

MartinDelCampo, Ruth

From: Stadnicki, Emily
Sent: Tuesday, October 21, 2025 1:48 PM
To: Kavadas, William; MartinDelCampo, Ruth
Subject: Fw: Jeff Hotel Extension following established City law

From: Muenzer, Mark <mark.muenzer@culvercity.org>
Sent: Tuesday, October 21, 2025 1:45 PM
To: Stadnicki, Emily <Emily.Stadnicki@culvercity.org>
Subject: FW: Jeff Hotel Extension following established City law

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

From: Esther H T <[REDACTED]>
Sent: Tuesday, October 21, 2025 12:55 PM
To: Muenzer, Mark <mark.muenzer@culvercity.org>
Subject: Jeff Hotel Extension following established City law

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Dear Mr. Muenzer,

Please cease extending the timeframe for commencement of beginning the Jeff Hotel construction. The established timeline is limited to five years, which has been granted.

On behalf of myself and my neighbors disallow the further extension to begin this project. It's taken too long and we're losing valuable tax dollars on a project that can more successfully help the City and actually generate income, instead of promises.

Respectfully,

Esther Florence
Canterbury Drive, Culver City, 90230

Sent from my iPad

MartinDelCampo, Ruth

From: ..Eliana.. <...ail.com>
Sent: Wednesday, October 22, 2025 10:54 AM
To: Kavadas, William
Cc: Fish, Bubba; O'Brien, Dan; McMorris, Yasmine; Puza, Freddy; Vera, Albert; Demitri, Yanni; Traffic Engineering; Maximous, Andrew; Stadnicki, Emily; Muenzer, Mark
Subject: Opposition to 11469 Jefferson Blvd Hotel

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Hi Mr. Kavadas,

I am a resident of Segrell Way, one street behind 11469 Jefferson Blvd. I am writing to oppose construction of the proposed 147-room hotel at that corner.

The project is incompatible with the surrounding residential neighborhood. The site plan does not provide adequate parking for guests or staff, and nearby residential streets such as mine will absorb the overflow parking and traffic. Sunkist Park is a family-oriented neighborhood with two excellent schools within walking distance; adding a large hotel at this location will increase traffic, noise, and safety risks for children and pedestrians.

There are already three major hotels (Four Points, Courtyard, and Hilton) within 1 mile of this site located outside residential neighborhoods, and they do not appear to be operating at full capacity. Building another hotel inside a residential area is unnecessary and inappropriate. I understand the city seeks increased sales tax revenue, but there are alternative economic development options such as creating a modern plaza for small businesses that would better serve the community and align with neighborhood character.

This project has been postponed for five years. I respectfully request that the city hold the developer to standard time limits for development approvals and deny any further extension.

Thank you for your time and consideration.

Sincerely,
Eliana Murdiyanto
Resident of Segrell Way, Culver City

MartinDelCampo, Ruth

From: Andrew Curtis <@gmail.com>
Sent: Wednesday, October 22, 2025 10:37 AM
To: Kavadas, William
Cc: O'Brien, Dan; McMorris, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Demitri, Yanni; Traffic Engineering; Maximous, Andrew; Stadnicki, Emily; Muenzer, Mark
Subject: Concerns with Planned Jefferson Hotel Project

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Dear Mr. Kavadas,

I'm writing to you about the plans to develop a new hotel at 11469 Jefferson Blvd. I live on Segrell Way, just behind the planned location for the hotel. As a proud resident of Culver City, and Sunkist Park specifically, I have many concerns about this project.

Traffic and Parking

Segrell Way, and surrounding streets, already have a problem with commuters using the street as a shortcut and patrons of local businesses using our street for parking. The hotel's planned parking does not appear sufficient to accommodate guests, retail customers, and employees simultaneously. Inevitably, overflow parking will spill onto our residential streets, worsening congestion and reducing quality of life for local residents. And the additional traffic from the hotel leads to my next concern.

Family Safety

We have two young children in our family, and we highly value our ability to walk around our neighborhood without fear of speeding cars and drivers who are hurriedly driving in and out constantly. The planned hotel and retail spaces will significantly increase traffic, and bring in cars that are not familiar with the neighborhood, which is a huge safety concern.

Noise and Disruption

I think it's safe to say that construction of this project will be a long and drawn out process. Even with the best laid plans, it is going to be years of loud noise, air pollution, street closures, and many more inconveniences and concerns for residents. Once completed, the hotel will bring additional late-night noise, traffic, and activity leaving the residents of Sunkist Park to suffer. That is not what brought us to this lovely community.

I am all for improving our community and bringing in new and exciting improvements, but this hotel is far too close to homes and schools and would dramatically change the character of our neighborhood. We love living in Sunkist Park, and it would be a shame to see a new hotel cause such harm to the community.

Thank you for your time and I appreciate your consideration of my concerns.

Best,

Andrew Curtis

MartinDelCampo, Ruth

From: Jason DeNagy <[redacted]@media.com>
Sent: Wednesday, October 22, 2025 9:19 AM
To: Kavadas, William
Cc: O'Brien, Dan; McMorrin, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Demitri, Yanni; Traffic Engineering; Maximous, Andrew; Stadnicki, Emily; Muenzer, Mark; Nachbar, John
Subject: Opposing to Hotel at 11469 Jefferson Boulevard

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Dear Culver City Planning Commission and City Council Members,

I am writing to express my strong opposition to the Hotel project at 11469 Jefferson Boulevard and to urge you to require the developer to pursue a housing-focused alternative that serves our community's urgent needs and legal obligations.

Culver City faces a housing crisis, not a hotel crisis. Our city must plan for 3,341 new housing units by 2029 to meet state RHNA requirements, with current affordable housing production dramatically insufficient. The General Plan 2045 forecasts a need for 12,700 housing units over 20 years but contains no encouragement for hotel development. Meanwhile, 97% of people who work in Culver City must live elsewhere due to one of the worst jobs-housing imbalances in the region.

This site represents a lost opportunity for affordable housing. Every parcel approved for hotel use is a parcel unavailable for the housing our community desperately needs to meet state mandates. The Hotel would provide zero affordable housing units, zero homes for working families, and zero progress toward solving the housing shortage that threatens Culver City with state penalties and legal liability.

The project has already been delayed for over four years since initial approval in July 2021. This extended timeline suggests market uncertainty and raises questions about project viability. Rather than perpetuating a stalled hotel project, the city should work with the developer to reimagine this site for mixed-use development that includes significant affordable housing components while potentially retaining ground-floor commercial uses.

Culver City's policy environment has fundamentally shifted since 2021. The adoption of General Plan 2045 in September 2024, the elimination of parking minimums in October 2022, and the city's clear prioritization of housing production over commercial development all signal that hotel projects no longer align with community priorities or legal obligations. Planning decisions made today must reflect current policies, not outdated 2021 approvals.

I urge you to:

1. Require the developer to submit a revised proposal incorporating substantial affordable housing
2. Condition any approval on meeting affordable housing targets consistent with city policy
3. Consider whether continued delays suggest this project is no longer financially viable

4. Prioritize our legal obligations to produce housing over discretionary hotel development

Culver City has an opportunity to turn this long-delayed project into something that actually serves our community's needs. I respectfully ask you to require a housing-focused alternative for this important site.

Respectfully submitted,

Jason DeNagy
Segrell Way, Culver City, CA 90230

10/22/2025

MartinDelCampo, Ruth

From: Darlene Kiyan <[redacted]@gmail.com>
Sent: Wednesday, October 22, 2025 8:48 AM
To: Kavadas, William
Cc: O'Brien, Dan; McMorrin, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Demitri, Yanni; Traffic Engineering; Maximous, Andrew; Stadnicki, Emily; Muenzer, Mark
Subject: Proposed Hotel Plan

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Dear Mr. Kavadas,

As a resident of Sunkist Park and homeowner in Segrell Way I would like to voice my concerns for the proposed plan for a hotel at 11469 Jefferson Blvd.

Like many families, when we purchased our home, the open House was on a Sunday. Segrell was a quiet street with families and at the time a fire station. We knew there would be added noise from fire trucks, what we were not prepared for was our street being used as a short cut and the alley having so many issues. The traffic has continuously increased over the years and has resulted in cars being hit and speed bumps being installed to attempt to mitigate the speed.

I have not received any noticed about the new developers plans and only learned about it from concerned neighbours. When Orchard Supply Hardware moved in we were not notified of the additional floor that was added to the building. This has greatly reduced the amount of sunlight we get in our backyard. Delivery trucks park in the alley overnight with their engines running. The noise and exhaust emitted has resulted in us having to keep our windows shut so that we may sleep. Calls to authorities have the trucks removed have been unsuccessful. The addition of a hotel will result in more traffic in the alley and more pollution. This has greatly reduced our ability to enjoy our backyard and home.

Segrell Way already has issues with traffic and people parking, with adequate parking in the hotel this problem will continue to grow and negatively impact our community.

I ask that you thoroughly evaluate the environmental impact and the impact to those that will be negatively impacted by this project.

Sincerely,

Darlene Williams Kiyan

MartinDelCampo, Ruth

From: Allyson Tom <[redacted]>
Sent: Tuesday, October 21, 2025 11:14 PM
To: Kavadas, William
Cc: O'Brien, Dan; McMorrin, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Demitri, Yanni; Traffic Engineering; Maximous, Andrew; Stadnicki, Emily; Muenzer, Mark
Subject: Resident Petition to Oppose 11469 Jefferson Blvd Hotel Project

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Hello Mr. Kavadas,

As residents of the Sunkist Park neighborhood, my family and I have been following the plans for a hotel property at 11469 Jefferson. I'm writing to you today as a mother of two young kids with multigenerational ties to Culver City, to raise serious concerns about this project and to urge you to oppose the proposed hotel project.

First and foremost, our greatest concern with this project is the negative impact and threat not just to my own children's safety, but also to the many families who call this wonderful neighborhood home. We personally moved to Sunkist Park because of its proximity to El Marino and El Rincon. We enjoy riding our bikes and scooters to and from school everyday and take nightly walks with our 5 and 3 year old. Our street (Segrell Way) is already extremely busy with people speeding and running stop signs to shortcut the traffic on Sepulveda and Jefferson. It's not hard to see that **this hotel project will only add to the number of people carelessly speeding around our neighborhood with no regard for our childrens' and other pedestrians' safety.**

Furthermore, we already have many vehicles belonging to transients and employees from other nearby shopping centers parked or lingering on our streets. It's clear that the developers of the hotel project have failed to include adequate parking, meaning that parking on our residential street will only get worse. **The constant presence of transients parked on our streets will make it unsafe for our kids to play and walk in our neighborhood** - something that many of our families love to do and a major part of what has made our little community feel so special.

As an El Marino parent we have shared news of this project with other parents and the PTA and they share these concerns about safety as this hotel project will bring many transients into this family-oriented neighborhood and in close proximity to the El Marino Elementary campus. It is very alarming that there seems to be **no regard for the risks to school safety that will arise from increased car and foot traffic from transients.** Additionally, having a high rise hotel towering over this neighborhood will mean that **strangers have clear views directly into our yards and likely into parts of El Marino's campus where young children and families should be able to play in peace and privacy. This is extremely unsettling and I have seen no suggestions for how this very serious privacy concern and threat to our children's safety can even be resolved.**

You should know that large trucks already barrel through the alley behind our houses at all hours of the day and night. The sound of delivery trucks and maintenance workers can already be heard well past midnight and starting again before sunrise. **The construction and day to day operations of building and running a 147-room hotel and retail complex would make an already frustrating situation intolerable and unlivable.**

My neighbor informed me that this builder has only completed one other similar project in Riverside and that building has had numerous issues. Who has actually vetted this company's track record and capability to successfully complete a project of this magnitude? Furthermore, is the plan to build and flip this hotel? Is there a buyer already lined up? If not, we could end up with a vacant building sitting empty. We already have a perfect example just two blocks away - the corner strip mall at Jefferson and Mesmer has been vacant and fenced over since Covid, serving as an eyesore for the entire neighborhood. Do we really want to risk another abandoned property, except this time it's a massive multi-story hotel? **This community deserves better - we deserve a project that will enhance the neighborhood that we love and have poured our hearts and energy into, not threaten our safety and privacy and quality of life.**

I implore you to think of the families and generations who have made this special pocket of Culver City home and to reject this project.

Thank you,
Allyson Tom

MartinDelCampo, Ruth

From: Vinay < >
Sent: Tuesday, October 21, 2025 10:24 PM
To: Menthe, Darrel; Kavadas, William; Fish, Bubba; O'Brien, Dan; McMorris, Yasmine; Puza, Freddy; Vera, Albert; Stadnicki, Emily
Cc: Muenzer, Mark; Nachbar, John
Subject: **11469 Jefferson Blvd Hotel Project // Mandate the preparation of a full Environmental Impact Report (EIR) and Missing Key Submittal Components from the plans

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Honorable Chairman of the Public Commission,
Honorable Mayor,
Honorable Council Members,
Distinguished Planners,

This email serves as a formal request, submitted for inclusion in the public record for the upcoming hearing, to **set aside the Certified Mitigated Negative Declaration (MND)** for the 11469 Jefferson Boulevard Hotel Project (Case No. P2019-0194-SPR/CUP/AUP) and to **mandate the preparation of a full Environmental Impact Report (EIR)** under the California Environmental Quality Act (CEQA).

The request for an EIR is based on the **"Fair Argument Standard"** concerning the known and significant hazardous materials impacts on the former gas station site, which have not been adequately analyzed or mitigated by the current MND and Addendum.

Legal and Environmental Basis for EIR Mandate

The Certified MND documentation itself confirms the following unmitigated environmental concerns that constitute a **Fair Argument** for significant impact:

1. **Free Product in Groundwater:** The site has documented evidence of **"free product in groundwater"** (non-aqueous phase liquid), which represents a high concentration of petroleum hydrocarbons (including carcinogens like Benzene) that has not been fully remediated.
2. **Off-Site Contaminant Migration:** The One-level subterranean excavation will require significant dewatering and soil removal, potentially disturbing the contaminant plume boundary and causing an uncontrolled migration of **volatile organic compounds (VOCs) and petroleum contaminants, posing an acute risk to residents in nearby residential** and also, people working in the nearby commercial properties.
3. **Vapor Intrusion Threat:** The site is explicitly identified as having a **"threat for vapor intrusion."** The construction of a subterranean parking garage and an adjacent five-story occupied structure directly above this contamination creates a new, severe, and potentially long-term health risk pathway that was not fully analyzed for future occupants and workers.

Specific Requirements for the Mandated EIR

A full EIR is necessary to provide the required technical analysis and legally enforceable mitigation for the following:

- **Human Health Risk Assessment (HRA):** The EIR must include a comprehensive HRA that specifically models the **long-term indoor air exposure** for hotel guests and employees *and* assess the **potential for off-site exposure for nearby residents** due to the migration of **Volatile Organic Compounds (VOCs)** from the contaminated soil and groundwater into the proposed building structure and surrounding residential area.
- **Vapor Mitigation Design and Maintenance:** The EIR must specify the design, implementation, and most critically, the **long-term operational and maintenance plan** for a permanent **active sub-slab vapor mitigation system** (such as an SSDS). Responsibility for the system's monitoring, funding, and maintenance over the life of the building must be legally defined.
- **Excavation and Dewatering Plan:** The EIR must detail a rigorous plan for the safe excavation and proper disposal of heavily contaminated soils, including a robust **Worker Health and Safety Plan** to prevent exposure to high concentrations of contaminants during the two-level basement construction, and protocols to monitor and prevent **off-site migration** of contaminants during dewatering.
- **Groundwater Management:** The EIR to detail the plan for **dewatering** and treating the **contaminated groundwater** during the construction of the underground garage, and how the City will verify the disposal is compliant with the **LARWQCB** (Los Angeles Regional Water Quality Control Board).

Missing Key Submittal Components from the Plans:

- Title 24 Energy Compliance summary
- Shadow and solar impact study
- Preliminary drainage plan
- Noise mitigation plan (as residents working 100% of the time from home and livelihoods at risk, we would like to see the mitigation measures for construction noise, operational noise, Vibration/Pile Driving that can generate up to 101 dBA as this was not adequately discussed in the MND)
- Lighting and photometric plan

Conclusion

Given that the project site presents known, severe hazards, which have been historically difficult to close even under regulatory oversight, the MND is insufficient.

We request that the Planning Commission find that a **Fair Argument** of significant environmental effect exists regarding hazardous materials and, consequently, require the applicant to prepare a full EIR and publishing of key submittal components that are missing from the plans before any further project consideration.

Thank you for your time and consideration of these critical public health and safety concerns.

--

Regards,
Vinay Cheekala
Segrell Way Resident

MartinDelCampo, Ruth

From: Steven Chun <scun@cityofsanfrancisco.gov>
Sent: Tuesday, October 21, 2025 10:15 PM
To: Kavadas, William
Cc: O'Brien, Dan; McMorrin, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Demitri, Yanni; Traffic Engineering; Maximous, Andrew; Stadnicki, Emily; Muenzer, Mark
Subject: Urgent Concern: Child Safety Risks and Community Impact from Proposed Hotel at 11469 Jefferson Blvd

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Dear Mr. Kavadas,

I'm writing as a concerned parent and resident living directly behind the proposed hotel development at **11469 Jefferson Blvd**. As both a neighbor and a father of two young kids (ages 5 and 3), I feel deeply compelled to share my serious concerns regarding the safety, privacy, and overall impact this project would have on our community.

Child Safety Risks

The greatest concern is **child safety**. Our neighborhood is filled with young families who chose this area specifically for its proximity to **El Marino Elementary**—just **0.3 miles away**—and **El Rincon Elementary**. Dozens of children walk, bike, and scooter to school daily along Segrell Way.

This street is already dangerous due to **speeding vehicles** and the increasing number of **Waymo cars** using it as a through-route. Adding a **147-room hotel with retail shops** will significantly increase traffic, delivery vans, and ride-share pickups, creating a much more hazardous environment. Parents already struggle to keep their children safe while playing or commuting; this hotel would make it nearly impossible.

Beyond traffic, there's also the issue of **transient guests and potential safety risks** near schools and playgrounds. The idea of a hotel—frequently hosting short-term, unvetted visitors—being built within walking distance of two elementary schools should give all of us pause. Child predators and opportunistic crimes are not theoretical risks; they are real dangers that cities must proactively protect against.

Privacy and Quality of Life

A multi-story hotel overlooking single-family homes creates serious **privacy violations**. Many parents have young children who play in backyards daily, and the prospect of strangers being able to see directly into those spaces is both unsettling and invasive.

In Summary

The proposed hotel at 11469 Jefferson Blvd is simply **not compatible** with this family-oriented neighborhood. It endangers children, worsens congestion, compromises privacy, and disrupts the very qualities that make **Sunkist Park** one of Culver City's most desirable and tight-knit communities.

We all want to see responsible, community-minded development that enhances our city. But this hotel—so close to homes and schools—poses too many risks to justify its placement. Please consider the families, children, and long-term residents who make this neighborhood what it is.

Thank you for your time and attention to this matter.

Warm regards,

Steven Chun

Segrell Way Resident, Sunkist Park

Parent of Two El Marino Students

MartinDelCampo, Ruth

From: Grace Lau <[REDACTED]@[REDACTED].com>
Sent: Tuesday, October 21, 2025 8:25 PM
To: O'Brien, Dan; McMorris, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Demetri, Yanni; Traffic Engineering; Maximous, Andrew; Stadnicki, Emily; Kavadas, William; Muenzer, Mark
Cc: Ryan Scott
Subject: Comment re Proposed Hotel at 11469 Jefferson Boulevard

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To whom it may concern:

I, along with my husband and baby live at 11415 Segrell Way and have concerns regarding the proposed construction of a hotel at 11469 Jefferson Boulevard.

Our three main concerns are as follows:

- 1: Environmental impact
- 2: Parking and traffic (during and after construction)
- 3: Noise during construction

Regarding the environmental impact, I have been told that there is an oil or gas pipeline running under or adjacent to the property. Since the hotel has an underground parking lot, what measures are being taken to ensure there is no danger of impacting the pipeline?

Regarding parking, I understand that there is a large discrepancy between the room count and the parking that will be available. Where will overflow parking be in the case of full occupancy? During construction, what steps are being taken to ensure traffic and parking on Segrell remains unhindered?

Regarding construction noise, will a sound barrier be erected to ensure the noise is minimal?

Thanks for your attention to this.

Grace Lau, Esq.

Mobile |



MartinDelCampo, Ruth

From:
Sent: Tuesday, October 21, 2025 7:16 PM
To: Kavadas, William
Cc: O'Brien, Dan; McMorris, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Demetri, Yanni; Traffic Engineering; Maximous, Andrew; Stadnicki, Emily; Muenzer, Mark
Subject: Petition to oppose the construction of 11469 Jefferson Blvd Hotel

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Hello Mr. Kavadas,

I'm writing to oppose the proposed hotel at 11469 Jefferson Blvd. I'm a father of a 4-year-old daughter living on Segrell Way, and this project threatens the safety and livability of our neighborhood.

Our kids are already in danger

Let me start with what matters most - my daughter's safety. Our street is filled with young families who chose this area specifically for its proximity to El Marino and El Rincon Elementary. Every day, parents walk their children to and from school along Segrell. Right now, it's already unsafe and dangerous to let our kids play in front of our own homes - something that should be a given in a residential neighborhood. Cars speed down our street using it as a Sepulveda/Jefferson bypass. Waymo vehicles constantly route through. The speedbumps the city installed have done virtually nothing. A 147-room hotel with retail will flood our residential street with even more traffic and make an already dangerous situation completely unacceptable for families.

The infrastructure is already failing

This isn't speculation - our homes are literally being damaged right now. Large trucks barrel through the alley behind our houses, and when they pass, the vibration feels like a small earthquake. My house was built in 2015, and I already have cracks forming in my interior walls. The traffic on Segrell is out of control. Employees from the car dealership and retail stores already park on our street all day. Residents can barely find parking as it is. The hotel's parking plan is clearly insufficient, which means even more cars competing for space on our residential street. The situation is already intolerable - this hotel will make it impossible to live here.

Has anyone vetted this builder?

My neighbor informed me that this builder has only completed one other similar project - in Riverside - and that building has had numerous issues. Who has actually vetted this company's track record and capability to successfully complete a project of this magnitude? Furthermore, is the plan to build and

flip this hotel? Is there a buyer already lined up? If not, we could end up with a vacant building sitting empty. We already have a perfect example just two blocks away - the corner strip mall at Jefferson and Mesmer has been vacant and fenced over since Covid, serving as an eyesore for the entire neighborhood. Do we really want to risk another abandoned property, except this time it's a massive multi-story hotel?

Our quality of life will be destroyed

Years of construction noise will make working from home impossible. A multi-story hotel will tower over our single-family homes with direct views into our backyards - as a father of a young daughter, having strangers able to look down into our private yard is unacceptable. Once operational, late-night hotel activity will disrupt families trying to maintain normal bedtimes for young children.

This is the wrong project in the wrong place

We chose Sunkist Park because it's a family-oriented community with great schools and a neighborhood feel. This hotel would serve transient LAX travelers at best - and there are already many reasonably priced major hotels within a quarter mile. This project is redundant and unnecessary, while destroying the quality of life for residents who actually live here. The property has potential - let's use it for something that benefits our community instead of harming it.

I strongly urge you to reject this proposal.

Thank you,

Raj Karnik

MartinDelCampo, Ruth

From: andy schmidt <andy.schmidt@segrell.com>
Sent: Tuesday, October 21, 2025 5:49 PM
To: Kavadas, William
Cc: O'Brien, Dan; McMorrin, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Demitri, Yanni; Traffic Engineering; Maximous, Andrew; Stadnicki, Emily; Muenzer, Mark
Subject: Segrell resident concerns regarding the 11469 Jefferson Blvd hotel proposal

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Hello Mr. Kavadas,

I recently learned of the proposed hotel plan for 11469 Jefferson Blvd and as a resident of the street immediately behind the proposed construction site I have a number of serious concerns regarding the construction and operation of such a large hotel.

Child Safety:

First and foremost is the child safety concerns. I'm a dad of 4yo and 6yo daughters. This street in particular is home to a large amount of young families due to its proximity to El Marino Elementary and El Rincon Elementary. Many families use this street every single day to walk to and from school. This street is already dangerous due to how many people speed down it as a shortcut past Sepulveda. Waymo is already sending all of their cars down the street as part of their normal routes. Every day our family rides scooters around the neighborhood and I feel I have to be hyper vigilant to keep my kids from being hit. Putting in a 147 room hotel + retail shops will cause a huge increase in traffic down our street and make an already precarious situation downright hostile for the many families that chose Segrell as our forever home.

Traffic and parking congestion:

In addition to the safety issue, adding a huge hotel here is going to cause a bunch of spillover for people driving and parking on our street. The speeding down our street was already such an issue that the city had to put in speedbumps to try and mitigate the issue but they haven't been effective at all. It's clear from the plans that the hotel parking spaces will not be enough to cover both hotel patrons, retail patrons, and workers at the same time and those will all end up using our residential street for daily parking.

Privacy concerns:

This one should be pretty obvious but the hotel is going to tower over all of the surrounding houses and look straight down into people's backyards. There are many parents with young kids on the street and the idea that a hotel could go up giving strangers a view down into their backyard is frightening.

Construction/Operation Noise concerns:

The construction and operation of this hotel is going to massively increase noise in this area. Many people on the street work from home and construction sounds going on all day for multiple years is going to completely eliminate the ability to work from home. Additionally, operating a hotel is going to add all

sorts of night-life and traffic activity late into the night, disturbing many of the families with young kids in the area.

Building a large hotel in this location is just a really bad idea. It's WAY too close to the residential street directly beneath it. It's way too close to the elementary school. It's going to cause huge problems for all of the residents who love the Sunkist Park neighborhood and moved here to raise our kids. Culver City is the best part of LA because it's got a suburban/small-town vibe with great schools, nice parks, and cool restaurants all while being in the middle of LA. Adding a big hotel here isn't going to add anything good to our city. It's just going to be a place to stay for LAX business passengers while being terrible for the people who live around it.

The site has so much potential. Let's build something there that everyone can enjoy to increase walkability and make our city even more awesome!

Thanks for your time,
Andy

MartinDelCampo, Ruth

From: Brenda Ramsey <[REDACTED]@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:08 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: We do not need another hotel. Kill this now!

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Honorable Planning Commission Chair Menthe and Commissioners,

Dump this project immediately and send the developer elsewhere

Brenda Ramsey

[REDACTED] globe ave

Culver city, California 90230

MartinDelCampo, Ruth

From: Jon < >
Sent: Monday, October 20, 2025 3:08 PM
To: Kavadas, William
Cc: O'Brien, Dan; McMorris, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Demitri, Yanni; Traffic Engineering; Maximous, Andrew; Stadnicki, Emily; Muenzer, Mark; Nachbar, John
Subject: Hotel Project 11469 Jefferson Boulevard

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Dear Members of the City Council,

I am writing to respectfully express my opposition to the proposed hotel development planned directly behind my home. While I understand the value of responsible growth and new business in our community, this particular project would have a significant and negative impact on my property and quality of life.

First, the proposed building's height would completely block the natural morning sunlight that currently reaches my yard between approximately 8:00 and 10:00 a.m. This daily sunlight has been an important and consistent part of my routine, and its loss would noticeably change the character and comfort of my property. I feel it is more than reasonable to expect the benefits from the natural sunlight and not have that obstructed from my backyard. The building's height should not be allowed to block natural sunlight into peoples yards.

Second, my home office is located only about 30 to 50 feet from the proposed construction site. The extended noise, dust, and general disruption during construction would directly interfere with my ability to work effectively from home and impact my own ability to work effectively and earn an income. Allowing this project would clearly make a profit for the investors and or owners but at the expense of my ability to earn money.

Impeding upon personal residences for a hotel project does not seem right. Locating a new hotel somewhere that does not interfere with people's homes seems much more reasonable. (For example somewhere like where the Shay Hotel is located).

At a minimum the project should not be allowed to move forward until the people who have already decided to live in this area have moved out. This way anyone who moves in after the fact is fully aware of their choice prior to moving there.

For these reasons, I urge the council and planning department to reconsider the proposed location or scale of this project, or to impose restrictions that protect the surrounding residential properties from these direct impacts.

Thank you,

MartinDelCampo, Ruth

From: Vinay <[REDACTED]>
Sent: Friday, October 10, 2025 10:56 AM
To: Kavadas, William
Cc: O'Brien, Dan; McMorrin, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Demitri, Yanni; Traffic Engineering; Maximous, Andrew; Stadnicki, Emily
Subject: ***Request for Reports & Follow-up on Community Concerns – Proposed Hotel at 11469 Jefferson Blvd
Attachments: IMG_9961.jpeg

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Dear Mr. Kavadas,

I am writing to formally request the following documents related to the proposed 147-room hotel project at 11469 Jefferson Boulevard:

1. **Expert Noise Impact Letter**
2. **Traffic Impact Report**
3. **Environmental Impact Report**

Additionally, I would like to follow up on specific concerns that were raised during previous hybrid community meetings, which I feel have not been fully addressed:

Noise Mitigation

Concerns were raised regarding noise during construction and **sound barrier wall solutions** and how they would effectively mitigate construction and operational noise. These concerns are not abstract — jobs(for residents working from home whose homes back onto or near this alley) livelihoods, and well-being of community members are at stake. Could you please provide detailed information on:

- The specific sound mitigation strategies proposed
- Whether a certified acoustical study was conducted
- How these measures compare to industry standards for residential neighborhoods adjacent to commercial developments

Alley Parking Entrances/Exits

The current design shared in the community meetings include alley **parking** entrances/exits (bi-directional traffic entrance and exit + one more additional exit in the alley), which will cause:

- Frequent **flashing car lights at night**
- **Noise disturbance from traffic**, including late-night hotel guests
- A **toll on the health and peace of families** whose homes back onto or near this alley

Has an impact assessment been done specifically on these alleyway access points? Are alternatives being considered?

Developer Transparency

Can you confirm whether **Verdant Culver City LLC** currently owns the property? If not:

- What developer commitments, financial assurances, or credibility checks have been taken into consideration in advancing this proposal?
- How is the city ensuring the long-term accountability of a developer who may not have full ownership?

Public Notification Concerns

Have **all residents of the Sunkist Park neighborhood** been formally notified about this public hearing? Many neighbors I've spoken to were unaware of the meeting or the full scope of this development.

Child & School Zone Safety – El Marino Elementary

As a parent of child attending **El Marino Elementary School**, I am deeply concerned about the potential dangers posed by this hotel development:

- **Child safety risks** due to increased traffic near school routes
- **Increased stranger presence** in a child-dense residential area
- **Congestion during school drop-off and pick-up**, affecting walkability and access
- **Spillover parking** could block or reduce access for emergency vehicles and school buses
- **Noise and air pollution during construction hours**, potentially impacting learning and well-being of children

These issues go beyond inconvenience—they represent tangible safety and health risks to our children and families.

Please confirm receipt of this request and let me know when the requested reports and documents will be made available for public review. I would also appreciate a written response to the concerns raised above.

Thank you for your time and attention to this matter.

Regards,
Vinay

MartinDelCampo, Ruth

From: Michael Streams <noreply@adv.actionnetwork.org>
Sent: Wednesday, October 22, 2025 12:03 AM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: It's Time: Set a Limit of 1 year to Start Construction on the Jeff Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Honorable Planning Commission Chair Menthe and Commissioners,

The Jeff Hotel Project was initially approved over four years ago and has received multiple extensions, which, under the Culver City Municipal Code ("CCMC"), likely expire and become void after five years (i.e., July 2026). Like other municipalities, the City has time limits to ensure timely development and prevent indefinite permits. Five years is a long enough delay, and the City should not risk further indeterminant delay. Under the Code, even with all automatic and discretionary permit extensions, a maximum of five years from the date of initial approval is the typical deadline unless authorized for longer extensions under the conditions of approval. (CCMC § 17.595.030 subds. A, D.1, D.2.)

Accordingly, I urge that a condition be placed on this project requiring building permits to be obtained within one year. We should not allow the potential for as much as another 5 year delay to build this hotel.

Michael Streams

Overland Avenue
Culver City, California 90230

MartinDelCampo, Ruth

From: Edward Corzine <adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 4:02 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: (Planning Commission Hearing 10/22/25, PH-1) Please Do Not Allow Another 5 Years, Condition the Jeff Hotel Project

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Honorable Planning Commission Chair Menthe and Commissioners,

Since its approval in 2021, the Jeff Hotel project has received four time extensions. The first three extension requests (Jun/Jul 2022, 2023, and 2024) were due to the purported severe impacts of the COVID-19 pandemic and subsequent effects on construction costs and interest rates even though COVID-19 was not unexpected or a surprise when the Initial Project Approvals were granted by the City Council in July 2021. The most recent extension was granted in July 2025, allowing an additional year to exercise the hotel permit approvals.

Please hold the developer to a clear deadline to to secure construction permits within one year. This is more than fair and indeed grants the developer roughly six more months to obtain the permits needed to start construction as compared to the deadline under their latest extension (i.e., July 2026).

Edward Corzine

Jefferson Blvd ,
Culver City , California 90231-1341

MartinDelCampo, Ruth

From: Eliana Murdiyanto <[REDACTED]>
Sent: Tuesday, October 21, 2025 3:24 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: (Planning Commission Hearing 10/22/25, PH-1) Please Do Not Allow Another 5 Years, Condition the Jeff Hotel Project

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Honorable Planning Commission Chair Menthe and Commissioners,

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Please hold the developer to a clear deadline to to secure construction permits within one year. This is more than fair and indeed grants the developer roughly six more months to obtain the permits needed to start construction as compared to the deadline under their latest extension (i.e., July 2026).

Eliana Murdiyanto

Segrell Way
Culver City, California 90230

MartinDelCampo, Ruth

From: Marianna O'Brien <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 3:20 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: Jeff Hotel Reasonable Time limit

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Honorable Planning Commission Chair Menthe and Commissioners,

They have had enough time.

Marianna O'Brien

Baldwin Avenue
Culver City, California 90232

MartinDelCampo, Ruth

From: Virginia Kollwe · <v.kollwe@culvercity.org>
Sent: Tuesday, October 21, 2025 3:02 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: (Planning Commission Hearing 10/22/25, PH-1) Please Do Not Allow Another 5 Years, Condition the Jeff Hotel Project

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You don't often get email from v.kollwe@culvercity.org. [Learn why this is important](#)

Honorable Planning Commission Chair Menthe and Commissioners,

Since its approval in 2021, the Jeff Hotel project has received four time extensions. The first three extension requests (Jun/Jul 2022, 2023, and 2024) were due to the purported severe impacts of the COVID-19 pandemic and subsequent effects on construction costs and interest rates even though COVID-19 was not unexpected or a surprise when the Initial Project Approvals were granted by the City Council in July 2021. The most recent extension was granted in July 2025, allowing an additional year to exercise the hotel permit approvals.

Please hold the developer to a clear deadline to to secure construction permits within one year. This is more than fair and indeed grants the developer roughly six more months to obtain the permits needed to start construction as compared to the deadline under their latest extension (i.e., July 2026).

Virginia Kollwe

Raintree Circle
Culver City, California 90230

LAW OFFICE OF JORDAN R. SISSON

LAND USE, ENVIRONMENTAL & MUNICIPAL LAW

3993 Orange Street, Suite 201
Riverside, CA 92501

Office: (951) 405-8127
Direct: (951) 542-2735

jordan@jrsissonlaw.com
www.jrsissonlaw.com

October 21, 2025

VIA EMAIL:

Planning Commission, City of Culver City
c/o William Kavadas (william.kavadas@culvercity.gov)

**RE: ITEM PH-1, PLANNING COMMISSION HEARING SCHEDULED 10/22/2025
11469 JEFFERSON BLVD 147-ROOM HOTEL (CASE No. P2024-0246-SPR/AUP)**

Dear Chair Menthe and Planning Commissioners:

On behalf of UNITE HERE Local 11 ("Local 11"), this office respectfully provides the following comments to the City of Culver City ("City") involving the above-referenced hotel development ("Project") located at the northwest corner of the intersection at Jefferson Boulevard and Slauson Avenue ("Site") proposed by Verdant Culver City LLC ("Applicant"). We thank the City for the opportunity to provide the following comments¹ based on publicly available documents.²

As discussed below, the Project was initially approved over four years ago and has received multiple extensions, which, under the Culver City Municipal Code ("CCMC"), expire and become void after five years (i.e., July 2026). Like other municipalities, the City has time limits to ensure timely development and prevent indefinite permits. Five years is a long enough delay, which the City should not risk further indeterminant delay. If the Planning Commission approves the modified Project, Local 11 requests that the City impose a condition of approval ("COA") that provides a clear deadline for the Applicant to apply for and receive construction/building permits within one year of the instant modified Project approvals. The Code seems to provide the Planning Commission with the authority to do so under the circumstances. Therefore, Local 11 respectfully requests that the City Planning Commission modify the current Standard Code Requirement 2,³ with the following proposed additions (shown underlined in blue):

The land use permit to which the Project Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit only if construction/building permits have been applied for by July 12, 2026 and issued by one year from the date of final approval of said Land Use Permit. If construction/building permits have not been applied for or issued within said time limits, the property owner shall not be eligible for any further extensions, and the Land Use Permit shall expire and be deemed void. The owner shall execute and record a covenant in favor of the City memorializing this time limit.

¹ Herein, page citations are either the stated pagination (i.e., "p. #") or PDF-page location (i.e., "PDF p. #").

² Including but not limited to: (i) City (7/29/25) Notice of Decision – 4th Extension of Time ("Extension Decision"; Staff Report File No. 26-130 ("Staff Report").

³ Staff Report, Attachment 1, PDF p. 23 (Exh. B Standard Code Requirements).



PROJECT BACKGROUND: The Project was initially a 175-room boutique hotel with a restaurant, pool, rooftop bar, and a two-level subterranean parking garage ("Initial Project"). (See Extension Decision, PDF p. 1.) That Project included the approval of a Conditional Use Permit P2019-0194-CUP ("CUP"), Site Plan Review P2019-0194-SPR ("SPR"), Administrative Use Permit P2019-0194-AUP ("AUP"), and a Mitigated Negative Declaration (SCH # 2021010247) ("MND") (collectively "Initial Project Approvals"). (Id.) Those Initial Project Approvals were granted by the Planning Commission in May 2021, subject to two appeals (including one from Local 11), and finally approved by the City Council on July 12, 2021. (Id., at PDF p. 2.) Those approvals were subject to conditions that included, among others, a one-year expiration condition that could be extended under the Code. (Id., at PDF p. 17 [COA 4].⁴)

Since then, four extensions have been granted by the City's Planning Division. (Id., at PDF pp. 1-2.⁵) The Applicant's first three extension requests (Jun/Jul 2022, 2023, and 2024) were due to the purported severe impacts of the COVID-19 pandemic and subsequent effects on construction costs and interest rates. (Id., at PDF p. 2.) Yet, COVID-19 was not unexpected or a surprise when the Initial Project Approvals were granted by the City Council in July 2021 (i.e., 16 months after COVID-19 broke out in March 2020).

The Applicant's most recent extension request (Jun/Jul 2025) was due to the need for more time to "update plans and environmental studies to modify the project to meet current applicant goals and objectives." (Id., at PDF p. 2.) However, the project changes are a reduction of rooms, rooftop uses, and meeting rooms (according to discussion with the Planning Division).⁶ Additionally, it seems that the Planning Division has already determined that "the revised project was determined to fall below the thresholds, scale, and built area for the [prior 2021] certified MND."⁷ Furthermore, this last extension was subject to a final 12-month deadline, which apparently was not subject to further extension. (Id., at PDF p. 3 [COA 1].⁸)

TIME LIMITS UNDER THE CODE: The current proposal seems to be for just SPR and AUP and not a CUP. However, the Initial Project Approvals are subject to the same post approval procedures, including permit implementation (i.e., Ch. 17.595). (See CCMC §§ 17.530.030 [re AUP and CUP], 17.540.030 [re SPR].) Accordingly, unless timely exercised, "the permit or entitlement shall deemed void." (CCMC § 17.595.030, subd. A [emphasis added].) Under the Code, even with all automatic and discretionary permit extensions, a maximum of five years from the date of initial approval is the deadline unless authorized for longer extensions under the conditions of approval. (Id., subds. A, D.1, D.2.) Here, as applied to the Project's Initial Project Approvals, that deadline would be July 2026, as indicated by the City's most recent notice of extension. (See Extension Decision, PDF p. 1.)

⁴ COA 4 of Resolution No. 2021-P003 states: "The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit

⁵ See also Staff Report, p. 1.

⁶ See also <https://www.culvercity.gov/Public-Notices/PC-11469-Jefferson-Blvd>; Staff Report, p. 2.

⁷ <https://www.culvercity.gov/Public-Notices/PC-11469-Jefferson-Blvd>.

⁸ COA 1 of extension granted July 2025 states: "The approval of Conditional Use Permit P2019-0194-CUP, Site Plan Review P2019-0194-SPR, and Administrative Site Plan Review P2019-0194-AUP, including all Conditions of Approval outlined in Exhibit A dated April 28, 2021, enclosed as Attachment 3, shall be extended and remain in effect through July 3, 2026, unless and until a new entitlement for the property is approved by the Planning Commission and/or City Council."

Additionally, the Planning Commission may require a property owner to execute and record a covenant in favor of the City as a condition of approval when necessary to achieve the land use goals of the City. (See CCMC § 17.595.045.) Here, like other municipalities, time limits on development permits serve the City's interests by preventing indefinite land speculation and other factors (e.g., encouraging project completion, keeping up with current/regulatory codes, maintaining control over urban planning, avoiding lost opportunities from indefinite permits, etc.). The Project Site is within one-half mile of a major transit stop and currently zoned Mixed Use Corridor 2 (MU-2). (Extension Decision, p. 1.⁹) These areas are intended for mixed-use properties, such as projects that include housing.¹⁰ Indefinite permits may represent an opportunity cost for the City to see this Site put to its best and highest use. So too, indefinite permits can adversely affect the findings associated with the Project.¹¹

CLEAR TIME LIMITS ARE WARRANTED: Currently, it has been more than five years since COVID-19 broke out, and more than four years after the Initial Project Approvals were granted. It also seems that the plans have been updated, and no further CEQA documentation is anticipated. Hence, there should be no further delay of the Project. The Applicant's purely economic interest does not trump the City's interest that development are timely built—especially after permits have been extended to the maximum extent under the Code. A CUP may terminate, or be subjected to additional conditions, if the permitted use is not established within the specified time limit or if the permittee fails to take action in reliance on the CUP during that time.¹² The Code provides the Planning Commission the ability to place appropriate conditions, which are warranted under the circumstances. Absent clear deadlines, the City may find itself yet again waiting for indefinite permits to be realized. Therefore, Local 11 respectfully requests that the City Planning Commission modify the current Standard Code Requirement 2 (as shown on page one of this comment letter).

In conclusion, Local 11 thanks the City for the opportunity to provide these comments. The above condition is reasonable given it allows the Applicant the opportunity to further extend permits only if meaningful progress has been made within 12 months. This office requests all notices concerning any CEQA/land use actions involving the Project and Project Approvals as required under applicable law. (See e.g., Pub. Res. Code §§ 21092.2, 21167(f); Gov. Code § 65092.) Please send notice by electronic and regular mail. Thank you for considering these comments. We ask that this letter be placed in the Project's administrative record.

Sincerely,



Jordan R. Sisson
Attorney for UNITE HERE Local 11

⁹ See also General Plan, [Land Use Element 4](#), PDF pp. 8, 15, 20 (Figs. 13, 16); Staff Report, p. 2.

¹⁰ Ibid., PDF pp. 16-17, 19 (50 dwelling units/acre with neighborhood serving commercial), 23-36 (Goal LU-1, LU 1.1, LU 1.2, LU-1.3, LU-9, LU-9.2,

¹¹ CCMC §§ 17.530.020 (CUP findings), 17.540.020 (SPR findings), 15.530.020 (AUP findings).

¹² *Strong v County of Santa Cruz* (1975) 15 C3d 720, 725; *Hermosa Beach Stop Oil Coalition v. City of Hermosa Beach* (2001) 86 Cal.App.4th 534, 553 (CUP only may not be enough to establish vested right); *City of West Hollywood v. 1112 Investment Co.* (2003) 105 Cal.App.4th 1134, 1148 (vested right may lapse or abandoned by expiration of permit).



MartinDelCampo, Ruth

From: Lisa Miyake <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 2:03 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: (Planning Commission Hearing 10/22/25, PH-1) Please Do Not Allow Another 5 Years, Condition the Jeff Hotel Project

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Honorable Planning Commission Chair Menthe and Commissioners,

Since its approval in 2021, the Jeff Hotel project has received four time extensions. The first three extension requests (Jun/Jul 2022, 2023, and 2024) were due to the purported severe impacts of the COVID-19 pandemic and subsequent effects on construction costs and interest rates even though COVID-19 was not unexpected or a surprise when the Initial Project Approvals were granted by the City Council in July 2021. The most recent extension was granted in July 2025, allowing an additional year to exercise the hotel permit approvals.

Please hold the developer to a clear deadline to to secure construction permits within one year. This is more than fair and indeed grants the developer roughly six more months to obtain the permits needed to start construction as compared to the deadline under their latest extension (i.e., July 2026).

Lisa Miyake

Green Valley Circle
Culver City, u90230

MartinDelCampo, Ruth

From: Narayan Jairaj <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 1:04 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: Time Limits Are Critical. Please Apply Them to the proposed Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Honorable Planning Commission Chair Menthe and Commissioners,

Time limits on development permits serve the City's interests by preventing indefinite land speculation and other factors (e.g., encouraging project completion, keeping up with current/regulatory codes, maintaining control over urban planning, avoiding lost opportunities from indefinite permits, etc.). The Project Site is within one-half mile of a major transit stop and zoned Mixed Use Corridor 2 (MU-2). These areas are intended for mixed-use properties, such as projects that include housing. Indefinite permits may represent an opportunity cost for the City to see this Site put to its best and highest use. So too, indefinite permits can adversely affect the findings associated with development projects.

Accordingly, I urge you to hold the proposed Jeff Hotel Project to a fair time limit and require that the project begin construction. The project was initially approved in 2021 and has been granted four extensions, purportedly because of the effects of COVID-19 pandemic even though the project was approved in July 2021. Their latest extension allows the project to start construction as late as July 2026 and represents the maximum time granted by the development code. I urge you to stick to this rough timeline and grant the developer only one additional year to obtain the permits to start construction. This is more than fair and indeed grants the developer nearly six more months as compared to the deadline under their latest extension (i.e., July 2026). Please do not allow this to project and site to potentially languish for another five years.

Narayan Jairaj

Segrell Way
Culver City, California 90230-5359

MartinDelCampo, Ruth

From: Sheila Benjamin <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:59 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: Time Limits Are Critical. Please Apply Them to the proposed Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Sheila Benjamin

Flaxton
Culver City , California 90230

MartinDelCampo, Ruth

From: Juliana Richter <lu>
Sent: Tuesday, October 21, 2025 12:48 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: Time Limits Are Critical. Please Apply Them to the proposed Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Honorable Planning Commission Chair Menthe and Commissioners,

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Juliana Richter

Vinton Ave
Culver City , California 90232

MartinDelCampo, Ruth

From: Vinay Cheekala <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:28 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: Time Limits Are Critical. Please Apply Them to the proposed Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Vinay Cheekala

Segrell Way
Culver City, California 90230

MartinDelCampo, Ruth

From: Gabriel Encarnacion <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:27 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: Time Limits Are Critical. Please Apply Them to the proposed Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Honorable Planning Commission Chair Menthe and Commissioners,

Time limits on development permits serve the City's interests by preventing indefinite land speculation and other factors (e.g., encouraging project completion, keeping up with current/regulatory codes, maintaining control over urban planning, avoiding lost opportunities from indefinite permits, etc.). The Project Site is within one-half mile of a major transit stop and zoned Mixed Use Corridor 2 (MU-2). These areas are intended for mixed-use properties, such as projects that include housing. Indefinite permits may represent an opportunity cost for the City to see this Site put to its best and highest use. So too, indefinite permits can adversely affect the findings associated with development projects.

Accordingly, I urge you to hold the proposed Jeff Hotel Project to a fair time limit and require that the project begin construction. The project was initially approved in 2021 and has been granted four extensions, purportedly because of the effects of COVID-19 pandemic even though the project was approved in July 2021. Their latest extension allows the project to start construction as late as July 2026 and represents the maximum time granted by the development code. I urge you to stick to this rough timeline and grant the developer only one additional year to obtain the permits to start construction. This is more than fair and indeed grants the developer nearly six more months as compared to the deadline under their latest extension (i.e., July 2026). Please do not allow this to project and site to potentially languish for another five years.

Gabriel Encarnacion

----- n

MartinDelCampo, Ruth

From: Ana Gonzalez <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:25 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: It's Time: Set a Limit of 1 year to Start Construction on the Jeff Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Honorable Planning Commission Chair Menthe and Commissioners,

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Accordingly, I urge that a condition be placed on this project requiring building permits to be obtained within one year. We should not allow the potential for as much as another 5 year delay to build this hotel. Side note: As a Culver City resident of over 20 years, I believe the majority of residents don't even want the Jeff hotel to be built. I expect the city to hold them to all the regulations necessary.

Ana Gonzalez

Jefferson Blvd
Culver City , California 90230

MartinDelCampo, Ruth

From: Jason DeNagy <[REDACTED]@media.com>
Sent: Tuesday, October 21, 2025 12:21 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: Time Limits Are Critical. Please Apply Them to the proposed Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Jason DeNagy

Segrell Way
Culver City, California 90230

MartinDelCampo, Ruth

From: Fieron Santos <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:19 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: (Planning Commission Hearing 10/22/25, PH-1) Please Do Not Allow Another 5 Years, Condition the Jeff Hotel Project

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Honorable Planning Commission Chair Menthe and Commissioners,

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Please hold the developer to a clear deadline to to secure construction permits within one year. This is more than fair and indeed grants the developer roughly six more months to obtain the permits needed to start construction as compared to the deadline under their latest extension (i.e., July 2026).

Fieron Santos

1111 N Washington Blvd
Los Angeles, California 90066

MartinDelCampo, Ruth

From: Leah Pressman <[REDACTED]@gmail.com>
Sent: Tuesday, October 21, 2025 12:12 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: It's Time: Set a Limit of 1 year to Start Construction on the Jeff Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Accordingly, I urge that a condition be placed on this project requiring building permits to be obtained within one year. We should not allow the potential for as much as another 5 year delay to build this hotel.

The city urgently needs the tax revenue from a hotel. We are making the city a destination for the Olympics but we have only so many hotel beds.

Leah Pressman

[REDACTED]
Jasmine ave
Culver City , California 90232

MartinDelCampo, Ruth

From: Du Family <[redacted]>
Sent: Tuesday, October 21, 2025 12:09 PM
To: Kavadas, William
Cc: Vera, Albert
Subject: Jeff Hotel Extension

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William,

I understand that the developer is requesting another extension. As a Culver City resident, I strongly recommend that the City deny the extension unless the developer starts construction. As a resident, I don't believe the City would allow my permit to be active for a decade without taking any action.

Christopher Du

MartinDelCampo, Ruth

From: Ezequiel Barba <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:06 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: (Planning Commission Hearing 10/22/25, PH-1) Please Do Not Allow Another 5 Years, Condition the Jeff Hotel Project

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Please hold the developer to a clear deadline to to secure construction permits within one year. This is more than fair and indeed grants the developer roughly six more months to obtain the permits needed to start construction as compared to the deadline under their latest extension (i.e., July 2026).

Ezequiel Barba



Patom Dr
Culver City, California 90230

MartinDelCampo, Ruth

From: Ken Seman <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:05 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: Time Limits Are Critical. Please Apply Them to the proposed Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Honorable Planning Commission Chair Menthe and Commissioners,

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Ken Seman

--

Kinston Ave
Culver City, California 90230

MartinDelCampo, Ruth

From: Sylvia Boris < >
Sent: Tuesday, October 21, 2025 12:04 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: (Planning Commission Hearing 10/22/25, PH-1) Please Do Not Allow Another 5 Years, Condition the Jeff Hotel Project

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Honorable Planning Commission Chair Menthe and Commissioners,

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Please hold the developer to a clear deadline to to secure construction permits within one year. This is more than fair and indeed grants the developer roughly six more months to obtain the permits needed to start construction as compared to the deadline under their latest extension (i.e., July 2026).

Sylvia Boris

—
Overland Ave
Culver City, California 90230-4911

MartinDelCampo, Ruth

From: Grazia Caroselli <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:03 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: It's Time: Set a Limit of 1 year to Start Construction on the Jeff Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Honorable Planning Commission Chair Menthe and Commissioners,

We want the hotel built and we want it built now! There is so many projects in Culver City that are stalled so many empty retail spaces come on let's stop giving developers a break over and over again! We want to see our city flourish and grow now we are growing impatient, and we pay heavy duty property taxes to live here. So I'd like to put in my vote to keep this developer on check with the current schedule.

The Jeff Hotel Project was initially approved over four years ago and has received multiple extensions, which, under the Culver City Municipal Code ("CCMC"), likely expire and become void after five years (i.e., July 2026). Like other municipalities, the City has time limits to ensure timely development and prevent indefinite permits. Five years is a long enough delay, and the City should not risk further indeterminant delay. Under the Code, even with all automatic and discretionary permit extensions, a maximum of five years from the date of initial approval is the typical deadline unless authorized for longer extensions under the conditions of approval. (CCMC § 17.595.030 subds. A, D.1, D.2.)

Accordingly, I urge that a condition be placed on this project requiring building permts to be obtained within one year. We should not allow the potential for as much as another 5 year delay to build this hotel.

Grazia Caroselli

Mildred Ave.
Los Angeles,, California 90066

MartinDelCampo, Ruth

From: Yasmine Almi <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:03 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: Time Limits Are Critical. Please Apply Them to the proposed Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Yasmine Almi

3 Prospect Ave,
Culver City, California 90232

MartinDelCampo, Ruth

From: Christopher Du <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:03 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: (Planning Commission Hearing 10/22/25, PH-1) Please Do Not Allow Another 5 Years, Condition the Jeff Hotel Project

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Honorable Planning Commission Chair Menthe and Commissioners,

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Please hold the developer to a clear deadline to to secure construction permits within one year. This is more than fair and indeed grants the developer roughly six more months to obtain the permits needed to start construction as compared to the deadline under their latest extension (i.e., July 2026).

Christopher Du

Stevens

culver city, California 90230

MartinDelCampo, Ruth

From: Bosco M <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:02 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: (Planning Commission Hearing 10/22/25, PH-1) Please Do Not Allow Another 5 Years, Condition the Jeff Hotel Project

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Please hold the developer to a clear deadline to to secure construction permits within one year. This is more than fair and indeed grants the developer roughly six more months to obtain the permits needed to start construction as compared to the deadline under their latest extension (i.e., July 2026).

Bosco M

111 Kinston Ave
Culver City, California 90230

MartinDelCampo, Ruth

From: Bethany Dever <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:01 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: The Jeff Hotel

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Honorable Planning Commission Chair Menthe and Commissioners,

Over four years ago, Culver City approved the Jeff Hotel project. The City has granted the project 4 separate extensions of time (to two separate development entities) to build the project- granting the maximum 5 years generally allowed by the City since project approvals to build a project. Now, the developer is asking for an approval that could give them more time to build a hotel (i.e., potentially up to another 5 years with extensions under the Municipal Code).

Hold the developer to standard time limits for development projects and grant no more than an additional year to obtain the building permits to build the hotel.

Bethany Dever

Indian Wood Road
Culver City, California 90230

MartinDelCampo, Ruth

From: Lily Scholer <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:01 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: Time Limits Are Critical. Please Apply Them to the proposed Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Lily Scholer

MartinDelCampo, Ruth

From: Chet Sawiki <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 12:00 PM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: (Planning Commission Hearing 10/22/25, PH-1) Please Do Not Allow Another 5 Years, Condition the Jeff Hotel Project

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Chet Sawiki

Globe Street
Culver City , California 90230

MartinDelCampo, Ruth

From: Leonard Unger <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 11:59 AM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: It's Time: Set a Limit of 1 year to Start Construction on the Jeff Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Accordingly, I urge that a condition be placed on this project requiring building permits to be obtained within one year. We should not allow the potential for as much as another 5 year delay to build this hotel.

Leonard Unger

Kensington Way
Culver City, California 90230

MartinDelCampo, Ruth

From: Stacy Young <noreply@adv.actionnetwork.org>
Sent: Tuesday, October 21, 2025 11:58 AM
To: Menthe, Darrel; Carter, Jen; Jones, Stephen; publiccomment@culvercity.org; Kavadas, William
Subject: Time Limits Are Critical. Please Apply Them to the proposed Hotel Project (Planning Commission Hearing 10/22/25, PH-1)

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Stacy Young

Westwood Boulevard
Culver City, California 90230

MartinDelCampo, Ruth

From: Sarah Schmidt <[redacted]@m>
Sent: Wednesday, October 22, 2025 11:31 AM
To: Kavadas, William
Cc: O'Brien, Dan; McMorris, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Dimitri, Yanni; Traffic Engineering; Maximous, Andrew; Stadnicki, Emily; Muenzer, Mark; andy schmidt
Subject: Opposition to the construction of 11469 Jefferson Blvd Hotel

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Hello Mr. Kavadas-

I live right behind the proposed hotel site at 11469 Jefferson, and I'm really concerned about what this project would mean for our neighborhood.

Safety: Our street is full of young families walking to El Marino and El Rincon every day. It's already a dangerous cut-through for speeding cars, and adding a 147-room hotel plus retail would make things much worse.

Traffic & Parking: There's no way the hotel's parking can handle guests, workers, and shoppers. Overflow parking will spill into our residential streets, which are already packed.

Privacy & Noise: A hotel that tall will look straight into our backyards, and years of construction — followed by 24/7 hotel activity — will make life miserable for families who work and sleep here.

Culver City's charm comes from its small-town, family-friendly feel. A big hotel doesn't fit that vibe — it only benefits travelers, not residents. That site could be something so much better: something walkable, local, and actually good for the community.

Thanks for listening,
Sarah Schmidt

MartinDelCampo, Ruth

From: Lahari Katam ·
Sent: Wednesday, October 22, 2025 1:20 PM
To: O'Brien, Dan; McMorris, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Stadnicki, Emily; Menthe, Darrel; Kavadas, William; Muenzer, Mark; Nachbar, John
Subject: Formal Demand for Mandatory Noise and Air Quality Mitigation – 11469 Jefferson Boulevard Hotel Project

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m. [Learn why this is important](#)

To the Honorable Chair, Honorable Mayor, Honorable City Council and Planning department,

My name is Lahari Katam, and I reside in Segrell Way, Culver City CA 90230. Our property is located approximately **29 feet** from the proposed construction boundary, making us the closest residential receptor. I am submitting this formal request to demand specific, enforceable mitigation measures that address the severe and unmitigated impacts of construction noise and air quality, which directly threaten the health and livelihood of my family.

The Mitigated Negative Declaration (MND) and Community Summaries incorrectly characterize these impacts as merely "temporary" and in hybrid community meetings dismissed as "Trash bin noise by developer" failing to address the **duration, intensity, and proximity** of the hazard to my home.

PART 1: Noise Mitigation Demand (Livelihood Risk)

The estimated construction noise levels, particularly for **pile driving**, can reach **101 dBA**. This level of noise is equivalent to a rock concert or a jackhammer operating 29 feet away, and is more than **40 dBA** above the City's established threshold for acceptable residential noise (60 dBA).

Demand for Mandatory, Enforceable Noise Reduction

We demand that the Planning Commission mandate a specific, measurable, and enforceable condition of approval:

Condition Requested: Continuous Active Noise Reduction to 60 dBA Ldn

1. **Enforceable Threshold:** All construction activities (including demolition, excavation, and pile driving) occurring within 100 feet of any residential property on Segrell Way **MUST** be mitigated so that noise levels, measured at the nearest property line, **do not exceed 60 dBA Ldn** (day-night average level).
2. **Required Technology (Noise Barrier):** The applicant must install a **temporary, certified acoustical barrier** (e.g., sound blankets, reinforced sound walls) that is **at least 16 feet high** along the entire Segrell Way property boundary before any heavy construction begins, and keep it in place until the structural phase is complete.

3. **Livelihood Protection (Work-from-Home):** Given my status and my husband's status as a **100% work-from-home resident** whose livelihood depends on clear, continuous communication in meetings for 7 hours per day, we request that the City enforce a **complete moratorium** on all high-impact noise generation (e.g., pile driving, heavy hammering) during designated business hours, specifically **9:00 AM to 12:00 PM and 1:00 PM to 4:00 PM, Monday through Friday**. This is a necessary accommodation to prevent the permanent loss of my professional income.
4. **Real-Time Monitoring:** The City must require the installation of a **live, public-facing noise monitoring station** on the Segrell Way property line to ensure continuous compliance with the 60 dBA limit.

PART 2: Air Quality and Health Risk Demand (Health Protection)

The proximity of my residence, coupled with the known **free product** contamination and the massive excavation required for the two-level basement, creates an extreme risk of exposing nearby residents to toxic dust and contaminated soil particulates. This risk is profoundly magnified for my daughter who suffers from **severe respiratory issues**.

Demand for Mandatory Air Quality and Health Protections

We demand that the Planning Commission mandate the following health protection measures:

1. **Fugitive Dust Control & Monitoring:** The applicant must use **advanced fugitive dust control methods**—far exceeding standard watering—specifically focused on minimizing exposure along the Segrell Way boundary during excavation and soil loading. This must include the use of **air filtration systems or misting curtains** on the site boundary.
2. **Real-Time Particulate Monitoring:** Mandate continuous, real-time monitoring for **PM2.5 and PM10** (fine particulate matter) at the residential property line. If PM levels exceed the South Coast AQMD threshold (or a lower, health-protective threshold of [State specific threshold, e.g., 25 µg/m³]), **all dust-generating activity must immediately cease** until the levels return to baseline.
3. **Toxic Exposure Contingency:** Due to the known contamination, the City must require the developer to install **air filtration systems (e.g., HEPA filters or MERV 13+ rated systems)** in the homes of all residents within 50 feet of the construction boundary for the entire duration of the excavation and grading phase. This is an essential health protection measure for sensitive receptors.

CONCLUSION

The current MND is inadequate because it fails to consider the unique and severe impacts on the closest residential receptor (29 ft). The 101 dBA noise level and the inherent dust risk from a contaminated site constitute a **significant, unmitigated impact** on public health and welfare.

We urge the Planning Commission to reject the MND's conclusion regarding the temporary and insignificant nature of these impacts and to adopt these specific, enforceable conditions to protect the fundamental rights to health and livelihood of the residents of Segrell Way.

Thank you.

Respectfully Submitted,

Lahari Katam, Resident of Segrell Way

MartinDelCampo, Ruth

From: Lahari Katam <[REDACTED]>
Sent: Wednesday, October 22, 2025 1:36 PM
To: O'Brien, Dan; McMorris, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Stadnicki, Emily; Kavadas, William
Cc: Muenzer, Mark; Nachbar, John
Subject: 11469 Jefferson Blvd Hotel Project // Traffic Concerns and Request to remove coffee shop from the plans

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Dear Mr Kavadas,

I am writing as a resident of Culver City to express serious concerns regarding the proposed inclusion of a 600-square-foot coffee shop within the 147-room hotel project at 11469 Jefferson Boulevard. After reviewing the Certified MND and the Addendum with the supplemental traffic study, I respectfully request that the Commission **remove the coffee shop use from the project approval** until a comprehensive and neighborhood-safe traffic solution is demonstrated.

1. Parking Deficit and Spillover Risks

The project provides only 105 parking spaces for 147 hotel rooms plus restaurant and retail operations. This represents a parking ratio of approximately 0.7 spaces per room—below typical hotel and mixed-use standards. Even conservative demand estimates show a likely shortfall of 30–60 spaces during peak hours. Introducing a new retail use, such as a coffee shop, will further increase daily trips, customer turnover, and curbside parking demand, directly impacting nearby residential streets.

2. Traffic Intrusion and Morning Peak Impacts

According to ITE trip-generation rates (LUC 936/937), even a small coffee shop can generate up to 40–400 vehicle trips per day, heavily concentrated in the morning hours. This increase in localized traffic—within 50 feet of homes—will add to congestion, noise, and safety concerns on Jefferson Boulevard and the adjacent residential blocks.

3. Inconsistency with the Certified MND

The Certified MND analyzed traffic impacts based on a hotel-only scenario without a high-turnover retail use. Adding a coffee shop changes the operational character of the site, introducing a new source of non-guest trips that was not part of the original environmental review or neighborhood outreach. Although the Addendum asserts that overall intersection operations remain unchanged, it does not adequately address localized parking and curbside intrusion effects on residents.

4. Request for Action

Given these issues, I respectfully urge the Commission to:

- **Remove the proposed coffee shop use** from the project until a new environmental and parking analysis demonstrates no significant impact on neighborhood traffic or parking

Culver City residents support smart growth, but not at the expense of livability and neighborhood safety.

Thank you for considering this request and for your ongoing efforts to maintain a balanced and responsible approach to development in our city.

Regards,
Lahari Katam

MartinDelCampo, Ruth

From: Stephen Carr <[REDACTED]@com>
Sent: Wednesday, October 22, 2025 2:44 PM
To: Kavadas, William
Cc: O'Brien, Dan; McMorris, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Demitri, Yanni; Traffic Engineering; Maximous, Andrew; Stadnicki, Emily; Muenzer, Mark
Subject: Opposition to Proposed Hotel at 11469 Jefferson Blvd – Protect Segrell Way Families

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Dear Mr. Kavadas,

My name is Stephen Carr, and I live in the ADU at 11546 Segrell Way, which directly borders the alley behind the proposed hotel site at 11469 Jefferson Boulevard. My two young children (ages 6 and 7) split their time between my home and their mother's home at 11405 Segrell Way, meaning this project would affect both of their residences equally.

This proposed development poses an unacceptable risk to the safety, health, and daily life of our family and to every household on our street.

1. Noise and vibration

The City's own estimates show construction noise reaching 101 dBA during pile-driving—equivalent to a jackhammer operating 30 feet away and more than 40 dBA above the City's residential threshold. My ADU sits just feet from the construction boundary. A 12-hour construction window (8 a.m.–8 p.m.) for roughly 30 months would make our homes unlivable, disrupting children's rest and my ability to work from home.

The City must require an enforceable 60 dBA Ldn noise limit, 16-foot certified sound barriers, and real-time public monitoring.

2. Safety and traffic

Segrell Way already functions as a shortcut between Sepulveda and Jefferson, with speeding cars and autonomous vehicles creating constant danger. Parents walk their kids to El Marino and El Rincón Elementary, and drivers frequently ignore the stop signs. A 147-room hotel with a coffee shop will flood our narrow street with rideshares, guests, and delivery vehicles—endangering pedestrians and young children.

3. Health and environmental hazards

Excavation for a two-level basement on a site with known soil contamination presents severe air-quality and toxic-dust risks. Without strong, enforceable protections, nearby families—including mine—will be breathing contaminated particulate matter for months. Continuous PM 2.5 / PM 10 monitoring, HEPA-grade filtration, and automatic work stoppage at threshold exceedances must be required.

4. Privacy and livability

A five- to six-story hotel would loom over single-family homes, with direct sightlines into our backyards and living spaces. It would permanently alter the character of our quiet, family-oriented community and expose our children to transient activity mere feet from where they play.

5. Quality-of-life and neighborhood impact

Our infrastructure is already overstressed. Trucks using the alley cause foundation vibrations; residents compete with retail employees for street parking. Adding hundreds of vehicles and multi-year construction will destroy what remains of our neighborhood's livability.

Please consider the families who live here every day, especially the youngest residents who deserve to grow up in a safe, healthy environment.

Thank you for your time and for listening to the voices of Segrell Way.

Respectfully,

Stephen Carr
Resident,

A | Father of Poppy (7) and Colton (6)

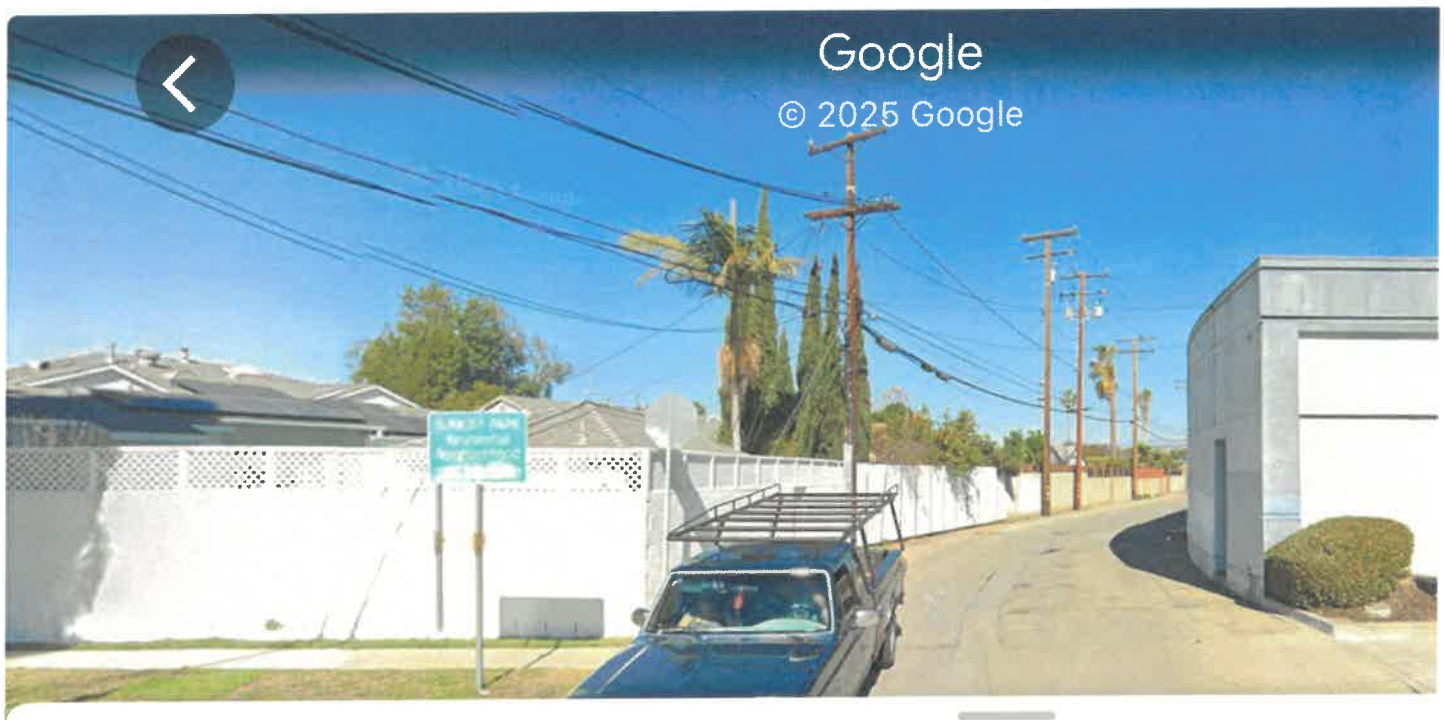
STEPHEN LEE CARR

MartinDelCampo, Ruth

Subject: FW: Segrell resident concerns regarding the 11469 Jefferson Blvd hotel proposal

From: andy schmidt <[redacted]>
Sent: Wednesday, October 22, 2025 2:45 PM
To: Kavadas, William <William.Kavadas@culvercity.org>
Cc: O'Brien, Dan <Dan.O'Brien@culvercity.org>; McMorris, Yasmine <Yasmine-Imani.Mcmorris@culvercity.org>; Puza, Freddy <Freddy.Puza@culvercity.org>; Vera, Albert <Albert.Vera@culvercity.org>; Fish, Bubba <Bubba.Fish@culvercity.org>; Dimitri, Yanni <Yanni.Dimitri@culvercity.org>; Traffic Engineering <traffic.engineering@culvercity.org>; Maximous, Andrew <Andrew.Maximous@culvercity.org>; Stadnicki, Emily <Emily.Stadnicki@culvercity.org>; Muenzer, Mark <Mark.Muenzer@culvercity.org>
Subject: Re: Segrell resident concerns regarding the 11469 Jefferson Blvd hotel proposal

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5572 S Slauson Ave

4 years ago

One last thing I wanted to make sure is included for context is this photo of how little space actually exists between the proposed structure and the immediately adjacent houses. When looking at the plans on paper I think it can be hard to get a feel for just how much the proposed hotel will absolutely tower

over the surrounding houses and look directly down into their backyards and bedroom windows. Construction noise and toxic dust is going to completely cover the surrounding houses for years all while small children are going to preschool and walking to the nearby elementary school.

I implore the planning commission to take a look at this and realize a hotel here is absolutely going to harm the surrounding community in a real and tangible way.

At the very least please require a full environmental report before approving so we can at least understand what kind of risks we are undertaking.

Thank you!

On Wed, Oct 22, 2025 at 1:56 PM Kavadas, William <william.kavadas@culvercity.org> wrote:

Thank you for your email regarding the proposed hotel project at [11469 Jefferson Boulevard](#). It will be included in the public record and shared with the Planning Commission for their consideration. Many of the items mentioned in your comments will be discussed at Planning Commission tonight. If you have any additional questions prior to the hearing, please let me know.

Sincerely,

William Kavadas

Assistant Planner, Current Planning Division

City of Culver City, Planning & Development Department

(310) 253-5706 | William.Kavadas@culvercity.gov

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From: andy schmidt [REDACTED]

Sent: Tuesday, October 21, 2025 5:49 PM

To: Kavadas, William <william.kavadas@culvercity.org>

Cc: O'Brien, Dan <Dan.O'Brien@culvercity.org>; McMorris, Yasmine <Yasmine-Imani.Mcmorrin@culvercity.org>; Puza,

Freddy <Freddy.Puza@culvercity.org>; Vera, Albert <Albert.Vera@culvercity.org>; Fish, Bubba <Bubba.Fish@culvercity.org>; Dimitri, Yanni <Yanni.Dimitri@culvercity.org>; Traffic Engineering <traffic.engineering@culvercity.org>; Maximous, Andrew <Andrew.Maximous@culvercity.org>; Stadnicki, Emily <Emily.Stadnicki@culvercity.org>; Muenzer, Mark <Mark.Muenzer@culvercity.org>
Subject: Segrell resident concerns regarding the 11469 Jefferson Blvd hotel proposal

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Hello Mr. Kavadas,

I recently learned of the proposed hotel plan for [11469 Jefferson Blvd](#) and as a resident of the street immediately behind the proposed construction site I have a number of serious concerns regarding the construction and operation of such a large hotel.

Child Safety:

First and foremost is the child safety concerns. I'm a dad of 4yo and 6yo daughters. This street in particular is home to a large amount of young families due to its proximity to El Marino Elementary and El Rincon Elementary. Many families use this street every single day to walk to and from school. This street is already dangerous due to how many people speed down it as a shortcut past Sepulveda. Waymo is already sending all of their cars down the street as part of their normal routes. Every day our family rides scooters around the neighborhood and I feel I have to be hyper vigilant to keep my kids from being hit. Putting in a 147 room hotel + retail shops will cause a huge increase in traffic down our street and make an already precarious situation downright hostile for the many families that chose Segrell as our forever home.

Traffic and parking congestion:

In addition to the safety issue, adding a huge hotel here is going to cause a bunch of spillover for people driving and parking on our street. The speeding down our street was already such an issue that the city had to put in speedbumps to try and mitigate the issue but they haven't been effective at all. It's clear from the plans that the hotel parking spaces will not be enough to cover both hotel patrons, retail patrons, and workers at the same time and those will all end up using our residential street for daily parking.

Privacy concerns:

This one should be pretty obvious but the hotel is going to tower over all of the surrounding houses and look straight down into people's backyards. There are many parents with young kids on the street and the idea that a hotel could go up giving strangers a view down into their backyard is frightening.

Construction/Operation Noise concerns:

The construction and operation of this hotel is going to massively increase noise in this area. Many people on the street work from home and construction sounds going on all day for multiple years is going to completely eliminate the ability to work from home. Additionally, operating a hotel is going to add all sorts of night-life and traffic activity late into the night, disturbing many of the families with young kids in the area.

Building a large hotel in this location is just a really bad idea. It's WAY too close to the residential street

directly beneath it. It's way too close to the elementary school. It's going to cause huge problems for all of the residents who love the Sunkist Park neighborhood and moved here to raise our kids. Culver City is the best part of LA because it's got a suburban/small-town vibe with great schools, nice parks, and cool restaurants all while being in the middle of LA. Adding a big hotel here isn't going to add anything good to our city. It's just going to be a place to stay for LAX business passengers while being terrible for the people who live around it.

The site has so much potential. Let's build something there that everyone can enjoy to increase walkability and make our city even more awesome!

Thanks for your time,
Andy

The City of Culver City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.

Kavadas, William

From: Vinay [REDACTED]
Sent: Thursday, October 23, 2025 1:45 PM
To: Kavadas, William
Cc: O'Brien, Dan; McMorris, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Demetri, Yanni; Stadnicki, Emily
Subject: URGENT: Request for Comprehensive Re-Noticing for 11469 Jefferson Blvd Hotel Project – Rescheduled Planning Commission Public Hearing Nov 12, 2025

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Dear Mr. Kavadas,

I am writing regarding the 11469 Jefferson Boulevard Hotel Project, the public hearing for which was recently pulled from the October 22nd 2025 agenda as the developer was not ready and rescheduled for **November 12, 2025**.

It has come to the community's attention that the initial outreach effort resulted in a severe failure of **equitable public notification**, notably excluding a vast majority of residents in the Sunkist Park Neighborhood. Because this notification deficiency was repeatedly raised during the community meetings, this confirmed lack of outreach constitutes a procedural violation of the fundamental right to **non-discriminatory access** to the public hearing process.

This failure compromises the public participation process required under the California Environmental Quality Act (CEQA) and violates the due process rights of residents.

CEQA Public Participation:

CEQA requires that the public be given adequate notice to review environmental documents (like the MND) and participate meaningfully in the decision-making process.

Constitutional Due Process:

Every resident has a right to be notified about government actions that affect their health, safety, and property rights.

- Failing to send notices to all the impacted residents (Segrell Way, Culver Park Drive, Patom Drive and nearby El Marino School.) and vulnerable groups is a breach of fundamental fairness and due process.

Request for Comprehensive Re-Noticing

To ensure transparency and compliance before the November 12, 2025, hearing, I formally request that the Planning Division immediately ask the developer to execute a **new, comprehensive notification effort** targeting the following receptors:

1. **All Residences in Immediate Proximity:** Ensure 100% public notification is sent out to all properties on **Segrell Way, Culver Park Boulevard, and Patom Drive**. Residents from these areas are the most impacted due to this proposed hotel.
2. **El Marino Language School:** The proposed project is on a primary school route for El Marino Language School. We request the Planning Division notify the school administration to ensure parents—who represent another large group of stakeholders impacted by construction, traffic, and air quality—are informed of the project and the upcoming hearing.
3. **Equitable Outreach to Vulnerable Populations:** All senior citizens in the Sunkist park neighborhood must be notified. We request specific, verifiable measures to target this demographic, ensuring that residents over a specific age or those with documented limited mobility or digital access receive physical, hard-copy notices.

Public Comment Deadline

Please confirm that the deadline for additional public comments (this is in addition to the public comments that were already sent before the October 22nd 2025, 3 PM Deadline) for the rescheduled November 12, 2025, hearing will be extended to **at least five (5) business days before the hearing date**.

We expect confirmation that this comprehensive re-noticing will be completed by the developer. Thank you for your prompt attention to this urgent matter.

Sincerely,

Vinay Cheekala
Segrell Way, Resident