

## Communication from Public

**Name:** Del Rey Residents Association

**Date Submitted:** 06/17/2025 11:59 AM

**Council File No:** 17-1041-S1

**Comments for Public Posting:** For City Council Planning and Land Use Management (PLUM) Committee public hearing on Tuesday, June 24, 2025 at 2 p.m. re project at 11531-12575 Beatrice Street and 5410-5454 Jandy Place. Since this project was proposed, most of the City personnel involved have changed. However, the issues that we raised in May 2017 and January 2021 have not changed, e.g. building height, emergency evacuation concerns. (See our two letters attached.) Our Community Plan has not been updated since 1997, and we are still operating under the 1942 Zoning Code. Thus, any variations from those provisions are being approved outside of the public eye, without following proper procedure and without adhering to what the City Council has agreed should guide development in the City of Los Angeles.



Post Office Box 661450 – Los Angeles, CA 90066  
[www.delreyhome.org](http://www.delreyhome.org)

January 5, 2021

VIA EMAIL and U.S.P.S.  
William.lamborn@lacity.org

William Lamborn  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012

Re: Case No.: ENV-2020-3533-EIR  
Aka NEW BEATRICE WEST PROJECT  
Project Address: 12541 West Beatrice Street, 12575 West Beatrice Street, 12553-  
12575 West Beatrice Street and 5410 South Jandy Place, Los Angeles, CA 90066

Dear Mr. Lamborn:

Our land use committee and board have met to discuss the planned EIR, and we would like to submit the following comments as to necessary requirements:

1. Address the concerns expressed in our letter of May 15, 2017 (copy attached).
2. Regarding aesthetics, provide for a binding covenant that the flat wall that will be visible from the 90 freeway can never be used for advertising or signage, and any mural must be non-political and reflect the Del Rey community.
3. Minimize the effect of the project on patients' access to the medical facilities that have moved to the area since May 2017: Kaiser, 5300 McConnell Ave.; St. John's Health Center, 12555 W. Jefferson Blvd. #300; Cedars Sinai Urgent Care, 12746 W. Jefferson Blvd. F2.
4. Address sanitation and public safety issues posed by the homeless encampments that have been established on neighboring streets (Grosvenor Blvd. and Beethoven Street in particular).

Very truly yours,

*Maurcen Madison*

Maurcen Madison  
President

William Lamborn  
Department of City Planning  
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Enclosure: Letter of May 15, 2017

cc: Kevin Mansfield, NSB Associates  
Kinikia Gardner, Planning Department  
Diego Janacua, Planning Department  
Del Rey Neighborhood Council board  
Councilmember Mike Bonin, C.D. 11  
Vishesh Anand, C.D. 11 Del Rey deputy  
Len Nguyen, C.D. 11 senior planner (projects)