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Subject: Community Meeting Summary for 11469 Jefferson Boulevard Hotel Project

This memorandum provides a short summary of the Community Meeting that was held on October 2, 2024, at the Culver City Senior Center, located at 4095 Overland Drive. The following summary is not in particular order of the concerns raised, as there were reoccurring themes of concerns as follows:

Traffic Impact

The Residences present were concerned about the increase in traffic at this location. Our general response to the concerns raised on this topic is that this is currently an entitled 175 Room hotel. We are currently proposing a reduction in rooms to 147 rooms which translates to a 16% reduction in traffic in comparison to the previously approved project. In addition, since there is an existing shopping center at this location, the existing use would further offset the perception of an influx of traffic at this intersection, which is simply not true.

Ingress Egress

The Residences present were concerned about the ingress and egress at the site. The Proposed Project is maintaining the same drive entrances as the previous project to ensure that we do not introduce new traffic patterns or conflicts. As noted above, with the reduction in traffic, this would result in less impacts at the previously analyzed locations, further mitigating potential traffic issues.

Noise Impact

The Residences present were concerned about the noise levels of the hotel, a few of which expressed concern as they work from home. Our general response to those concerns is that the noise generated due to construction would be that of a temporary basis. Any other project that goes into this location would have the same issue and would be faced with the same concerns. Once the project is substantially complete on the exterior (framed up), the anticipated noise levels are expected to decrease as most of the work is then taken indoors. It was also noted by the Applicant that any on-going noise at a hotel is undesirable as it is also a nuisance for hotel guests. The Community's interests and the hotel's interests are aligned in that, we also do not want any noise disruptions to our guests.

Landscaping

A few Residences were concerned about how to treat landscaping with the zero-lot line. The Applicant team discussed that it would work with City staff to determine the appropriate landscape treatment within the urban environment, including the spacing of the palm trees out front. Applicant team is amenable to exploring options with the City.

Safety Considerations

A few Residences were concerned about safety. There is a heated oil/petroleum line in the alley that needs to be carefully reviewed prior to construction. Applicant team has experience working around major gas infrastructure and has worked closely with Fuel conglomerates such as Questar and El Paso Natural Gas. Any encroachments into any easements the Fuel company has will be reviewed by the Owner of the easement prior to construction.

In addition, there were a couple members of the community that cited respiratory concerns specifically due to the construction. Dust abatement is typically subject to the SCAQMD rules during construction.

Privacy / Views from Rooms Overlooking the Alley and Into Peoples Yards

A few Residences were concerned about Privacy, particularly those that are adjacent to the Project site. Due to the type of brand currently being pursued by the Applicant team, the prior project was approved with 64 rooms overlooking the residential neighborhood. The redesign is anticipating 29 Rooms to overlook the Alley. In addition to the 55% decrease of rooms overlooking the alley, the setback to the updated project is being setback an additional 15' from the prior approvals.

Site Security

A few Residences were concerned about Site Security and if people from the hotel would burglarize their homes. The Applicant team noted the types of guest that are staying at this are generally business class travelers, people visiting family, etc. They type of investment required by the applicant to build a project of this caliber is going to command a certain rate. It is highly unlikely that someone will stay at this hotel, with the notion of wanting to then burglarize someone's home. The premises of the hotel will have cameras, and should any wrong doing occur, the authorities will be contacted promptly.

Parking

A few Residences were concerned about Parking and guests parking onto their street within the residential neighborhood. The Applicant team expressed that even though this is paid parking, the end user in mind typically does not want to be inconvenienced by parking 2 blocks away with their luggage in tow, in the middle of the night. As operators, we also want to collect the revenue generated from parking and parking elsewhere will be strongly discouraged. In addition, a large portion of travelers in this market are expected to arrive by ride sharing services (Uber/Lyft).

Miscellaneous Concerns

Drone – Residents witnessed a drone flying over the Project site. We assured the residents that wasn't us and the Applicant team had nothing to do with that.

Location of Trash Enclosure – Applicant team needs to review with the Architect to find a good place for the trash enclosure.

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Deliveries – Residents were concerned about having deliveries 24/7 that make noise. The hotel does not have deliveries 24/7, in fact deliveries often come in the form of box trucks only a few times a week, for sundries and restocking the market typically occur during traditional business hours from 8:00 AM to 5:00 PM.

In general, the Project as proposed, is reducing the quantity and duration of disturbances the residents of Sunkist Park have perceived as concerns from the currently approved Project. By reducing the room count, retaining the existing drive entrances, etc., the revised Project, as proposed, is a superior alternative.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Corral". The signature is fluid and cursive, with the first name "Adam" being more prominent than the last name "Corral".

Adam Corral
Vice President of Development

William Kavadas
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Subject: Community Meeting #2 - Summary for 11469 Jefferson Boulevard Hotel Project

This memorandum provides a short summary of the Community Meeting that was held on June 17, 2025, at the Culver City Veterans Memorial Building, Rotunda Room, located at 4117 Overland Avenue. The following summary is not in particular order of the concerns raised, as there were reoccurring concerns, noting various concerns were similar to those of the first Community Meeting as follows:

Ingress Egress

The Residences present were still concerned about the ingress and egress at the site. The Proposed Project is maintaining the same drive entrances as the previous project to ensure that we do not introduce new traffic patterns or conflicts. As noted above, with the reduction in traffic, this would result in less impacts at the previously analyzed locations, further mitigating potential traffic issues. One resident noted that people speed through the alley (existing issue), discussed the potential of placing a speed bump along property frontage to help keep any speeding motorists associated with the hotel down to a minimum.

Noise Impact

Some residents present, were still concerned about the noise levels of the hotel, a few of which expressed concern as they worked from home. Our general response to those concerns is that the noise generated due to construction would be that of a temporary basis. Any other project that goes into this location would have the same issue and would be faced with the same concerns. Once the project is substantially complete on the exterior (framed up), the anticipated noise levels are expected to decrease as most of the work is then taken indoors.

It was also noted by the Applicant that any on-going noise at a hotel is undesirable as it is also a nuisance for hotel guests. The Community's interests and the hotel's interests are aligned in such that we also do not want any noise disruptions to our guests.

Parking

A few Residences were still concerned about Parking and hotel guests parking onto their street within the residential neighborhood. It was suggested that the City expand the permit parking to be inclusive of Segrell Way, to discourage anyone from parking in the neighborhood that doesn't live there.

The Applicant team expressed that even though this is paid parking, the end user in mind typically does not want to be inconvenienced by parking 2 blocks away with their luggage in tow, in the middle of the night. As operators, we also want to collect the revenue generated from parking and parking elsewhere

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will be strongly discouraged. In addition, a large portion of travelers in this market are expected to arrive by ride sharing services (Uber/Lyft).

In addition, there will be designated parking areas for the Contractors and there will be clear instructions to the construction teams to park in designated areas only.

Miscellaneous Concerns

Property Values – Residents were concerned the Project would decrease property values. Even though we cannot guarantee it, our experience has been when outdated strip malls are replaced with a quality modern building, such as this, and money is reinvested into a community, property values tend to increase.

Benefits of the Project – One resident was concerned about the Project's place in the Community. The Applicant explained that the Coffee shop is intended for a local resident to come up with a business plan. We will select a local resident, based on that plan, and help support the small business through opening. We also explained that the hotel will generate a significant source of income directly to the City, not only through the Transient Occupancy Taxes collected, but also the benefit to the local businesses, because when guests stay local, they tend to shop and dine locally. The fiscal and economic benefits of a hotel in the community are substantial.

The Applicant still believes the Project as proposed, is reducing the quantity and duration of disturbances to the residents of Sunkist Park, when compared against the currently approved Project. By reducing the room count, retaining the existing drive entrances, etc., the revised Project, as proposed, is a superior alternative.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Corral".

Adam Corral
Vice President of Development