

Communication from Public

Name: Ted Lux

Date Submitted: 05/14/2023 10:27 PM

Council File No: 23-0040

Comments for Public Posting: Thank you for your help in addressing Playa Del Rey resident concerns on the intended Lulu's Project with the PLUC committee. I live at Manitoba West (owner over 20 years) and adjacent to the planned project. I'm very concerned about sports fields and tennis courts planned immediately behind our residential complex. I understand the fields are intended to be lit and games and etc., into night time. Quiet enjoyment which we enjoy at our complex and others nearby will be long gone. There will be unnecessary noise and vagrancy well into the night. I expect loitering, trespassing and petty theft will increase considerably in our immediate area. I suggest that Lulu's Project be placed elsewhere and away from an already established high-density residential neighborhood. There are plenty of areas along Westchester Parkway which has much less neighborhood density. Thank you for raising my concerns and others who have chimed-in on this proposed development.
Sincerely, Ted Lux Manitoba West owner

Communication from Public

Name: Doug Zwick

Date Submitted: 05/14/2023 10:47 PM

Council File No: 23-0040

Comments for Public Posting: I am writing about the many unaddressed issues surrounding the proposed industrial scale tennis/sports complex proposed for the Northside. This project far exceeds reasonable levels of intensity for a residential area. To this very day, the developers have not held a single meeting with LOCAL RESIDENTS to hear our concerns. Please put the brakes on this. There currently are massive issues for the Playa del Rey neighborhoods immediately adjacent to the project that fly in the face of understandings reached via years of neighborhood input for the previous plan during 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 co-opts the space on the East and forces 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 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 industrial area in Carson that this project was designed for, but far too intensive for a residential area like Playa del Rey. Many residents of streets immediately adjacent to this proposed project have bedroom and home office windows facing directly onto this project. To this day, there has been no outreach to this neighborhood about the project and its 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 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. There was an understanding that noise and traffic would 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

addition of the huge tennis complex and educational facilities, parking has been moved west of Falmouth Street and within yards of people's bedrooms. 1000s of additional daily car 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. These noisy elements can be mitigated. That's why we NEED to have this process halted until there is meaningful engagement with the LOCAL COMMUNITY. No previous EIR has analyzed the impact of this intensive use including traffic, noise and light pollution. A new EIR, analyzing THIS SPECIFIC project must be undertaken. The EIR they filed for the previous Carson plan, had no plan for local traffic since all cars would be coming from outside the area. Is that their plan for this local benefit? It was a mistake to 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 in the space provided, but 10 MAJOR ISSUES are listed in my attachment.

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

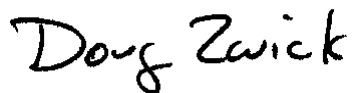
day, hide in bushes along our property and stay the night. The crime and safety issues here should be obvious. Who will be liable when problems arise?

- 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 letters of "Doug" and "Zwick" being capitalized and prominent.

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

Communication from Public

Name: Michael Zuccaro

Date Submitted: 05/14/2023 10:51 PM

Council File No: 23-0040

Comments for Public Posting: To all addresses I concur that the Tennis Complex issues listed below must be resolved! Respectfully, Michael James Zuccaro 8160 Manitoba Street Playa del Rey, CA 90293 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? Thank you.

Communication from Public

Name: Margaret McCarte
Date Submitted: 05/14/2023 11:15 PM
Council File No: 23-0040

Comments for Public Posting: I have major concerns about the scope of the proposed Lulu's Place project. Based on the Zoom call on October 22, 2022 this was completely different from the usage we had been told about in the past by LAWA. 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. Specifically: 1 The proposed shows Area 1 abutting right up against the backside of residential units on Manitoba and Falmouth. We were told by the LAWA there would be a 100 foot buffer. Now it's only 20 feet. There is a 100 foot buffer in Area 2C which affects few if any residents. There are 100s of residences that abut this development. Manitoba West and Pacific Club alone are 369 unit owners. This will have a negative impact on our quality of life, safety and property values. We need the same rights and consideration as single family units in Westchester. 2 The neighborhood can't handle the influx of traffic into the area. They stated that they will use St. Bernard's for parking and tennis courts. Based on the lack of safety upkeep of the St Bernard's grounds (see the torn protective netting by the baseball field), you can't rely on them. 3 It's clear from the current situation at Westchester Park that LA does not currently have the resources to keep the park area safe. 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 providing 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. 4 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. 5 I keep seeing that this is "405 adjacent". I'm not sure how they figure that's the case. No matter which route you take it's around 4 miles to the 405 freeway. How many extra cars will travel this route? 6 I'm not against recreational

facilities. Please 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 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:

- Ensure a 100 foot buffer. We deserve the same basic consideration afforded to other residential areas affected by 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?
- Move all of the parking away from residential units.
- Use the empty area (Area 2C) instead of Area A1 for soccer. Then put the parking on the Westchester side of Area 1A, leaving the playground, community gardens, picnic area and dog park for community use. Add parking for the soccer fields in Area 2C as well.
- Do not 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. You also need an endowment for upkeep and maintenance for decades.
- Security is required 24/7 to keep the children and neighbors safe. We do not need another Westchester Park or encampment in the area. Thank you.

Margaret McCarte Manitoba St, PDR

Communication from Public

Name: Jack Tawfik

Date Submitted: 05/14/2023 11:18 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
8152 Manitoba St Playa del Rey, CA 90293