

Communication from Public

Name: Joanne Park

Date Submitted: 05/12/2023 06:45 PM

Council File No: 23-0040

Comments for Public Posting: 4/30/23 Thank you so much for the opportunity and willingness to address this important issue. I am writing as a resident of Manitoba West to convey my extreme concern and dismay at the proposed Lulu's Place. This development has many issues: safety, crime increase, increased traffic and probably RV parking, displaced residential parking, light pollution, noise complaints, relocating business that is NOT easily relocated, squeezing a school's boundaries, overcrowding, and damage to local wildlife/fauna, among others. The family that proposes this development has almost NO LOCAL TIES to this area. To me, they are just another extremely wealthy family with private equity funds who just want their family member's name on an area that may look and seem great in the beginning but the residents who will bear the brunt of any fallout as the years go on and they don't want to put more money into the maintenance (no matter what they say now). What is also suspect to me is WHY would Carson pass on this development IF it was so great. Carson is an area that has been seeking development projects over the last few years and what is it that we don't know that they couldn't make it work when it's well known that Carson is trying to attract residential and commercial development. One of the biggest concerns is safety for me as my back patio is on the first floor and it will not take much for someone to jump onto the patio and try to break in. The homes in Westchester are getting 100 ft buffers but the multi-unit dwellings on our side of the development are only getting 25 ft. WHY? The back of one the sides may tempt people to come to the garages and back patios of the multi dwelling units and all the cameras and low fences that exist now will be no match. The next huge issue is the lighting. Nighttime lights are literally going to give us light towers that bear into so many homes and will likely take away what little ability we have around here to see the night sky. We already have problems with outages in this area due to increased storms. How will so much extra use not contribute to that problem? I work remotely and the day time noise from this huge recreational development will just make things worse. This is a residential area and while LAX has done with it can with plane noise, it still affects us. And this complex will make it 100x worse. What are the plans to ensure this will not happen? No matter what anyone says, let's just be honest and know that traffic

and parking will probably be an issue over time. Look at the RV parking destruction along Glencoe in Marina del Rey (near Alla Road) and Pershing and worse yet, Jefferson and the destruction of the Ballona wetland area. It's vile, disgusting, uncontrolled and no one will do anything about it, no matter how many laws continue to be violated. Do we want to bring that potential closer to the airport where traffic is almost unbearable as it is? We know those RVs camp out and NEVER move, with some bringing crime and taking up local parking spots. With many of the multi-dwelling units here not having enough parking spots, people rely on street parking and there is already a problem with people storing their cars here while they take trips. I am already a bit terrified in some areas to walk my dog in the daylight. There will be a parking lot but as we know there will never be enough spots and the parking will spill over into our residential streets, as it does literally every other place that has community recreation areas (look at Glen Alla and Mar Vista.) As an animal lover, what is going to happen to the local wildlife? As places take away more local habitat (I'm sure what was in Ballona is now long disrupted or dead or infected). I don't want to see that happen to this small patch the animals have now. Further, what will happen to Jet Pets? Animals that come from LAX need a close stop for quarantine purposes and everyone must admit, they do a great job. Where will these animals go now? There may be claims of security now but we all know that's expensive and won't last. Then what will the residents be stuck with? There is NO way there will be enough security, especially along the baseball diamond that people will just be able to down into and jump into at least two multi-dwelling garages and back patios. And with this wealthy family safely ensconced in NY or NJ, what will they know or truly care? We are a small residential area with lots of kids and elderly. Which leads to me to why are we allowing development to almost take over St Bernard's? What happens if the Catholic diocese closes down the school and plans something else for their land? There are obviously other issues I cannot address here. I hope that you and other colleagues stop this development project from taking place as there are so many problems that will not be resolved, no matter what, until an EIR and full local resident review and input has been completed.

Joanne Park Manitoba St, Playa del Rey

Communication from Public

Name: MARGARET MCCARTE

Date Submitted: 05/12/2023 07:05 PM

Council File No: 23-0040

Comments for Public Posting: 4/27/23 Dear Ms. Park, I have major concerns about the scope of the proposed Lulu's Place project. Based on some of the exhibits presented in the Zoom call on October 22, 2022 this was completely different from the usage we had been told about in the past by a Los Angeles World Airports (LAWA) representative. Lulu's Place is a huge recreational complex on a small physical area in a neighborhood that can't support the scope of this project. I'm not against recreational facilities. I suggest that you scale this back and do the project in reasonable phases and at a level that won't negatively impact the neighborhood's quality of life in such a drastic way. PLEASE SEE MY ATTACHED EMAIL PDF FOR FULL DETAIL ON CONCERNS, BUT HERE ARE SOME KEY POINTS Proposed shows Area 1 abutting right up against the backside of the residential units on Manitoba Street. We were told by the LAWA when they first started talking about developing the areas that there would always be a 100 foot buffer between any development and residences. Based on the limited diagram on the Lulu's Place website, it's clear this is not the case. It's only 20 feet. It's interesting that it looks like there is a much larger buffer in Area 2C which does not affect as many, if any residential units. There are hundreds of residential units that abut this proposed development. Just using Manitoba West and Pacific Club this affects 369 unit owners. This will have a negative impact on our quality of life, our safety and our property values. We should have the same rights and consideration given to single family units in Westchester. · The neighborhood can't handle the influx of traffic into the area. It's already difficult for the people who live here to find street parking. They stated that they will use St. Bernard's High School for parking. How can a Los Angeles, archdiocesan owned, religious school be the parking solution for a private foundation? It looks like St Bernard's baseball and track fields as well as the sand volleyball and basketball courts will now be part of Lulu's Place. Is it St. Bernard's or is it public and will it be owned by the LAWA? Who would be responsible for these areas? Based on the lack of safety upkeep of the St Bernard's grounds (see the torn protective netting by the baseball field), you could not rely on them. · It's been clear from the current situation at Westchester Park that Los Angeles does not currently have the resources to keep the park safe for the general public. Adding an

additional area with restroom facilities will further degrade the neighborhood. Existing resources should be employed to clean up Westchester Park instead of stretching them even further. They have said that there will be no overnight parking. That doesn't solve the problem and just pushes folks onto neighboring streets. Is LAWA going to provide security day and night for the facilities and the neighboring areas? The fence they showed (during one presentation) between the facilities and the residential areas was not very high. It was a grid style fence that I could easily scale myself. It would provide no security at all. · My understanding is that there is a large storm water treatment tank with filtering equipment under the area where they want to put the soccer fields. That's why they were going to leave it alone. Because we don't get a lot of rain, doesn't that mean that you will have traffic and crowds on top of an empty underground tank. This doesn't seem safe. At the very least: · Make sure there is at least a 100 foot buffer. We deserve the same basic consideration afforded to other residential areas affected by the LAWA projects. · Rethink any partnership with St Bernard's. If the Archdiocese decides to close the school or pull out you would lose most of your dedicated parking and a lot of recreational uses you are counting on. Also wouldn't you be commingling liability exposures? Better to scale back than tie yourself to a private religious organization that has their own agenda and challenges. · Move all of the parking away from residential units. We already breathe air compromised by the airport operations. Please do not add more air and noise pollution. · Why not use the empty area (Area 2C) that's to the right of the proposed project instead of Area A1 for the soccer fields. Then you can put the parking on the Westchester side of Area 1A, leaving the playground, community gardens, picnic area and dog park for community use. You would get all this without a negative impact on the residential areas next to the project. You could add parking for the soccer fields in Area 2C as well. · I do not think you should proceed until Lulu's place has produced 100% of the funding: guaranteed and locked in. Pledges and promises are not enough. This requires an endowment or funding for upkeep/maintenance decades into the future. Worst case scenarios would be a half finished eyesore or one that deteriorates for lack of facilities upkeep.

From: Margaret McCarte peggymccarte@gmail.com

Subject: Lulu's Place

Date: April 27, 2023 at 4:19 PM

To: councilmember.park@lacity.org

Cc: Sean.silva@lacity.org, Kevin.Brunke@lacity.org, paula.ncwpdr@gmail.com, cigardenia@aol.com

PM

Dear Ms. Park,

I have major concerns about the scope of the proposed Lulu's Place project. Based on some of the exhibits presented in the Zoom call on October 22, 2022 this was completely different from the usage we had been told about in the past by a Los Angeles World Airports (LAWA) representative. Lulu's Place is a huge recreational complex on a small physical area in a neighborhood that can't support the scope of this project.

Here are my concerns:

- The proposed shows Area 1 abutting right up against the backside of the residential units on Manitoba Street. We were told by the LAWA when they first started talking about developing the areas that there would always be a 100 foot buffer between any development and residences. Based on the limited diagram on the Lulu's Place website, it's clear this is not the case. It's only 20 feet. It's interesting that it looks like there is a much larger buffer in Area 2C which does not affect as many, if any residential units. There are hundreds of residential units that abut this proposed development. Just using Manitoba West and Pacific Club this affects 369 unit owners. This will have a negative impact on our quality of life, our safety and our property values. We should have the same rights and consideration given to single family units in Westchester.
- The neighborhood can't handle the influx of traffic into the area. It's already difficult for the people who live here to find street parking. They stated that they will use St. Bernard's High School for parking. How can a Los Angeles, archdiocesan owned, religious school be the parking solution for a private foundation? It looks like St Bernard's baseball and track fields as well as the sand volleyball and basketball courts will now be part of Lulu's Place. Is it St. Bernard's or is it public and will it be owned by the LAWA? Who would be responsible for these areas? Based on the lack of safety upkeep of the St Bernard's grounds (see the torn protective netting by the baseball field), you could not rely on them.
- It's been clear from the current situation at Westchester Park that Los Angeles does not currently have the resources to keep the park safe for the general public. Adding an additional area with restroom facilities will further degrade the neighborhood. Existing resources should be employed to clean up Westchester Park instead of stretching them even further. They have said that there will be no overnight parking. That doesn't solve the problem and just pushes folks onto neighboring streets. Is LAWA going to provide security day and night for the facilities and the neighboring areas? The fence they showed (during one presentation) between the facilities and the residential areas was not very high. It was a grid style fence that I could easily scale myself. It would provide no security at all.
- My understanding is that there is a large storm water treatment tank with filtering equipment under the area where they want to put the soccer fields. That's why they were going to leave it alone. Because we don't get a lot of rain, doesn't that mean that you will have traffic and crowds on top of an empty underground tank. This doesn't seem safe.
- I keep seeing that this is "405 adjacent". I'm not sure how they figure that's the case. When I Google map it, no matter which route you take it's around 4 miles to the 405 freeway.
- Why did Carson pass on this? What did they know that we don't?

I'm not against recreational facilities. I suggest that you scale this back and do the project in reasonable phases and at a level that won't negatively impact the neighborhood's

quality of life in such a drastic way.

At the very least:

- Make sure there is at least a 100 foot buffer between the project and **all** of the residential units. We deserve the same basic consideration afforded to other residential areas affected by the LAWA projects.
- Rethink any partnership with St Bernard's. If the Archdiocese decides to close the school or pull out you would lose most of your dedicated parking and a lot of recreational uses you are counting on. Also wouldn't you be commingling liability exposures? Better to scale back than tie yourself to a private religious organization that has their own agenda and challenges.
- Move all of the parking to areas where it is not near residential units. We already have to breathe air that's compromised by the airport operations. Please do not add more air and noise pollution.
- Why not use the empty area (Area 2C) that's to the right of the proposed project instead of Area A1 for the soccer fields. Then you can put the parking on the Westchester side of Area 1A, leaving the playground, community gardens, picnic area and dog park for community use. You would get all this without a negative impact on the residential areas next to the project. You could add parking for the soccer fields in Area 2C as well.
- I also do not think you should move forward until Lulu's place has produced 100% of the funding and it's guaranteed and locked in. Pledges and promises are not enough. It would need to show an endowment or funding for upkeep and maintenance decades into the future. Worst case scenarios would be a half finished eyesore or one that deteriorates because of lack of facilities upkeep.
- Along the same lines as the bullet point directly above, security needs to be provided 24/7 to keep the children and the neighbors safe. We do not need another Westchester Park or encampment in the area.

I appreciate you taking the time to consider this before moving forward.

Regards,
Margaret McCarte

Communication from Public

Name: Jack Tawfik

Date Submitted: 05/12/2023 07:07 PM

Council File No: 23-0040

Comments for Public Posting: Dear Councilmember Park, You visited Manitoba West during your election campaign. I got the impression that you are a no nonsense representative that truly has the interest of the community as your primary motivation for running. I would like to bring to your attention the concerns I as well as many homeowners in our complex have regarding Lulu's Place. I would like to mention a few: 1) Lulu's Place impacts the Playa del Rey neighborhoods in a major way. We all feel that not much thought has gone into the impact of noise and congestion on the adjacent communities. Several of our units will be facing the playing fields and tennis courts. 2) We now understand that there is an effort to fast track this project bypassing the Planning and Land Use Committee and the Airport Relations Committee. This is unacceptable. This whole project has been planned with very little input from our community. I get it that it looks good on a politician's resume. But that is not an ethical and thoughtful way of implementing a project. 3) The presentation for this project was nothing short of a sales pitch albeit a very polished one for a project that from the point of view of the proponents was an already decided fact on the ground. I found it highly arrogant and presumptive that a politician's pet project can be decided without much community input. 4) I am not arguing the merits of Lulu's Place. If done properly with input from the community it may just work. I just resent being dictated to by people who are supposed to represent us but having the arrogance of "knowing better". Where is the accountability? You can show your sincerity in delivering on your campaign promises by insisting that Lulu's Place goes through the necessary reviews. Sincerely Jack Tawfik
Manitoba Street, Playa del Rey

Communication from Public

Name: Ted Lux

Date Submitted: 05/12/2023 07:08 PM

Council File No: 23-0040

Comments for Public Posting: Dear Councilmember Park, I'm a long time owner at Manitoba West in Playa Del Rey (20 plus years) and I'm strongly opposed to Lulu's Project adjacent to our property for a variety of reasons. The density of development behind Manitoba West and other nearby residential properties will cause an almost cessation of "quiet enjoyment" which we currently have for the most part. Tennis courts, lighted sports fields will create many issues for residents. I am one of them. Then there will be noise from cars, service vehicles and I suspect well into nighttime hours. I envision Lulu's project also to be a magnet for petty theft, vagrancy and will become another displaced persons housing encampment. In essence, there goes the neighborhood. My suggestion is to rethink where to develop Lulu's Project. There are certainly less dense plots of land East along Westchester Parkway. Frankly, I think the best location is a complete redo of Westchester Park along Lincoln Blvd. Please pass along my comments as you see fit. Sincerely, Ted Lux – 20 plus year owner Manitoba West

Communication from Public

Name: Michael James Zuccaro

Date Submitted: 05/12/2023 07:18 PM

Council File No: 23-0040

Comments for Public Posting: I echo the concerns below. My email needed to be redacted for space here. It is attached. Respectfully, Michael James Zuccaro
Manitoba Street, Playa del Rey I am writing to urgently remind you of the many unaddressed issues surrounding the proposed industrial scale tennis and sports complex proposed for the LAX Northside. This project far exceeds reasonable levels of intensity for a residential area, and it should not be railroaded through the system as appears to be happening. To this very day, the developers have not held a single meeting with LOCAL RESIDENT to hear their concerns. Please put the brakes on this. Forcing the large tennis complex into the equation is co-opting that space on the East and forcing far too much activity onto the residence-adjacent West side of Falmouth. The original planners made clear that not everything could be squeezed onto the site – it would simply be too much. And yet now, the developers are jamming in 31 tennis and pickleball courts and MULTIPLE SPORTS FIELDS, along with everything else that was ever on anyone's wish list. There are a very large number of issues that need to be addressed. Here is a sampling: 1) A fenced, landscaped and maintained 100 foot buffer zone is required alongside all residential properties, as always demanded by residents and promised in previous project planning. Whose budget covers maintenance of this area? LAWA? The developers? What will that annual budget be, or do they plan to let it be an eyesore and brush fire hazard? LAWA is already unable to keep their brush trimmed in this area as legally required by fire safety law. 2) All rest rooms and parking need to be moved to alongside Westchester Parkway, with parking access from Westchester Parkway. Westchester should be the gateway and focus, not the residence-adjacent side of the property. And not the tiny Falmouth Street. If Westchester cannot handle the access traffic, then how can Falmouth? 3) Moving noisy activities like kiddie playgrounds and the main soccer field far from the residences. They are currently planned for nearly adjacent to Manitoba West. This is developer obliviousness/negligence pure and simple. 4) Reducing the total planned usage. If they are going to build an industrial tennis complex, they can't still provide every other activity that can be squeezed into the property. 5) There can be no promotional signage. This is not a commercial area, it is a small residential

area adjacent despite being adjacent to the airport. Quality of life will be degraded if entrance to the neighborhood requires going through a promotional zone for the USTA and this family. 6) There can be no nighttime lighting or sports field usage. This is noisy, light polluting, intrusive and creates obvious acute security problems for the adjacent homes. Presently, the main soccer field is planned for immediately behind Manitoba West, with stadium lighting. The architect claimed in the one-way webinar that the lights wouldn't 'be a problem'. But dozens of homes would be blighted by direct bedroom window sightlines to 6-18 sports lighting towers. Not to mention an unknown number of parking lot lights. So he is being either oblivious or dishonest. 7) No amplified sports announcers can be allowed. The St Bernard's football games are announced and they can be heard in every room in this neighborhood. That's approximately five Friday nights per year. This would potentially be daily, all day and night. 8) Enforcement protocols for noise rules in the parking lots and playing fields must be developed and built into the plans. Who controls what will be an inevitable stream of loud music from cars and portable speakers? 9) The area must be fully fenced, gated and closed at dusk. Airport police and security guards must be present 24 hours a day, including regular nighttime Airport Police patrols of all areas both outside and INSIDE the fenced area. Otherwise, people will come in by day, hide in bushes along our property and stay the night. The crime and safety issues here should be obvious. Who will be liable when problems arise? 10) A specific protocol for removal of the unhoused who will obviously come in to set up tents and other structures, or simply sleep under tarps in the brush. We all see how difficult this is to control in the Ballona Wetlands and elsewhere in our neighborhoods. Who specifically is responsible for this enforcement? Is it clear they have the authority to do so? Councilmember Park, we had high hopes for what you could do for our neighborhood. But if this project goes ahead without major reduction, adjustments and review, you'll forever be known as the politician behind the Westside Planning Disaster Known As Lulu's Place. Please put a pause on this project until there is an EIR, and full LOCAL RESIDENT review and input has been completed.

From: Michael Zuccaro michaelzuccaro1@mac.com
Subject: Re: Northside Tennis Complex - pause required for LOCAL community review and input
Date: May 1, 2023 at 2:14 PM
To: Doug Zwick doug.zwick@gmail.com
Cc: councilmember.park@lacity.org, Sean.silva@lacity.org, Kevin.Brunke@lacity.org, paula.ncwpdr@gmail.com, Julie Ross cigardenia@aol.com, ncwpdrgregg@gmail.com



To all addresses I concur!

I echo Doug's concerns here.

Respectfully,

Michael James Zuccaro
8160 Manitoba Street, Unit 102
Playa del Rey, CA 90293

Sent from my iPad

On Apr 30, 2023, at 1:25 PM, Doug Zwick <doug.zwick@gmail.com> wrote:

April 29, 2023

Re: Proposed Tennis and Sports Complex, LAX Northside

Dear Councilmember Park,

I am writing to urgently remind you of the many unaddressed issues surrounding the proposed industrial scale tennis and sports complex proposed for the LAX Northside. This project far exceeds reasonable levels of intensity for a residential area, and it should not be railroaded through the system as appears to be happening. To this very day, the developers have not held a single meeting with LOCAL RESIDENT to hear their concerns. Please put the brakes on this.

As currently detailed, there are massive issues for the Playa del Rey neighborhoods immediately adjacent to the project. Most of these issues fly in the face of understandings reached via years of neighborhood input for the previous plan during Lisa Trifiletti's outreach review. Moving forward without further review would be an affront to every resident of Playa del Rey.

The previous plan for this site was passive recreation to the West of Falmouth and sports fields and parking planned to the East – located between the school, Westchester Parkway and the planned office complex, and far away from homes.

Forcing the large tennis complex into the equation is co-opting that space on the East and forcing far too much activity onto the residence-adjacent West side of Falmouth. The original planners made clear that not everything could be squeezed onto the site – it would simply be too much. And yet now, the developers are jamming in 31 tennis and pickleball courts and MULTIPLE SPORTS FIELDS, along with everything else that was ever on anyone's wish list. Perfect for the large industrial area in Carson that this project was designed for, but much too intensive for a residential area like Playa del Rey.

I am one of the many residents of Manitoba Street and other streets immediately adjacent to this proposed project with bedroom and home office windows facing directly onto this project. Prior to your election, you spoke here at Manitoba West and I believe we made our fears about this lulu of a project clear. The project, fully fledged, had been suddenly announced and you knew little about it – like everyone else. Yet virtually no changes have been proposed since the bomb was dropped.

To this day, no one has conducted any outreach to this neighborhood about the massive project and its potential damage to our immediate neighborhood. A one-way webinar touting the development's glories for the general region and denying that any problems would be caused by it is NOT outreach. That's just a well-funded salespitch. Neither are committee meetings with one minute speaking slots. A series of in-depth discussions is required for problems to be raised, addressed and solved. That is why years of community outreach were conducted for the previous plan.

There was an understanding that noise and traffic needed to be kept away from immediate housing. For instance, all parking was planned to be east of Falmouth Street, well away from homes. A 100 foot buffer zone was agreed, and so was an orientation toward the far south side of the property away from existing housing.

Because of the sudden and never-requested addition of the huge tennis complex and educational facilities, parking has been moved west of Falmouth Street and within yards of people's bedrooms

foot on Falmouth street and many yards of people's backyards.

Thousands of additional daily automotive trips will be generated on Falmouth and other small residential streets. A major fully lit soccer field will be yards from dozens of condo units. Similarly, restrooms and kiddie playgrounds. Think about the radio noise from arriving and idling cars, slamming doors, flushing toilets, kids playing/crying. Obviously rest rooms become the venue of choice for other kinds of activity as well. We support playgrounds and restrooms, but they should be adjacent to Westchester Parkway and far away from residential bedrooms.

All of these noisy elements can be mitigated, yet no reasonable consideration has been given to this. That's why we NEED to have this process halted until there is meaningful engagement with the LOCAL COMMUNITY, without being talked over by professionally organized crowds who live nowhere near the location. I will remind you that the project is NOT in Westchester, it is in the middle of Playa del Rey. Nor is it adjacent to the 405 as the developers continue to claim on their elaborate promotional website.

In my view, this is an illegal taking by the airport and the US Tennis Association, and it will be challenged in court. No previous EIR has ever analyzed the impact of a development with such intensive use including traffic, noise and light pollution. A new EIR, analyzing THIS SPECIFIC project must be undertaken. As I understand the EIR they filed for their previous Carson plan, there was no plan for additional *local* traffic since all cars would be coming from *outside the area*. Is that their plan for this 'local community' benefit'?

It was a mistake to precipitously grant the lease, and no further decision should be made on actually proceeding until these issues have been fully discussed and resolved.

There are a very large number of issues that need to be addressed. I can't be exhaustive right now, but here is a sampling:

- 1) A fenced, landscaped and maintained 100 foot buffer zone is required alongside all residential properties, as always demanded by residents and promised in previous project planning. Whose budget covers maintenance of this area?

- 7) No amplified sports announcers can be allowed. The St Bernard's football games are announced and they can be heard in every room in this neighborhood. That's approximately five Friday nights per year. This would potentially be daily, all day and night.
- 8) Enforcement protocols for noise rules in the parking lots and playing fields must be developed and built into the plans. Who controls what will be an inevitable stream of loud music from cars and portable speakers?
- 9) The area must be fully fenced, gated and closed at dusk. Airport police and security guards must be present 24 hours a day, including regular nighttime Airport Police patrols of all areas both outside and INSIDE the fenced area. Otherwise, people will come in by day, hide in bushes along our property and stay the night. The crime and safety issues here should be obvious. Who will be liable when problems arise?
- 10) A specific protocol for removal of the unhoused who will obviously come in to set up tents and other structures, or simply sleep under tarps in the brush. We all see how difficult this is to control in the Ballona Wetlands and elsewhere in our neighborhoods. Who specifically is responsible for this enforcement? Is it clear they have the authority to do so?

Councilmember Park, we had high hopes for what you could do for our neighborhood. But if this project goes ahead without major reduction, adjustments and review, you'll forever be known as the politician behind the Westside Planning Disaster Known As Lulu's Place.

Please put a pause on this project until there is an EIR, and full LOCAL RESIDENT review and input has been completed.

Sincerely,

Doug Zwick

8162 Manitoba Street, Unit 115
Playa del Rey, CA 90293

PDF attached

<Letter to Councilmember Park re Tennis Complex 2023-4-29.pdf>

Communication from Public

Name: Douglas Zwick

Date Submitted: 05/12/2023 07:26 PM

Council File No: 23-0040

Comments for Public Posting: PLEASE SEE THE ATTACHED FOR DETAILS ON ISSUES OUTLINED HERE There are many unaddressed issues surrounding the proposed industrial scale tennis and sports complex proposed for Northside. This project far exceeds reasonable levels of intensity for a residential area, and it should not be railroaded through the system as appears to be happening. To this very day, the developers have not held a single meeting with LOCAL RESIDENTS to hear their concerns. Please put the brakes on this. As currently detailed, there are massive issues for the Playa del Rey neighborhoods immediately adjacent to the project. Most of these issues fly in the face of understandings reached via years of neighborhood input for the previous plan during Lisa Trifiletti's outreach review. Moving forward without further review would be an affront to every resident of Playa del Rey. The previous plan for this site was passive recreation to the West of Falmouth and sports fields and parking planned to the East – located between the school, Westchester Parkway and the planned office complex, and far away from homes. Forcing the large tennis complex into the equation is co-opting that space on the East and forcing far too much activity onto the residence-adjacent West side of Falmouth. The original planners made clear that not everything could be squeezed onto the site – it would simply be too much. And yet now, the developers are jamming in 31 tennis and pickleball courts and MULTIPLE SPORTS FIELDS, along with everything else that was ever on anyone's wish list. Perfect for the large industrial area in Carson that this project was designed for, but much too intensive for a residential area like Playa del Rey. I am one of the many residents of Manitoba Street and other streets immediately adjacent to this proposed project with bedroom and home office windows facing directly onto this project. Prior to your election, you spoke here at Manitoba West and I believe we made our fears about this lulu of a project clear. Yet virtually no changes have been proposed since the bomb was dropped. To this day, no one has conducted any outreach to this neighborhood about the massive project and its potential damage to our immediate neighborhood. A one-way webinar touting the development's glories for the general region and denying that any problems would be caused by it is NOT outreach. That's just a well-funded salespitch. Neither are

committee meetings with one minute speaking slots. A series of in-depth discussions is required for problems to be raised, addressed and solved. That is why years of community outreach were conducted for the previous plan. There was an understanding that noise and traffic needed to be kept away from immediate housing. For instance, all parking was planned to be east of Falmouth Street, well away from homes. A 100 foot buffer zone was agreed, and so was an orientation toward the far south side of the property away from existing housing. Because of the sudden and never-requested addition of the huge tennis complex and educational facilities, parking has been moved west of Falmouth Street and within yards of people's bedrooms. Thousands of additional daily automotive trips will be generated on Falmouth and other small residential streets. A major fully lit soccer field will be yards from dozens of condo units. Similarly, restrooms and kiddie playgrounds. Think about the radio noise from arriving and idling cars, slamming doors, flushing toilets, kids playing/crying. Obviously rest rooms become the venue of choice for other kinds of activity as well. We support playgrounds and restrooms, but they should be adjacent to Westchester Parkway and far away from residential bedrooms. All of these noisy elements can be mitigated, yet no reasonable consideration has been given to this. That's why we NEED to have this process halted until there is meaningful engagement with the LOCAL COMMUNITY, without being talked over by professionally organized crowds who live nowhere near the location. I will remind you that the project is NOT in Westchester, it is in the middle of Playa del Rey. Nor is it adjacent to the 405 as the developers continue to claim on their elaborate promotional website. In my view, this is an illegal taking by the airport and the US Tennis Association, and it will be challenged in court. No previous EIR has ever analyzed the impact of a development with such intensive use including traffic, noise and light pollution. A new EIR, analyzing THIS SPECIFIC project must be undertaken. As I understand the EIR they filed for their previous Carson plan, there was no plan for additional local traffic since all cars would be coming from outside the area. Is that their plan for this 'local community' benefit'? It was a mistake to precipitously grant the lease, and no further decision should be made on actually proceeding until these issues have been fully discussed and resolved.

April 29, 2023

Re: Proposed Tennis and Sports Complex, LAX Northside

Dear Councilmember Park,

I am writing to urgently remind you of the many unaddressed issues surrounding the proposed industrial scale tennis and sports complex proposed for the LAX Northside. This project far exceeds reasonable levels of intensity for a residential area, and it should not be railroaded through the system as appears to be happening. To this very day, the developers have not held a single meeting with LOCAL RESIDENTS to hear their concerns. Please put the brakes on this.

As currently detailed, there are massive issues for the Playa del Rey neighborhoods immediately adjacent to the project. Most of these issues fly in the face of understandings reached via years of neighborhood input for the previous plan during Lisa Trifiletti's outreach review. Moving forward without further review would be an affront to every resident of Playa del Rey.

The previous plan for this site was passive recreation to the West of Falmouth and sports fields and parking planned to the East – located between the school, Westchester Parkway and the planned office complex, and far away from homes.

Forcing the large tennis complex into the equation is co-opting that space on the East and forcing far too much activity onto the residence-adjacent West side of Falmouth. The original planners made clear that not everything could be squeezed onto the site – it would simply be too much. And yet now, the developers are jamming in 31 tennis and pickleball courts and MULTIPLE SPORTS FIELDS, along with everything else that was ever on anyone's wish list. Perfect for the large industrial area in Carson that this project was designed for, but much too intensive for a residential area like Playa del Rey.

I am one of the many residents of Manitoba Street and other streets immediately adjacent to this proposed project with bedroom and home office windows facing directly onto this project. Prior to your election, you spoke here at Manitoba West and I believe we made our fears about this lulu of a project clear. The project, fully fledged, had been suddenly announced and you knew little about it – like everyone else. Yet virtually no changes have been proposed since the bomb was dropped.

To this day, no one has conducted any outreach to this neighborhood about the massive project and its potential damage to our immediate neighborhood. A one-way webinar touting the development's glories for the general region and denying that any problems would be

caused by it is NOT outreach. That's just a well-funded salespitch. Neither are committee meetings with one minute speaking slots. A series of in-depth discussions is required for problems to be raised, addressed and solved. That is why years of community outreach were conducted for the previous plan.

There was an understanding that noise and traffic needed to be kept away from immediate housing. For instance, all parking was planned to be east of Falmouth Street, well away from homes. A 100 foot buffer zone was agreed, and so was an orientation toward the far south side of the property away from existing housing.

Because of the sudden and never-requested addition of the huge tennis complex and educational facilities, parking has been moved west of Falmouth Street and within yards of people's bedrooms. Thousands of additional daily automotive trips will be generated on Falmouth and other small residential streets. A major fully lit soccer field will be yards from dozens of condo units. Similarly, restrooms and kiddie playgrounds. Think about the radio noise from arriving and idling cars, slamming doors, flushing toilets, kids playing/crying. Obviously rest rooms become the venue of choice for other kinds of activity as well. We support playgrounds and restrooms, but they should be adjacent to Westchester Parkway and far away from residential bedrooms.

All of these noisy elements can be mitigated, yet no reasonable consideration has been given to this. That's why we NEED to have this process halted until there is meaningful engagement with the LOCAL COMMUNITY, without being talked over by professionally organized crowds who live nowhere near the location. I will remind you that the project is NOT in Westchester, it is in the middle of Playa del Rey. Nor is it adjacent to the 405 as the developers continue to claim on their elaborate promotional website.

In my view, this is an illegal taking by the airport and the US Tennis Association, and it will be challenged in court. No previous EIR has ever analyzed the impact of a development with such intensive use including traffic, noise and light pollution. A new EIR, analyzing THIS SPECIFIC project must be undertaken. As I understand the EIR they filed for their previous Carson plan, there was no plan for additional *local* traffic since all cars would be coming from *outside the area*. Is that their plan for this 'local community' benefit'?

It was a mistake to precipitously grant the lease, and no further decision should be made on actually proceeding until these issues have been fully discussed and resolved.

There are a very large number of issues that need to be addressed. I can't be exhaustive right now, but here is a sampling:

- 1) A fenced, landscaped and maintained 100 foot buffer zone is required alongside all residential properties, as always demanded by residents and promised in previous

project planning. Whose budget covers maintenance of this area? LAWA? The developers? What will that annual budget be, or do they plan to let it be an eyesore and brush fire hazard? LAWA is already unable to keep their brush trimmed in this area as legally required by fire safety law.

- 2) All rest rooms and parking need to be moved to alongside Westchester Parkway, with parking access from Westchester Parkway. Westchester should be the gateway and focus, not the residence-adjacent side of the property. And not the tiny Falmouth Street. If Westchester cannot handle the access traffic, then how can Falmouth?
- 3) Moving noisy activities like kiddie playgrounds and the main soccer field far from the residences. They are currently planned for nearly adjacent to Manitoba West. This is developer obliviousness/negligence pure and simple.
- 4) Reducing the total planned usage. If they are going to build an industrial tennis complex, they can't still provide every other activity that can be squeezed into the property.
- 5) There can be no promotional signage. This is not a commercial area, it is a small residential area adjacent despite being adjacent to the airport. Quality of life will be degraded if entrance to the neighborhood requires going through a promotional zone for the USTA and this family.
- 6) There can be no nighttime lighting or sports field usage. This is noisy, light polluting, intrusive and creates obvious acute security problems for the adjacent homes. Presently, the main soccer field is planned for immediately behind Manitoba West, with stadium lighting. The architect claimed in the one-way webinar that the lights wouldn't 'be a problem'. But dozens of homes would be blighted by direct bedroom window sightlines to 6-18 sports lighting towers. Not to mention an unknown number of parking lot lights. So he is being either oblivious or dishonest.
- 7) No amplified sports announcers can be allowed. The St Bernard's football games are announced and they can be heard in every room in this neighborhood. That's approximately five Friday nights per year. This would potentially be daily, all day and night.
- 8) Enforcement protocols for noise rules in the parking lots and playing fields must be developed and built into the plans. Who controls what will be an inevitable stream of loud music from cars and portable speakers?
- 9) The area must be fully fenced, gated and closed at dusk. Airport police and security guards must be present 24 hours a day, including regular nighttime Airport Police patrols of all areas both outside and INSIDE the fenced area. Otherwise, people will come in by

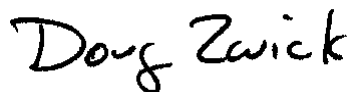
day, hide in bushes along our property and stay the night. The crime and safety issues here should be obvious. Who will be liable when problems arise?

- 10) A specific protocol for removal of the unhoused who will obviously come in to set up tents and other structures, or simply sleep under tarps in the brush. We all see how difficult this is to control in the Ballona Wetlands and elsewhere in our neighborhoods. Who specifically is responsible for this enforcement? Is it clear they have the authority to do so?

Councilmember Park, we had high hopes for what you could do for our neighborhood. But if this project goes ahead without major reduction, adjustments and review, you'll forever be known as the politician behind the Westside Planning Disaster Known As Lulu's Place.

Please put a pause on this project until there is an EIR, and full LOCAL RESIDENT review and input has been completed.

Sincerely,

A handwritten signature in black ink that reads "Doug Zwick". The script is cursive and fluid, with the first letter of each word being capitalized and larger than the others.

Doug Zwick
8162 Manitoba Street, Unit 115
Playa del Rey, CA 90293

Communication from Public

Name: ZINA KLAPPER

Date Submitted: 05/12/2023 07:29 PM

Council File No: 23-0040

Comments for Public Posting: Dear Councilmember Park, I am very concerned that the new tennis complex that is being planned in my neighborhood is being rushed through without carefully considering or even attempting to mitigate the impact it will have on thousands of residents in Playa del Rey. Many changes can be made that will lessen that impact, but there has been no attempt to address them. This project needs to be reviewed by the appropriate committees of the Neighborhood Council, which I believe are Planning and Land Use and Airport Relations. Perhaps there are also City Council committees that should review. The Trade and Tourism committee did not seem to entertain any discussion of the negative impact the project will have. Please do not let this industrial scale project go through without the deliberate review and neighborhood input that is required. Thank you for assuring this project will have committee review. Sincerely Zina Klapper
MANITOBA WEST PLAYA DEL REY