



Post Office Box 661450 – Los Angeles, CA 90066
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May 15, 2017

VIA EMAIL:

Jennafer.Monterrosa@planning.lacity.org

Re: 12575 Beatrice Street
Case No: CPC-2016-1208-CU-SPR
Hearing Date per public notice: May 17, 2017, 3:30 p.m., City Hall

Dear Ms. Monterrosa:

Representatives of the applicant first presented the project to our board in March 2016, and on May 1, 2017, they presented the revised design. Although there are some redeeming qualities offered by this development, the Del Rey Residents Association opposes this project for the following reasons:

1. **Height.** Although the revised design is not as tall as the initial design, at 135 feet it is still substantially taller than any other building in Del Rey or in neighboring Playa Vista. The result of allowing consolidation of five lots is that the height of this project is grossly incompatible with the neighborhood. It will be a striking and jarring contrast to nearby property and sets a very bad precedent for future developments, which are waiting to see what happens here.

This project needs to be constrained to a height that is no taller than the tallest building in the area, which is 88'. That project is the 12655 Jefferson Blvd. building, which the Applicant inaccurately presented to the community as 110' tall.

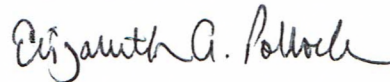
2. **Severe Population Growth.** Due to the size of this project, it will add up to 1,000 new occupants to this neighborhood. Such drastic growth brings problems that cannot be mitigated because this area has very limited vehicular and transportation access. It has 3 dead-end streets and only 2 intersections that connect back into the local street system. Some of the problems that will come with the added population load are:
 - a. **Traffic Load** – Even though traffic studies have been provided, we believe that the data is biased and that an impartial party should undertake a more objective study, which will reveal the real impact of this project in combination with all of the other recent and potential developments nearby.
 - b. **Traffic Management** – This project needs to provide and maintain a comprehensive TDM (Transportation Demand Management) plan. Although due to its size, it is not required; there are, however, special circumstances at this location to consider.

- c. **Emergency Evacuation** – Because of the street pattern here (Del Rey’s Area ‘H’), an impartial and comprehensive study of egress from this neighborhood in an emergency situation must be completed prior to any approval of this type.
 - d. **Utilities/Infrastructure.** –The city’s infrastructure cannot handle this much local population boom. There have been frequent power outages in this area. Roadways, specifically Jefferson Boulevard, are not maintained and improved properly. We are in a tenuous situation with future availability of water, and our water mains are aging. Until the City makes the commitment to upgrade our infrastructure to keep up with development, this project will dramatically add to our infrastructure crisis.
3. **Non-binding Restrictions.** We recognize that the developer is applying the allowable FAR from multiple adjoining parcels of land in order to allow this much development in this location. Our experience shows that Approval Conditions that limit future expansion are too easily overturned or not enforced. We have little confidence that the undeveloped portions of this property will not be developed later.

There must be a more permanent and binding way of guaranteeing that no further densification will occur on the other parcels that are part of this project.

This letter was prepared by our Land Use and Planning Committee and approved by a quorum of our Board of Directors on May 15, 2017.

Very truly yours,



Elizabeth A. Pollock
President

cc: Kevin Mansfield, NSB Associates
Michael S. Chait, Chait & Company, Inc.
Clare Bronowski, Glaser Weil
Tensho Takemori, Gehry Partners, LLP
Samuel A. S. Gehry, Gehry Partners, LLP
Tom Rothmann, re:code LA
Del Rey Neighborhood Council board
Councilmember Mike Bonin, C.D. 11
Chuy Orozco, C.D. 11 Del Rey deputy
Ezra Gale, C.D. 11 senior planner (projects)