

Communication from Public

Name: Julie Ross
Date Submitted: 02/07/2023 12:01 PM
Council File No: 23-0040
Comments for Public Posting:



Neighborhood Council of Westchester Playa

8726 South Sepulveda Boulevard, PMB 191A Los Angeles, CA 90045
email: inquiries@ncwpdr.org • www.ncwpdr.org



November 1, 2022

Mr. Justin Erbacci
Chief Executive Officer
Los Angeles World Airport
1 World Way
Los Angeles, CA 90045

Dear Mr. Erbacci:

On November 1, 2022, the Westchester/Playa Neighborhood Council voted to submit a letter to you urging LAWA to hold open and public engagement with the community on the new proposed use for the open space on the Northside Development project prior to LAWA signing a lease with the Kimmelman Family Foundation and prior to LAWA bringing the project to the Board of Airport Commissioners for a vote.

Additionally, the Board voted to support the joint participation of both the Airport Relations Committee and the Planning and Land Use Committee in anticipation of ongoing, open Committee meetings with LAWA and Lulu's place regarding the new proposed use for the open space on the Northside Development project.

Sincerely,

DocuSigned by:

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Paula Gerez, President

Neighborhood Council of Westchester / Playa

cc: Board of Airport Commissioners at Laxboac@lawa.org

Communication from Public

Name:

Date Submitted: 02/07/2023 02:14 PM

Council File No: 23-0040

Comments for Public Posting: As a member of CD11, a nearby Single Family property owner of the proposed development area, and parent of children, I suggest the Council continue to work with Lulu's Place to better address the neighborhood needs, in particular around the below areas: *

Tourism - Welcoming. If Lulu's place is supposed to welcome LAX visitors, there simply needs be more available and open recreational space, and not as much soccer/tennis space (that will be pre-reserved by larger athletic organizations and not simply available for a visiting tourist to come utilize). Simply put, if I am a tourist arriving, see a great recreational space from my airplane window, and then take a taxi to it to find there's a small plot of recreation space far behind the parking and overwhelming soccer fields, I would NOT feel welcome. Instead, I would turn around with the feeling that LA is an exclusive community for those who have money to spend towards such activities. This could easily be changed by having larger open recreational green space (area 16/17 in the Lulu's place diagram) expanded, and moved towards the front of the parking area as opposed to far off in the back behind soccer fields. Need to make area 13 in Lulu's place diagram into the open recreation space, and use 16/17 for the soccer field. Same holds true for the basketball/volleyball areas. *

On-site parking. Current proposed drawings continue to show limited on-site parking for the amount of space and people that the space will accommodate. I am NOT in support of spillover parking on either Falmouth, Westchester Pkwy or the neighboring neighborhood streets. Instead, Lulu's Place needs to consider a reduction of tennis and/or soccer facilities in lieu of additional on-site parking. ** I additionally see no details to ensure this parking remains free for the term of the lease to all visitors regardless of circumstances. This needs to be clearly defined in the plan. * Lease Rate - \$75k/year in lease fees is clearly far below market value for prime real estate. * Maintenance/Upkeep - I see no details around the maintenance/upkeep of the proposed plan and what consequences exist for if and when that upkeep falls apart. I believe if these matters are addressed, Lulu's Place would be a great part of our community and I would gladly utilize it and broadcast it to out of town visitors. However, without it, this appears to be a land grab that will never truly provide the community benefit it easily could, and instead will burden the

community with additional traffic, parking and upkeep issues with limited actual upside than the open space that exists today (which is also of no value in current form).