: 200237694178 **Date :** 4/8/2025

Deemed Complete by (Project Planner): _____

Justification/Reason for Appeal

New Beatrice West Project

(ENV-2020-3533-EIR; CPC-2016-1208-CU-SPR-1A; AA-2017-397-PMEX-1A)

I. REASON FOR THE APPEAL

SAFER appeals the City Planning Commission's approval of an Environmental Impact Report ("EIR") prepared for the New Beatrice West Project (ENV-2020-3533-EIR; CPC-2016-1208-CU-SPR-1A; AA-2017-397-PMEX-1A) ("Project"). The EIR approval was in error because the EIR prepared for the Project (ENV-2020-3533-EIR; CPC-2016-1208-CU-SPR-1A; AA-2017-397-PMEX-1A) fails to comply with the California Environmental Quality Act ("CEQA"). The City of Los Angeles ("City") must fully comply with CEQA prior to *any approvals* in furtherance of the Project. Therefore, the City of Los Angeles ("City") must refrain from certifying the EIR and instead revise and recirculate a Revised Environmental Impact Report ("REIR").

II. SPECIFICALLY THE POINTS AT ISSUE

SAFER specifically appeals all findings related to the Project's Environmental Impact Report ("EIR"). The EIR fails as an informational document pursuant to the California Environmental Quality Act ("CEQA") and must be revised and recirculated prior to being certified by the City.

III. HOW YOU ARE AGGRIEVED BY THE DECISION

Members of appellant Supporters Alliance for Environmental Responsibility ("SAFER") live and/or work in the vicinity of the proposed Project. They breathe the air, suffer traffic congestion, and will suffer other environmental impacts of the Project unless it is properly mitigated.

IV. WHY YOU BELIEVE THE DECISION-MAKER ERRED OR ABUSED THEIR DISCRETION

The Director of City Planning approved the Environmental Impact Report ("EIR") prepared for the project. This decision was in error as the EIR fails as an informational document pursuant to the California Environmental Quality Act ("CEQA"). The EIR must be revised to comply with CEQA and then be recirculated prior to being certified and adopted by the City.