



September 16, 2026

VIA EMAIL

Michelle Carter, City Planner Michelle.carter@lacity.org
Heather Bleemers Heather.Bleemers@lacity.org
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Re: The Getty Center Lower Tram Project, 1200 N Getty Center Drive
Case Number: CPC-1984-441-PA4 / ENV-2026-2654-EAF
Applicant: Stephen Clark [J. Paul Getty Trust]
Representative: Lauren Paull [Paul Hastings LLP]

Dear City Planners Ms. Bleemers and Ms. Carter:

The Bel Air-Beverly Crest Neighborhood Council (BABCNC) Planning and Land Use (PLU) Committee heard a presentation on the above-referenced “Getty Center Lower Tram Project” at our virtual meeting on September 8th, 2026. The Requested Entitlement, Pursuant to LAMC Section 13B.2.3.H, is Plan Approval for renovations and improvements to the existing North Entry facility and tram level facilities of the Getty Center.

This letter from the BABCNC’s PLU Committee, is provided in advance of the September 16, 2026 public hearing, to indicate the PLU Committee’s recommendation of approval of the project with the confirmation of the use of fritting on vertical glass surfaces, subject to the full BABCNC Board approval on September 23rd. (A final letter will be submitted thereafter.)

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Getty Team Members, led by Lauren Paull provided the presentation. The presenters described the Lower Tram project as a reimagining of the Getty Center's main visitor arrival experience at the North Entry Parking Facility, an approximately 3.8-acre portion of the Getty's larger 110-acre campus adjacent to the I-405 freeway. Key elements described included:

- Improved visitor circulation, shade coverage, and gathering space at the plaza/lower tram level, replacing temporary movable umbrellas and an overflow area not originally designed as a queuing space;
- A new small retail space, a walk-up food and beverage stand (under 600 square feet, outdoor seating only, with no change to the full-service restaurant atop the hill or to Getty Center hours of operation);
- New restrooms, a parking office, and staff/storage facilities, and a small pedestrian bridge connecting to open space along Getty Center Drive;
- Re-striping of the existing parking structure to reduce reliance on compact stalls and improve space utilization, while maintaining over 1,400 on-site parking spaces consistent with the Getty Center's existing Conditional Use Permit (CUP), plus an additional 200-plus spaces in a previously developed surface lot;
- A project-related modification to the Getty's existing CUP to reflect the physical changes to the facility (the presenters emphasized that the use and hours of the Getty Center are not proposed to change, and the project is not designed to increase visitor capacity, though tram throughput may improve with modernized equipment);
- Construction is proposed to occur during an approximately one-year closure of the Getty Center (previously announced to the public in May 2026), timed so the renovated facility is available in advance of the 2028 Los Angeles Olympics; the Getty Villa will remain open during the closure;
- Fire-safety features, including two surface parking areas in the canyon adjacent to the 405 that have been plumbed with fire hydrants and designed, in coordination with LAFD, to serve as fire-staging and helicopter landing areas during major fire events, as they have historically.

Committee members asked clarifying questions regarding the fate of the hilltop restaurant, the number of parking spaces to be added or removed, landscaping and tree removal, potential interference with wildlife corridors, tram car capacity, construction duration and timing relative to the Getty's closure, how the closure would be publicized to the public, and the nature of the proposed CUP modification. The applicant team responded that the restaurant is unaffected, that the project is not intended to increase visitor or vehicle capacity, that the closure (already publicized since May 2026) is expected to last approximately one year, and that the CUP modification reflects the physical building changes only.

No members of the public requested to speak on this item.

A **motion** to recommend **approval** of the project with the confirmation of the use of fritting on vertical glass surfaces, was **moved**, **seconded** and **carried** (11-0-0).

Kindly enter this letter into the record.

Sincerely,

Jamie T. Hall

Co-Chair - Planning and Land Use
Bel-Air Beverly Crest Neighborhood Council

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