

M E M O

December 9, 2014

To: Susan Yun, Darrin Klotz, J.E. Smith
From: Geoff Maleman
Re: December 9 community meeting recap

As a recap of tonight's community meeting, please find following a list of all the questions and answers given tonight as well as a variety of comments made by the attendees. Of course, please let me know if you have any questions.

Q: Will these be townhomes or apartments?

A: They are for-rent townhomes.

Q: How wide will the sidewalk be?

A: The existing sidewalk will remain the same as it is today, but the building is set back from the property line by 18 feet from the sidewalk to the screen.

Q: How many people will live in each 3-bedroom apartment?

A: Our expected tenant profile will be predominantly families. The design of the building, with a master suite on the top level, two bedrooms on the second level and the living room/kitchen on the first level lends itself to family tenants. There is a need for larger rental options in Culver City for families. In addition, as a management effort, we screen our tenants to be sure we don't have 5, 6, 7, 10 people living in a single unit.

Q: How will the ingress/egress of cars to/from the site work?

A: The only access to the property is from Grand View.

Q: Is the project in Los Angeles or Culver City?

A: Culver City

Q: Is there information about the project available on-line at www.lidoeq.com?

A: Yes

Q: What is the project site zoning?

A: Residential – Medium Density

Q: How many affordable units will the project include?

A: Three

Q: The project references semi-subterranean parking. How far underground will the parking be?

A: 6 feet

Q: How many total parking spaces will the project include?

A: 85

Q: How many bedrooms are in the existing mobile home park?

A: There are 20 1- and 2-bedroom units

Q: Won't the party walls block the morning light from the front units of 4040 Grand View across the street?

A: The way the sun moves across the sky will not reduce the light those residents get

Q: Will the walls be painted dark and won't that make it dark for the residents across the street?

A: Yes, the walls will be painted dark, but the color of the walls won't impact the light in the units across the street.

Q: What are the project's parking ratios?

A: 2.3 cars per unit

Q: Will there be tandem parking?

A: There will be both tandem and single spaces

Q: How large is the parking area?

A: There will be 30,000 sq ft of parking – all standard-size parking spaces, no compact spaces

Q: What sustainability features will the project include?

A: We are trying to enhance the passive qualities of the building, including ventilation, access to daylight/privacy and operable windows. We are focused on conservation first, but there will also be storm-water mitigation as well as the use of photovoltaics.

Q: What are your subletting rules?

A: There is no subletting allowed, and we keep a very close eye on that.

Q: What amenities do you have for children who might live there?

A: The front patios will have landscaping and we envision those being used as side yards, though, to be fair, there is not a generous play area.

Q: What is the security situation?

A: The property is gated and the parking is gated.

Q: Will the parking gate be located right at the sidewalk and will cars be forced to queue on the street to turn into the project?

A: There will be space to queue on the driveway because we don't want people to queue on the street.

Q: What is the construction staging and haul route situation?

A: As part of the entitlement process, we need to propose a construction mitigation plan that details construction hours, staging locations and haul routes. There will also be a complaint "hotline" number people can call. The city will approve the construction mitigation plan and can come out to inspect and enforce the situation.

Q: With some many schools nearby, what is the line of sight for drivers from the project driveway?

A: The building is set back from the street, so from the driveway/apron, drivers will have a clear and unobstructed view in both directions.

Q: What is the construction timeline?

A: Construction will not begin for at least 11 months (when the mobile home park is vacated) and will take approximately 12 months.

Q: Are you helping the current residents of the mobile home park find new places to live?

A: Yes. There was a relocation benefits program approved by the City Council. Residents are very content with the way the relocation has taken place.

Q: Have you relocated a mobile home park before?

A: No

Q: What will the market-rate rent be?

A: \$3,500/month

Q: What is the maximum number of adults allowed in each unit?

A: There is a building code occupancy maximum, but that would likely be superseded by the lease and the rules of the management company.

Q: Will there be on-site management?

A: Yes. There will be an on-site property manager that is required to live on-site full-time in one of the units. We have eyes on the property 24/7, and that is very important.

Q: Do you allow pets in your properties? What about this one?

A: Yes. Pets are allowed in some of our properties, but there is a screening process and a maximum size for dogs. We have not yet decided whether this will be a pet-friendly building or not.

Q: How tall will the building be?

A: Many of the new buildings in Los Angeles are 45 to 56 feet tall. This building will be 41 feet tall.

Q: Some other new buildings are built right up to the sidewalks. What are the setbacks of this project?

A: From the building to the sidewalk will be 22 feet. From the decorative screen to the sidewalk will be 18. There is a required setback in residential areas. The buildings built right to the sidewalk are in a commercial area where no setbacks are required.

Q: Could you create a parking structure to supply additional parking?

A: A parking structure is not economically and functionally feasible on this site.

GENERAL COMMENTS:

- I don't like the architecture. It doesn't fit in.
- Emergency vehicles parking on the street on Grand View will prohibit access to the building for residents.
- Access should not be from Grand View only since that is a very high-traffic street.
- The project is too big for the land.
- Concerned about traffic flow since the convalescent home exceeds its on-site parking and spills onto the street. This is complicated by the regular response of emergency vehicles that park on the street.
- Grand View is being used as a short-cut, resulting in significant traffic issues.
- The City of Culver City blocked the alley behind the project, and access to the project site should come from there.
- You should think about a second exit to the rear of the property.
- Concerned about three singles living in the three bedrooms and generating up to six cars per unit when guests are figured in.
- The convalescent home creates a great deal of noise (sirens from emergency vehicle responses, etc.) and units facing that direction will have to deal with that noise. The project should include soundproof windows for those units.
- Despite meeting and exceeding the code-required amount of parking, the project should add additional parking.
- This is a beautiful building with a modern feel.
- You have done a good job on the math with the parking that is there.
- Concerned about the height relative to the rest of the neighborhood.

Grandview Community Meeting Notes

November 17, 2015 6:30pm – 7:45pm

Total Attendance: 28 people

Development Representatives Present:

- Lido Equities Group- Developers/Partners Jeff Smith & Darrin Klotz
- Pleskow Architects- Development Architect Tony Pleskow City

Representatives Present:

- Jose Mendivil from Culver City Planning Division

Issues from Residents of the Existing Mobile Home Park:

1. Parking:

- a. Concerned that the allotted 85 spaces is not adequate. Neighbors suggested three spaces per 3-bedroom unit would be more appropriate.
Developers and Architect explained to residents that the proposed project goes above and beyond code requirements to accommodate parking (in addition to meeting all the required parking per code, the project includes four additional spaces). In addition, the developer elected not to take the option under SB1818 that would have allowed for a reduction in parking, opting instead to select other menu items under SB1818.
- b. Neighbors continued to express concern regarding the existing conditions of street crowding and were concerned that the proposed project may bring more traffic to the area. Specifically, the neighbors were upset by Grandview Palms Assisted Living Center employees parking on the street and the traffic disruptions created by caregiver, ambulance and other related traffic on the street.

2. Environmental Analysis:

- a. Tenant from trailer #8 requested that an environmental impact report for the proposed project be created and that the public be allowed to review any environmental analysis of the proposed project.
Jose Mendivil of the Planning Division told the resident that an EIR is not required for this project and that once the proposed project is deemed complete and is agendaized in front of the city Planning Commission, the entire file will be public record and subject to review by anyone from the community.

3. SB1818 Low Income Units:

- a. Several residents of the existing mobile home park at the site asked to be approved for the three very-low-income units at the proposed project and asked about the approval/application process.
Developer Jeff Smith told residents that the staff at the Lido Equities Management Office would be happy to give them the SB1818 application and help determine if they are eligible for the proposed very-low-income units. He added that the state will

determine eligibility and that it is far too early to begin the leasing and selection process at this point since the project is still more than a year away from opening its doors.

- b. Tenant from trailer #8 mentioned that an elderly man was applying for one of the SB1818 units and if he passes away, she wants the unit to be passed down to his grandkids.

Jeff Smith explained again that none of the SB1818 units have been confirmed to anyone.

- c. Q: *Are the SB1818 units identical to the rest of the normal units?* – Yes

4. Other Questions/Concerns:

- a. Q: *Is the development going to be rental or condos for purchase?* – Development is proposed and intended for rental. There are no plans to sell the units as condos, which would require a different approval process and the creation of a new tract map. Furthermore, the very-low-income units are under a covenant to remain available to very-low-income residents for a minimum of 55 years.
- b. Q: *What is the square footage of the units/spacing between buildings?* – spacing between the north and south building units ranges between 18'-5" and 20'-5", with an average square footage of 1,600 for every unit. All units will be 3-bedroom, 2.5-bath.
- c. Q: *Does the community get to vote on the project?* –No. Several residents expressed an interest in starting a petition that would enable them to vote on the approval of the project.
- d. Q: *What types of tenants will this development attract?* (Residents do not want units to be shared by college students who would be likely to bring with them 3+ cars per unit) – Jeff Smith explained that the development will attract more families rather than college students, but that the pre-leasing will not start for a while.
- e. Q: *How long will the construction process take?* – Even if approved early next year, the project would take 12-16 months to build.
- f. Q: *Are there any non-biased representatives here that are not involved in the project?* – Yes. Jose Mendivil from the Culver City Planning Division
- g. Q: *Is the building outfitted correctly for fire safety, looks crowded?* – Yes, the development team has been working with Ken Quick from CCFD to ensure the development is entirely up to code with respect to fire safety issues.
- h. Q: *Will the development be taking away any street parking?* – No, the proposed project will not change the nature of parking on the street in any way since the driveway will most likely be in the same location as it is today. If anything, the proposed project will

add net parking to the area since it will include handicapped and guest parking within the development and allow those drivers to parking within the site and not on the street.

- i. Q: *Will there be an on-site manager?* – Yes, any complex with more than 16 units requires an on-site manager.
- j. Q: *What happens if existing mobile home park residents don't vacate the property by December 1, when the park is scheduled to close?* – An Unlawful Detainer process will begin.
- k. Q: *Why won't the property owners allow residents stay in their homes through the holidays?* The City Council voted to approve the closure of the mobile home park in October, 2014, at which time, all residents were notified about the impending closure and given more than a year to find new living accommodations. The property owner said that the more than 12-month notice provided residents ample time to make arrangements and that they would adhere to the December 1 closing date.
- l. A couple residents who did not accept Lido's buyout package complained that the package was not big enough, saying that the calculated value of their mobile home was undervalued.
Jeff Smith denied this allegation and informed the residents that Lido paid residents who accepted the buyout package up to four times the mandated amount. He said he felt that Lido was very generous with the buyout packages for eligible residents and have not received any complaints from those residents. Only residents who were ineligible for the packages have shown a dislike for the values.

Concerns from the Neighbors:

1. Construction:

- a. One neighbor asked what kinds of materials will be used, the expected noise, hours, and how Lido will control these disturbances – Jeff Smith responded by stating the project will strictly follow to the city regulations in regards to the daily start and end times of construction, and will ensure the clean-up crews keep the street and neighboring areas clear of nails, excess materials, etc. He assured her that the developer will do its best to keep construction-related disturbances to a minimum.

2. Increased Traffic

- a. Concerned about increased noise, traffic, etc. Felt that with the delivery/transportation vehicles and the new development Grand View Boulevard has become overcrowded. – Jeff Smith said that since the development has made strides to ensure adequate parking is available, there should be little-to-no impact on street parking from residents or guests of the future development. The developer cannot be responsible for the existing traffic and parking conditions caused by the Assisted Living Center operations, but if the neighbors have concerns, they should be directed to the city.

3. Other Questions:

- a. Q: *Do you have plans to develop the other mobile home park on Grand View?* – No, Lido does not own, nor does it plan to purchase the other mobile home park.
- b. Q: *What is the height of the new development?* – Tony Pleskow explained the size and shape of the project utilizing the plans and sections on the large display boards in the community meeting room. He stated that the highest point of the building will be 40'-6" above grade at demising walls separating individual units with roof levels of 37'-0" above grade for the units themselves. He noted that the upper floor stepped back from the side yard property lines to minimize the massing of the units.
- b. Q: *Has Lido gathered data on how their developments have increased nearby home/property values/prices?* – Jeff Smith answered that Lido has not researched or gathered specific data however newer developments of this caliber typically increase the aesthetics of a neighborhood and have a positive influence. Tony Pleskow also responded by saying that when a newer building enters an area it tends to not only improve home values but also encourage nearby properties to remodel/update their apartments, homes, etc. to match the competition. On the other hand, Pleskow said the addition of new supply can cause rents to move lower in older buildings if the existing units cannot measure up to the new product.

4. Pros:

- a. A neighbor spoke up stating he was impressed and pleased with the new project and felt it will be a great addition to the neighborhood. He said with regards to the parking/car congestion he recently purchased a bike for small errands and said it has dramatically changed his daily routines for the better. Since the area is very walkable/bike-able a car is not needed for smaller errands. He encouraged the developer to provide ample bike storage and support bike usage. He also expressed that he walks with his dog around the neighborhood daily and feels the new development will make the street nicer, and more comfortable.