



PACIFIC PALISADES COMMUNITY COUNCIL

January 11, 2021

Hon. Mike Bonin
Councilmember, CD 11
200 N. Spring Street, #475
Los Angeles, CA 90012
Via Email Only: mike.bonin@lacity.org

Re: Riviera Country Club's Unauthorized Use of the Longworth Maintenance Gate

Dear Mike,

Pacific Palisades Community Council ("PPCC") is the most broad-based community organization and has been the voice of the Palisades since 1973.

Riviera Country Club (RCC) is a private golf and tennis club and is primarily located within PPCC boundaries. The Polo Fields neighborhood is located in PPCC Area 8 and its boundaries are Allenford Avenue, Sunset Boulevard and the RCC.

Paul Revere Charter Middle School is located in the Polo Fields neighborhood at 1450 Allenford Avenue. Over 2000 students attend Paul Revere Charter Middle School in grades six through eight.

For the reasons set forth below, the PPCC Executive Committee hereby requests that your office work with the City of Los Angeles Planning Department and immediately request a "Zoning Determination Letter" that would reaffirm the historical and limited use of RCC's Longworth Maintenance Gate for maintenance purposes and not as a public entrance or exit.

This request is made to protect Polo Fields residents and in support of LADOT's Vision Zero program and Safe Routes to School program.

RCC has a public gate located at 1250 Capri Drive. RCC maintains the Longworth Maintenance Gate and Jonesboro Drive Maintenance Gate both in the Polo Fields neighborhood. The Longworth Maintenance Gate is located at the western terminus of Longworth Avenue and the Jonesboro Maintenance Gate is located at the western terminus of Jonesboro Drive.

Longworth Avenue is a short residential street in the Polo Fields neighborhood that extends from the Longworth Maintenance Gate to Allenford Avenue. Allenford Avenue is one of two connectors for Pacific Palisades residents traveling to and from West Los Angeles.

RCC recently distributed an unknown number of transponders to allow entrance through the Longworth Maintenance Gate and installed sensors to allow the gate to open automatically for members and employees who want to use the Longworth Maintenance Gate to exit the property.

Pedestrian safety is a major concern in the neighborhood especially when there is in-person learning at Paul Revere Charter Middle School. The community and LAUSD, with your assistance, has made great strides to increase student safety in the neighborhood.

Pacific Palisades Community Council

The City of Los Angeles has a letter it sent to RCC confirming that the historical use of the Longworth Maintenance Gate was limited to maintenance purposes. The PPCC does not object to allowing the public to use the Longworth Maintenance Gate during the annual PGA tournament that takes place every February at RCC. This public use takes place for less than one week and only after cooperation with the neighbors and daily support from LADOT.

In 2018, RCC sought to add supplemental permits to their existing plans for sewer repairs and repaving. The supplemental plans sought to covertly add a security guard gate on Longworth for two-way traffic without triggering any additional City clearances.

PPCC held public meetings regarding RCC's proposed changes to the Longworth Maintenance Gate. Following the public meetings, RCC indicated that it would not move forward with any construction and would not change the historical use of the Longworth Maintenance Gate.

RCC's original attempts failed thanks to support from Len Nguyen in your office. The City affirmed that Longworth is a maintenance gate. The Planning Department advised that attempts to change the use of the Longworth Maintenance Gate would require RCC to obtain conditional use permits, environmental impact reports and traffic studies.

RCC has again, without notice to its Polo Fields neighbors or the City of Los Angeles, tried to expand its use of the Longworth Maintenance Gate by allowing its members and employees to enter and depart the property through the Longworth Maintenance Gate. RCC made changes to the Longworth Maintenance Gate after publicly agreeing to withdraw its covert construction plans.

The RCC has made repeated attempts to expand the use of the Longworth Maintenance Gate and has disregarded the neighbors' safety concerns. The PPCC Executive Committee believes a "Zoning Determination Letter" is appropriate and necessary to certify that the Longworth Maintenance Gate is for maintenance use only. In addition, the City should make it abundantly clear to the RCC that any restrictions on the Longworth Maintenance Gate should also apply to the Jonesboro Drive Maintenance Gate.

With appreciation,

Executive Committee, PPCC:

David Card, Chair
David Kaplan, Vice Chair
Richard Cohen, Treasurer
Christina Spitz, Secretary

Maryam Zar, Chair Emeritus
John Padden, Organization Representative (PRIDE)
Joanna Spak, Area Representative (Area 1, Castellammare,
Paseo Miramar)

cc (via email):

Maritza Przekop, Senior City Planner
Tom Iannucci, Principal, Paul Revere Charter Middle School
Len Nguyen, Planning Director, CD11
Durrh Wagner, Palisades Field Deputy, CD11
Reza Akef, Area 8 Representative, PPCC
Andrew Wolfberg, Area 8 Alternate Representative, PPCC

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