

*Project: 11111 Jefferson Blvd. (Culver City Post Office/Coco's/Valvoline site)*

*Date: Thursday, August 29, 2019*

*Re: Community Meeting #1*

*Location: Temple Akiba  
5249 S. Sepulveda Blvd.  
Culver City, CA 90230*

*Attendance: 275 (approx.)*

### ***Notes/Questions from the community***

1. Regarding the "Things Not Done Slide", in what sequence will those be done?
2. Understands that development is coming as many places are for sale but asks that they team work closely with community when developing the project.
3. Did not like the language used in the presentation such as "downtown desert". Also doesn't like the fact that out of town developers are coming into the neighborhood.
4. Stated that affordable housing is needed in the community and is needed by members of the community like teachers. Feels that 25 affordable housing units out of 279 total units simply isn't enough. As schools are currently at capacity, it is important to the community that the developer work closely with the schools.
5. Do the community get a say in the design process?
6. Supports the project as the community needs more housing.
7. Asks that the project use the environmental guidelines from Santa Monica as Culver City's are behind the times. Asks that the developers consider the history of the city. States that the project can't go over the 56-foot height limit.
8. States that area surrounding area is already a highly congested area.
9. Is concerned about school and work traffic on Jefferson. Traffic and noise caused by the construction of the site is major concern of the area. Hopes the project can be scaled down.
10. States that if they own the property, they (developer), they can do what they want with the site. Asked if the developer has looked at variances?
11. Commented that apartments are for tech company employees, when the community needs housing for the homeless community.

12. Doesn't feel listened to. The Jefferson and Sepulveda intersection has a large amount of traffic. Concerned about the height of the project. Is supportive of the idea of development.
13. Heard that the post office was evicted from the location. The loss of the post office causes the community to lose a great deal of its walkability. Asks that the developer make room for the post office at the development site. States that the number of affordable housing units isn't enough. Lastly, asks that no fast food restaurants be developed at the site.
14. Would like to know where the developer will stage the construction equipment. Is concerned about the property tax of the site when developed. Asked who owns the property? Lastly, asks what small communities the development team has worked in in the past?
15. Asks for more affordable housing units. There are currently several vacant store fronts in the community, what will cause the new site to attract retail space when so many are leaving?
16. Concerned about the height of the project, traffic, and school capacity. Asked if they units in the project are rental units?
17. Doesn't appreciate the language used in the presentation such as "desert". Believes that at park along Sepulveda doesn't make sense due to the amount of pollution caused by traffic.
18. Confused about the process as they feel it is being done backwards. Asks how the project will work out and if more retail is needed?
19. Doesn't see how traffic will be mitigated by the project.
20. States that the project is too intense for that plot of the land. Asks for the number of affordable housing units to be increased, along with reducing the intensity of the project.
21. Asks when the traffic study will be done and if the development team will follow the study?
22. Requests that project include more affordable housing units. States that more parks are needed in the community.
23. Like many others, they are concerned about the increase in traffic brought on by the project. Requests more outreach be done for the project. Unsure of how tall a five-story building is and asks if the developer can provide a visual. Asks what will be done about Machado.

24. Asks where the number of units came from, and why apartments instead of condominiums? Prefers condominiums as that means they are long term residents.
25. How much money will the project cost? What is the rental rate for the non-affordable units?
26. Believes the site is a poor location as it is surrounded by two busy streets. Concerned about the increase in traffic along with pollution.
27. Feels cynical about the process.
28. Doesn't want any change.
29. Asks for a walkthrough of what a traffic study does and what the developer will do. What does a traffic study allow the developer to do?
30. Concerned about the traffic generated by the employees of the office space. Buses and bikes don't make sense for the area as you need a car.
31. Will the developers consider removing office space and lowering the number of stories?
32. The community has a homeless problem that needs to be solved. Asks for more affordable housing units. Doesn't like how the stories and height limits can be superseded by California law. Want's more gender and ethnic diversity on the team.
33. Noise generated by the construction of the project will affect the surrounding streets. Believes five stories is too high. Need more than "pocket" stores.
34. As a teacher, she would be unable to live in the units created by the project. How will the money be given back to the community?
35. The scale and density of the project is the foremost concern. Neighbors concerned more about impact than traffic.
36. Regarding property tax, how much will the city receive from the project?
37. States that the younger generation won't come to the space due to traffic along with there being nothing else to do in the area. Asks for more affordable housing to be included in the project. As stated by many others, traffic is a major concern as the project will most likely cause traffic to overflow into side streets.
38. Do you know the city's regulations concerned unit per acre?
39. Concerned about the safety of children walking to school while construction of the site is being done. There is currently one signal, but it's on the construction site. Will the developer make another signal to replace the one on the project site while construction is being done?

40. Likes the idea of active transportation. Says the community will get behind the project if there is more investment in project/community. *Unclear of what kind of commitment regarding the project and community.*
41. Likes the inclusion of buses and bicycles in the project. Feels that the number of affordable housing units could be higher. Asks if it's possible to use parking from the Pavilion to make the project less ambitious.
42. Concerned about population density, and how emergency vehicles can through the area.
43. Wants to know if the project is already going forward. Asked who's paying the developers and how much.
44. Would like to know how parking is calculated? Feels that the amount of parking included in the project isn't enough.
45. Believes that the project impacts how the community feels about where they live. Would like to know how the project will affect small businesses in the area.

**11111 Jefferson Blvd.**  
**Public Comment at Community Meeting**  
**Thursday, August 29, 2019**

- **Jamie Harris [Row 3]:** Lives nearby; disagrees that the neighborhood needs revitalization and resents the comment that the neighborhood is a concrete desert; states that developers will make millions and leave, but the community will have to deal with the consequences; concerned about traffic; concerned about air quality issues related to traffic.
- **Khin Khin Gyi [Row 2]:** Neurologist; resident for 28 years; asks about sequencing of environmental review.
  - **Elisa:** CEQA review will begin after application is submitted; we anticipate a draft CEQA document in Spring of 2020.
- **Allen Lulu [Row 47]:** Resident of Sunkist Park; states that there is a lot of development on the horizon; names a number of businesses for sale; states that it's inevitable that the project site will be developed, and encourages the community to be involved; concerned that Culver City will look like downtown LA/Van Nuys Blvd.
- **Christine Ferrera [Row 5]:** Resident of Studio Village; supports the project; states the City adopted rent control because we understand that we are in a housing crisis; encourages more housing.
- **Lauren Jagnow [Row 1]:** States that affordable housing is needed in the community; concerned that 25 units in 279 unit development is not good enough; has kids at El Rincon Elementary, and concerned schools are at a capacity; states that these units will add students; calls for the project to be discussed with the schools.
  - **Elisa:** The CEQA review process will include analysis of school capacity; the CEQA document will be reviewed by the schools.
- **Shekar Gianti [Row 4]:** Architect; resident of Studio Village; encourages community to give developers a chance, and to be a part of the process.
- **Robin Turner [Row 19]:** Archeologist paleontologist; long-time resident; former Planning Commissioner; helped with the initiative that set a 56-foot height limit; has four comments:

1. Model CEQA review after Santa Monica, where regulations are more stringent; Culver City doesn't require the expert studies that other cities require.
  2. There should be no variance from 56 height limit, which was set by a vote of the people.
  3. Developer should hold smaller meetings.
  4. We should be careful not to lose our history.
    - **Elisa:** Regarding 1, the CEQA document is a City document and the developer cannot dictate the process; the public can shape the CEQA process/document by commenting during the scoping process; regarding 2, housing is an important matter of statewide public policy and SB 1818 allows variation of development standards if you provide affordable housing [lots of booing and yelling]; under the Density Bonus Law we could ask for 20 additional stories but we're only asking for one single story.
    - **Eric:** Regarding 3, it is my job to organize the small meetings you requested; let's do a coffee meeting in your home [Robin responds that she is too busy].
- **Paula Fins [Rows 7 & 58]:** Concerned about height; concerned about traffic – cites to the email about this meeting which encouraged walking, biking, and calls it hypocritical because the project will cause traffic issues.
  - **Mary Trout [Row 8]:** Resident of Studio Village; asks whether Machado will become a two-way road; concerned about Sepulveda and Jefferson traffic; concerned that the project is too large for the site; concerned about construction noise and traffic; wants the project scaled down.
    - **Elisa:** The traffic and parking study will figure out how to deal with Machado; noise-related impacts will be analyzed pursuant to CEQA.
  - **Lillian Jenkins [Row 11]:** Resident of Sunkist Park; recalls Playa Vista; states that if someone owns the property, they can do what they want so long as it conforms to the zoning; asks whether the project will require variances? asks what the current zoning is?
    - **Elisa:** It's zoned commercial; we need a stable project description before we know what entitlements will be required.
  - **Mark Lipman [Row 10]:** States that the developers are millionaires and they want to make a playground for techies; concerned about homelessness; states

that if developers want to do business here, it is their responsibility to be part of the solution.

- **Elisa:** The project will provide very low income units.
- **Robyn Tenensaf [Row 12]:** Resident of Linberg Park; thanks developers for being here; however concerned that this is not a conversation – stating that the community brings up issues (like the 56 height limit) and developers respond that there are laws that trump our concerns; asks what the purpose of these meetings are; concerned with height; concerned with traffic; asks whether the roads will be realigned; concerned with notice radius.
  - **Eric:** City requires 500 feet radius for notice, but we expanded to 1,000 feet and then added all houses until the end of the block; also put notice in the newspaper and advertised with homeowner associations.
- **Unknown:** Concerned about the post office; states that it was his impression that the PO was evicted, and that they wanted the former Toys R Us; concerned with walkability – the PO makes this community walkable; states that if developer wants to be accepted, it must make room for PO; state that low cost housing is insufficient, and that actual affordable housing is needed; concerned about fast food restaurants as part of the project.
  - **Elisa:** PO announced that they were leaving two years ago, the Chamber of Commerce is helping to find a new home; if they cannot find a place nearby, then developer is open to a smaller format within the project; developer envisions neighborhood serving retail, no fast food.
- **Richard Stewart [Rows 13 & 44]:** Resident of Linberg Park; resident of Culver City for 30 years; architect; asks where they are going to stage construction and how will people get in and out of the site; concerned about construction traffic; concerned about scale of development (too large for the site); asks who currently owns the property; asks what small communities have the developers worked in.
  - **Dominic:** The construction logistics will be developed; given the size of the site, the staging could be done on the site; with regards to smaller communities, the John Buck Company has worked in Boulder, CO.
  - **Kyle:** 3MR has worked in El Segundo and Redondo Beach; the property is currently owned by 19 family members that live throughout the US.
- **Sarah Fields [Row 14]:** Resident of Linberg Park; asks what the formulas were for determining affordable housing; asks what type of retail is envisioned;

concerned about the many vacant storefronts, and that project will not attract retail; asks what is game plan for attracting restaurant tenants, which are notorious for closing down as another one opens up?

- **Kyle:** We've found that the retail environment is changing, but many establishments refuse to change; we will focus on retail that has evolved with society.
- **John Yao [Row 15]:** Resident of Heritage Park; concerned about height; concerned about traffic; concerned about school capacity as he has a 3 yo daughter; asks whether these units will be rental or owner occupied?
  - **Elisa:** The units will be rental.
- **Allen Levy [Row 16]:** Resident of Studio Village; resents the developer's choice of words (that the site is an asphalt desert); states that Culver City is the Oasis, not the project; concerned about parks being right on the street; concerned about air quality.
- **Steve Elstein [Rows 18 & 81]:** Resident for 45 years; concerned about traffic.
- **Helene Kayem [Row 17]:** Resident of Studio Village; concerned about the sequencing of project processing – the traffic study should dictate the project; recalls Playa Vista; supports development generally, but concerned retail is unnecessary.
- **Darryl Cherness [Row 20]:** Resident since 1953; has two concerns:
  1. 100,000 sf plus development is too intense;
  2. Concerned about homelessness and the lack of affordable housing in the area; suggests to increase the number of affordable of units and reduce the size of development.
- **Unknown:** Asks when the traffic study will be prepared; concerned that the results of the traffic study will be ignored.
  - **Elisa:** We expect the environmental document to be ready in the Spring; developer will respect the results of the traffic study.
- **Gina Meister [Row 21]:** Concerned about affordable housing; concerned about concreted development; suggests more park in a central location; suggests less intense, smaller project.

- **Albert Vera [Row 23]:** Life-long resident; states that he knows development is needed; concerned about traffic and hopes project could help; concerned about realignment of Machado, but will remain as open-minded as possible; asks what is the number of units that pencils out; concerned about size of project; asks that the developers reach out to Exceptional Children's Foundation; concerned about school capacity; asks that the developer work with the community more; asks for scaled drawings.
  - **Eric:** Machado doesn't work well as it is; addressing Machado will be a central focus; solutions are not finalized; emphasizes that developers are MORE than willing to meet with community in many different forums; reassures that this is just the beginning.
- **Evan Fisher [Rows 22 & 71]:** Resident of Linberg Park; asks why 279 units was chosen; asks why rental instead of owner-occupied; asks that the traffic study be conducted during November when school is in session.
  - **Kyle:** We know rental development, not condo development.
  - **Elisa:** The traffic study will be conducted when school is in session.
- **Unknown:** States the project is all about money; asks how much money investors are putting into the project; asks how much rent will be.
  - **Kyle:** The project represents a 250 million dollar investment; rents will depend on final unit count, size, and amenities.
- **Patti Newter [Row 24]:** Resident of Studio Village; states she is not against development, but is concerned about the location; concerned about traffic; concerned that there is no way to address traffic except for building lanes; states the location is ugly; generally supports the project but for another location.
  - **Elisa:** The location is a primary motivator of the project since it is a transit-oriented area accessible to transit [lots of disagreement from crowd].
- **Myrna Kayton [Row 27]:** Recalls City Council person who seemed sympathetic to community members in relation to Playa Vista but then found out that she was married to developer; states that she feels cynical.

- **Judy Potik [Rows 28 & 37]:** Former City Parks Commissioner; long-time resident; concerned over the size of the project; even Boulder, CO is much bigger than our community.
- **John Graff [Row 32]:** Resident of Linberg Park; concerned about traffic; asks for an overview of the traffic study process, and what its goal is, and how it will be used.
  - **Elisa:** Gives a thorough review of process by which a traffic study is prepared.
- **Caryn Burkow [Row 30]:** Resident of Studio Village; concerned about traffic related to the office space; concerned about the assumption that this is a transit oriented area; insists that a car is necessary; asks whether the developers will consider eliminating the office space and retail, which would all for one story less.
  - **Elisa:** The developer will consider changes in the project uses.
- **Vicky Foxworth [Row 33]:** Concerned with homelessness and that no unit of the project will be dedicated to homeless/supportive housing; request to involve homeless organizations as part of the process; concerned that developer's willingness to listen in insincere; states it was disrespectful to bring up state law to address concerns over height; requests more diversity on the developer team.
  - **Elisa:** Developer will coordinate very closely with the City's housing department.
- **Naomi Roth [Row 34]:** Resident of Studio Village; concerned with construction noise and traffic; concerned with traffic generally and associated idling which causes AQ issues; states that her dad was on AQMD; states that pocket park is not good enough, more is needed; concerned with height; requests that the project be scaled down by 50%.
- **Nicole W. [Row 35]:** Resident of Studio City; life-long Culver City resident; teacher; states that as a teacher she can't afford the rent for even the affordable housing component of the project; shares that her family works in development and gives more back to the community than developers; asks how the developers will give back to the community.

- **Richard Ochoa [Row 36]:** Resident of Heritage Park; thanks developers for meeting with some of his board members; states the meeting was helpful; concerned with scale and density; concerned about privacy impacts to nearby residential neighborhood.
- **Gary Bachrach [Row 38]:** Asks how much the City is going to see from property taxes with the changes resulting from the project; asks how tax revenue will be used.
- **Mia C. [Row 39]:** States that the project site will not be a destination because nobody wants to sit in traffic; states that the bus takes too long and that when people don't ride bus, no money for transit system; concerned with lack of affordability; concerned about future occupancy rates; asks whether the affordable units are provided for the sole/major purpose of receiving density bonus.
- **Judi Sherman [Row 41]:** Asks what the density limits are for the site.
- **Jennifer Kim [Row 40]:** Concerned about kids safety; parent of middle schooler; shares that schools encourage alternative transportation; asks about child safety during construction; concerned about pedestrian safety.
  - **Elisa:** There are established safe routes for schools; for construction, a construction management plan will be prepared that will address safety concerns.
  - **Eric:** We've started talking to Jim Shanman, who is in charge of safe routes for schools.
- **Michell Weiner [Row 43]:** States that there are some commendable things about the project, such as active transportation and green space; states that it is also commendable that the community is asking for more affordable housing; states that the community will rise to the occasion to support if developer provides more affordable housing; we will speak in support of the project if you add more affordable housing; suggests that the project be Platinum LEED certified.
- **Thomas [No Comment Card]:** Resident of Blanco Park); supports alternative transportation; suggests that the project encourage alternative transportation; concerned about lack of affordable units, as these are units that would house people who would use alternative transportation; shares

that he doesn't like the name Oasis because if this project really is a catalyst to activate the area, then there will be more development and the project will no longer be an Oasis; encourages thinking about the bigger picture.

- **Hilary Wicks [Row 77]:** Resident of Studio Village; concerned about density and scale of project; concerned about traffic; concerned about emergency vehicles impediment; concerned about aging infrastructure, which is an ongoing issue currently.
- **Dorian [No Comment Card]:** Asks whether this project will be approved irrespective of community concern; asks how much developers are profiting.
  - **Elisa:** The project must be approved by Planning Commission and City Council.
- **Jesse Culver [Rows 85 & 86]:** Resident of Studio Village): Asks how the parking is calculated.
  - **Elisa:** Parking was calculated using the City of Culver City parking rates.
- **June [No Comment Card]:** Resident of Linberg Park; states that the community is here because this is a small town where you can still get a hold of our officials; states that this project impacts the feeling of the small community; states that the community doesn't go downtown to eat because it is too expensive and there is too much traffic; asks how this project will affect mom and pop shops.

**11111 Jefferson Blvd.  
Community Meeting #2  
Tuesday, October 6, 2020; 6 pm**

MEETING NOTES

PROJECT LOCATION: 11111 Jefferson Blvd., Culver City, CA 90230

PROJECT APPLICANT: Jefferson Park LLC (JV between 3 MR Capital and The John Buck Company)

Per Culver City outreach guidelines, a community meeting was hosted by the applicant on Tuesday, October 6, 2020 at 6 pm in the evening via Zoom. A City-approved notification was sent via U.S. Mail on Wednesday, September 16, 2020, 20 days in advance of the meeting to owners and occupants within the radius of the project site provided by the City, plus other interested parties who have contacted the City or the applicant requesting to be added to the distribution list. 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 Michael Allen. Additionally, the project team provided an electronic copy for distribution to all those who had provided an email address contact.

The community meeting was attended by approximately 86 attendees (electronic attendance sheets provided).

The community meeting began promptly at 6 pm and the presentation started closely thereafter. A PowerPoint presentation was shown.

As the meeting was both a community meeting followed by a scoping meeting, Michael Allen from the City of Culver City opened the meeting and outlined the meeting process, with the community meeting occurring for the first hour and then being turned over to the City and its consultants to begin the scoping meeting. Kyle Faulkner, principal with 3 MR Capital presented the project via PowerPoint.

All question were submitted via the Q & A function of Zoom, and thus Eric Shabsis assisted with reading questions, which were answered by the project team.

Below are all the questions and issues raised during the community meeting:

<b>Question</b>	<b>Asker Name</b>	<b>Asker Email</b>
Local residents don't want this, at this size / scale, as you've found out at EVERY public meeting.	Todd Young	11111jeffersonblvd@gmail.com
Please explain how the traffic impact of the development will be measured - how and when?	James Harris	jtharris5@ca.rr.com

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I STILL am opposed to 5+ stores at this location. No place witin eye shot in any direction is there a structure of this size and "exterior" scale. I'd be completely behind the project at 2 or 3 stories above ground. But at 5+ stores I have to be complexly against it. This is just the wrong SCALE. THIS IS TOOOOO BIG.	Todd Young	11111jeffersonblvd@gmail.com
We have Ralphs, Target, Pavilions, Sprouts and Tj's all within 5 min. Why another grocery store?	ida rabiner	idarabiner@gmail.com
How many units will be affordable and how is that defined?	Sara Fields	sarafields044@gmail.com
How do you plan on doing an environmental impact report when traffic is not at normal levels due to covid?	Jill Sowell	jillisowell@gmail.com
You say open space??? Yes, that space is INSIDE the project and does nothing to negate the over bering scale this project projects relative to EVERYTHING surrounding it. Build it 1/3 - 1/2 the size and ok.	Todd Young	11111jeffersonblvd@gmail.com
where are the parking entrances and exits and is there any street parking!	ida rabiner	idarabiner@gmail.com
Can you elaborate on the decision to include a market?	Patricia Bijvoet	patriciabijvoet@mac.com
Retail??? You / we have LOTS of SqFt of vacant "retail" some just 200 feet from the SW end of this project.	Todd Young	11111jeffersonblvd@gmail.com
Sepulveda / Janisann Entrance. Yes THAT is what I want to look at as I leave my residential neighborhood of 95% single story homes.	Todd Young	11111jeffersonblvd@gmail.com
Is there a rendering of what the Machado side of the project looks like?	kim Caldwell	kimallistair@aol.com
How many vehicle entrances and exits will there be? where? how many by signal or stop signs?	Marc Bauer	marcbauer@gmail.com

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Hi. My name is Josh. I live at Raintree Village condos. My question is: what if anything will happen to the existing US post office etc on Jefferson Blvd when construction begins on this project?	Josh Weinman	joshwproducer@hotmail.com
What sort of big box store would be interested in using this space? We have many groceries near by. Large retail stores do not seem very sustainable. What is the back up plan for this big box space?	Michelle Weiner	michmobile2011@gmail.com
Has the density issues regarding further development on Sepulveda been considered? Freeway , Sepulveda, Machado	Helen Pinkston	hpscript1@sbcglobal.net
Would you consider a protect of 2 - 3 stores above ground? Of course not.	Todd Young	11111jeffersonblvd@gmail.com
What will the breakdown of units be and approximate rental costs?	Jon Graff	graffjon@gmail.com
what is the construction timeline?	Marc Bauer	marcbauer@gmail.com
Has there been any discussion about replacing the post office ?	Margie	margie725@ca.rr.com
Will the developer work with the City to ensure that bicycle connectivity, bicycle lanes surround this development?	Michelle Weiner	michmobile2011@gmail.com
will there be 24/7/365 security service? will the guards be armed? how many cameras? will they be kept on and active 24/7/365	Marla Rothfarb	marlawynne@yahoo.com
How is the project as a whole taking into account the overwhelming disapproval of area residents as has been demonstrated at EVERY public meeting thus far?	Todd Young	11111jeffersonblvd@gmail.com

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What plans are there to soften the look of the 5 story flat wall on Jefferson blvd. ? Also can we please add light posts with planters that will go down Jefferson to create a look and feel for the blvd. I like that you added more trees and green space. But feel the Jefferson wall hasn't the same look and feel.	Bonnie Wacker	bonwack1@yahoo.com
Has there been any discussion about relocating the post office?	Margie	margie725@ca.rr.com
To confirm, the plan is to have an entrance that is accessible directly from Heritage Park, correct? If so, why did this happen and what is the plan to protect that community from cut through traffic and parking?	Sam Wald	SWALDXC@YAHOO.COM
You mentioned a transportation hub, but I didn't see that in any of the pictures. Can you show where this is and what it'd consist of?	a b	cd@ef.com
Will there be a left turn signal out of Janisann from Sunkist Park?	Jill Sowell	jillisowell@gmail.com
The design concept is beautiful. However, my biggest concern is with the traffic and congestion. Your designs show people in the crosswalks of sepulveda and jefferson and machado. First, where are these people parked as they are definitely not parked in the new building areas. Secondly, individuals walking across these busy strees will certainly slow down the traffic and increase congestion even if more traffic signals are installed	Hank Fawcett	hankfawcett@yahoo.com
With the social issues present , aside from traffic, with density , are these issues considered?	Helen Pinkston	hpscript1@sbcglobal.net
Will parking be free, as it should be if this project goes through?	Paula Fins	dakinimama@aol.com
Has there been any discussion about relocating the post office, and if so, where?	Margie	margie725@ca.rr.com

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I notice there is a "curb cut" in the middle of the Jefferson Blvd in the rendering - can you tell me what that is?	Wandy Sae-Tan	heritagepark.wandy@gmail.com
Has line of sight study been done to check if the building is visible from within Heritage Park?	Wandy Sae-Tan	heritagepark.wandy@gmail.com
What are the parking ratios per unit that were used in calculaing the residential parking supply?	Arthur Kassin	artraffic@aol.com
Previously traffic study done using LOS was not consistent with residents' observation. This was expressed by the neighborhood residents during a face-to-face meeting in 2019	Katie Chou	katiefchou@gmail.com
City Culver City representatives at this meeting?	Todd Young	11111jeffersonblvd@gmail.com
What it the final height of the project buildings? The project does not flow with the rest of the community around it since the community buildings are no more than two stories high. It may violate the voter approved height limit. How do you intend to stay within these limits? Additionally, how do people get to the park? it looks like people have to run across the street or forced to park on the project site. Please explain how to rectify this problem. if parking on site costs money, then people will just run in between the cars on Sepulveda.	Robin Turner	rturner@archaeopaleo.com
This big box space could be redesigned to provide more affordable housing. Why not help the City meet its affordable housing requirements?	Michelle Weiner	michmobile2011@gmail.com
When will the site plan and renderings be available? Will they be on your website, downloadable as PDFs?	James Harris	jtharris5@ca.rr.com
Aaron Bros. OSH Hardwar... Pier One...	Todd Young	11111jeffersonblvd@gmail.com

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<p>The parking and the market will generate "dead" frontages along machado, jefferson and sepulveda. Is the balance between housing and retail a necessity, is more housing and probably work/housing at the groundfloor with less parking possible?</p>	<p>Patricia Bijvoet</p>	<p>patriciabijvoet@mac.com</p>
<p>Would you please show the slide of the configuration of Machado again? Thanks</p>	<p>Sarah Goldman</p>	<p>sarahmgoldman@hotmail.com</p>
<p>Balanced? But it's still set to be 5+ stories where for miles in any direction there is NOTHING of this size. The "5 story wall" proposed along Jefferson and Sepulveda sides do not fit with the 1 and 2 story residential and retail of the area.</p>	<p>Todd Young</p>	<p>11111jeffersonblvd@gmail.com</p>
<p>It is obvious the the triangular space is in appropriate, in size and in location for a project this large.</p>	<p>Helen Pinkston</p>	<p>hpscript1@sbcglobal.net</p>
<p>How much is the project contributing to the city's mobility fund?</p>	<p>Wandy Sae-Tan</p>	<p>heritagepark.wandy@gmail.com</p>
<p>Jacqui, following up on Kim Caldwell's question, many on this webinar live at the Classics so the renderings showing the Machado side that our community will be looking at are important. When will those be made available and specifically with regard to the residential entrance?</p>	<p>Richard Ochoa</p>	<p>rcochoa@bclplaw.com</p>
<p>Following up on Jon Graff, what is the possible range of rents for the various size units? What's considered 'moderate' right now?</p>	<p>Sara Fields</p>	<p>sarafields044@gmail.com</p>
<p>This will impact not only traffic which is already terrible, but this will impact the schools, fire dept, police department! With all the building going on there is no room to build more schools which has already been said we need. Fire and police could also be overwhelmed with with this project. What are you doing about that?</p>	<p>Nancy DeFelice</p>	<p>ndefelice@att.net</p>

**11111 Jefferson Blvd.  
Community Meeting #2  
Tuesday, October 6, 2020; 6 pm**

I know you've cut back units from the original plan, but if southbound Sepulveda is a parking lot during rush hour now won't adding units and retail stores just add to the congestion?	Jill Sowell	jillisowell@gmail.com
You have not provided sufficient parking for the apartments. Residents will be parking on local residential streets. This will be a hardship for homeowners. Can you increase your parking spaces? - Myrna Kayton	Myrna Kayton	muskayton@gmail.com
Will there be a traffic light at Janisann Avenue and Sepulveda to easily and safely get across the street from Sunkist Park?  Lauren Varsano, Sunkist Park	Lauren Varsano	lv90230@yahoo.com
What is the current zoning of this area? Will zoning changes or variances be required for this project?	Ivan Bottlik	greenelectron@ieee.org
What is the value of the offices being directly adjacent to a parking lot?	Michelle Weiner	michmobile2011@gmail.com
The drop off to the residential units looks to interrupt the cycling and also the pedestrian flow. Is such a big gap needed, could it be integrated in the lifted sidewalk? Is it needed to have only one entrance to the residential units?	Patricia Bijvoet	patriciabijvoet@mac.com
Developer keeps referring to a future traffic study to be conducted by the City. This implies the design has been done in a vacuum without realistic traffic feedback to guide the scale of development.	Katie Chou	katiefchou@gmail.com
How many children will this add to our schools?	Michael Poizner	joannewolf@sbcglobal.net
(Attendees) Are you all familiar with the 5+ story "thing" that was built at Washington Blvd and Inglewood Blvd? You realize THIS project will be just as "attractive"?	Todd Young	11111jeffersonblvd@gmail.com
Kyle, you have spoken about the community benefits package. What is included in that package? Is there anything for the schools?	Jon Graff	graffjon@gmail.com

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Will the "pork chop" on Machado/Sepulveda be redesigned? will the sidewalks surrounding the project be open during construction?	Marc Bauer	marcbauer@gmail.com
More traffic signals? So... we've got Sepulveda and Machado, We've got Sepulveda and Jefferson (and that is a very unique intersection). We've got Sepulveda and Sawtelle, and now we will add another and somehow(?) traffic will be "better"?	Todd Young	11111jeffersonblvd@gmail.com
how many parking spots are planned?	Bob Knopf	bobknopf@gmail.com
If you move the entrance on Machado about 100 feet close to Jefferson people can't cut through heritage park to make that left.	Marcy Miller	marcy.beth.miller@gmail.com
I don't understand how you plan to develop a small piece of land that is in such a high traffic area without creating so much impact on the area.	Helen Pinkston	hpscript1@sbcglobal.net
What happens if the residential demographics change?	Vincent Hartung	vhartung@netzero.net
Hi Kyle, the "curb cut" that I see is on your slide showing the "Retail Experience - Before and After" slide, as well as on the "Office Program - Before and After" slide. The slides shows a break in the sidewalk on Jefferson, after the 5th tree from the bottom. Thank you.	Wandy Sae-Tan	heritagepark.wandy@gmail.com
The city height limit for new projects is 56 feet. 67 feet violates the law! How will you change your project to be within the voters mandate? if you can't do that, you need to move on to another city.	Robin Turner	rturner@archaeopaleo.com
You do have a curb cut in today's presentation. It's the slide to show retail experience – After (55,000 SF). We would like to see the eastern retail access around there to face Jefferson.	Katie Chou	katiefchou@gmail.com

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Tuesday, October 6, 2020; 6 pm**

<p>Sooo there is and has been a very noticable amount of "cut through" traffic from S. bound Sepulveda using Janisann Ave to access Sawtelle (and then Sawtelle N to Culver and the 405). Janisann is a residential street. You plan to put as signal here, how will this affect the issue I rase?</p>	<p>Todd Young</p>	<p>11111jeffersonblvd@gmail.com</p>
<p>You know... <a href="https://11111jefferson.com">https://11111jefferson.com</a> has no info</p>	<p>Todd Young</p>	<p>11111jeffersonblvd@gmail.com</p>
<p>How do you approve a project of such scale when it is centralized in 2 major thoroughfares and alternates to the freeway?</p>	<p>Helen Pinkston</p>	<p>hpscript1@sbcglobal.net</p>
<p>If southbound Sepulveda is a parking lot during rush hour now won't adding units and retail stores just add to the congestion?</p>	<p>Jill Sowell</p>	<p>jillisowell@gmail.com</p>
<p>Environmentally there certainly will be a HUGE impact due to this "too big" project in this already heavily trafficked location where TWO major streets (Sepulveda / Jefferson) merge.</p>	<p>Todd Young</p>	<p>11111jeffersonblvd@gmail.com</p>
<p>So there is and has been for years very noticeable amount of "cut through" traffic from S. bound Sepulveda using Janisann Ave to access Sawtelle (and then Sawtelle N to Culver and the 405).</p> <p>Janisann is a RESIDENTIAL street. This project will certainly add traffic and the associated noise, pollution, and safety issues to the surrounding residential neighborhood. Please be sure to address this, considering a traffic signal is being proposed here.</p>	<p>Todd Young</p>	<p>11111jeffersonblvd@gmail.com</p>
<p>What is the plan for protecting Heritage Park and it's quiet streets?</p>	<p>Sarah Goldman</p>	<p>sarahmgoldman@hotmail.com</p>
<p>Flashing red light at Sawtelle/Hayter was originally a stop-gap measure to slow Sawtelle traffic while seeking funding to install sensed light designed to turn red when a vehicle approached above speed limit (or if pedestrian pushed button to cross). Will that option be reviewed?</p>	<p>Bernard Bronstein</p>	<p>bronstein84@verizon.net</p>

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Community Meeting #2  
Tuesday, October 6, 2020; 6 pm**

**11111 Jefferson Blvd.  
Community Meeting #3  
Tuesday, May 25, 2021; 6 pm**

MEETING NOTES

PROJECT LOCATION: 11111 Jefferson Blvd., Culver City, CA 90230

PROJECT APPLICANT: Jefferson Park LLC (JV between 3 MR Capital and The John Buck Company)

Per Culver City outreach guidelines, a community meeting was hosted by the applicant on Tuesday, May 25 at 6 pm in the evening via Zoom. Notification of this meeting was included in the notification of DEIR circulation period, which was mailed by the City of Culver City to owners and occupants within the radius of the project site provided by the City, plus other interested parties who have contacted the City or the applicant requesting to be added to the distribution list. 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 the City, who was responsible for the mailing of this notification. Additionally, the project team provided an electronic copy for distribution to all those who had provided an email address contact.

The community meeting was attended by approximately 86 attendees (electronic attendance sheets provided).

The community meeting began promptly at 6 pm and the presentation started closely thereafter. A PowerPoint presentation was shown.

The meeting was a community meeting followed by a meeting where the City solicited comments to the DEIR. The Community Meeting occurred between 6-7 pm; Kyle Faulkner, principal with 3 MR Capital, presented the project via PowerPoint.

All question were submitted via the Q & A function of Zoom, and thus Eric Shabsis assisted with reading questions, which were answered by the project team.

Below are all the questions and issues raised during the community meeting. Highlighted questions reflect those questions that could not be responded to during the meeting, due to time constraints:

<b>Question</b>	<b>Asker Name</b>	<b>Asker Email</b>
How many truck loads of dirt excavated will be loaded and taken from site? How deep is maximum and general excavation? Will there be any pilings or Stone-pile caissons?	Dr Tom Williams	ctwilliams2012@yahoo.com
For the retail component, the only truck loading areas are for the market. Where will trucks for the	Arthur Kassin	artraffic@aol.com

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other businesses load? Many will be 28 feet to 30 feet or longer and will not fit into parking spaces.		
Why do you only state that you will build "up to 19 affordable to low income units? Why do you not have at least a 20% low income housing? Are you aware of the State law AB2345 - if a development provides 24% low income house, the development will received a 50% Bonus against the development costs?	Kimberly Ferguson	honestbuck@sbcglobal.net
The residential component will have many truck deliveries - UPS, FedEx, Amazon - as residents shop online. Where will those trucks park? Where will the Post Office trucks delivering to the residences park?	Arthur Kassan	artraffic@aol.com
Are you aware that we already have a surplus of commercial real estate/office properties available and vacant in our city? The complex at Washington and Culver still has an almost entirely vacant first floor to its office space.	Kimberly Ferguson	honestbuck@sbcglobal.net
Will you replace bus/metro stops closer to the corner where you will be displacing the one bus stop that currently exists there?	Kimberly Ferguson	honestbuck@sbcglobal.net
As people move into and out of the residential component, where will the moving vans park without blocking traffic lanes on Sepulveda and Jefferson?	Arthur Kassan	artraffic@aol.com
How will you provide better car and foot access to the concept and residential areas?	Kimberly Ferguson	honestbuck@sbcglobal.net
What is current land/property ownerships, Prop.13 owners and CC-Public Property ownerships?	Dr Tom Williams	ctwilliams2012@yahoo.com
Guest parking for the residential component is at one-quarter the City's requirement. Why wasn't the City standard used? Where will overflow guest parking take place? Janisann? The shopping center across Jefferson?	Arthur Kassan	artraffic@aol.com
I believe you should have at least one more public hearing. The entire city residents are effected by this development and you have not notified us all equally. Why don't you send email the gov list to inform us all and also print a letter for another hearing in both local papers?	Kimberly Ferguson	honestbuck@sbcglobal.net
How will you keep the homeless from moving in and taking over the park areas? And that about	Shari Barrett	shari.barrettpr@yahoo.com

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security since the other malls in our Culver City area are being overwhelmed by crime?		
Very pretty project. But respectively, it looks like another large 5-6 story development, albeit with pretty things like small gardens sprinkled through it. The size is what a number of us don't like about the building on Washington and Overland. This one is its twin. Why must development always be more than 2-3 stories tall? I suspect the answer is money, and this makes me sad, because it's only a matter of time before both sides up and down the Sepulveda corridor will be large developments. Not my small town Culver City.	Jeff Lince	lince@sprynet.com
How can we revise the EIR to properly reflect the true potential environmental impact in categories which currently read as without need of mitigation? These are too many to list here so I would like to know how we discuss this in more detail?	Kimberly Ferguson	honestbuck@sbcglobal.net
What grocery store will be there? There is a Pavilions across the street	Debbie Jeffries	volleyballmom33@aol.com
You have loading going on Jefferson blvd? That seems like a huge issue. How did that impact the traffic study. I don't believe it was spelled out at that time.	Jon Graff	graffjon@gmail.com
Oops, I meant respectfully, not respectively.	Jeff Lince	lince@sprynet.com
Will the bike path be protected or simply painted?	Jon Graff	graffjon@gmail.com
Will there be any low income units?	Cathy Penso	prisca56@sbcglobal.net
Can you consider a restaurant much like the family style coffee shop which CoCo's which was an essential community meeting place?	Kimberly Ferguson	honestbuck@sbcglobal.net
Will parking be free for commercial lots and employees so people don't park in the neighborhoods to avoid parking fees?	Brian Sowell	brian_sowell@yahoo.com
What are the blue areas in the layout!	Carolyn Strauss	carolynjoys@gmail.com
Are the living units condos or apartments?	Carolyn Strauss	carolynjoys@gmail.com
It appears that the No. 6 bus stop on Sepulveda and the No. 4 bus stop on Jefferson have disappeared. What is their fate?	Khin Khin Gyi	khin.khin.gyi10733@gmail.com
Why are they considering a supermarket for the site?	Carolyn Strauss	carolynjoys@gmail.com

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In our small meeting the issue of broadband infrastructure was raised. Did you make progress seeing if you could make a deal to bring fiber to the area since Spectrum is already struggling to keep up?	Brian Sowell	brian_sowell@yahoo.com
What do you mean by "eliminate pass through traffic?" Is that a way to prevent people traveling on Sepulveda to turn on Machado to get to the shopping center (Pavilions, Rite Aid, etc.)?	Natalie Stanger	stangerhouse@gmail.com
We live on Janisann. Can we get speed bumps in additional to community parking zone?	Vicky Foxworth	vickyfoxworth@gmail.com
I spend time in this area and use these roads often. My concern is that the traffic level around the corner of Sepulveda and Jefferson is really congested, especially before COVID. I cannot imagine the amount of density that is planned for this lot. It's mainly the amount of cars and congestion that a project like this is going to bring to this area.	Marla Koosed	mkoosed@mac.com
Did you say there will be an entrance for the public on Jefferson?	Anonymous Attendee	
According to AB 2345, you can get up to 50% bonus, if you provide 24% low-income housing units. Would you be willing to increase the number of low-income housing units that you can build?	Khin Khin Gyi	khin.khin.gyi10733@gmail.com
Do you anticipate that traffic on Machado will be limited in any ways during construction and what will be the hours and days of construction?	Leslie Abell	leslieabell@abelllaw.com
Parking and affordable issues not shown in Q&A...is there another route for Q&A...How about property ownerships?	Dr Tom Williams	ctwilliams2012@yahoo.com
The jefferson Blvd facade has limited green space and trees. Can you add double the amount of trees there. And planting beds. As well as climbing vines up the walls and layered planting to soften the 5 story canyon feel?	Bonnie Wacker	bonwack1@yahoo.com
Why do we need another grocery store when there already is one directly across the street and a second one a quarter of a mile away?	Anonymous Attendee	
Will the current bus stop on Sepulveda be relocated? If yes, where is the new location?	Anonymous Attendee	
AB 2345 (Gonzalez) was passed last year	Khin Khin Gyi	khin.khin.gyi10733@gmail.com
What MdnHhIncome are you using?	Dr Tom Williams	ctwilliams2012@yahoo.com

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In the past, Rideshare Services have taken advantage of there not being parking restrictions in the communities adjacent to this property, those rideshares only ended when things closed at the beginning of the pandemic. I am all for rideshares and I understand the TDM still has work to be done, however, how can you help ensure these rideshares will use your property and not inadvertently promote our neighborhoods as good places for rideshares to meet?	Seth Rosenzweig	srrosey@gmail.com
Eric, you're not as audible as you were originally. Can you increase your volume a little bit?	Kimberly Ferguson	honestbuck@sbcglobal.net
Has an architect been selected?	Carolyn Strauss	carolynjoys@gmail.com
Can you reveal the name of the grocery store you refer to?	Natalie Stanger	stangerhouse@gmail.com
The balconies will reduce if not eliminate the privacy of the Temple Akiba outdoor play area across the street. How do we overcome that issue? It is critical that we don't allow that visual access.	Marc Bauer	marcbauer@gmail.com
Where will the post office go?	Carolyn Strauss	carolynjoys@gmail.com
thank you!	Kimberly Ferguson	honestbuck@sbcglobal.net
What is happening to the Post Office in the current location? Will it be in the new development? Where am I supposed to mail my letters?	John Derevlany	johnderevlany@yahoo.com
Will your construction crews affect traffic on Sepulveda during the entire duration of the buildout? If so, how? Will you be blocking any lanes?	Marc Bauer	marcbauer@gmail.com
What do you anticipate will happen to Pavilions given a new supermarket? Do you have a contract yet for the supermarket and can you tell us what that is? Where will the post office go?	Vicky Foxworth	vickyfoxworth@gmail.com
Yes, that's what I was asking, thanks!	Kimberly Ferguson	honestbuck@sbcglobal.net
What type of market is going in since there are two large supermarkets (Pavilions and Ralphs) very close by with lots of public parking?	Shari Barrett	shari.barrettpr@yahoo.com

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This project is way too way to large and dense for this area and will destroy the ambiance and quality of life of the residents. The project does not "benefit" the residents and still violates the Height Initiative Ordinance. Why do developers get benefits and make money when the residents suffer and have to deal with this horrible project forever. Once this project goes up, the areas around it will also be able to develop to this density, such as the Pier One/Pavilions. So, how do you work the traffic and other planning issues with this situation in mind?	Robin Turner	rturner@archaeopaleo.com
How long will construction noise exist and how will it be muffled, it at all? I assume it will be heard across the street and affect Temple Akiba's day school.	Marc Bauer	marcbauer@gmail.com
Not against the project in principle and it's good to see some changes have actually been made, but I can assure you we have not all been informed equally...No one in Clarkdale knows about this project's progress.	Kimberly Ferguson	honestbuck@sbcglobal.net
I'm a resident and while I have some concerns that seem to be being addressed, I do NOT think this project will negatively affect my family's quality of life	Marc Bauer	marcbauer@gmail.com
Where will the 90230 post office be relocated?	Shari Barrett	shari.barrettpr@yahoo.com
Why do we need more office space and retail when so much of this is already vacant due to online shopping and those working from home?	Carolyn Strauss	carolynjoys@gmail.com
I feel it is a lovely project, if not a little large!	Diane Haun	dianehaunrdhap@gmail.com
I am concerned that it will be so popular that having only one entrance on Sepulveda will not be adequate. Can you add an entrance on Jefferson?	Diane Haun	dianehaunrdhap@gmail.com
Yay! Thanks! Not just fast food!	Kimberly Ferguson	honestbuck@sbcglobal.net
Is the grass real in the park? Or Astro turf?	Bonnie Wacker	bonwack1@yahoo.com
Provide questions and responses to such to me and others in Public as they are not shown in Q&A abd Chats, although the meeting is recorded .	Dr Tom Williams	ctwilliams2012@yahoo.com
Since the city is considering getting rid of single family zoning to allow for more denser housing, why don't you take out the housing on this project and make it a two story retail project instead?	Robin Turner	rturner@archaeopaleo.com

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That way the project won't be that damaging to the existing residential area and it will benefit the people in culver city.		
I offered to host small community meetings - was never reached out to, feel very frustrated. I didn't know about any of the small meetings.	Vicky Foxworth	vickyfoxworth@gmail.com
Will there be free parking? Will there be parking attendents on duty?	Anonymous Attendee	

**Questions Posed After Community Meeting Concluded to EIR Consultant**

Why is the City going with a billionaire development company from Illinois? What is the City getting from the John Buck Co. for developing this area?	Anonymous Attendee	
Several of the EIR assessments which you state will have no impact, I believe will most definitely have significant impact and require mitigation and consideration. Those categories are: Air Quality, Geology andd Soil, Noise, Public Utilies and Greenhouse gas. Also, what about Earthquake concerns in the design and for emergency access and evacuation....what will be done about these?	Kimberly Ferguson	honestbuck@sbcglobal.net
According to page 55 of the Transportation section, five intersections will have significant traffic queuing impacts. That confirms the intuitive opinions of many citizens. No mitigation ("corrective") measures are proposed. Does that mean that the severe congestion will just have to be accepted?.	Arthur Kassin	artraffic@aol.com
Will the park be private or be ran through the Culver City Park & Rec Depart? Not sure is it would be a safe place for children to play. Will the park have a Parks & Rec employee on duty during park hours?	Michael Laase	letsgetmikie@aol.com
ost audio	Dr Tom Williams	ctwilliams2012@yahoo.com
Lost audio	Dr Tom Williams	ctwilliams2012@yahoo.com
Can this presentation be downloaded into the chat so that we can download it?	Kimberly Ferguson	honestbuck@sbcglobal.net
Was a revised traffic study done when the programming was more complete?	Jon Graff	graffjon@gmail.com

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Since the city is considering getting rid of single family zoning to allow for more denser housing, why don't you take out the housing on this project and make it a two story retail project instead? That way the project won't be that damaging to the existing residential area and it will benefit the people in culver city and give another option for development.	Robin Turner	rturner@archaeopaleo.com
Was this study conducted during the pandemic when the community was confined to thier homes?	Anonymous Attendee	
Have the Overland and Charnock Faults been reviewed and assessed?	Dr Tom Williams	ctwilliams2012@yahoo.com
When will contrsuctio start and how long will it take?	Vicky Foxworth	vickyfoxworth@gmail.com
How is it possible that adding 230 units, with people going to work in the morning and coming home at night, will not have a significant negative impact on the traffic problems that already exist (certainly pre-Covid) on Sepulveda and Sawtelle?	Brian Sowell	brian_sowell@yahoo.com
Why does the EIR state that their will be no traffic impact? The current situation is terrible especially at Sepulveda and Jefferson. How will the increase in traffic be managed? Are their specific mitigation plans?	Marcelle Dicker	mrsrbsd@gmail.com
How can adding a 5 floor structure in the middle of an area of 1-2 stories not have a significant negative aesthetic impact, changing the community that we all chose to live in?	Brian Sowell	brian_sowell@yahoo.com
My concern is after the final completed project as well. and This building and its residents will effect and impact on the peaceful enjoyment of residence and those travelling through this area.	Kimberly Ferguson	honestbuck@sbcglobal.net
thanks!	Kimberly Ferguson	honestbuck@sbcglobal.net
The current site layout along Mechado is unsafe. It also unfairly pushes all queueing traffic to Mechado. Which party (developer or City) is responsible for a safe Mechado Rd layout (including traffic media configration etc.). Current layout invites a head to head collision at the mid point of Residental entrance and Heritage Park entrance.	Katie Chou	katiefchou@gmail.com

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Currently there are signals at 1) Sepulv and Machado, and 2) Sepulv and Jefferson. It is a very short block and we are adding one more signal in the mid-block at Janisann. Signal coordination will be critical for the traffic flow. Was there a study for alternatives for not having signal at Janisann and improve pedestrian crossing and traffic timing at the two existing intersections above?	Mie Joness	akamatsunimei@navy.plala.or.jp
There is a narrow R-1 zoning (along Merchado curb) at the nothmost parcel. What's the justification to covert R-1 zoning to General Commercial use.	Katie Chou	katiefchou@gmail.com
Is your project already set in stone or can the residents still refuse the development	Anonymous Attendee	
Has the impact of additional residents on Culver City school district resources and capacity been studied?	Wendy Hamill	whamill@yahoo.com
If this project was providing more low income and affordable housing along with the other amenities it would resolve a big Culver City housing issue. Can we not demand that this be increased and make them now take advantage of AB2345 to help pay for this additional housing?	Kimberly Ferguson	honestbuck@sbcglobal.net
NO, it was not! it was just said that it wasn't available when the project began, that does not mean they cannot now!	Kimberly Ferguson	honestbuck@sbcglobal.net
Where will the school employees park? I believe the current parking lot will be taken away	Michelle Mata	Michelle_Ird@yahoo.com
I see, thanks	Kimberly Ferguson	honestbuck@sbcglobal.net
Jay - you are wrong about the development not impacting scenic views. it will destroy the current viewline for the housing on the Culver Crest as well as with the housing that is currently around the project. The EIR seems NOT to have analysed the project and suroundding areas in Culver City very well. All options should have been considered. How can you expand on ALL of thepotential options instead of just making minimal adjustments the original project requirements only? I read/write EIR technical documents almost every day and this EIR needs to be expanded on.	Robin Turner	rturner@archaeopaleo.com

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Mr. Liu, you did not provide any supporting statements except saying no safety issue at the mid point of Heritage Park and residential entrance. You did not answer the queueing traffic is unfairly pused to Mechado, either.	Katie Chou	katiefchou@gmail.com
Do you know what the square footage of the housing will be?	Kimberly Ferguson	honestbuck@sbcglobal.net
Thanks	Kimberly Ferguson	honestbuck@sbcglobal.net
individual units	Kimberly Ferguson	honestbuck@sbcglobal.net
My understanding is that parking is free for the retails customers for this project, but it is not free for the retail staff. Is there something being done to prevent staff from parking in the surrounding residential area?	Anonymous Attendee	
If i remember correctly the initial traffic analysis rated the area with a d rating. Will the rating improve after the mitigation measures.	Bonnie Wacker	bonwack1@yahoo.com
Carolyn Strauss (You): Why do we need more office space and retail when so much of this is already vacant due to online shopping and those working from home?	Carolyn Strauss	carolynjoys@gmail.com
Will parking meters be put in on Sepulveda?	Cathy Penso	prisca56@sbcglobal.net
What hours will construction be allowed?	Vicky Foxworth	vickyfoxworth@gmail.com
What are the days and hours of construction?	Cathy Penso	prisca56@sbcglobal.net
Can fire trucks enter/ exit Mechado retail entrance?	Katie Chou	katiefchou@gmail.com
The mitigation for office traffic includes charging for on-site employee parking. What will keep the office employees from parking on Janisann or in the shopping center to avoid the fees?	Arthur Kassan	artraffic@aol.com
Can you repeat those hours?	Cathy Penso	prisca56@sbcglobal.net
Not sure if this is an EIR topic, but currently Verizon cellular signal is very poor in the area. With the additional demand from this project, is there something being done to strengthen the signal?	Anonymous Attendee	
Can we not have one day of rest from construction...to eliminate traffic congestion on Sunday? or say no exterior construction at least on Sundays?	Kimberly Ferguson	honestbuck@sbcglobal.net

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For the northmost parcel R1 zone, City could regulate to make sure the current use (R1 zone) is enforced. Why City choose to go the other way wihtout further justification	Katie Chou	katiefchou@gmail.com
Why do we need more housing apartments when there are apartments being built on all the borders of Culver City ?	Anonymous Attendee	
Thank you for your time. There is a lot about this project that can be very positive and I do appreciate some of the revisions which have been made to date.	Kimberly Ferguson	honestbuck@sbcglobal.net
What role does the City Council play in approving this project?	Vicky Foxworth	vickyfoxworth@gmail.com
During the construction period, where the construction workers going to park?	Anonymous Attendee	

# 1111 Jefferson Boulevard Mixed Use Project

## Index of Community Meetings

Meeting Date	Community Group/Association	Participants	Team Present
1 7/24/2019	Heritage Park Neighbors	Mark Bauer Lacy Bauer Michael Bauer Judy Bauer 2 HP residents	Dominic Adducci Rupesh Bhakta Kyle Faulkner Elisa Pastor Eric Shabsis
2 7/24/2019	Studio Village Neighbors	Vicki Daly Redholz Jim Harris	Dominic Adducci Kyle Faulkner Eric Shabsis
3 7/25/2019	Sunkist Park Neighbors	Allen Lulu Jim Shanman Violet Munger Brett Bondi	Dominic Adducci Rupesh Bhakta Kyle Faulkner Eric Shabsis
4 7/25/2019	Sepulveda Business Owner	Albert Vera	Dominic Adducci Rupesh Bhakta Kyle Faulkner Eric Shabsis
5 7/25/2019	Culver City Chamber of Commerce	Colin Diaz	Dominic Adducci Rupesh Bhakta Kyle Faulkner Elisa Pastor Eric Shabsis
6 8/16/2019	Heritage Park HOA	Richard Ochoa Bobbie Abood Sarah Goldman	Dominic Adducci Kyle Faulkner Eric Shabsis Rupesh Bhakta
7 8/27/2019	Sunkist Park resident	Seth Rosenzweig	Kyle Faulkner Eric Shabsis
8 8/29/2019	Community Meeting #1	220+ Residents	Entire Team
9 9/9/2019	CC Finance Advisory Committee	Crystal Alexander	Kyle Faulkner Eric Shabsis
10 9/12/2019	Lindberg Park resident	Jon Graff	Kyle Faulkner Eric Shabsis
11 10/6/2019	Lindberg Park Residents Association	Lindberg Park residents – approx. 30-40	Rupesh Bhakta Eric Shabsis
12 10/10/2019	Temple Akiba Facilities Comm	Ira Diamond Marc Bauer Architect member	Kyle Faulkner Jaqui Braver Eric Shabsis
13 10/24/2019	Mobility Workshop	160+ Residents	Entire Team
14 12/3/2019	El Rincon Parents	Approximately 10 Mara Barshafsky Lauren Jeannie Min	Kyle Faulkner Rupesh Bhakta Jaqui Braver Eric Shabsis
15 12/4/2019	Design Workshop	175+ attendees	Entire Team
16 12/14/2019	Heritage Park HOA Presentation	Heritage Park Residents - approx. 8-10	Rupesh Bhakta Kyle Faulkner
17 12/18/2019	Sunkist Park Residents	John Varasano Lauren Varasano	Kyle Faulkner Eric Shabsis
18 3/1/2020	Lindberg HOA Board Presentation	Lindberg Park Board – 6	Rupesh Bhakta Kyle Faulkner
19 3/5/2020	Studio Village HOA Board Presentation	Studio Village Residents -	Rupesh Bhakta Kyle Faulkner Jaqui Braver
20 3/10/2020	Heritage Park HOA Presentation	Heritage Park Residents	Rupesh Bhakta Kyle Faulkner Jaqui Braver
21 5/3/2021	Temple Akiba Facilities Comm	Ira Diamond Marc Bauer Arron Leshner	Kyle Faulkner Eric Shabsis
	Sepulveda Business Owner/Council		Rupesh Bhakta

22	9/11/2020	Depulveda Business Owners/ Council Candidate	Albert Vera	Kyle Faulkner Jaqui Braver Eric Shabsis
23	9/10/2020	Mayor	Goran Eriksson	Rupesh Bhakta Kyle Faulkner Jaqui Braver Eric Shabsis
24	9/10/2020	Planning Commissioner	David Von Cannon	Rupesh Bhakta Kyle Faulkner Jaqui Braver Eric Shabsis
25	9/23/2020	Studio Village HOA Board Presentation	Studio Village Residents 8-12 participants	Rupesh Bhakta Kyle Faulkner Jaqui Braver Eric Shabsis
26	9/26/2020	Sunkist Park Association Presentation	Sunkist Park residents <i>Lulu, B. Wacker, L Stewart S. Rosenzweig</i>	Rupesh Bhakta Kyle Faulkner Eric Shabsis
27	9/29/2020	Planning Commissioner	Nancy Barba	Rupesh Bhakta Kyle Faulkner Jaqui Braver Eric Shabsis
28	9/30/2020	Linderberg HOA Board Presentation	Lindberg Park Board & Residents (10-20 residents)	Rupesh Bhakta Kyle Faulkner Eric Shabsis
29	10/1/2020	Heritage Park Neighbors	Bobbi & Jim Abood	Kyle Faulkner Eric Shabsis
30	10/1/2020	Heritage Park HOA Presentation	Heritage Park Resients (20-25 residents)	Rupesh Bhakta Kyle Faulkner Jaqui Braver
31	10/6/2020	Community Meeting #2/ Joint Scoping	80-100 Residents	Entire Team
32	10/23/2020	Council Candidate	Darrel Menthe	Rupesh Bhakta Kyle Faulkner Dominic Adducci Jaqui Braver Eric Shabsis
33	10/26/2020	Vice Mayor	Alex Fisch	Rupesh Bhakta Kyle Faulkner Dominic Adducci Jaqui Braver Eric Shabsis
34	11/19/2020	Planning Commissioner	Ed Ogosta	Rupesh Bhakta Kyle Faulkner Dominic Adducci Jaqui Braver Eric Shabsis
35	11/30/2020	New Councilmember	Yasmine McMorrin	Rupesh Bhakta Kyle Faulkner Dominic Adducci Jaqui Braver Eric Shabsis
36	12/7/2020	Heritage Park HOA Leadership	Richard Ochoa Sarah Goldman Wandy Katy	Rupesh Bhakta Kyle Faulkner Jaqui Braver Eric Shabsis
37	12/16/2020	Studio Village Residents/HOA	Sttudio Village HOA Boardmembers + residents (approx 15-20)	Rupesh Bhakta Kyle Faulkner Jaqui Braver Eric Shabsis
38	12/21/2020	Planning Commissioner	Dana Sayles	Rupesh Bhakta Kyle Faulkner Jaqui Braver Eric Shabsis
39	3/31/2021	Sunkist Park Association Presentation	<i>Lulu, B. Wacker, V. Munge S. Rosenzweig. P. Bhakta, C. Kaplan</i>	Rupesh Bhakta Kyle Faulkner Eric Shabsis
40	4/21/2021	Sunkist Park Association Presentation	Kalein Ave. Residents <i>approximately 10 household</i>	Rupesh Bhakta Kyle Faulkner Eric Shabsis
41	5/3/2021	Temple Akiba Facilities Comm	Ira Diamond Marc Bauer	Kyle Faulkner Jaqui Braver

		Temple Exec. Dir.	Eric Shabsis	
42	5/11/2021	Heritage Park HOA Presentation	Heritage Park Resients (20-25 residents)	Rupesh Bhakta Kyle Faulkner Jaqui Braver
43	5/12/2021	Councilmember	Albert Vera	Rupesh Bhakta Kyle Faulkner Jaqui Braver Eric Shabsis
44	5/13/2021	Culver City Chamber of Commerce	Colin Diaz	Dominic Adducci Rupesh Bhakta Kyle Faulkner Eric Shabsis
45	5/21/2021	Culver City Chamber of Commerce	Colin Diaz Wolkowitz, C. Joins K. Lachoff	Dominic Adducci Rupesh Bhakta Kyle Faulkner Eric Shabsis
46	5/25/2021	Community Meeting #3/ Joint Scoping	80-100 Residents	Entire Team
47	6/16/2021	Joint Meeting with City/ Heritage Park HOA Pres	H. El Gindi, C. Herbertson ehr & Peers, Richard Ocho	Entire Team
48	6/28/2021	Temple Akiba Facilities Comm	Ira Diamond Marc Bauer, Cathy Temple Exec. Dir.	Kyle Faulkner Jaqui Braver Eric Shabsis
49	7/21/2021	Sunkist Park Association Presentation	Lulu, B. Wacker, V. Munge S. Rosenzweig. P. Bhakta	Rupesh Bhakta Kyle Faulkner Eric Shabsis
50	7/27/2021	Temple Akiba Facilities Comm	Aaron Leshner Marc Bauer, Cathy	Kyle Faulkner Jaqui Braver Eric Shabsis, KPRS
	8/9/2021	Planning Commissioner	Dana Sayles	Rupesh Bhakta Kyle Faulkner Jaqui Braver Elisa Paster
	8/17/2021	Studio Village HOA Board Presentation	Studio Village Residents	Rupesh Bhakta Kyle Faulkner Jaqui Braver