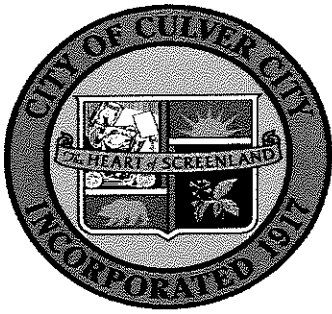




Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232-0507
CITY HALL Tel. (310) 253-5710
FAX (310) 253-5721

PLANNING COMMISSION MEETING AGENDA WEDNESDAY, JANUARY 9, 2008

PUBLIC COMMENT

The Planning Commission will listen to the public on any item on the agenda or item of interest that is not on the agenda. The Planning Commission cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Commissioners, please complete a Speaker's Card and present it to the Secretary before the agenda item is called. You will be called to the podium by name when it is your turn to speak to the Commissioners.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Chairperson for agenda items for which many Speaker Cards have been submitted.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the Secretary. If additional time is needed, the Chairperson will allow for same at the end of the agenda.

When the Secretary calls your name, please advance to the podium and state your name and city of residence. Speakers must limit their comments to five minutes. A three-minute limit may be declared by the Chairperson if there is a large number of individuals desiring to address the Commissioners.

NOTE: AT OR ABOUT 11:00 P.M., COMMISSION MEMBERS WILL DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Planning Commission Meeting is in session. Please turn all devices off or place on silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

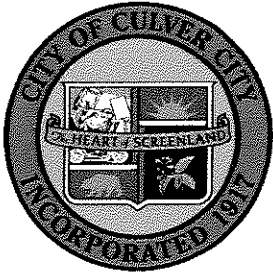
MEETING INFORMATION

Planning Commission meetings are regularly scheduled for the second and fourth Wednesdays of every month. Planning Commission Agenda information is available 72 hours before each Planning Commission meeting via a tape recorded message by calling 310-253-5741.

City Council/Agency/Commission meetings can be viewed live on Channel 35 by Comcast subscribers. Meetings are also broadcast on the City's Radio Station AM 1690. To view the Planning Commission meetings on line please visit <http://www.culvercity.org/citygov/netcast.asp>.

ALD

Assisted Listening Devices are available through the Secretary.



Culver **CITY**

Agendas are available on the web at:
www.culvercity.org

AGENDA

Planning Commission

Wednesday, January 9, 2008

7:00 p.m.

Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

Marcus Tiggs, Chair
David Rockwell, Vice Chair
John Kuechle, Commissioner
Andrew Weissman, Commissioner
Linda Smith Frost, Commissioner

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

ACTION ITEMS

- A-1** Public Meeting to Allow for Submission of Comments on the Entrada Office Tower Draft Environmental Impact Report (DEIR) 6161 Centinela Avenue
(Staff Report: Sherry Jordan (310) 253-5746) *Accept Comments.*

CONSENT CALENDAR. *Note: Consent Calendar items are considered to be routine in nature and may be approved by one motion. Public requests to discuss Consent Calendar items must be filed with the Secretary before the Consent Calendar is called.*

C-1. Secretary's Report. *Approve Report.*

C-2 Approval of Minutes of December 12, 2007.

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

**Next Planning Commission Meeting
January 23, 2008
7:00 PM**

Upcoming Public Meeting Schedule –Tentative – 2008

Date	Day	Time	Location
<i>City Council</i>			
<i>January 14</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>Redevelopment Agency</i>			
<i>January 21</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Civil Service Commission</i>			
<i>February 6</i>	<i>Wednesday</i>	<i>5:00PM</i>	<i>Council Chambers</i>
<i>Cultural Affairs Commission</i>			
<i>February 12</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Parks & Recreation Commission</i>			
<i>February 5</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Patacchia Room</i>
<i>Planning Commission</i>			
<i>January 23</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>

- Meetings may be added or changed.
- Times and date may be changed.

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: January 9, 2008

Item Number: A-1

AGENDA ITEM: Public Meeting to Allow for Submission of Comments on the Entrada Office Tower Project Draft Environmental Impact Report (Draft EIR).

Contact Person/Dept.: Sherry Jordan,
Senior Planner

Phone Number: (310) 253-5746

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☒

Action Item: ☐

Attachments: ☒

Public Notification: Notice of meeting was contained in the Notice of Completion and Availability of the Draft EIR that was mailed on 11/29/07 to various public agencies, and Culver City and Los Angeles residents and interested parties (1,500+). Publication in the Culver City News, Culver City website posting, and email to the Master Notification List on 11/29/07. Renotice mailing and email to the Master Notification list on 12/19/07 and republished on 12/27/07.

Planning Approval:

Thomas Gorham 12/20/07

RECOMMENDATION:

Receive public comment on the contents of the Draft EIR.

PROCEDURE:

1. Chair calls on staff and consultant for a brief staff report and Commission poses questions to staff as desired.
2. Chair provides the applicant the first opportunity to speak, followed by the receipt of comments from the general public.
3. Chair requests specific comments on the Draft EIR from the Commissioners.

DISCUSSION:

Project Description

The project applicant, Centinela Development Partners, proposes to construct an office tower and parking structure on the site of the existing surface parking lot that serves the Radisson Hotel at 6161 Centinela Avenue. The project site is designated Regional Center in the City's General Plan and is zoned Commercial Regional Business Park (CRB). In addition, the site is located within the Redevelopment Project Component Area No. 1.

City of Culver City, California
Planning Commission Agenda Item Report

The 13-story office tower with approximately 342,409 gross square feet of floor area would be connected to a nine-level parking structure with two levels below grade housing 1,240 parking spaces. Eight additional surface parking spaces would be provided. The building height would be 190 feet to the flat line of the roof with a sloping parapet rising to 220 feet. The existing Radisson hotel and conference center building would remain.

Environmental Analysis

In March of 2007 the City contracted with PCR Services Corporation to work with staff in analyzing the environmental impacts and preparing the EIR for the proposed project. The Draft EIR was prepared, according to the California Environmental Quality Act (CEQA) requirements. The Draft EIR identifies potential environmental impacts that would result from development of the project, suggests mitigation measures available to minimize those impacts, and identifies alternatives to the proposed project. Issues related to aesthetics, air quality, cultural resources, hydrology and water quality, land use, noise, public services (Fire and Police protection), transportation and circulation (traffic), utilities (water supply and wastewater), and global climate change were analyzed.

A brief presentation will be given at the Planning Commission meeting:

- Describing the project
- Describing the CEQA process
- Defining the different types of impacts
 - No impact
 - Less than significant impact
 - Less than significant impact with incorporation of mitigation measures
 - Significant impact
- Identifying the Draft EIR findings
- Identifying project alternatives

The Draft EIR was released for a 68 day review period on November 29, 2007. The review period to submit written comments on the content of the Draft EIR will close at 5:30 PM on February 4, 2008.

Procedurally, under CEQA, the Draft EIR must be certified by the Planning Commission before the proposed development can be considered for discretionary approval and entitlements (e.g., a Site Plan Review or Tentative Parcel Map). The various approvals required to implement the project are listed on Page II-17 of the Draft EIR.

City of Culver City, California
Planning Commission Agenda Item Report

"Certification" of an EIR is the culmination of the EIR review process. Certification stipulates that the Final EIR document is complete, accurate, and has been prepared and reviewed in accordance with CEQA requirements. Certification of an EIR and action on a project are entirely distinct and separate issues and procedures under law; therefore, certification of this EIR will, in no way, confer approval of the proposed development project.

Because the Draft EIR identified significant environmental impacts from the proposed project that cannot be mitigated to a level below significant, a statement of overriding considerations will need to be adopted if the project is approved.

Written comments received as of December 28, 2007, are attached to the staff report. Any additional comments received by the meeting date and time will be submitted to the Commission at the public meeting.

SUMMARY

Tonight's meeting is a forum for the City to only receive comments on the Draft EIR that will be responded to in the Final EIR. The Final EIR will be brought to the Planning Commission (with responses to the comments received) for certification in February, 2008. This meeting is not a venue to debate the merits of the project for which the Draft EIR was prepared. Public review of the project (versus the EIR) should occur at the time the entitlements for the project are considered for approval.

ATTACHMENTS:

1. Copies of comment letters/emails received as of December 28, 2007.
2. Entrada Office Tower Project Draft Environmental Impact Report (transmitted to the Planning Commission on November 29, 2007).

Jordan, Sherry

From: DLandis226@aol.com
Sent: Friday, December 28, 2007 7:47 AM
To: Sherry.jordan@culvercity.org
Subject: Re: Entrada Office Tower

Dear Ms. Jordan:

We are writing to you to ask for an extension on the time allotted for the Draft EIR review of the Entrada Office Tower, 6161 Centinela Ave., Culver City, Ca. The length and scope of the report requires more time to read and review than the allotted time of the Feb., 4, 2008 deadline.

The proposed building of a 342,409 sq. ft. building at a proposed height of a 13 story building (220 feet in height instead of the 56 feet height limit in other parts of Culver City and larger than the Fox Hills Mall) has a great impact on the surrounding traffic situation in adjacent cities as well as Culver City. There are height and aesthetic implications of this project which need careful review.

After viewing the volumes of paper work that must be read to better understand the project in the Draft EIR, we are requesting an extension of the Feb. 4th deadline.

Thank you for your time and consideration.

Michael and Dianne Landis
6307 Riggs Place
Westchester, Ca. 90045
310-348-1999
DLandis226@aol.com

See AOL's top rated recipes <<http://food.aol.com/top-rated-recipes?NCID=aoltop00030000000004>> and easy ways to stay in shape <<http://body.aol.com/fitness/winter-exercise?NCID=aoltop00030000000003>> for winter.

Jordan, Sherry

From: Jordan, Sherry
Sent: Thursday, December 27, 2007 4:22 PM
To: 'Kreller/Alexander'
Subject: RE: Entrada EIR extension request

Attachments: Errata and Notice of Ext Circulation NOCA-Public.pdf



Errata and Notice
of Ext Circu...

The comment period for the DEIR has been extended to February 4th. Please see the attached notice.

-----Original Message-----

From: Kreller/Alexander [mailto:samsato@pacbell.net]
Sent: Thursday, December 20, 2007 12:13 PM
To: Jordan, Sherry
Subject: RE: Entrada EIR extension request

Hello Ms. Jordan.

I am writing to see if there has been any decision on the requests you and the City have received to date to extend the comment period for the Entrada draft EIR. Christmas is fast approaching, and if the City Council/Planning Commission has not decided this matter before its first meeting in January, the net effect will be the same as denying the extension request. Without a timely decision, concerned parties will have no choice but to prepare comments in the brief time remaining over the holidays so that they can submit at least something on time, if the decision ultimately is to deny the extension request. Obviously, this time squeeze will be prejudicial to the effort to provide full and complete comments. Please advise. Thank you.
Lorie Alexander.

-----Original Message-----

From: Jordan, Sherry [mailto:sherry.jordan@culvercity.org]
Sent: Thursday, December 13, 2007 8:04 AM
To: Kreller/Alexander
Subject: RE: Entrada EIR extension request

The requests for the Entrada Draft EIR comment period extension are being considered. The City Council is aware of these requests. Please send me your mailing address and I will be sure you are on the list for future notices about this project.

-----Original Message-----

From: Kreller/Alexander [mailto:samsato@pacbell.net]
Sent: Wednesday, December 12, 2007 3:13 PM
To: Jordan, Sherry
Subject: Entrada EIR extension request

Ms. Jordan,

Attached is the cleaned-up version of the letter I attached by e-mail to you yesterday. I did want to let you know that at least the text of the letter has been copied to Gary Silberger with a request that he pass it on to the rest of the council (I wasn't able to attach the letter itself - perhaps you could forward it to Mr. Silberger). Please reply at your earliest convenience. Lorie Alexander.

Michael M. Koshak, M.D., G.L. Neusteter Koshak
6327 Riggs Place
Westchester, CA 90045
(310) 337-9639
Montfish@aol.com

RECEIVED
DEC 27 2007
Culver City
Planning Division
Faxed 12-26-07

Sherry Jordan, Sr. Planner
Culver City Planning Commission
9770 Culver Blvd.
Culver City, CA 90232-0507

Via Email: sherryjordan@culvercity.org

Re: Entrada Office Tower EIR Public Comment Time

Dear Ms. Jordan,

We are writing to formally request an extension to the public comment time for the E.I.R. for the Entrada project for 120 days. Due to the immense scope of the document, and its release at the holiday time, we feel it impossible to accurately review the document and to comment on it as is our right as neighbors who will be severely impacted by the project. Furthermore, we feel that more time is needed to inform additionally impacted communities as the project's location does not isolate it as a Culver City project exclusively, but rather has far reaching community impacts.

We thank you for your consideration.

Respectfully,

Michael M. Koshak, M.D.

Gina L. Neusteter Koshak

Catherine Matsuda
6936 Kentwood Court
Los Angeles, California 90045
(310) 645-7334
Fax: (310) 645-7334
E-mail: golfmatsuda@hotmail.com

December 17, 2007

Sherry Jordan, Senior Planner
Culver City Planning Division
9770 Culver Boulevard
Culver City, CA 90230-0507
FAX: 310-253-5721

RE: Proposed Building Project at 6161 Centinela Avenue, Culver City

Dear Ms. Jordan:

I am submitting comments for the EIR on the following proposed project which will affect my neighborhood:

The project applicant: Centinela Development Partners
The project location: 6161 Centinela Avenue, Culver City
Summary of project: 13 story 342,409 square feet office tower & parking structure

I have been in the Kentwood Bluffs area for over 14 years. This proposed project is within very close proximity and within the sight of our home. We have continued concerns about the scope and the density of this proposed project because of the negative impacts on traffic and the quality of life caused by the cumulative development in the local area. The level of density and traffic from the new Playa Vista area and this project make the local area too dense. Already the traffic from the Playa Vista area, which is not even at full completion, is putting a huge burden on the streets around this proposed office tower & parking structure (Sepulveda, Centinela, & Jefferson). I continue to be opposed to this project at 6161 Centinela Avenue, Culver City.

This project as proposed will continue to add to the following problems in our local area:

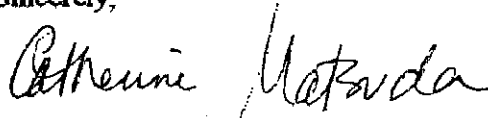
1. Traffic flow will continue to overcongest the major local intersections, including the Sepulveda & Centinela intersection;
2. Emergency service vehicles will have larger problems in getting in and out of the traffic for any local emergency services;

3. Air quality and noise will increase from the increased vehicles in the area. With more vehicles this will affect the air quality around in our neighborhood. This would include the green environment in our area.
4. Density of other local buildings. There are already a number of buildings in this local area. There is a lot of building space & parking space proposed on the land for this proposed project.

As a local homeowner, we feel that this project will overdevelop an area which is already very, very congested on a daily basis. We would like the Centinela Development Partners to reconsider and the Culver City Planning Division to work together to limit the scope of this proposed project. This project as it is proposed is too large and will congest the local area. The Culver City Planning Division in the future may later have to seek ways to reduce the additional congestion, noise, air quality and traffic for this local area.

I recommend NOT approving this proposed project until further information can be given to the neighborhood about our concerns.

Sincerely,



Catherine Matsuda

December 13, 2007

Sherry Jordan, Senior Planner
Culver City Planning Office
Via e-mail sherry.jordan@culvercity.org

Re: Draft EIR for Proposed Entrada Office Tower

Dear Ms. Jordan:

It has come to our attention that the draft EIR has recently issued for the Carlyle Group's proposed "Entrada Office Tower." This e-mail serves as a formal request to extend to at least 90 days the review and comment period for the draft EIR. The 50-day period unfortunately spans the holiday season during which many interested parties travel, and even if it did not, it would be insufficient in light of the proposed project's scope and the length of and inaccuracies in the draft report itself.

There are many concerned residents, like myself, who actually travel in our communities along the ever-congested arteries of Sepulveda, Lincoln, Centinela and Jefferson Avenues, and the notoriously congested 405 north and south of LAX. You have probably experienced personally the gridlock along Sepulveda, from Target to the north and Imperial Highway and beyond to the South (some would say down to Camp Pendleton). This is just the reality today -- even without an "Entrada Office Tower," the pending build-out of Playa Vista or any additional development along the Sepulveda corridor. It does not take a traffic expert to conclude that this leviathan project will add to the existing bottleneck. These traffic impacts are more real to Culver City and area residents than any benefit that would derive from increased tax revenues. They are wrecking the once-unique experience of living in accessible communities like Culver City and Westchester, and making our community indistinguishable from every other congested area on the Westside and Southbay. Culver City should have the courage to continue to stand apart by adhering to the zoning ordinances permitting a sustainable level of development that does not unreasonably impact what it means to live and drive in our communities.

Moreover, from the standpoint of aesthetics, the mass and scale of the proposed Tower substantially impacts the feel and visual character of surrounding neighborhoods, including homes in south Culver City, even though it is proposed for that tiny dot of Culver City west of the 405 consisting only of the Radisson property. To be sure, its proposed location disparately impacts homes on the Westchester Bluffs, which in fairness cannot simply be ignored to benefit Culver City's tax coffers. While reasonable minds may differ on what is aesthetically pleasing, no one can reasonably deny that the proposed Tower is a huge structure, at nearly four times the current height restriction, that impairs views. To me, and perhaps to the majority of others, even with a romantic name like "Entrada" it is nothing more than an unsightly cube of urban blight that would overwhelm the vista to the north.

December 13, 2007

Page 2

To consider and then reject as insubstantial the aesthetic impact on Westchester Bluff residents, would serve as a dangerous precedent to the residents of Culver City. Culver City officials could not, in good faith, apply such a standard against Westchester residents but not to its own. It would set as a matter of public record that Culver City does not protect the views and therefore the property values of homeowners who purchased their properties subject to existing zoning restrictions. Before embarking on that slippery slope, Culver City officials should consider what it would mean to them and to other Culver City residents, including those owning view properties, if the Tower were being built in their backyards instead. With additional time to respond to the Draft EIR, we hope to be able to assist with such considerations.

We anticipate that as more residents see the renderings and become aware of the scale of the proposed Tower in relation to existing zoning ordinances, they will join in opposing certification of the Draft EIR. Please advise on how many, if any more, requests are needed to grant the extension, and we will gather the necessary support. I can be reached by return e-mail. Thank you.

Sincerely,

Lorie Alexander
One of Many Concerned Residents

Cc: Gary Silberger (text by e-mail, with a request to forward to rest of council)



BILL ROSENDAHL

City of Los Angeles
Councilman, Eleventh District

Committees

Chair, Public Works

Vice-Chair, Trade, Commerce & Tourism

Member, Budget & Finance

Member, Transportation

Member, Ad Hoc Homelessness

December 11, 2007

Sherry Jordan
Senior Planner
9770 Culver blvd
City of Culver City, 90232

Dear Ms. Jordan:

I am writing to ask that you extend the comment period for the environmental review for a proposed project in Culver City, bordering the 11th Council District.

The proposal for a 13-story office tower at 6161 Centinela Avenue, known as the "Entrada Office Tower Project," is of significant concern to my constituents. As this is an extremely large project, I am asking for an extended time period to be able to adequately review the document. The 50 day public review period during the holidays (from 11/29/07 to 1/17/08) is not adequate to properly respond to the Draft EIR on a proposed project with potentially significant environmental impacts. I am asking for an additional 30 day review period to extend the comment period to Monday, February 18, 2008.

Regards,

BILL ROSENDAHL
Councilmember, 11th District

Westchester Office
7166 W. Manchester Boulevard
Westchester, CA 90045
(310) 568-8772
(310) 410-3946 Fax

City Hall
200 N. Spring Street, Room 415
Los Angeles, CA 90012
(213) 473-7011
(213) 473-6926 Fax

West Los Angeles Office
1645 Corinth Avenue, Room 201
Los Angeles, CA 90025
(310) 575-8461
(310) 575-8305 Fax

Jordan, Sherry

From: PastinaFood@aol.com
Sent: Tuesday, December 11, 2007 8:26 AM
To: Jordan, Sherry
Subject: (no subject)

Dear Sherry:

I received the mailing from you regarding the EIR release of the Entrada Office Tower Project for review.

I would like to request that the review period be extended to at least 90 days if not 120 days because of the holiday season. The report is several volumes and we need more time to read it and then to be able to comment.

This is an issue of great concern to the community and extending the review period of the Entrada EIR to at least 90 days is necessary.

Please send me a copy of the Entrada EIR so that I can review it and pass it around to the neighbors.

Thank you.

Sincerely,

Nancy Catullo

See AOL's top rated recipes <<http://food.aol.com/top-rated-recipes?NCID=aoltop00030000000004>> and easy ways to stay in shape
<<http://body.aol.com/fitness/winter-exercise?NCID=aoltop00030000000003>> for winter.

To Sherry Jordan,

I am sorry but we do not support
any more large developments in Culver City.
The traffic condition is horrible, and there
are still more buildings coming in Playa Vista.
We are the homeowners at

5165 Selmeraine Dr
Culver City, CA 90230
for 47 years!

Sincerely,

Joan Eckert
William J. Michel

RECEIVED

DEC 05 2007

Culver City
Planning Division

Jordan, Sherry

From: Myra Kriwanek [MKriwanek@prodigy.net]
Sent: Tuesday, October 30, 2007 5:14 PM
To: Jordan, Sherry
Cc: Councilman.Rosendahl@lacity.org; grieg.asher@lacity.org; mike.bonin@lacity.org; jim.kennedy@lacity.org; whitney.blumanfeld@lacity.org; marina.martos@lacity.org; DLandis226@aol.com; MontFish@aol.com; Mike.young@lacity.org; 'Nancy Catullo'; stephensmith@comcast.net; RiggsPlaceNW@Prodigy.net; cesar_d@cerrell.com
Subject: 405 Freeway Accident Causes Major Traffic Nightmare - Proves Radisson Hotel Project Must Be Reduced
Attachments: Radisson Hotel - Traffic Accident Impact ltr. dtd 10-30-07.doc



Radisson Hotel -
Traffic Accid...

Re: New proposed 220-foot high rise development at 6161 Centinela Avenue, Culver City & Sepulveda Blvd., L.A. (next to the Radisson Hotel off the 405 Freeway & Hughes Center in Westchester)

Culver City Planner Sherry Jordan,

Please read the attached letter and include my comments in the appropriate file for the Entrada Office Tower Project Environmental Impact Report to be reviewed before approval.

As you well know, the accident on the 405 Freeway today caused major problems for the transportation system around the area of the proposed Radisson Hotel development, known as the Entrada by the Centinela Development Partners, a proposed 220-foot high rise parking & office building. Attached is a letter expressing my recommendation to drastically reduce the density of the project because of the traffic congestion adding to existing conditions that will overburden the surrounding streets. This example of an accident that was experienced today proved the streets & services failed to handle the traffic adequately. Culver City and the city of Los Angeles must NOT approve over-development such as this before existing transportation needs can be adequately met.

Myra Kriwanek

6340 Riggs Place

Westchester 90045

MYRA KRIWANЕК
6340 Riggs Place
Westchester, CA 90045

Date: Tuesday, October 30, 2007
To: Sherry Jordan, Senior Planner
Culver City Planning Division

Re: Proposed project at 6161 Centinela Ave. in Culver City on the NW sector of the intersection of Centinela Ave. & Sepulveda Blvd.

Let me go on record that today a massive big rig accident occurred at 5 a.m. and closed down traffic on the 405 Freeway at Hughes Parkway for miles in all directions. Sepulveda Blvd. at Centinela was at a stand still for hours and needed to be used for some of the emergency vehicles sent to this fatal accident. The results of this major traffic nightmare is a serious warning to city planners & transportation engineers that there is absolutely inadequate transportation flow under existing conditions & in order to meet future needs.

Most troublesome, in particular, is the area of the so called "The Entrada", a proposed 220-foot high rise parking/office structure located off the 405 Frwy. & Sepulveda Blvd. & Centinela Ave. Here we are presently experiencing the most negatively impacted roadway systems for through-traffic in Los Angeles & throughout Culver City in order to reach LAX, the Westside, the South Bay, downtown L.A. & all parts of the city. Hundreds of thousands of motorists should not have been severely immobilized because one major artery was compromised. Alternative routes were inadequate, over-capacity & at gridlock, just as access for emergency services was non-existent! This emphasizes where the responsibility of downgrading density of future developments is key to preventing long-term irreversible problems of over-growth & severe traffic congestion. The point of today's horrendous traffic nightmare warns us to become more pro-active in our city planning because we see how important addressing peak capacities will be for the future. New developments will continue to create irreversible problems if accumulated densities are not checked and controlled. Recommending a reduction in height by half would definitely create a more acceptable project & not add to the worst traffic congestion that we are in today. Reducing the density of this proposed project is in the best interest of a more successful project for all parties involved (that includes communities in the adjacent area & their city services, constituents & taxpayers, commercial businesses & residential owners, tenants, visitors, commuters, etc. as well as potential investors).

Myra Kriwanek
Email: MKriwanek@Prodigy.net

- Neighborhood Council of Westchester/Playa del Rey (NCWPDR) – former Boardmember & current stakeholder.
- NCWPDR Public Safety Committee - former Chair & standing member.
- Kentwood Home Guardians Homeowner Assn. – former Boardmember.
- United Neighborhoods Of Westchester (UNOW) - founding member.
- Westchester Neighborhood Assn. (WNA) member.
- Viable Improvements of Streets In Our Neighborhoods (VISION).
- 25-year North Kentwood Residential Homeowner & Community Leader.

Cc: Councilman Bill Rosendahl, L.A. City Planner Grieg Asher, L.A. Field Deputy Jim Kennedy, Kentwood Home Guardians, NCWPDR Planning & Land Use Committee, UNOW, WNA, VISION and Riggs Place Homeowners. Cerrell Associates.