

# 8777 Washington- 1<sup>st</sup> Community Meeting (10/15/15) Notes

## Meeting

10/15/15

**Craig & Eric-** Introduction & Welcome

**Henry-** Presentation

### Open Questions-

#### General

- Who is the project manager from the city?
  - Susan Yun
- What are you looking to get from us? (subcontext- why hold this meeting with the public?)
  - Comment not directly addressed at meeting as it was uttered as an aside; we could more directly answer this question at the beginning of the meeting.
- What is the project start date (for construction)?
  - Cannot give a definite answer; likely ~2 years
- Where in the process is this project? Could there be any changes made at this point?
  - In the early phases; it has not been placed before the planning commission
- "We're not blaming developers; they're doing what they're supposed to do. Our concerns are with the city, our concerns with traffic and the changing neighborhood are falling on the deaf ears (of staff/elected officials)"
- This project is close to Los Angeles, please contact Herb Wesson's council
- This project may be starting/under construction while Ivy Station is under construction; Culver City should work to coordinate and request construction mitigation to address the possible conflicts and reduce impact on the community

#### Traffic & Parking

- 'Let me hear this right, your gifting 30 parking spaces... how generous'
  - confirmed proposed parking stalls gifted to city
- For traffic mitigation study, will you be working with both city of Culver and Los Angeles
  - Traffic engineer confirms- yes, working with both cities
- Number of Parking Spaces vs Number of Units- seems low and 'what about visitors'?
  - Confirmed that two bedroom apts will have two car stall spaces; guests can use guest parking allotment or the 30 city parking spaces
- Come out to this intersection at 8:30am- 'don't care about residents'
  - Traffic engineer noted that study is in early stages, but his team would be visiting the site at various times, including peak traffic to monitor
- Where are you instructing 'overflow parking' to go?
  - Other than noting the public parking on site, no alternative given (hard to prescribe)
- Posted Community Meeting on "Nextdoor" (an online neighborhood billboard) for nearby Los Angeles Neighborhood. Homeowner's Association is concerned about traffic reroutes, highway traffic- please work with Los Angeles
  - Traffic engineer replied his team will work with both Culver City and Los Angeles
- Coordinate traffic studies with Lowes, developer of Ivy Station across the street
  - Traffic studies will take all neighboring buildings and proposals into account
- Size of stalls?
  - These will be standard-sized, single stalls; no tandems
- With the Expo line nearby- could the units incentivize use of transit (less driving/traffic) by bundling passes with the apartment units?
- Praised as a great solution and option. Team will look into Metro Passes for residents
- Will the City Public Parking Stalls be Free?
  - That is up to the city on how they want to handle parking
- Traffic is horrible, my commute is too long "sorry, get out of my neighborhood." Asked for permit parking on residential streets, city is doing nothing.

- Work with DOT to ease traffic gridlock; have all entrance/exit options been studied? What if someone wants to enter property from National or while traveling Eastbound on Washington?
  - Noted that entrance into parking structure will be controlled by a traffic light that is shared with Access (across the street on Washington)
  - No mention of past studies that ruled out National entrance as it is too close to the Washington/National intersection- traffic/egress and the decisions for entrances/exits should be stepped through in detail as part of the presentation
- Please note to DOT that while Southbound traffic on National turns left, Westbound traffic on Washington is stuck with a "no turn on red" sign- this should be remedied to alleviate gridlock
- Notes from Susan Yun
  - Culver City does not give any concessions in number of parking spaces for being in a TOD (Los Angeles does give concessions and lets developers building with less parking)
  - CA state requires an allowable parking concessions for inclusion of low income housing; developer has opted not to take this concession- offering much more parking than required
- When studying the traffic, could widening the street be reviewed?
- The traffic is particularly bad near freeway entrances, please consider
- Notes from Ivy Station- losing 600 parking spaces being replaced with 300 spaces for the metro/expo (this is all that Metro requested). 1300 more additional spaces for hotel/residential and offices
- Will traffic study be redone once Access and Platform open to incorporate their actual effect on traffic (not just projections). It is possible numbers are underestimated.

#### *Environmental*

- Have done environmental study- sharable?
  - Confirmed that environmental study has been started, but not yet complete or available
- Is the design green/sustainable? Will you be looking for LEED status?
  - Building is designed to meet strict CALGreen standards, equivalent of LEED Silver
- Where are you getting water for all these people?
  - *No answer was given- should have noted small water footprint of apartment complexes, water conscious fixtures and planters in open spaces.*
- Who is doing environmental study, not in-house, right?
  - Being completed by an outside environmental engineering firm, not in-house.

#### *Building Design / Programming*

- What type of retail?
  - No specifications yet, mentioned possibility of restaurants
- The residential seems 'less finished' (?)
  - Henry noted desire to create two separate identities for the office and residential
- Market Rate for Apartment Units
  - At this time, the rates are unknown, too early in the process
  - What is the number of bedrooms?
  - Mix of studios, 1 and 2 bedrooms; 1 parking stall for studio/1 bed; 2 stalls for 2 bed
- Curious about affordable units
  - Of the 80 units, 5 are set as very low income
- Size of individual Residential Units?
  - Vary widely, two bedrooms are up to 1300sf, 2 stories + room deck

#### *Notifications*

- These came only two days before this meeting was announced, several attending did not receive them and feel that they should have; mentioning of elections, voices needing to be heard at city hall and 'payback'
  - 1700 notifications were sent 2 weeks before via bulk mailer- something unknown delayed the mail, possibly the holiday weekend. Next set will be sent sooner, through a different mailer. Encouraged attendees to sign name as attendee, all of these addresses will be sent notification.

- Susan Noted- city required a private party mapping company and a radius of 1000 from the Transit Oriented District (large swath of land), resulted in 1700+ mailers; project not given special treatment; delay in notice was not purposeful nor meant to be misleading
- There will be another meeting on Nov 12
- Request to hold next meeting at Culver City Recreation Center
- Notifications could be hand delivered by community members if they are given copies and time- (missed woman's name who offered to hand deliver '485 copies to her neighbors')

**My Notes/Observations from Meeting-**

- Location was not ideal: Noise, Light, Heat, No Bathrooms
- Not all participants signed in (~50 in attendance, 21 signed in)

**Phone Calls**

10/13/15

Peter B is interested in all the projects in the area, went to the Ivy Station meeting, cannot make the meeting this Thursday on short notice; I let him know there will be two more community meetings and that I can share the website with him so that he can see the project as presented on Thursday and that I would be happy to relay his comments directly to the developer, design team and city; he seemed happy to be heard out and gave me his email for further communication.

[peter@vogel.org](mailto:peter@vogel.org)

310-413-9550

Vince Motyl is with the East Culver City Alliance. He knew Les Surfes sold the site but was somewhat alarmed it was already so far along; he has posted the meeting/notice to their website (can't find their neighborhood group online but I did find articles on him raising a fuss over light rail... seems like raising a fuss is his thing); he told me "enough is enough" with this development, is worried about the horrible traffic along Washington and Venice and how all of these mixed-use buildings will add to that; he told me that we can 'expect an awful lot of hostility' at the meeting on Thursday; I had offered to send him the website url to his email once it was available, but he declined.

East Culver City Alliance

310-365-2700

10/15/15

Chuck Berman called to confirm meeting location and time; pleasant long term resident who knows many local area businesses and is interested in the changes happening in the area

10/16/15

Terrence Gones city of Los Angeles, South Robertson Neighborhood Council, called for information

310-387-1374

**Website Subscriptions**

10/16/15

One new subscriber from outside the design/development team

**Email**

None Received

**8777 Washington Blvd. Project  
Vitruvian Culver City  
Community Meeting #2 (Second Meeting)  
MEETING MINUTES**

Date: Tuesday, December 15, 2015  
Time: 6:30-8:30 p.m.  
Location: Garden Room, Veterans Memorial Park  
4117 Overland Avenue, Culver City, CA 90230

Attendance: 34 stakeholders

Team Presenters: Craig Knight and Eric Fishburn,  
Vitruvian Culver City; Henry Moseley,  
American General Design; Srinath Raju,  
Raju Associates

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At this second public meeting—a repeat of the first community meeting held on October 15, 2015—the 8777 Washington Blvd. project team gave a presentation to stakeholders on plans for the project site on the northeast corner of Washington and National Boulevards. Craig Knight and Eric Fishburn of Vitruvian Culver City provided an introduction to the project, and Henry Moseley of American General Design went through the project design and details. Srinath Raju of Raju Associates also answered questions about the traffic study currently underway. The presentation was followed by a question and answer session with the audience, and then the team was available to answer individual questions on the project. Questionnaires were provided to solicit feedback and written comments were also collected.



## Questions:

- Traffic/Transportation

- What long term considerations are being made for the congestion in this area?
- Are you considering the other projects coming in to the area in your traffic study?
- Are you looking at the traffic during rush hour?
- What traffic mitigations are available?
- How will your proposed mitigations reduce traffic?
- What are the multimodal transportation options? What else are you planning?
- Are you providing any incentives for residents to use public transit?
- Have you considered other options like ZipCar?
- Are you coordinating with the city of Los Angeles? Are they agreeing with what you're finding and suggesting as mitigation?
- How do you make the intersection safe for pedestrian and bike traffic?
- Are there any plans for a bridge or tunnel for pedestrians to cross Venice Boulevard?
- Will the city's TOD streetscape plans be enhanced with shuttle/golf cart-type vehicles and improved lighting?

- Parking

- At the last meeting you discussed providing extra parking spaces as a public benefit. Is that still the case? What other benefits are you considering?
- If a resident doesn't use their parking space, is there some sort of incentive/money back?
- Do you have guest parking spaces?

- Will the city provide a parking garage for the Expo Line?
- How many of the Expo Line parking spaces will remain?
  
- Design
  - How was the design of the building developed?
  - Can you explain the number of stories on the elevation plan?
  - What is the height? What is the height limit?
  - What is on the roof? Is that open to the public?
  - Do you have to set the building back and widen the street?
  - Is the design of the building environmentally friendly?
  
- Sustainability/Resources
  - We are in a water shortage. Are these people using water?
  - Was there supposed to be a moratorium on new projects because of the water shortage?
  
- Retail/Restaurant
  - Do you know when Surf as will close? Will Surf as be included in the new project?
  - What types of retail are you considering?
  - What is the layout of the retail space?
  - Do you know what retail is going in to the Access project?
  - What types of restaurants are you considering?
  
- Housing
  - Will the rental apartments be affordable?
  - Are you required to include affordable housing?

- How does low income housing work in Culver City?
  - How many bedrooms are there in the residential units?
  - Will the proximity to a transit district impact the rental market? Could it drive rental prices down?
  - What impact will this new project have on local real estate?
  - Will property values in the area increase?
- General
    - What studies are you doing?
    - When will the project be completed?

Comments (Verbal and Written):

- Traffic/Transportation
  - Traffic is already bad in this area and will get worse with all of the development.
  - There is a lot of development happening in the area, including retail in other projects. All of this development will horribly impact traffic.
  - Multimodal options like bike amenities and public transit will not be enough to help congestion. People will still bring cars.
  - Consider offering incentives for residents to limit their households to one car and use the Expo Line and La Cienega station.
  - Don't do anything to increase traffic in the neighborhood.
  - Concerned about increased congestion traveling east from Elenda and Washington.
  - Consider studying opening up Wesley to connect to National behind the Access project as a possible mitigation. This could help the neighbors

have another access point into the neighborhood.

- A traffic signal at Wesley and National doesn't help the neighborhood, only people accessing your project.
- The problem with traffic is from all of the people traveling through Culver City, not to Culver City.
- Include bicycle training as a service in your project so bicyclists understand the laws.
- Consider other transportation options like Car2Go.

- Sustainability/Resources

- Consider water-wise planting.
- The city suggested that residents take out their lawns to save water and now this project is happening.
- Bringing in more people will be a bigger drain on our resources.
- Concerned about air quality with the increase in traffic.
- Provide public facilities for others to use.

- Open Space

- Include large open spaces in the project.
- Considering opening up the roof top space to the public. That would be a good place for al fresco dining or park space.
- Consider providing more open space where children can play.

- Retail/Restaurant

- No big chain restaurants.
- Consider child-friendly restaurants.
- Include something similar to Surfás Café.
- Put in a Peet's coffee shop.

- Include a late night diner or similar style coffee shop.
  - Include affordable but unique/independent restaurants like EnjoEAT in Culver City.
  - Consider interesting/funky retail clothing stores.
  - Consider including a book or music store.
  - Local retail options are too expensive, so include retail that fits the neighborhood.
  - Include a grocery store or drug store since the immediate neighborhood doesn't have either.
  - Consider including something like Jackson Market or a small gourmet market.
  - Consider including a small general store or grocery store.
  - There is no good place to grocery shop nearby.
  - Please put in affordable/somewhat affordable restaurants.
  - No retail at all would be preferable because we don't want anything else making traffic worse.
- Housing
    - Include affordable housing. That is needed in Culver City.
- General
    - Consider contacting the Hayden Tract employees for input.
    - Talk to people who live in East Culver City.
    - This area could serve as a major hub for West Los Angeles.

### Summary of Comments and Concerns:

The main area of concern expressed at the community meeting was traffic. Many stakeholders also provided

comments on the retail space and the importance of affordability in the retail and residential units.

- Traffic

- Attendees were concerned about the current congestion in the area and additional traffic from the various projects planned for the neighborhood. There was discussion about various multimodal options as well as other mitigation options.

- Retail/Restaurant

- Attendees expressed a desire for neighborhood-serving retail and restaurants that are affordable. Many attendees expressed a preference for local/independent retailers over larger chains.

- Housing

- Attendees mentioned the already expensive rental prices in Culver City and inquired about the affordability of the residential units. Some attendees also had questions about how the development in the area would affect their property values.

# QUESTIONNAIRE AND COMMENT FORM

8777 Washington Blvd. Project Community Meeting  
Tuesday, December 15, 2015

Name: Jersey Vauloo Organization/Business: \_\_\_\_\_  
Address: 3433 Fay Ave CC  
Phone: 310-837-9853 Email: ju13542@gmail.com

Please indicate your level of interest in the following project components:  
(5 = very interested; 1 = not interested at all)

Type of restaurants 1 2 3 4 5

What kind of restaurants would you like to see included in this project?

Somewhat more affordable

Inclusion of national retailers 1 2 3 4 5

Inclusion of local/boutique retailers 1 2 3 4 5

What kind of retailers would you like to see included in this project?

Frankly, none at all would be preferable

Green building features 1 2 3 4 5

What sustainable features/practices are important to you?

Large open spaces

Bike facilities 1 2 3 4 5

What kind of bike facilities would you like to see included in this project?

A bike training center to teach folks to follow laws.

General Comments:

Don't do anything to increase traffic in the neighborhood,  
we will need a park on that corner for all residents that  
will already be moving onto that intersection.

# QUESTIONNAIRE AND COMMENT FORM

8777 Washington Blvd. Project Community Meeting  
Tuesday, December 15, 2015

Name: Steve Roe Organization/Business: \_\_\_\_\_  
Address: 3425 Helms Ave  
Phone: 310 836 8482 Email: \_\_\_\_\_

Please indicate your level of interest in the following project components:  
(5 = very interested; 1 = not interested at all)

Type of restaurants 1 2 3 4 5

What kind of restaurants would you like to see included in this project?

Something similar to Surf's cafe

Inclusion of national retailers 1 2 3 4 5

Inclusion of local/boutique retailers 1 2 3 4 5

What kind of retailers would you like to see included in this project?

grocery store or drug store, which  
the neighborhood lacks.

Green building features 1 2 3 4 5

What sustainable features/practices are important to you?

water wise planting

Bike facilities 1 2 3 4 5

What kind of bike facilities would you like to see included in this project?

\_\_\_\_\_

\_\_\_\_\_

General Comments:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# QUESTIONNAIRE AND COMMENT FORM

8777 Washington Blvd. Project Community Meeting  
Tuesday, December 15, 2015

Name: Caroline Galanty Organization/Business: Resident/neighbor  
Address: 10814 Garland Dr  
Phone: 3108429510 Email: sammithepooch@aol.com

Please indicate your level of interest in the following project components:  
(5 = very interested; 1 = not interested at all)

Type of restaurants 1 2 3 4 5

What kind of restaurants would you like to see included in this project?

affordable / interesting / casual / foodie

Inclusion of national retailers 1 2 3 4 5

Inclusion of local/boutique retailers 1 2 3 4 5

What kind of retailers would you like to see included in this project?

interesting stores cool/funky

Green building features 1 2 3 4 5

What sustainable features/practices are important to you?

plants

Bike facilities 1 2 3 4 5

What kind of bike facilities would you like to see included in this project?

\_\_\_\_\_

General Comments:

traffic traffic traffic traffic!  
How will this not choke me & my  
family off going East from Elmda/Wash

# QUESTIONNAIRE AND COMMENT FORM

8777 Washington Blvd. Project Community Meeting  
Tuesday, December 15, 2015

Name: ERIC SPIES Organization/Business: Homeowner - Raulito Higuera  
Address: 8931 KROEGER ST. CULVER CITY, CA 90232  
Phone: 310-315-4452 Email: eric.spies@twcable.com

Please indicate your level of interest in the following project components:  
(5 = very interested; 1 = not interested at all)

Type of restaurants 1 2 3 4 5

What kind of restaurants would you like to see included in this project?

LATE NIGHT DINER-TYPE CAFE/SHOP

Inclusion of national retailers 1 2 3 4 5

Inclusion of local/boutique retailers 1 2 3 4 5

What kind of retailers would you like to see included in this project?

BOOKS + MUSIC, GENERAL STORE

Green building features 1 2 3 4 5

What sustainable features/practices are important to you?

INCENTIVES FOR RESIDENTS TO LIMIT HIM TO 1 CAR AND  
USE OF EXPD LINE AND LA LIENEGA STATION, HAYDEN TRACT  
EMPLOYEES MAY ALSO BE CONTACTED FOR INPUT.

Bike facilities 1 2 3 4 5

What kind of bike facilities would you like to see included in this project?

General Comments:

IS THERE ANY PLAN FOR A BRIDGE (OR TUNNEL) FOR PEDESTRIANS  
TO CROSS VENICE BLVD? ARE CITY TOD STREET SCAPE  
PLANS TO BE ENHANCED WITH SHUTTLE, GOLF CART TYPE VEHICLES  
AND IMPROVED LIGHTING?

# QUESTIONNAIRE AND COMMENT FORM

8777 Washington Blvd. Project Community Meeting  
Tuesday, December 15, 2015

Name: Meg Sullivan Organization/Business: ZDF  
Address: 12549 Blythe Ave LA CA 90064  
Phone: (310) 8368482 Email: megsullivan1@yahoo.com

Please indicate your level of interest in the following project components:  
(5 = very interested; 1 = not interested at all)

Type of restaurants 1 2 3 4 5

What kind of restaurants would you like to see included in this project?

affordable / chain

Inclusion of national retailers 1 2 3 4 5

Inclusion of local/boutique retailers 1 2 3 4 5

What kind of retailers would you like to see included in this project?

Grocery store

Green building features 1 2 3 4 5

What sustainable features/practices are important to you?

Bike facilities 1 2 3 4 5

What kind of bike facilities would you like to see included in this project?

public facilities for fitness

General Comments:

Affordable housing is much needed in  
I hope the development includes that  
in Culver City.

**MEETING SUMMARY  
SUPPLEMENTAL COMMUNITY MEETING**

A supplemental community meeting was held on March 15, 2017 from 6:00 PM to 8:00 PM at the Rotunda Room of the Veterans Memorial Building to allow community members to obtain further information about the 8777 Washington project and ask questions of members of the applicant team as well as City staff.

Sign-in sheets requesting name, address, phone number and email address of each attendee were collected and are enclosed with this summary.

The meeting provided members of the public an opportunity to review the revised design and details of the project. The open house meeting also featured a range of consultants and technical experts who addressed questions and solicited feedback, including the project architects as well as other consultants with expertise in areas including traffic, construction, sustainability, and CEQA. Community members were invited to view exhibits with project details, such as the program, the design of the office building and ground floor retail, vehicular ingress and egress, pedestrian and bicycle amenities, traffic and mobility and other key areas of community interest. Community members were able to use the 2 hours to ask questions of the range of consultants.

COMMENT CARD

8777 Washington - Community Meeting  
March 15, 2017

Name: ERIK PAESEL Organization: ACTS DISTRICT  
Address: 3426 FRY AVE RESIDENT  
Phone: 818 419 1888 Email: epaese1@hotmail.com

Please provide us with your comments in the space below:

ENTIRELY  
 WITH NEW PLAN  
 NEED 3 COMMUNITY  
 MEETINGS ON  
 NEW PLAN !!!

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MORE + BROADER NOTIFICATION  
 @ MEETINGS  
 DIDN'T GET A FLYER

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: GAILI SCHOEN Organization: East Culver City / Helms  
Address: 3341 Fay Ave.  
Phone: 310 836 8338 Email: filmcomp2006@yahoo.com

Please provide us with your comments in the space below:

Traffic on Washington is absolutely insane every weekday morning and evening. An 8-12 minute ride along Washington Blvd takes 35-45 minutes at 6:00 pm. It's absolutely imperative that you make the entrance + exit on National not Washington. We don't need this development to compound our grid lock. Please consider your neighbors.

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: BRENT JACOBSEN Organization: \_\_\_\_\_

Address: 4182 HIGUERA STREET

Phone: 202-320-9598 Email: jacobsen.brent@gmail.com

Please provide us with your comments in the space below:

APPEARS TO BE A HIGH-QUALITY ADDITION TO THE CITY'S OFFICE SPACE MARKET & COMPLEMENT TO AREA'S DEVELOPMENT. REQUEST CITY REVIEW HOW TO ACCOMMODATE 3 CONCURRENT CONSTRUCTION PROJECTS (IVY STATION, 8777 WASHINGTON, & PLATFORM EXPANSION) W/ MINIMAL IMPACT TO COMMUTE TIMES. DURING ACCESS & PLATFORM PHASE 1 CONSTRUCTION, WASHINGTON BLD. WAS SEVERELY IMPACTED, NEGATIVELY IMPACTING CONGESTED COMMUTE ZONE. WOULD LIKE TO SEE MORE ON HOW RETAIL ENERGIES <sup>MICRO-</sup> STREET BUT HAPPY TO SEE ACTIVATED STREETSCAPE TO PROMOTE RETAIL CORNER DEVELOPMENT ALONG WASHINGTON.

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Arts District Residents  
for Responsible  
Development

Name: Michael Monagan Organization: ADR RD

Address: 3341 Fay Ave

Phone: 310 836-8338 Email: michael@monager.com

Please provide us with your comments in the space below:

I am not against development I am however against rampant development. That is, there are gigantic projects going on in too close a proximity. My family and I LIVE here and the amount of proposed building will completely overwhelm the neighborhood. I would support a building half the size of this project. I would support this 1/2 size project if the entrance and exit are on National Blvd. Perhaps you don't realize that those of us in the so called Arts district only have one way in and out of our neighborhood - Washington Blvd and with Washington now and now crowded it's becoming impossible for us to get to work, get our children to school and go anywhere. This is a quality of life (and safety issue) and we hope our community will be heard and heeded.



## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: LEONEL IBARRA Organization: EAST COINER CITY  
Address: 3401 CATTARAUGUS AVE, CC. 90232  
Phone: (310) 429-8653 Email: LIBARRA@CA.RR.COM

Please provide us with your comments in the space below:

The entrance needs to be on National Blvd!  
Washington Blvd is already saturated w/traffic,  
Residents find it difficult to enter & exit  
the ARTS DISTRICT DURING MORNINGS & EVENING  
RUSH HOURS. WE ARE TRAPPED & CAN'T  
GET OUT UNTIL TRAFFIC DIES DOWN.

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: J. COKOR Organization: HOLDS N.A.  
Address: 3116 CURTS AVE. L.A. 90034  
Phone: \_\_\_\_\_ Email: cokortax@prodigy.net

Please provide us with your comments in the space below:

AT CORNER OF VENICE/NATIONAL TRY TO  
ENCOURAGE VEHICLES WISHING TO GO EAST ON  
I-10 TO ENTER AT LA CIENEGA INSTEAD OF  
NATIONAL. IT CUTS 4/10 MI OFF TRIP TO  
DOWNTOWN. PLUS PACES VEHICLES ON VENICE  
~~WEST~~ WHICH IS WIDER, INSTEAD OF NATIONAL.  
VENICE EAST OF NATIONAL IS TYPICALLY LESS  
GRIDLOCKED, SO CAN HANDLE TRAFFIC.

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: BARRY & LIZ WEINER Organization: ADRRD  
Address: 3473 FAY AVE CUBERCITY CA. 90232  
Phone: 310-836-1472 Email: ENBWEINER@MSN.COM

Please provide us with your comments in the space below:

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: TIM GIBBS-ZEHNDER Organization: Home Owner  
Address: 3410 CAROLINE AVE  
Phone: \_\_\_\_\_ Email: tgzdesign@gmail.com

Please provide us with your comments in the space below:

- Current traffic ~~at~~ this intersection in peak hours is not sustainable – what are ways this property can help mitigate / ~~alleviate~~ the problem, not increase the challenges?
- Historic Helm Bakery is your next door neighbor  
I enjoy modern design – is there a way to reference the art deco character? to be in harmony
- Light and airy feel (with all the glass) is a good direction.  
like to see more references to this unique city –  
screenland.

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: K.C. Gasmer Organization: \_\_\_\_\_  
Address: 231 N 4th St  
Phone: 724 388 8844 Email: kgasmer@gmail.com

Please provide us with your comments in the space below:

Very exciting project that is well scaled and designed  
to the Calver City urban landscape. Very good  
thing for the City and look forward to its activation.

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: \_\_\_\_\_ Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please provide us with your comments in the space below:

Start over the entire building's facade.

Use the "charm of Mayberry"-esque landmark screenland ideas for your rendering.

The neighboring residents want this town to obviously grow w/ the times but a replica of Beverly Hills or Santa Monica.

Too shiny - is uninviting for those looking from the outside in! Good luck w/ your mission.

## COMMENT CARD

8777 Washington - Community Meeting  
March 15, 2017

Name: ERIC SPIES Organization: RANCHO HIGUERA HOME-OWNERS  
Address: 8971 KLUEDER ST.  
Phone: 310-315-4456 Email: eric.spies@charter.com

Please provide us with your comments in the space below:

PLEASE REQUEST A WAIVER FOR PARKING PERMIT FEES FOR THE RESIDENTS OF THE RANCHO HIGUERA NEIGHBORHOOD. THIS WAIVER OF FEES IS WHAT THE RESIDENTS OF THE HELMS DISTRICT RECEIVED DURING THE APPROVAL PROCESS FOR THE LV4 STATION PROJECT.

PLEASE STAGE PROJECTS SEPARATELY.

- LV4 STATION
- PLATFORM
- 8777

• BRIDGE CLOSURE AT HIGUERA.

LENGTHEN THE COLLECTOR FOR THE LEFT TURN (NB) FROM NATIONAL INTO HARPER

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: ERIC SPIES Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please provide us with your comments in the space below:

IDENTIFY IDEAL PUBLIC  
TRANSPORTATION AND  
INCENT THESE RESIDENTS  
OF ALL AGES + DEMOS.  
— STUDY A  
~~BIKE~~ TYPE BIKE  
PROGRAM NOT ONLY IN  
CC BUT NEARBY TO  
CHANGE BEHAVIOR.



## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: MARCUS TIGGS Organization: Resident  
Address: 4179 Higuera St.  
Phone: 213-629-8801 Email: mtigg5@LAWBWL.COM

Please provide us with your comments in the space below:

While I have mixed feelings on the change from residential mixed use to commercial w/ lower level retail the rendering look very nice. A concern I have is what will the staging be in relation to the Ivy StA development's this development. If not properly staged the mobility in the area will be unmanageable.

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: Nicole Alamillo Organization: Home Owner

Address: 3140 Roberts Ave Culver City CA 90232

Phone: 310-425-2721 Email: nicole@paws.petcremation.com

Please provide us with your comments in the space below:

Deal with the traffic impact at Washington and  
~~Roberts~~ National.

- DO NOT Close any lanes during construction on Washington. It takes 25 minutes to drive my 1<sup>st</sup> grader 1 (one) mile to school in the morning.

The traffic nightmare is coming. I didn't buy a house in Culver City to feel like I live in downtown Los Angeles.

I have kids, and don't want to live in this congestion your creating in my area.

# COMMENT CARD

8777 Washington - Community Meeting  
March 15, 2017

Name: Abby Wood Organization: Arts Dist. Residents for Responsible Dev't  
(Designers, architects + planners organized to ensure smart development)  
Address: 3122 Reid Ave Culver City  
Phone: 817 996 8784 Email: abbywood@gmail.com

Please provide us with your comments in the space below:

- (1) Traffic - entrance on Washington will choke our neighborhood. Construction will really affect our neighborhood, just like it did with Platform - & EVEN WORSE, since it's before the light @ National.
- (2) What does this design do for the neighborhood? How does it relate to local vernacular? This is just another corporate-looking, could-be-anywhere design. You can do better - HELMS BAKERY IS GORGEOUS - why ignore it?
- (3) TREES - Palms on Washington are ICONIC. We welcome shade trees, BETWEEN the Palms.
- (4) WE HAVE A VISIONING - that is costing the city \$200K! - how does this building relate to it? Why even have a visioning if you are going to just start the project now?  
  
by that I mean, why have a design that clashes so much with it? This building could be literally anywhere.

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: DANE TWICHELL Organization: \_\_\_\_\_

Address: 8925 HUBBARD ST CC 90232

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please provide us with your comments in the space below:

I HAVE BEEN FOLLOWING THIS PROJECT.  
THE PROPOSED CHANGES ARE  
AN IMPROVEMENT.

THANK YOU.

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: STEVEN ROSE Organization: CC CHAMBER

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please provide us with your comments in the space below:

THIS BUILDING WILL ADD TO THE  
CREATIVE VIBE OF 21<sup>ST</sup> CENTURY COLUMBIA CITY  
IT IS THE 21<sup>ST</sup> CENTURY WORKFORCE THAT  
CAN CREATE CONTENT FOR THE WEB &  
T.V.  
BEING NEXT TO EXPO WILL ENCOURAGE  
PUBLIC TRANSPORTATION AND LESS USE OF  
CARS.

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: Janire Sperandeo / <sup>Crabe</sup> Wallac Organization: Resident Rancho Higuera / Hayden Tract  
Address: 4107 Higuera St.  
Phone: 310 562 8325 Email: j-sperandeo@msn.com

Please provide us with your comments in the space below:

Unique, eclectic, local tenants for retail → no chairs We hope Surfas stays!!  
As much green as possible → trees, plants, etc.  
Integrate bikes, biking, everything bike related as much as possible  
↳ maybe a bike tune-up shop

## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: \_\_\_\_\_ Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please provide us with your comments in the space below:

Palm trees are  
missing from the  
renderings.

## COMMENT CARD

8777 Washington - Community Meeting  
March 15, 2017

Name: Andrew Wang Organization: Los Angeles County Bicycle Coalition  
Address: Would rather not provide if okay  
Phone: (310) 344-6663 Email: andrewwang05@yahoo.com

Please provide us with your comments in the space below:

Implement some left turn  
traffic signals that include  
Flashing Yellow Arrows



## COMMENT CARD

8777 Washington – Community Meeting  
March 15, 2017

Name: Jerry & Mary VanLoo Organization: neighbor  
Address: Helm's area Culver City  
Phone: \_\_\_\_\_ Email: vanloo@me.com

Please provide us with your comments in the space below:

We are pleased and pretty impressed with you plan.  
Softer than I anticipated (usually pleasant).

## COMMENT CARD

8777 Washington - Community Meeting  
March 15, 2017

Name: AUBERT VERA Organization: \_\_\_\_\_

Address: 5518 SEPULVEDA BLVD

Phone: 310/694-2988 Email: AVVERA@YAHOO.COM

Please provide us with your comments in the space below:

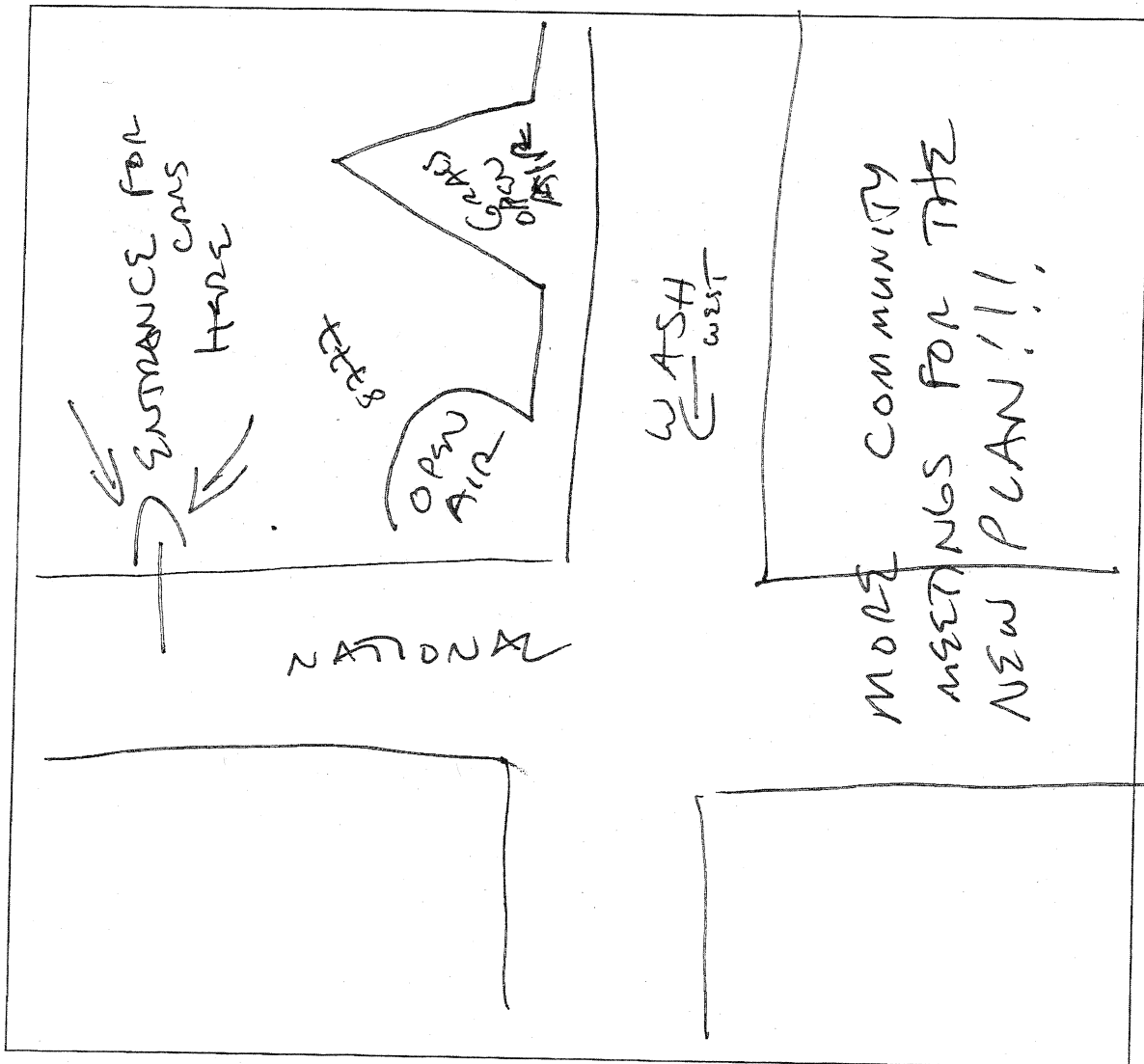
IT'S EXCITING TO SEE A PROJECT LIKE THIS  
MOVING FORWARD. BRINGING HB30 TO  
CULVER CITY WOULD BE HUGE! OF COURSE,  
LET'S MAKE SURE WE ADDRESS THE  
TRAFFIC ISSUES FOR THE NEIGHBORHOOD  
SO THAT WE'RE NOT CREATING GRIDLOCK...  
LOOK AT BIKE AND PEDESTRIAN  
CONNECTIVITY AND WAYS TO ENCOURAGE  
EMPLOYEES TO USE PUBLIC TRANSIT.

# COMMENT CARD

8777 Washington - Community Meeting  
March 15, 2017

Name: ERIK PAESSEL Organization: ARTS DISTRICT RESIDENT  
Address: 3426 FAY AVE  
Phone: 818 419 1888 Email: epaesel@hotmail.com

Please provide us with your comments in the space below:



Ivy Station put open air areas facing the rail line not Washington Blvd. mistake!

WOULD LIKE PARKING ENTRANCE  
OFF OF NATIONAL NOT WASHINGTON  
WANT OPEN GRASS SEATS FACING  
WASHINGTON BLVD NOT SHELL GLASS  
DON'T WANT MODERN RAILWAY CENTER

## MEETING SUMMARY SUPPLEMENTAL COMMUNITY MEETING

A supplemental community meeting was held on April 13, 2017 from 6:00 PM to 8:00 PM at the Helms Design Center to allow community members to obtain further information about the 8777 Washington project and ask questions of members of the applicant team as well as City staff.

Sign-in sheets requesting name, address, phone number and email address of each attendee were collected and are enclosed with this summary.

A copy of the applicant's presentation of the project overview and changes to the project in response to community and/or staff concerns, comments and/or questions is enclosed with this summary.

A copy of the presentation by the environmental consultant responsible for preparing the final environmental studies of the Project (the MND) is enclosed with this summary.

City staff and applicant representatives were available to answer questions about the project from attendees on topics including requested entitlements, operational details of the proposed project, CEQA analysis and the hearing schedule.

The following are meeting minutes, including bullet points of all concerns, comments and/or questions raised:

Following a one-hour open house with members of the applicant team as well as City staff.

As 7:00 PM Geoff Maleman introduced Rob Kane of the development team and explained the format of presentation and facilitated question and answer session.

Rob Kane of the developer team introduced the project, describing:

- Project objectives
- The development team's successful history, including projects in and near Culver City
- The evolution of the project since 2015
- Concerns expressed by the community about traffic in the area and the project's commitment to encouraging non-car travel
- The nature of the project's retail component, which is designed to present local, neighborhood-serving businesses

Ryan Ihly with the architecture firm Gensler presented an overview of the project design, describing:

- The site orientation
- The vision for creative office or entertainment use
- The vision of an ground level exterior that engages pedestrians visually and through retail spaces along Washington Boulevard
- Details including building uses, size, height, parking, architectural features such as the clear double height lobby, variegated façade, and operational features such as screening rooms, a terrace, and meeting rooms

- The project commitment to obtaining LEED Silver status from the US Green Building Council

Michael Allen from the Planning Division outlined the City's approval process and introduced Sol Blumenfeld, Director of Community Development. Mr. Blumenfeld described the overarching goals of the plan, including walkability, streetscape improvements, and enhanced first mile/last mile transit options.

Michael Harden from ESA/PCR outlined the environmental review process under the California Environmental Quality Act. He explained the difference between a Mitigated Negative Declaration (MND) and an Environmental Impact Report, and how the MND document would be made public for comment and review. He also explained the process by which a traffic analysis is prepared in Culver City and incorporated into environmental review.

At 7:35pm, Mr. Maleman began the Question and Answer session. Mr. Maleman read aloud questions collected via question cards. The following summarizes the questions and responses:

**What green/sustainable infrastructure is used in the building?**

Ryan Ihly discussed the steps being taken to achieve LEED Silver status, including the building materials, using low-flow fixtures, drought-tolerant landscaping, and putting solar panels on the roof. He explained how the building would incorporate 80 electric vehicle chargers, which is above code. He also discussed the benefits of natural light and how good indoor air quality would improve the space for workers.

**Was existing architecture at Helms Bakery/Arts District in the design of 8777 Washington?**

Ryan Ihly explained how the building was informed by Helms Bakery, but was not meant to copy it, since that area reflects a very specific time period and design aesthetic. He discussed how the openness of the space would express elements from the Helms Bakery.

**Several questions on traffic were consolidated as follows: Traffic an ongoing concern. How is the project going to address the traffic issues on Washington Boulevard? What will be done to alleviate the traffic effects of construction?"**

Srinath Raju, of Raju Associates, explained how a project traffic study is executed to reflect projects in the area and assess cumulative traffic impacts. He explained how the study takes into account ambient traffic, as well as traffic generated from construction and day-to-day use of the building. He explained efforts underway in Culver City, including an adaptive traffic control system, which would synchronize lights to improve traffic flow in "platoons" reducing delays, and the project's contributions to that system. He also described how the project is incorporating transportation-related incentives to reduce car-use, such as subsidizing transit access pass (TAP) cards for office workers, having cash incentives to carpool vanpool, and walk, supporting a bike share program, and improving bike-lane connectivity in Culver City. He also indicated that construction traffic will be coordinated across projects in the area to minimize disturbance.

**Traffic follow-up question: How will synchronization of traffic lights and adaptive traffic control system impact pedestrians? Will how much time a pedestrian has to cross the street be affected?**

Srinath Raju explained that yes, the adaptive traffic control system would take into account pedestrian crossings, and not reduce pedestrian crossing times.

**What could be done to reduce the scale of the glass wall along Washington?**

Ryan Ihly described the design process, and how they decided on the glass wall, with the goal to open up the space to the street. The glass wall would make a public art piece or "green wall" visible. The landscaping was also designed to soften the look of the glass wall.

**The design of the building seems very cookie cutter. Have you considered doing a more bold, cutting edge green design?**

Ryan Ihly summarized the how environmental sustainability, including the project commitment to LEED Silver status, informed the design, including the design of the floorplates and other features that bring natural light into the building to improve the quality of the space for the workers.

**Can you describe the bike lane work that will be done on National and Washington?**

Geoff Maleman responded that bike lane locations will be determined by the City, and that timelines and details were not finalized.

**With the new construction and additional people and cars, how will you eliminate the congestion on Washington Blvd (takes 15-20 minutes to get to National from Cattaraugus)?**

Srinath Raju described how the project team will coordinate with other construction projects in the area, including Ivy Station, to reduce construction impacts. He explained efforts that will be made to alert people to potential delays and closures in advance. He explained how the goal of adaptive traffic management was to better synch signals to meet the traffic demands.

**The building could be the flagship/ gateway to the arts district? Has there been any consideration of how it could represent the Arts District?**

Ryan Ihly described that the project will contribute to the City's public art program for art to be located in the transit-oriented district. He also described how the ground level retail might be used to present "pop-up" art exhibitions.

**What characteristics of the project justify its place next to the train? Why are there so many parking spaces?**

Ryan Ihly explained how the proximity to rail will allow workers to take public transit to the site and described measures being taken to encourage public transit, biking, and walking. Rob Kane explained that the number of parking spaces is consistent with the number required by City codes.

**What can be done to be sure that the forthcoming recommendations of the TOD "visioning study" have the opportunity to be incorporated into this design?**

Rob Kane explained that the switch to office would lessen traffic impacts. There would also be a very robust transportation demand management plan, and efforts would be taken to reduce the reliance on car travel.

**Are you interested in taking design suggestions from the neighborhood community?**

Geoff Maleman explained that the multiple community meetings were meant to collect such feedback.

**What happened to the previous project proposed for this site? Is the current project the same developer?**

Rob Kane explained how the project evolved from a mixed use to commercial uses based on previous community feedback. He also described how removing residential uses reduced afternoon/evening traffic impacts.

**How are you going to address the glare on the buildings and make sure it doesn't distract drivers going East on Washington in the morning? Also, will the parking be free?**

Ryan Ihly explained that the project would use high-quality glass with appropriate glazing to reduce glare, and that design features of the building as well as street trees would further prevent glare. Regarding parking, Mr. Ihly explained that street level would be for visitors, ADA spaces, and retail patrons, while project employees would park on subterranean levels. The cost of visitor parking has yet to be determined.

The Q and A session concluded shortly after 8:00 PM.

Enclosed with these materials are comment and question cards submitted during the community meeting – at least two question cards were submitted after the Q and A session.

Enclosures:

Sign-in sheets

Applicant PowerPoint

Environmental Consultant PowerPoint

Comment cards

Question cards

## COMMENT CARD

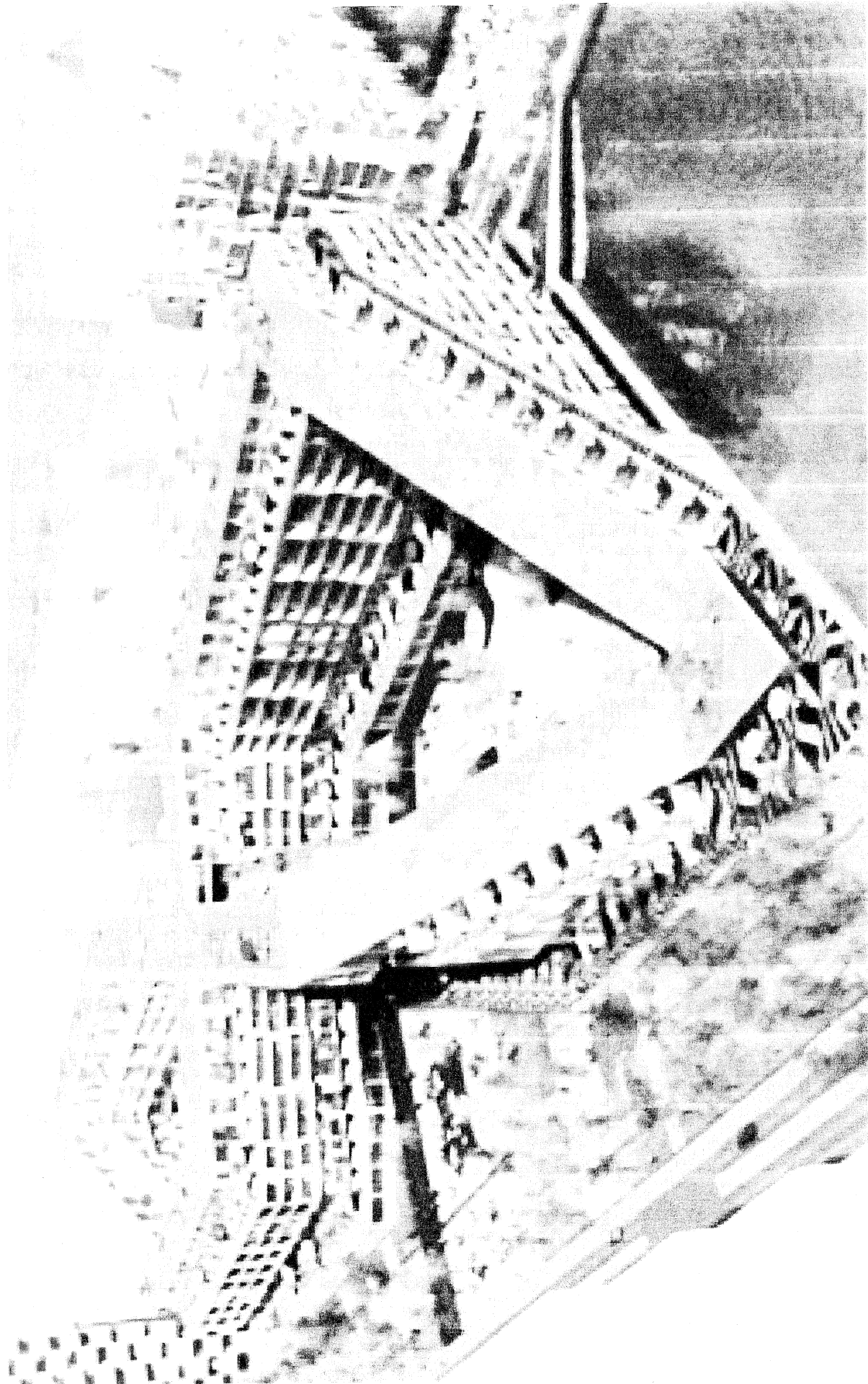
8777 Washington - Community Meeting  
April 13, 2017

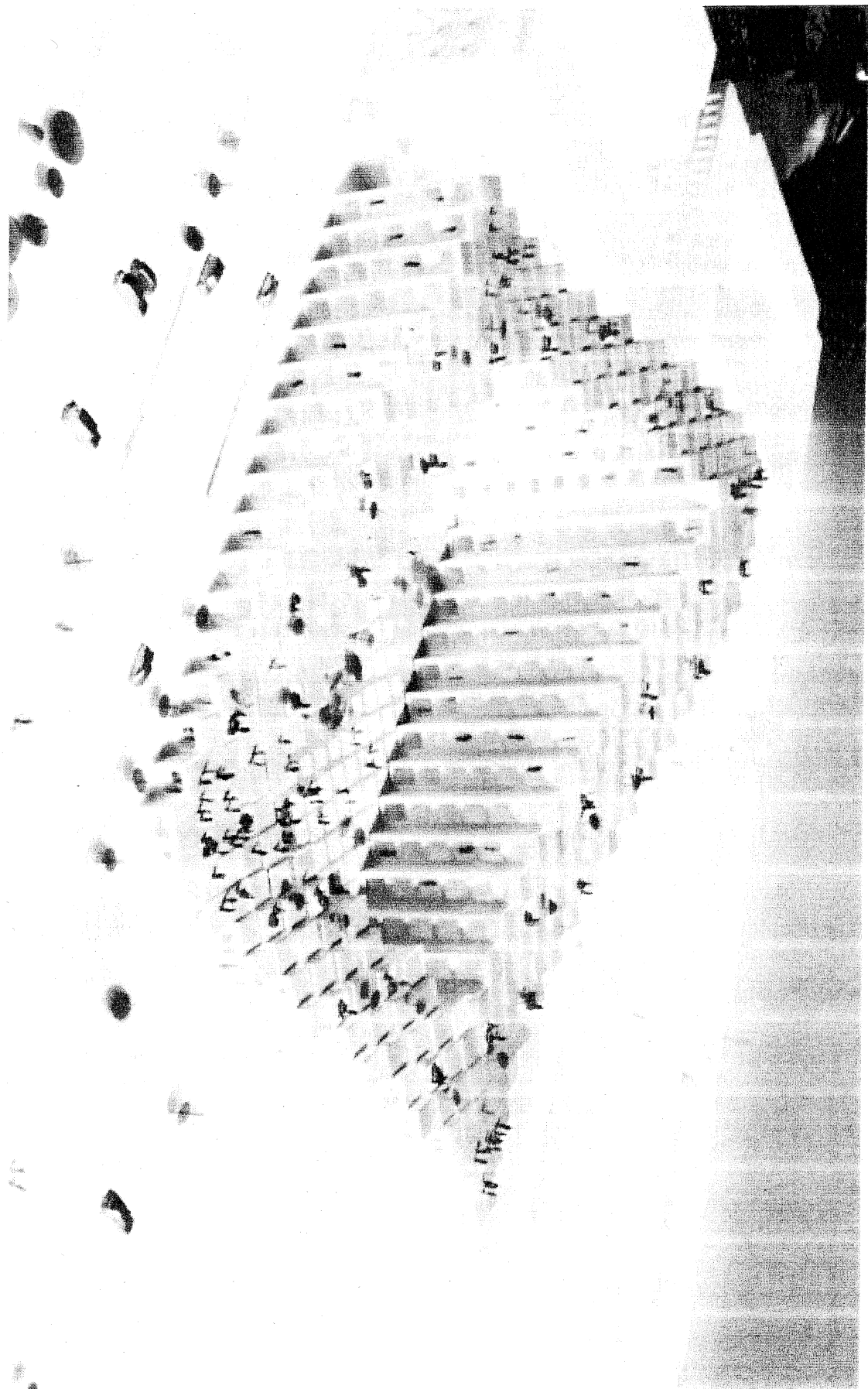
Name: ERIK PAESEL Organization: CULVER CITY ARTS DISTRICT RESIDENT  
Address: 3406 FAY AVENUE  
Phone: 818 419 1888 Email: epaesel@hotmail.com

Please provide us with your comments in the space below:

PLEASE SEE ATTACHED  
DRAWING. I WOULD LIKE TO  
SEE SOME DESIGN THAT IS  
VERY WELCOMING TO THE  
NEIGHBORHOOD COMMUNITY. BASICALLY  
LOOKS LIKE A PARK WITH A  
OFFICE BUILDING HIDDEN UNDERNEATH  
IT. SOMETHING BOLD, CUTTING  
EDGE.







# COMMENT CARD

8777 Washington – Community Meeting  
April 13, 2017

Name: \_\_\_\_\_ Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please provide us with your comments in the space below:

-- self service bike repair stations

↳ ~~POPOS?~~ community access

-- bike/car interxn @ Wesley m/out

-- youth programming/opportunities? - a lot of high school students from the Venice side

-- get rid of those palm trees! they are useless!

right turning cars in bike right-of-way

## COMMENT CARD

8777 Washington – Community Meeting  
April 13, 2017

Name: Ray Smith Organization: Resident Business owner  
Address: \_\_\_\_\_  
Phone: 310/463-1386 Email: malibu9@spcglobal.net

Please provide us with your comments in the space below:

Based on the renderings -  
Here's a comment:  
"Massive.... there goes our  
little neighborhood.  
Traffic problems from  
construction. Traffic problems  
when people start going to  
work.

Please take these thoughts into  
consideration

## COMMENT CARD

8777 Washington - Community Meeting  
April 13, 2017

Name: Kathleen Richmond Organization: resident

Address: Cattaraugus

Phone: \_\_\_\_\_ Email: dougandkathleen@yahoo.com

Please provide us with your comments in the space below:

Residents are very concerned about overdevelopment on corner of Nat. & Wash. traffic is increasingly problematic and former building has already contributed. S.E corner seems empty. why is more density proposed if there is no need?

## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: Austin Ryan Organization: ~~New Construction~~  
Small Business

Address: \_\_\_\_\_

Phone: 310/562-6841 Email: the\_derkf@att.net

Please share your question in the space below:

Traffic? I'm a frequent user of The Washington Blvd route to work and travel to my home.  
How much of the project will inconvenience me or other residents

## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: Ty Jordan Organization: Student

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: Callidork91@yahoo.com

Please share your question in the space below:

How does this development benefit our neighborhood?

## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: CC. Cruz Organization: Travel Agent  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: cece@mytravelhammock.com

Please share your question in the space below:

How long are going to feel displaced?



## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: Erika Organization: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please share your question in the space below:

What happened to the previous project proposed for this site. Is this current project the same developer?

## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: ERIK PASEL Organization: CALVER CITY  
NBS DISTRICT ASSOCI  
Address: 3426 FAY AVE  
Phone: 818 419 1888 Email: epasel@hotmail.com

Please share your question in the space below:

ARE YOU INTERESTED IN TAKING  
DESIGN SUGGESTIONS FROM THE  
NEIGHBORHOOD COMMUNITY? IF NOT?  
WHY?

## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: KEN MAND Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please share your question in the space below: <sup>THAT THE</sup>

WHAT CAN BE DONE TO BE SURE <sup>^</sup> FORTHCOMING  
RECOMMENDATIONS OF THE T.O.D. VISIONING STUDY  
~~THEY~~ HAVE THE OPPORTUNITY TO BE INCORPORATED  
INTO THIS DESIGN? <sup>STUDY</sup>

## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: KEN MAND Organization: ADREN

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please share your question in the space below:

WHAT CHARACTERISTICS OF THIS PROJECT JUSTIFY  
IT'S PLACE NEXT TO THE TRAIN?  
WHY ARE THERE SO MANY PARKING SPACES?

## QUESTION

8777 Washington – Community Meeting

April 13, 2017

Name: ERIC PASSEL Organization: CALVER CITY ARTS DISTRICT RESIDENT  
Address: 3426 FAY AVE  
Phone: 818 491888 Email: epassel@hotmail.com

Please share your question in the space below:

THIS BUILDING COULD BE THE  
FLAGSHIP/GATEWAY TO THE ARTS DISTRICT.  
PAST IT ARE GALENIES SUCH BLUMTPOE  
AND SARAH VERTMULLER. THE BUILDING  
SHOULD EMBRACE ART AND BE ART. HAS  
THERE BEEN ANY CONSIDERATION OF  
HOW IT ~~COULD~~ REPRESENT THE ARTS DISTRICT?

## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: \_\_\_\_\_ Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please share your question in the space below:

With the new construction and additional people + cars how will you eliminate the congestion on Washington Blvd and the taking 15-20 to get to National from Cattaraugus? also, why aren't the signals synced?

## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: KEN MAND Organization: ADPRD

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please share your question in the space below:

1) What is being planned to minimize the impact of construction as related to traffic, lane closures, sidewalk closures, haul routes, staging?

## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: SETH MASON Organization: \_\_\_\_\_  
Address: 3318 FAX AVE  
Phone: 3104398757 Email: seth@slackorama.com

Please share your question in the space below:

DESCRIBE THE BIKE LANE WORK  
THAT WILL BE DONE ON NATIONAL  
AND WASHINGTON BY 8777.



## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: ERIK PAESL Organization: CULVER CITY ARTS DISTRICT RESIDENT  
Address: 3426 FAY AV. CULVER CITY CA 90232  
Phone: 818 419-1888 Email: epaesel@hotmail.com

Please share your question in the space below:

THE DESIGN OF BUILDING SEEMS VERY  
COOKIE CUTTER. HAVE YOU CONSIDERED DOING  
A MORE BOLD, CUTTING EDGE GREEN DESIGN?

## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: KEN MAW Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please share your question in the space below:

WHAT COULD BE DONE TO REDUCE THE SCALE  
OF THE ~~AAA~~ GLASS WALL ALONG WASHINGTON?  
Suggest - Duplicate detail on west elevation  
~~patio~~ patio along each setback?

## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: Kathleen Richmond Organization: Resident  
Address: Cattaraugus  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please share your question in the space below:

How will traffic, which is becoming extremely problematic be mitigated?

## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: Meg Sullivan Organization: Self  
Address: 7425 Helms Ave Cubex City  
Phone: \_\_\_\_\_ Email: 3425helms@gmail.com

Please share your question in the space below:

Are you concerned about the amount of traffic at this corner? In addition to Access - which is not fully rented - there's the new development on the former Expo parking lot and a new apartment building opposite Access on Welsey:

RYAN

①

## QUESTION

8777 Washington – Community Meeting  
April 13, 2017

Name: Roman Chin Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: romanchin@gmail.com

Please share your question in the space below:

WAS EXISTING ARCHITECTURE AT HEUMS  
BAKERY / ARTS DISTRICT IN THE  
DESIGN OF 8777 WASHINGTON?

RYAN

**QUESTION**

8777 Washington – Community Meeting  
April 13, 2017

Name: Roman Chiu Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: romanchiu@gmail.com

Please share your question in the space below:

WHAT GREEN /SUSTAINABLE INFRASTRUCTURE  
IS USED IN THIS BUILDING??

**Allen, Michael**

---

**From:** Patricia Bijvoet <patriciabijvoet@mac.com>  
**Sent:** Thursday, April 27, 2017 3:42 PM  
**To:** Allen, Michael  
**Subject:** Re: informative question about 8777 Washington blvd

Hi dear Michael, thank you so much for your elaborate answer, I do appreciate that very much!

I am all in favor of additional development in the direct vicinity of a metro-railstation.

My concern is the combination of opposite policies: asking for a minimum of parking places (CCMC) and at the same time expressing the wish to change modes of transportation ( 0 growth of ADT, CMP efforts). In this way everybody loses always: if people indeed change their way of transportation, too much money is spent on the building of parking. If people don't change their way, you are inviting cars to an area that is already considered to be at it's max.

I understand the benefit of a financial contribution, but again, there is a perverse system going on if the lease of these office spaces need to compensate the building of the parking stalls and the financial compensation. Is that the kind of office-lease the city wants to offer in it's TOD area?

If it would be a "done job" it would be interesting to discuss on forehand with the owners a way to make -on the long term- shared parking (municipal/neighborhood/residential) allowable in this parking garage, in case the neighborhood would develop more, if more accessory dwellings units will be built, or if additional program along Washington blvd would be built. And as a city to start the beginning of a TOD parking balance.

Nothing is built yet. It would be such a pity if we are going to regret all the building over a couple of years, not having a smart solution for reuse.

I am still planning to address this process in the Planning Commission Meeting. It is also a way to get to understand the common practice and the paradoxes we all have to deal with.

Dear regards, Patricia Bijvoet

*Patricia Bijvoet MLA  
Landscape Architect, urban planner  
8947#A Hubbard Street  
Culver City,  
CA 90232  
USA*

*<https://patriciabijvoet.wordpress.com>  
<nl.linkedin.com/in/patriciabijvoet>  
mail: [patriciabijvoet@mac.com](mailto:patriciabijvoet@mac.com)  
mob: +1 310 614 9608*

On 26 Apr 2017, at 08:34, Allen, Michael <[Michael.Allen@culvercity.org](mailto:Michael.Allen@culvercity.org)> wrote:

Good morning Ms. Bijvoet,

If I am understanding your question and email correctly, it reads to me that you are concerned that the number of parking spaces, and ultimately the development being proposed is going to generate or increase traffic in the downtown/ TOD area?

There are a couple of factors that go into how the City determines how much parking is required and the mitigation measures on traffic. The Culver City Municipal Code (CCMC) mandates a specific number of parking stalls required for new development based on the land use and square footage of the development. Additionally, in order to contribute positively towards the City's/County's Congestion Management Plan (CMP) which is intended to offset the impacts from new development on the local and regional transportation system, there are a number of mitigation measures included as part of this project to encourage other modes of transportation than one's personal vehicle.

#### Parking Calculation

As an office and general retail type use, the parking is calculated at one space per 350 square feet. Based on this standard, the project is required to provide a minimum of 379 parking spaces. As proposed however, the project provides 392 on-site parking spaces, which is 13 more spaces than what is required by the Culver City Municipal Code. 379 parking spaces is a mandatory minimum of parking spaces required per the CCMC. The minimum parking standards can be changed in the future to consider other calculations based on location (i.e., within the TOD area, or proximity to public parking), however, until these types of revisions are made to the CCMC, we must require and a project meet the minimum amount of parking as required by the code.

#### CMP Efforts

In an effort towards achieving a zero net growth on traffic, there are a number of measures included in the Project's mobility plan. This ranges from preferred parking for low emission vehicles, and shared/carpooled vehicles, to encouraging local pedestrian access, bicycle accommodations, and public transit use. I have *very briefly* included a list below of the mobility plan elements to highlight some of these efforts (the Comprehensive Plan goes into greater detail of each item, which will be available at least a week prior to the public hearing):

- Bicycle parking;
- EV/Clean Air vehicle parking;
- Carpool/Vanpool parking;
- TAP Card subsidy programs;
- Improvements to the streetscape/pedestrian-scape, and walking promotion programs initiated by the tenants;
- Bicycle lanes, and end-of-trip facilities to promote commuting by bicycle or foot (this includes showers, lockers, and secure bike storage for employees who bike or walk to work);
- Future bike share participation;
- Subsidized rideshare program; and
- A one-time financial contribution towards early implementation of active transportation improvement measures that the City is in the process of designing.

Although there is not a means for the project to ensure 100% fail-safe efforts to result in a 0% net growth of traffic, the above are common (but not all inclusive) successful tools to significantly reduce such impacts. If applied consistently to all new development, the compounding impact could significantly reduce congestion over time. Additionally, it should be noted that as the City moves forward with its TOD visioning program, and other efforts to modernize our codes, the parking standards should be looked at to incorporate alternative solutions/calculations for required parking.

If I have not fully answered your question, or if this has prompted follow up questions, I am more than happy to continue the dialog to ensure that I give you the right information.



I hope you're having a great week thus far.

Best,

**Michael Allen**  
**Contract Planning Manager**  
City of Culver City, Planning Division  
9770 Culver Boulevard  
Culver City, CA 90232  
F: 310.253.5713

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**From:** Patricia Bijvoet [<mailto:patriciabijvoet@mac.com>]  
**Sent:** Monday, April 24, 2017 5:16 PM  
**To:** Allen, Michael <[Michael.Allen@culvercity.org](mailto:Michael.Allen@culvercity.org)>  
**Subject:** Re: informative question about 8777 Washington blvd

Thank you Michael, that sounds very lovely, I'll be patient.

dear regards, Patricia

*Patricia Bijvoet MLA*  
*Landscape Architect, urban planner*  
*8947#A Hubbard Street*  
*Culver City,*  
*CA 90232*  
*USA*

<https://patriciabijvoet.wordpress.com>  
[nl.linkedin.com/in/patriciabijvoet](https://nl.linkedin.com/in/patriciabijvoet)  
*mail: [patriciabijvoet@mac.com](mailto:patriciabijvoet@mac.com)*  
*mob: +1 310 614 9608*

On 24 Apr 2017, at 17:13, Allen, Michael <[Michael.Allen@culvercity.org](mailto:Michael.Allen@culvercity.org)> wrote:

Good evening Ms. Bijvoet,

Thank you for the excellent questions! I would like to gather some information for you, but it will likely take me a couple of days to gather the information and convey it in a useful manner to you.

I will be in touch with you in the next couple of days with more information.

Best,

**Michael Allen**  
**Contract Planning Manager**  
City of Culver City, Planning Division  
9770 Culver Boulevard

Culver City, CA 90232  
F: 310.253.5713

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**From:** Patricia Bijvoet [<mailto:patriciabijvoet@mac.com>]  
**Sent:** Monday, April 24, 2017 9:31 AM  
**To:** Allen, Michael <[Michael.Allen@culvercity.org](mailto:Michael.Allen@culvercity.org)>  
**Subject:** Re: informative question about 8777 Washington blvd

Thank you Michael for your quick response.

I have some more questions about the amount of parking-spots they want to realize. Does that fit in the amount of traffic the City wants to deal with in this TOD/Down Town area?  
Does the city work with a parking-balance area-wide or is every venue doing the math on its own? To my understanding: if the city strives for a 0 growth of ADT, how does that relate to this amount of new parking?

I would like to address some of these points at the planning-commission but I would like to be up to date about what the city wants to achieve.

Is there a possibility to take a look at the plans? Tell me if I should address my questions elsewhere or in another way.

Dear regards, Patricia

*Patricia Bijvoet MLA  
Landscape Architect, urban planner  
8947#A Hubbard Street  
Culver City,  
CA 90232  
USA*

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mob: +1 310 614 9608*

On 19 Apr 2017, at 15:50, Allen, Michael  
<[Michael.Allen@culvercity.org](mailto:Michael.Allen@culvercity.org)> wrote:

Good afternoon Ms. Bijvoet,

Thank you for reaching out regarding the 8777 Washington Blvd. Project. The property went through an ownership change after the initial first drafts were generated. The current ownership desired an emphasis on the commercial retail/office type development, and has a particular single tenant for the office space in mind that has not been shared with the City at this time.

Please do not hesitate to contact me in the future should any additional questions arise.

Best,

**Michael Allen**  
**Contract Planning Manager**  
City of Culver City, Planning Division  
9770 Culver Boulevard  
Culver City, CA 90232  
F: 310.253.5713

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**From:** Patricia Bijvoet [<mailto:patriciabijvoet@mac.com>]  
**Sent:** Wednesday, April 19, 2017 11:45 AM  
**To:** Allen, Michael <[Michael.Allen@culvercity.org](mailto:Michael.Allen@culvercity.org)>  
**Subject:** informative question about 8777 Washington blvd

Hi Michael,

Thank you for your notice on the Vitruvian development at 8777 Washington blvd. I am sorry I didn't attend any of the public outreach meetings, but I hope you can explain to me the reasoning of taking out the residential program (as was included in the first drafts I have seen).

Dear regards, Patricia Bijvoet

*Patricia Bijvoet MLA*  
*Landscape Architect, urban planner*  
*8947#A Hubbard Street*  
*Culver City,*  
*CA 90232*  
*USA*

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*mob: +1 310 614 9608*

MAY 10, 2017  
ITEM NO. PH-1  
#2

**Allen, Michael**

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**From:** Coffey-Webb, Louise  
**Sent:** Tuesday, May 02, 2017 3:42 PM  
**To:** Allen, Michael  
**Subject:** 8777 Washington Project

Hello Michael,

I'm not sure if I've met you yet. I work with Christine Byers in Cultural Affairs behind the Planning counter.

I received the Notice regarding 8777 Washington Blvd. and I have a question.

Being new to City work, I'm not clear on all the lingo, but I'm learning as I become involved with each new planning project.

My question is whether this new development will include any living spaces at all?

I've been a Culver City resident for over 20 years, and (as I'm sure you know) the street congestion and parking problems are beginning to make it untenable. It seems to me that the only way to reduce traffic is to have people live where they work, besides of course the use of public transport.

So back to my initial question – are there to be any living quarters in the new development.

So that was me wearing my resident's hat.

Now I'm putting on my Art in Public Places hat: I have noticed that public art, if required, is often an afterthought.

However, the ordinance suggests that an arts facility space could also suffice. Can you tell me if any thought has been given to the Art in Public Places component yet?

Many thanks for any clarification you can give me,

Best.

Louise.

*Louise Coffey-Webb*

**Art in Public Places Program**

*Cultural Affairs Division*

*City Of Culver City*

*9770 Culver Boulevard, Culver City, CA 90232*

*Direct Line (310) 253-6001*

*Louise.coffey-webb@culvercity.org*

MAY 10, 2017  
ITEM NO. PH-1  
#3

**Allen, Michael**

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**From:** Arts District Residents for Responsible Development <culvercityadrrd@gmail.com>  
**Sent:** Thursday, May 04, 2017 7:29 PM  
**To:** Blumenfeld, Sol  
**Cc:** Allen, Michael; Yun, Susan; Nachbar, John  
**Subject:** Re: 8777 Staff Report

Thanks. Seems like a mistake to me to do so. Ed's opinion is an important voice on this issue, especially given the public distaste for this architecture in this location.

Why do you want to proceed? It is not necessarily the developers call.

Also, please advise about status of staff report and email a copy.

Thank you-  
Ken

Sent from my iPhone

On May 4, 2017, at 7:04 PM, Blumenfeld, Sol <[sol.blumenfeld@culvercity.org](mailto:sol.blumenfeld@culvercity.org)> wrote:

Ken,

The Commission will hear the project application on May 10<sup>th</sup> as planned.

**Sol Blumenfeld**  
Director Community Development  
City of Culver City

**From:** Arts District Residents for Responsible Development (ADRRD) [<mailto:culvercityadrrd@gmail.com>]  
**Sent:** Thursday, May 04, 2017 10:17 AM  
**To:** Allen, Michael <[Michael.Allen@culvercity.org](mailto:Michael.Allen@culvercity.org)>; Blumenfeld, Sol <[sol.blumenfeld@culvercity.org](mailto:sol.blumenfeld@culvercity.org)>; Yun, Susan <[susan.yun@culvercity.org](mailto:susan.yun@culvercity.org)>; Nachbar, John <[john.nachbar@culvercity.org](mailto:john.nachbar@culvercity.org)>  
**Subject:** 8777 Staff Report

Please email us a copy of the 8777 Staff Report.

Also, any traction with postponing the meeting to a subsequent Planning commission meeting considering only 3 of the 5 commissioners will be in attendance?

Thank you-

**Ken Mand**  
President, Arts District Residents for Responsible Development  
310.713.6263  
[CulverCityADRRD@gmail.com](mailto:CulverCityADRRD@gmail.com)

MAY 10, 2017  
ITEM NO. PH-1  
#4

**Allen, Michael**

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**From:** Melyssa Guerry <melyssaguerry@gmail.com>  
**Sent:** Saturday, May 06, 2017 11:57 AM  
**To:** Allen, Michael  
**Subject:** Public Comments re: 8777 Washington Blvd

I am writing to express disapproval of the proposed amendment for 8777 Washington Blvd.

I am opposed because it does not contain residential units.

In addition, based on the number of parking spots in the building, the new occupants seem to have little desire to encourage use of the metro line. This will only bring more traffic to already overwhelmed streets.

With this parcel so close to the metro, its design should be optimized with metro users in mind.

If approved, this would be a missed opportunity.

Melyssa Guerry  
5889 Doverwood Dr  
Culver City, CA 90230

MAY 10, 2017  
ITEM NO. PH-1  
#5

**Allen, Michael**

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**From:** Jeff Shiffman <jeff@sound-underground.com>  
**Sent:** Tuesday, May 09, 2017 9:17 PM  
**To:** Allen, Michael  
**Subject:** Surfes Project

Good evening,

As a resident of Culver City's arts district, I am concerned that we are fast tracking a project that will benefit only a few and will not fit with the spirit of our neighborhood. The plans I am reading for this Surfes lot project are very disappointing.

I am all for development and am proud of the updates that have thus far brought a new vibrancy to our community. Restaurants and retail bring life to our streets and have made the Culver arts district a destination for many. This project however does not seem at all inspired in design, lacks any green space (or any community consideration for that matter) and leans heavily on basic, boring office space. We don't need to increase density and traffic for the benefit of a select few. If the neighborhood is to be developed further, I would like to its development to include more moderately priced retail and restaurants, able to be patronized by its residents as well as outdoor space that fits the rest of the community and benefits us all while still encouraging valuable tax dollars to enter our neighborhood.

This project is not a good fit. The size is way too large and Washington Blvd is already jammed enough without this added traffic. It is us, the residents that will be living with the construction of this project for many years. Let's take a step back and take some time to ensure this parcel is out to great use that will be another shining example of what makes our area so unique and interesting and not waste it on a giant office building.

Thank you for your time.

Best,

-Jeff Shiffman, resident on Fay Ave, Culver City arts district

**Allen, Michael**

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**From:** Mariena <la.mariena@yahoo.com>  
**Sent:** Tuesday, May 09, 2017 9:27 PM  
**To:** Allen, Michael  
**Subject:** 8777 Washington Blvd

Hi Michael,

I wanted to send my feedback as a resident of the Arts District because I will be unable to attend tomorrow.

I have two children who will be attending Linewood Howe. The only way to school right now is through Washington/ National. We use this intersection for my work and coming home every day of week. Morning traffic is generally bumper to bumper with commuters trying to save time vs Venice or I-10 making things difficult for locals that are boxed in (as we do not have access to National or La Cienega directly).

Additional development should enhance living in this area not take away from it. I worry that without proper changes to streets, bike lanes and other changes traffic will become unmanageable.

- Mariena



MAY 10, 2017  
ITEM NO. P4-1  
#7

**Allen, Michael**

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**From:** Cutchin, Lynn [JANUS] <LCutchin@its.jnj.com>  
**Sent:** Tuesday, May 09, 2017 6:33 PM  
**To:** Allen, Michael  
**Subject:** Comments on Surfas building project

Michael,

I am a homeowner on Sherbourne Ave and an Executive with Johnson & Johnson. I have been disappointed to learn about the structure you are planning at National and Washington. I have also spoken to my other neighbors and everyone is in dis-belief that you would allow the building of a space that is aesthetically unappealing and that also is not designed for appropriate parking.

Please pause this project and look for better alternatives. I hope you will involve the community in these decisions. I look forward to hearing from you and will pass on your reply to my neighbors.

Sincerely,

Lynn Cutchin  
310-625-5493

**Allen, Michael**

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**Subject:** FW: The Culver Hotel Supports 8777 Washington

**From:** Seth Horowitz [<mailto:GeneralManager@CulverHotel.com>]  
**Sent:** May 10, 2017 2:42 PM  
**To:** Yun, Susan <[susan.yun@culvercity.org](mailto:susan.yun@culvercity.org)>  
**Cc:** 'gmaleman@aol.com' <[gmaleman@aol.com](mailto:gmaleman@aol.com)>  
**Subject:** The Culver Hotel Supports 8777 Washington

Please would you have this note read out to the Planning Commissioners at tonight's meeting regarding 8777 Washington.

Dear Planning Commissioners:

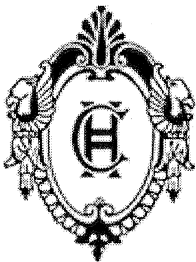
On behalf of The Culver Hotel we would like to voice our strong approval for the project being considered.

Culver City continues to establish itself as a destination on the Westside of Los Angeles. The developments in and around the TOD site are a vital element to the future of Culver City. Having an additional high-end office space development at the Expo Line station will benefit the businesses in that particular location and the immediate environs. The fact that a company like HBO would become a tenant amplifies this trend and compliments what is transpiring in the adjacent Hayden Tract, Platform and developing Ivy Station.

We are interested to understand how this concentration of people might be able to get to the Downtown businesses. We would encourage a serious conversation with the City to enhance the bike plan and other forms of transportation to achieve this end.

Thank you.

*Seth*



Seth Horowitz | General Manager and Vice President  
310.558.9400 | Dir 310.838.7993 220 | Cell 310.383.4449

The Culver Hotel | 9400 Culver Blvd. Culver City, CA 90232 [culverhotel.com](http://culverhotel.com)  
Visit our charming mid-century sister hotel in Beverly Hills [hotelbeverlyterrace.com](http://hotelbeverlyterrace.com)

MAY 10, 2017  
ITEM NO. PH-1  
# 9

**Allen, Michael**

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**From:** Greg Seares <gregseares@gmail.com>  
**Sent:** Wednesday, May 10, 2017 2:50 PM  
**To:** Allen, Michael  
**Subject:** 8777 Washington

Hi Michael. I am writing in favor of the proposed project at 8777 Washington. My family purchased our home on Helms Avenue (between Higuera and National) eight years ago and one of the main reasons for choosing this neighborhood was the proximity to all the pending development at Washington & National. We wanted to be within a short walk of not only the Expo Line (which at the time was still a few years from phase 1 completion) but also all the amenities that Culver City has to offer - restaurants, Trader Joe's, the movie theater, schools, parks, the Helms Bakery District. Basically, a big reason we moved here is so we could leave our cars at home and walk to most things we needed. Now that we've been here for eight years and the Expo Line phase 2 and the Platform and Access projects completed, the vision that we had is finally coming to fruition. We are even planning to go from a two car to a one car family this summer when one of our car leases ends - it's so easy to walk, bike and take public transportation in this area that owning multiple cars isn't necessary.

But there is still more to be done - we as Los Angeles County taxpayers have invested money in expanding the Metro system, but in order for public transit to be a success there needs to be a mixed use of amenities near transit stops. This development provides much needed office space in the area.

I know that many neighbors are concerned about traffic coming. Culver City is in the middle of one of the largest metro areas in the world, and fighting development and density locally only pushes growth towards the outskirts of the greater LA area, which just forces people to endure long commutes to get to jobs in the central city. The LA metro area needs to get more dense, and directly adjacent to transit stops is the exact place to do it. The eastern part of Culver City is changing and we can either try to fight it and keep our heads in the sand about the direction that every major city is going, or we can embrace it and develop a dynamic, walkable area that allows people to live with less reliance on cars. I hope that this project is approved.

Greg Seares  
3630 Helms Ave

**Allen, Michael**

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**From:** Roman Chiu <romanchiu@gmail.com>  
**Sent:** Wednesday, May 10, 2017 3:34 PM  
**To:** Allen, Michael  
**Subject:** 8777 Washington Project

Mr. Allen,

As a resident of the Arts District I'm concerned about the 8777 Washington Project. My 3 main concerns are

1. Of course the traffic and the additional amount of traffic that this will bring -getting to work and bringing children to school already takes so much time and this project will only bring more traffic and headache to the neighborhood.

2. Parking within the Transit Oriented District - I'm concerned with the amount of parking for this project as well as the TOD in general. There should be a minimum amount of parking in this area to encourage use of transit and this project and the city doesn't encourage.

3. The palm trees - Residents of the Arts District consider the palm trees to be an integral part of the neighborhood and have in the past come together to introduce the iconic tree rings for the neighborhood. The palm trees should not be taken down to preserve our neighborhood history and integrity.

Best,  
Roman

MAY 10, 2017  
ITEM NO. PH-1  
# 11

**Allen, Michael**

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**From:** Erika Sloane <eerikasloane@yahoo.com>  
**Sent:** Wednesday, May 10, 2017 5:02 PM  
**To:** Allen, Michael  
**Subject:** Another Nail in the Coffin for East Culver City/MaManus Park Residents

Too bad the City doesn't listen at least a tiny bit to it's residents. Too bad the city acts primarily from a place of greed.

This latest Surfes project is a big fat zero--no living space, little or no retail space, no innovation, no green features, no open space, no tasteful style. Just a big, ugly, banal office building with no connection to this neighborhood rammed down our throats and for what? So we can have more traffic more noise and more pollution. Great!

Sincerely,  
Erika Sloane



ITEM NO. PH-1  
#12

gift, card, book, baby

**To:** Culver City Planning Commission Members  
**From:** Kathryn Lundeen, Lundeen's  
**Date:** Thursday, May 11, 2017  
**Re:** PC - Adoption of Resolution No. 2017-P009  
8777 Washington Boulevard, Culver City

Dear Planning Commissioners,

I am writing to express my support for the proposed project at 8777 Washington Boulevard.

As a business owner in Downtown Culver City, I understand the need to maintain a significant daytime population in the area to patronize our local shops and restaurants. The addition of an office use in the Transit Oriented Development area is an important part of providing a balanced set of uses near the Expo Line station.

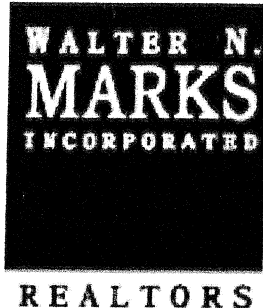
I am happy to know that the developer has incorporated a number of initiatives designed to encourage office workers to ride the train and bike to work. I am also encouraged that the developer is open to ways to get those employees downtown throughout the day, including their support of a bike share program.

I think it would be a great asset to have a creative company like HBO in Culver City. Also I think I speak for most in Culver City and the surrounding areas when I say that I hope our beloved Surf as will stay. I hope you will join me in supporting this project.

Sincerely,

Kathryn Lundeen

Helms Hall of Fame  
8758 Venice Boulevard  
Los Angeles, CA 90034  
Telephone: 310.204.1865  
Facsimile: 310.836.2208  
[wally@wnmrealty.com](mailto:wally@wnmrealty.com)



MAY 10, 2017  
ITEM NO. PH-1  
#13

Walter N. Marks (1903-1997)  
Founder  
Walter N. Marks, Jr. (1930-2009)  
Walter N. Marks III

**To:** Culver City Planning Commission Members  
**From:** Wally Marks  
**Date:** Wednesday, May 10, 2017  
**Re:** PC - Adoption of Resolution No. 2017-P009  
8777 Washington Boulevard, Culver City

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Dear Planning Commissioners.

I lend my support to the project at the former Surfes Property. Not only is the single tenant user building requested in this zone change a terrific boost in continued confidence by the commercial marketplace, the proposed design is most fitting as a Culver City's transit entry icon. It will continue the unique statement that makes this TOD station differentiate from all other stations along the Expo Corridor.

Moreover, the modern design of this mixed use office project will be a precedent for future projects which will enhance both residential, street retail and all commercial uses in the immediate neighborhoods.

Juxtaposing the 1930's art deco streamline motif of the Helms Bakery, this project's design will bring out the richness of good architectural that will endure for the ages.

Lastly, I welcome the daytime activity that office users from 8777 Washington will bring to the immediate TOD and to the businesses throughout the Helms Bakery District and Hayden Tract.

Thank you.

Wally Marks  
Owner – Helms Bakery campus

