

MG2

18200 Von Karman Ave, Ste 910
Irvine, CA 92612

949 705 0700
MG2.com

MEETING MINUTES

Meeting Date **May 12, 2015**

Attendees Costco and consultant
team

Distribution Culver City Planning
and Attendees

Location Community Center
4162 Wade Street
Culver City, CA

Subject Costco Addition
Project Presentation

Next Meeting TBD if
Required

Date 5.26.15

Project Costco - Culver
City, CA

Project Number 94-0630-31

Item No	Item	Response
SITE PLAN Scheme DD11- 23		
1	Neighbor raised issue regarding loss of existing landscape area at northeast corner of site that provides and meandering walking path	Revised site plan shows retention of this area in its current configuration. Resolved.
2	Neighbor raised issue requesting the Albertson's structure remain as buffer to neighborhood to the north	Keeping the existing Albertsons is not an option as it is more area than is needed and not feasible to operate two separate facilities. Costco is proposing raising the existing 8' high masonry wall adjacent to Zanja St. between the Costco and Albertsons to 10' and constructing a new 10' wall to extend east 20' from property line on north, 7' from eastern property line to match existing wall
3	Neighbor raised issues about sufficient on-site parking	It was explained that although the total parking is reduced from the existing 1,042 total stalls, to 977 stalls, the total parking for Costco will increase by 251 stalls.
4	Neighbor asked about bike racks	Costco will provide bike racks to accommodate (11) bikes. The rack is located near the west end of the Food Service



Item No	Item	Response
LANDSCAPE DESIGN		
	No comments were raised by the neighbors at the meeting	
EXTERIOR DESIGN		
	No comments were raised by the neighbors at the meeting	
SITE LIGHTING	A concern was voiced regarding the lighting spill over at north property line when existing Albertsons is demolished and replaced with parking lot	<u>Lighting</u> - In keeping with our on-going sustainability initiatives, all existing 15' tall metal halide lights will be replaced with much more energy efficient LED light fixtures. LEDs are inherently directional and offer better control than traditional metal halide or sodium lamps; additionally, this form of lighting effectively reduces regional light pollution. With fewer total lumens, LED luminaires can produce appropriate light levels on parking lot surfaces with virtually no light spill at the property line. We are excited to implement this change. - As part of our studies, we prepared photometric modeling showing lighting levels on the property and immediately adjacent property. Based on the design, all lighting levels are less than 0.2 foot candles (FC) at the property line at Zanja Street, 0.1 FC by the middle of Glencoe and 0 FC at the first residential property line. - The proposed LED lighting fixtures (indicated by P, P1 or PS) allows the existing perimeter lighting along the new and existing screen walls adjacent to Glencoe and Zanja to be eliminated, further reducing any potential spill onto adjacent streets. Although taller, the new poles move interior to the site, away from the neighborhood and create safe light levels within the lot with less spill. We believe the proposal balances interests to allow peaceful enjoyment in the neighborhood as well as safety and security of all properties in a sensitive manner.

Item No	Item	Response
TRAFFIC		
	One resident to the north requested a controlled/locked pedestrian access to the store. This would eliminate having to either drive onto Washington Boulevard or walk around the Costco. Other neighbors to the north stated they did not want any access from the north side of the Costco site. They preferred the separation from the retail use and did not mind walking around.	Because the majority of residents prefer the separation between the retail and residential uses, the Costco team will continue this historical separation by not providing reciprocal pedestrian access. Should Staff request this change, we would be open to discussion.
	Several neighbors voiced concern if the project was proposing any new site access from Walnut, St, Zanja St., or Glencoe Ave.	Costco team response was that no new site access is proposed as part of this project
	Several people noted congestion and limited parking at the site today. Generally they voiced support for the proposed improvements, particularly the additional turn lane along the internal east-west drive aisle	Costco team discussed the tradeoffs between maximizing parking supply and improving flow and conflicts. They explained that the project proposed widening the existing on-site main east-west drive to provide a longer drive thru lane for In and Out as well as a shared left turn lane where possible to reduce on-site congestion. Those in attendance generally agreed that both issues needed to be addressed.
	Neighbors along Elm Street expressed concerns about speeds and volume of traffic cutting through neighborhoods and making prohibited turns around traffic barriers to bypass area congestion.	Costco team noted concerns about cut-through traffic and speeds within the neighborhoods. The team suggested that attendees contact the roadway authority (City of LA). While the Costco team doesn't believe this issue is related to Costco, Costco authorized their traffic team to collect additional traffic the week of 5/20/15 to better understand the severity of this issue. The Costco team will share this information with the City of LA and Culver City once it is compiled and summarized
OPERATIONS		
	Neighbors voiced concern about the picking up of Costco carts within the neighborhood	Costco Management stated they would work on this to improve the standards for cart retrieval.

Item No	Item	Response
NOISE/ SOUND ATTENUATION		
	Neighbors living to the north of the site voiced issues about the noise from the new Tire Center proposed on the east side of the Costco warehouse	- The new tire center will be a similar configuration and distance from the residential properties on Zanja Street, as it is currently located on Walnut Avenue; however, it will be surrounded by a 10-foot wall rather than the 6-foot wall which currently exists on Walnut Avenue. - We prepared a Noise Study, which is available for review. The noise study indicates that the tire center will not increase the normally quiet ambient noise level in the closest residential area by any measurable amount. - As technology evolves, the operators will be receiving newer, quieter tire center equipment in the coming weeks. This will further reduce the likelihood of any noise impact. Once the new equipment arrives, we will perform a noise simulation on Walnut Avenue at a comparable distance from the proposed tire center (on Zanja Street), witnessed by City staff. Noise readings will be reported in the revised Noise Study.
	Neighbors living to the west of the site raised issues about the late night noises and vibrations coming from the existing loading dock area.	Although no changes are proposed to the existing loading dock. We are currently working with our acoustical engineer and architect to address noise mitigation measures to reduce vibration and noise within the existing loading dock. These results will also be reported to staff and any identified, available mitigation will be installed as part of the project.
STORM WATER/ CIVIL		
	No comments from the neighbors attending the meeting	

These minutes are an accurate account of the items discussed to the best of my knowledge. If you observe any discrepancies or have any questions, contact me immediately at (949) 705-0713.