

Communication from Public

Name: SOSLA, FUVNY, QSWH - community organizations
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Council File No: 24-0125
Comments for Public Posting: See attached letter - next page.

February 26, 2024

Hon. City Council President, Paul Krekorian
200 North Main Street, Room 340
Los Angeles, CA 90012
andrea.Delgado@lacity.org

RE: Bonseph Helinet | 24-0125 | Disapproval

Dear Councilmember Krekorian,

On behalf of Los Angeles residents and business operators who live, attend school, recreate, and work adjacent and within a 15 or so mile radius of Van Nuys Airport, we wish to address the anticipated rejection of Bonseph Helinet, LLC (BHL) lease proposal and to offer our appreciation to City Council for understanding the gravity of what is at stake when it comes to aviation development at VNY.

On February 8, 2024 the Travel, Trade and Tourism committee (T3) considered the BHL development lease proposal concerning a Van Nuys Airport (VNY) property located at 16231 Waterman Drive ("Site"). At that committee meeting, T3 reached consensus to:

1. DISAPPROVE the recommendations in the Board of Airport Commissioners report, attached to Council file 24-0125.
2. REQUEST LAWA to work with and maintain Bonseph Helinet LLC's sub-tenancy while the future of this site is reassessed.

While we don't anticipate City Council to waver or to allow itself to be influenced by meritless arguments in its rejection of the BHL proposal, we do wish to put the following points on the record:

First, during the above referenced T3 meeting, the assigned **City Attorney refuted** the argument set forth by BHL in its request for the committee to withdrawal Agenda item #3 (24-0125) as **having no viable legal basis**. What followed was a Brown Act compliant public meeting affording over two hours of dedicated comment on topic.

Second, rejection of the BHL lease proposal represents a significant and anticipated action by the City of Los Angeles concerning its responsibility to residents. In 2021, Valley residents highlighted the City's failure to ensure that development leases at VNY incorporated essential modernization upgrades to mitigate toxic fume exposures and other pollutants affecting adjacent communities and businesses. The BHL lease proposal is similar to previous VNY development proposals in its lack of critical upgrades such as green energy systems including electric Preconditioned Air (PCA) capabilities and Ground Power Unit (GPU) Systems. These are two modernizations that were introduced as a requirement to LAX in the 1993 Noise Ordinance. **The BHL lease proposal cannot be feasibly modified to include these critical upgrades without a complete overhaul of its design, and should be rejected for this reason.**

Third, BHL has attempted to pressure approval for its lease proposal through various tactics, including manipulation to gain approval for contractual rights even in the event of proposal rejection. This could trigger fair competition challenges from potential bidders. Since BHL's lease proposal was in response to a RFP development lease opportunity and the lease proposal's critical flaws warrant rejection, **no contractual rights should be given.**

Fourth, the City Council recently passed by unanimous consent Motion 23-1339. As you are aware, this motion calls for a long overdue Van Nuys Airport Specific Plan. Failing to act commensurate with this

motion, by rejecting the BHL lease proposal, obviates the logical trajectory of the LA City Council's directive that a Van Nuys Airport Specific Plan be put in place, one that will guide future developments at VNY and their impacts on adjacent and surrounding communities, in the context of environmental considerations.

For the aforementioned reasons and more, we respectfully ask the Council President to immediately schedule the BHL lease proposal on Council's agenda to be heard publicly in **anticipation of City Council's adopting the T3 committee's recommendation**. The BHL deception and ordeal began some 16 months ago, and weary stakeholders have earned prompt and public closure.

We thank you for your attention to this matter, and **we ask the Council to agendize this matter on Friday, March 1st, to avoid the deadline of March 6th**. We look forward to a thoughtful, transparent, and proactive resolution that prioritizes the best interests of Los Angeles residents.

Sincerely,

DocuSigned by:

Christine Kim
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Christine Kim



SAVE OUR SKIES LA

Suzanne Gutierrez

Suzanne Gutierrez
(co-founder)

**FumeFighters
United VNY**

**A marginalized community seeking
responsible airport mitigation**


Timi Romolini



Co-existing in Balance

CC. Council member Imelda Padilla – CD6
Council member Bob Blumenfeld - CD3
Council member Nithya Raman - CD4
Council member Katy Yaroslavsky - CD5

Council President Pro Tempore, Harris-Dawson - CD8
Council member Traci Park - CD11
Council member Hugo Soto-Martinez – CD13
Council member Tim McOsler –CD15