

# ATTACHMENT NO. 7

9925 Jefferson Blvd.  
Community Meeting #1  
Tuesday, March 16, 2021; 7 pm

## MEETING NOTES

PROJECT LOCATION: 9925 Jefferson Blvd., Culver City, CA 90230

PROJECT APPLICANT: The HQ Group

Per Culver City outreach guidelines, a community meeting was hosted by the applicant on Tuesday, March 16, 2021 at 7 pm in the evening via Zoom. A City-approved notification was sent via U.S. Mail on Friday, February 26, 2021, 18 days in advance of the meeting, per City Planning staff (Jose Mendivil) to owners and occupants within a 500 foot radius of the project site. The owners and occupants lists were compiled by GC Mapping, a copy of which, along with a radius map and affidavit was previously submitted electronically to Mr. Mendivil. Additionally, the project team provided an electronic copy for distribution to Raintree HOA for distribution to its residents and members.

The community meeting was attended by 13 attendees (registration and sign in sheets provided), including several residential neighbors. 3 individuals who registered did not attend, two of which were Planning Commissioners Barba and Voncannon.

The community meeting began at 7:02 and the presentation started closely thereafter. A PowerPoint presentation was shown (PowerPoint provided). Eric Shabsis introduced the project and the applicant within the first two slides. He turned over the presentation to Mark Hershman, Principal at ShubinDonaldson, the project architect. Mark described the project and the architecture.

Questions and comments were solicited from the participants. Below are questions and issues raised with italics representing applicant response:

### Stephen Schwartz – 50 year Culver City resident, current Raintree Villa homeowner

Is it the intent of the developer to repurpose the existing building?

- *Yes, both the applicant and the architect find aspects of the existing building worth saving – specifically the beau truss building.*

Will the applicant develop other buildings on Jefferson to the south?

- *The applicant does not own the other buildings to the south. At this time, the only project being proposed is the project at 9925 Jefferson Blvd.*

Is the only pedestrian access to the building on the backside opposite the parking garage?

- *There are several pedestrian entrances including on Jefferson at the northern corner of the property, another entrance off the mid court, down the driveway, and the one at the rear of the building opposite the garage.*

Traffic along Jefferson Blvd. pre-pandemic is already a problem. It might take 15 minutes to get from Raintree to Duquesne in the afternoon. Changing the occupancy of the building will add more employees – the building was originally designed as a

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warehouse with a small number of employees. Office will expand the number of employees on site and would increase traffic. Additionally, with other development along Jefferson proposed and the community college districts future RFP for development at 10100 Jefferson, traffic will increase substantially – 9925 Jefferson will contribute to increase traffic volume.

Ginny Kollwe- Raintree resident

How will this affect traffic on Jefferson?

- *Preliminary analysis by the traffic consultant indicates that the project will not add any significant traffic to Jefferson. The project is not changing the existing use of the building nor is it adding significant floor area. Therefore, it does not appear to add a significant net increase to warrant a full traffic study.*

Will there be a study to more definitively identify potential added traffic congestion?

- *As part of the application process, the applicant will determine if there is any vehicular traffic impacts of significance.*

What is the project timeline?

- *The applicant will be submitting for PPR shortly and will seek site plan review. The applicant hopes to have its approvals later this year and begin construction as early as the 4<sup>th</sup> quarter of 2021.*

Arthur Kasson – Raintree resident, 38 year resident of Culver City, former City Traffic engineer

Who is the project's traffic consultant?

- *Tom Gaul with Fehr & Peers*

Is the project intended for creative office use?

- *Yes*

Creative office users usually have flexible hour – not 9-5. The traffic impacts are less for creative office. “I have no concerns with this project adding volume to Jefferson.” The current problem on Jefferson is with signal operations, which the City needs to fix. The blockage occurs further north at the Culver Stairs, which is the major cause of congestion. Any future project at 10100 Jefferson (7 acre site) will be a problem; this project is not a problem.

Jennifer Cole – Resident

“It is extremely important that your landscape plan includes native species. I am glad you plan to do that.”

**9925 Jefferson Blvd.  
Community Meeting #2  
Tuesday, August 31, 2021; 7 pm**

MEETING NOTES

PROJECT LOCATION: 9925 Jefferson Blvd., Culver City, CA 90230

PROJECT APPLICANT: The HQ Group

Per Culver City outreach guidelines, a community meeting was hosted by the applicant on Tuesday, August 31, 2021 at 7 pm in the evening via Zoom. A City-approved notification was sent via U.S. Mail on Wednesday, August 11, 2021, more than 18 days in advance of the meeting, per City Planning staff (Jose Mendivil) to owners and occupants within a 500-foot radius of the project site. The owners and occupants lists were compiled by GC Mapping, a copy of which, along with a radius map and affidavit were previously submitted electronically to Mr. Mendivil. Additionally, the project team provided an electronic copy for distribution to Raintree HOA for distribution to its residents and members.

The community meeting was attended by 2 attendees – Stephen Schwartz (a resident of Raintree) and Giovanna G (who did not provide her affiliation to the site. These were the only registered attendees.

The community meeting began at 7:02 and the presentation started closely thereafter. A PowerPoint presentation was shown Eric Shabsis introduced the project and the applicant within the first two slides. He turned over the presentation to Mark Hershman, Principal at ShubinDonaldson, the project architect. Mark described the project and the architecture. John Bowman, applicant's land use counsel, closed out the presentation discussing timeline and entitlements

Questions and comments were solicited from the participants. Below are questions and issues raised with italics representing applicant response:

Stephen Schwartz – 50 year Culver City resident, current Raintree Villa homeowner

How with the maintenance crew access the landscaped space between the back of the parking garage and the creek?

- *There is a 5-foot side yard on each side of the site between the building and the property line, which allows access to the area behind the parking garage.*

Will solar panels be installed?

- *Yes, on the front building along Jefferson.*

Will there be a convenience store or sandwich shop in the building?

- *No. Creative office space is what is programmed for the site. No food service is being requested for permit.*

What is the build out time?

- *Approximately 20 months*