

ATTACHMENT 10 - Community Meeting Minutes

5757 Uplander Way Project

January 18, 2024 Community Meeting

MEETING MINUTES

Date: Thursday, January 18, 2024

Time: 6:30 p.m.

Location: In Person: 6333 Bristol Parkway, Culver City, CA 90230

Online: Zoom

Public Attendance: Approximately 60 total (24 individuals in person and 36 online)

Project Team: B9 Sequoia Culver City Owner LP

AC Martin

KFA Architecture

RIOS

Kimley Horn

Know/How

Allen Matkins Leck Gamble Mallory & Natsis, LLP

RECAP

The first Community Meeting for the 5757 Uplander Way Project was held on January 18, 2024. In coordination with City staff, the hybrid meeting was held from 6:30 p.m. to 8:30 pm in-person at the basement level of the Courtyard by Marriott Los Angeles Westside Hotel, 6333 Bristol Parkway, Culver City, CA 90230, and online through Zoom. The Project applicant team presented the proposed Project, which included information relating to preliminary Project design, landscaping, neighborhood context and history, uses, and the application and public review process. Following the presentation, attendees asked questions and made comments to the Project applicant team.

Approximately 60 members of the public attended the community meeting either in person or virtually. Attendees' questions and comments made during the question-and-answer portion of the meeting are listed below, which have been lightly edited for clarity. A list of attendees is also provided below. Please note that all attendees may not have signed the attendance sheet.

QUESTIONS AND COMMENTS

- What will you do to mitigate increase of traffic? Turning left onto Green Valley Circle will be a nightmare.
- As a business tenant at PS Business Parks, I am confused about the notice I got. It says, "proposed project," but you are talking about this project like it's happening. Tenants will

have to go find a new place. I've been here for 20+ years and love it here and feel safe. I have some questions, like when will you kick us out, and are you paying moving fees?

- What about the traffic?
- What types of places are you building? Townhouses? Condos? For rent? For sale?
- Is property owner Link Logistics? Is a representative here?
- What is the number of studios, one-bedrooms, two-bedrooms?
- Are the buildings all six stories?
- Will there be parking underneath?
- I am a tenant of the business park. I want to know the timeline for when this project will get approved.
- Why are there no condos? What makes Fox Hills special is that there is a mix of owners, versus tenants who come and go.
- This [Fox Hills] is a condo community. You are interested in the flavor of this community. Consider affordable condos. It is possible. We are [a community of] condos, not rentals.
- Another issue is Green Valley Circle; I've been meeting with City leadership regarding accidents. In 2022, a woman was killed crossing the street. In December, a woman was hit by a car. Recently, we had a speeding drunk driver flip over her car and land on the sidewalk. We don't want more traffic.
- We don't want to see rental housing built to be flipped by developers. Rental housing doesn't have to be built by same standard, which is why developers don't want to build condos.
- I like Fox Hills; it's an enclave. I love the green spaces and that it is ownership-based. As a working professional, I can't afford these new buildings that go up. Rental properties start at \$4K. I shouldn't be forced into not being able to afford something.
- I like the paseo concept and the pollination corridor. We get ocean breezes in Fox Hills, and a six- to seven-story building will block ocean breezes.
- These new buildings going up are atrocious. We don't want an industrial-looking building and want it to look like a green space.
- I'm concerned about traffic and security because more people who are here will be here temporarily. Especially with the mall, the area is already high density.
- We don't want you to build over the tallest buildings in the area—four stories?
- Make the project ownership. We want to buy here. I want to buy, and otherwise I would have to commute because I want to buy in a new construction.
- There are multiple projects in the area. This one is 1,100 units with 1,300 parking spaces. Others are multi-hundred units. When you are cramming all of this into this area, that makes the area much more dense. What is the overall impact on how these will cooperate? Environmental impacts look at just one project.
- I am excited about this project because when I lived downtown, I didn't have to drive everywhere. I am curious to hear about the retail space you have potentially slotted in here. Will there be multiple units? Will it be coffee shop-sized, or more like a Whole Foods?
- I think the community here is very hidden and almost anti-LA. I wanted to echo that going for more ownership is probably the best way to keep the culture the community has here.

- What is the school situation? When these buildings pop up, there are more families here and more [impact on] school districts.
- I grew up in Fox Hills, and there has always been an issue with parking. Is there a way to make every unit rent a designated parking spot? The moment you separate parking, residents won't pay for the parking, which soaks up parking for rest of community.
- How much of a setback will there be from sidewalk to building?
- Here [at my condo], every unit has two spaces. All are full. I'm not sure why we don't need more spaces here.
- Fox Hills is an enclave that is very neighborhood-y and central. People know there is a problem with housing shortages, but the City's General Plan Land Use Element has not been adopted yet. Are you aware?
- Density is an issue. My beef is with the City, not with the developers. If I were a developer, I would be proposing to build density in Fox Hills, too, under this proposed General Plan that up-zoned Fox Hills to 100 units/acre. This area has 2,600 units now, and new projects would double the amount. The amount of required housing Citywide is 3,000. There are three City Councilmembers who say they want equitable distribution, so it's not all packed into one area because they don't think that's fair. If they change the Land Use Element, this project will have to lower its density. I think maybe 50 units per acre would work.
- I've lived here for 30 years. Because of the breeze, we are downwind from anything that will be emitted. Can you put in mitigation for fumes (e.g., from a fast-food place)?
- We moved in here because of the trees lining a lot of the streets, and appreciate the consideration you are showing here. The pollinator corridor is great.
- My family tries to bike places. We tried to ride the "gateway to playa," which has blown up. But the bike path disappears into Hannum traffic. If you are able to do the "good neighbor" thing and help improve quality of life for those that are here it would help.
- The pocket park east of this development has turned into dog park. Can you include a dog run because lots of people have lots of animals?
- I am also going to mention a dog park. The park we have here, we currently can't take dogs there. There is a range in owners' responsibility levels. Any rentals, need to incorporate the dogs having their space, too.
- I've lived here for 30 years. If you look how Culver City was designed, every multifamily area has a plaza. Each plaza had basic stuff, like a supermarket, a pharmacy, and a bank. We lost ours, and now everyone has to drive. We cannot walk to supermarket the way we used to. For Fox Hills residents, this is unfair, because instead of adding something, it is taking it away because we are obligated to take our cars to do shopping.
- We are 2,600 homes, and we have one school with a tiny parking lot. Where will you put the kids, and who will pay for new infrastructure? Will you tax all of us, or will the developer pay?
- I have been the owner of a condo for about 5 or 6 years, and I love that Fox Hills was safe, walkable, and with parking to invite guests over. It's like being back in Orange County. There is not enough parking, and at this cost for a unit, will have at least two cars for two roommates. This will also increase traffic. That's the main reason I moved here – because Fox Hills is not like the rest of Los Angeles.
- I think the Project is very well thought out architecturally.

- The problem is not with having enough parking, but with charging for the parking. For instance, The Meadows [apartment complex] has enough parking, but renters use street parking. You have to put incentives in right place and not charge for parking.
- Have you talked with the City about bus routes, or talked with other developers to consider bussing? Parking is short here.
- At the City's open house, I asked about a bus to the airport, and they realized it wasn't in their plan. The City is not thinking about this. You as developers have to talk about this.
- I'm not against development because this area is old, and I appreciate new development. Just not too much.
- On transportation, people mean well when they want people out of their cars. But no one wants to take bus when it takes an hour. If we had a better transportation system, parking wouldn't be an issue.
- The people deciding how our lives are going to be probably have two cars. You can't live with one car. If you give just one car parking space, it will take 30 minutes of their life every time they come home. You are condemning people to give their precious time to look for parking. Giving enough parking is a social justice issue.
- I'm in a creative business and would like the project to earmark a space for a gallery, public art— a place for cultural exchange and celebration.
- I moved to Fox Hills in 2001. I moved here because it was amazing, and I fell in love with it. Family is the most important thing. Trees would sing to me. This is taking over too many things. People don't stop at stop signs, and I'm horrified by car noise. Trees are the life of the earth, and I'm happy to hear you talk about plant life you are planning. I'm horrified that people use my street as a thoroughfare to get on the 405. If you have trees, I'll be happy. But I'm not fully on board with so many more people in our area.

ATTENDEES

In Person

- | | |
|---------------------------------|-------------------------|
| 1. Evan Young | 14. Alexea Howard |
| 2. Derek Gould | 15. Laszlo Kurta |
| 3. YiHui Gould | 16. Hilary Haran |
| 4. Sonya DeRose | 17. Ken Seman |
| 5. Judi Sherman | 18. Nelson Scott |
| 6. Debbie Wallace | 19. Justin Cua |
| 7. M. Morales | 20. Christian Tallarico |
| 8. Lawrence G. Limour | 21. Yami Momdt |
| 9. Homer Gentry | 22. Brian Christie |
| 10. Diane Ehrich | 23. Millie Christie |
| 11. Jose Mendivil (City Staff) | 24. Isaac Hui |
| 12. Gabriela Silva (City Staff) | |
| 13. VJ Blue | |

Zoom

- | | |
|------------------------|----------------------|
| 1. B. Annette Daughtry | 5. Beverly G |
| 2. Eric Deyerl | 6. Michelle Playford |
| 3. K. Love | 7. Michael K |
| 4. Jenny Pham | 8. Patricia Papet |

9. Geoff Maleman
10. Carrie Ziff
11. Barbara Simon
12. J Cua
13. Rudy Parada
14. Vicente Arellano
15. Treven Goldsmith
16. Peggy Levacy
17. Bahar Mansouri
18. Jaime Olmos
19. Evelyn Figueroa
20. Javier Medina
21. Troy Meldrum
22. Patricia Mooney
23. Clive Zickel
24. Angelika Kischnick
25. Carolina Guerrero
26. Nathan Potgieter
27. Suzanne Wood
28. Jabbar Wesley
29. Flannery Brown
30. Mike Mouawad
31. Steve Sugerman
32. Regina Robertson
33. Kevin Perez
34. Jayne Vidhecharoen
35. Alex Pijuan
36. Luis G

5757 Uplander Way Project
July 16, 2024 Community Meeting

MEETING MINUTES

Date: Tuesday, July 16, 2024

Time: 6:30 p.m. – 8:30 p.m.

Location: Via Zoom (Webinar ID: 876 5185 7776)

Public Attendance: 31 individuals

Project Team: B9 Sequoia Culver City Owner LP
KFA Architecture
KFA Land Images
Kimley Horn
Know/How
Allen Matkins Leck Gamble Mallory & Natsis, LLP

RECAP

The second Community Meeting for the 5757 Uplander Way Project was held on July 16, 2024. In coordination with City staff, the meeting was held virtually at 6:30 p.m. via Zoom. The meeting began with opening statements from the applicant and Project team reintroducing the Project and providing information related to Project design, landscaping, neighborhood context, uses, parking, circulation, sustainable design and features, and the Project review process. Following these presentations, the applicant team answered questions from the community members via both live questions and via the Zoom Q&A function. A list of the attendees and the questions that were asked are included below. In addition to the 10 applicant attendees and one city representative (Peer Chacko), 31 members of the public joined the meeting. Two additional city staff members also joined the meeting.

QUESTIONS AND COMMENTS

- Why are stoops being incorporated? I am concerned that this will negatively impact the neighborhood's safety.
- Is the Project incorporating building step backs?
- Has a mobility study been conducted?
- Is the Property really zoned for 200 dwelling units per acre?
- How is the Project able to incorporate an additional 234 units?
- How much parking is being provided?
- How will you ensure sufficient utilities?
- How will the Project address traffic congestion?
- What is the breakdown of units?

- What resident amenities will be provided?
- The parking ratio does not seem sufficient.
- Have you spoken to the office building across the street about shared parking?
- Have developers offered any amenities to existing Fox Hills residents?
- How many levels of parking?
- Who sets the parking ratio?
- Is the City looking at the growth in density in totality with other projects? Impact on traffic and quality of life will be exponential.
- Streets around here see a very high level of people parking on streets, and it is hard to find street parking available when needed.
- I disagree that this project is providing enough parking.
- Why does the retail face Hannum, which is far from existing residences?
- How much will the mobility fee be?
- How many trees will be removed and how many will remain?
- How will the Project address crime?
- Where in the Housing Element is the purpose of the Housing Element addressed?
- What will be the rent for the affordable units?
- City Council should lower the density. A lot of Safer Fox Hills will be nullified because the traffic reductions will be added back by these projects.
- Looking at the General Plan, it is clear that all the new housing is planned for Fox Hills. I don't think the parking ratio is sufficient. The project's proposed parking ratio is not the reality we experience.
- What will the rents be? Will they be competitive? What is the expected vacancy?
- I suggest an effort is made for flexible parking arrangements with surrounding properties in case on-site parking isn't sufficient.
- When will we have an opportunity to vote on this Project?
- Will the project applicant operate the project or sell it after building it?
- Centinela and La Tijera have planned developments also. It all seems too much.
- The current vacancy at La Tijera is 60%.
- We need to address the greater density issue with the City government.
- I made a Google poll and left it on cars last night. 16 people responded. The poll included questions to the effect of: Are you aware that there could be nearly 2,000 residents coming and does that concern you about street parking? Everyone said yes. Lack of public transportation here is an issue. I'm also concerned about viability of this for people in the area. Will people be able to afford the rents? And will the retail be successful and viable?
- Will the impact on street parking lead to a parking permit system being implemented?
- Can the Project incorporate a mobility hub?
- What is a mobility hub?
- Who in the City should we address street parking feedback to?
- The two local schools—Antioch and Chinese Medicine—all park on the street, also. This is another impact on our parking.

LIST OF PUBLIC ATTENDEES

1. Albert Arakawa
2. Eric Deyerl
3. Cara Zeno
4. Andrew Harris
5. Jack Walter
6. Fred
7. Yuovene Whistler
8. KV
9. Judi Sherman
10. Krystle Brown
11. B. Annette Daugherty
12. Drew Hild
13. Patricia Papet
14. Karyn Marks
15. Travis Morgan
16. Angelika Kischnick
17. Deborah Wallace
18. Alan Levey
19. Troy Evangelho
20. Jeff Uplander
21. Ray Fernandez
22. Leah Cadavona
23. Treven Goldsmith
24. Kareema Bozman
25. Gabriela Silva
26. Connie Martin
27. Lee Goldsmith
28. Brian Christie
29. Leah Liu
30. Judy Clark
31. Bao Hoang
32. Anonymous Caller
33. Anonymous Caller

5757 Uplander Way Project
September 9, 2025 Community Meeting

MEETING MINUTES

Date: Tuesday, September 9, 2025

Time: 6:30 p.m. – 8:30 p.m.

Location: In Person at the Courtyard by Marriott Los Angeles Westside, 6333 Bristol Parkway, Culver City, California 90230 and via Zoom

Public Attendance: Approximately nine individuals in person and 20 on Zoom

Project Team: B9 Sequoia Culver City Owner LP
KFA Architecture
KFA Land Images
Kimley Horn
Know/How
Allen Matkins Leck Gamble Mallory & Natsis, LLP

RECAP

The third Community Meeting for the 5757 Uplander Way Project was held on September 9, 2025. In coordination with City staff, the meeting was held in person at the Courtyard by Marriott Los Angeles Westside, 6333 Bristol Parkway, Culver City, California 90230 and virtually at 6:30 p.m. via Zoom. The meeting began with opening statements from the applicant and Project team reintroducing the Project and providing information related to Project design, landscaping, neighborhood context, uses, parking, circulation, sustainable design and features, and the Project review process. Following these presentations, the applicant team answered questions from the community members both in-person and on via Zoom. A list of the attendees and their questions are included below. In addition to the applicant attendees, two members of the City Planning Department staff (Emily Stadnicki, Peer Chacko), and one City Planning Commissioner (Jennifer Carter), approximately 26 members of the public joined the meeting either in person or via Zoom.

QUESTIONS AND COMMENTS

- How big is the property?
- How many office buildings will be demolished?
- How many units are you providing?
- How many affordable units are you providing, and what does affordable housing mean here?
- Have you considered impacts on traffic?
- Does the Project include rentals or (for-sale) condominiums?
- What is the unit breakdown? Do you have any three-bedroom units?
- Will the air conditioning unit be located on the roof? How tall will it be?

- What is the height of the Project?
- Will the Project block views from Buckingham Parkway?
- How many parking spaces does the Project have?
- Where will the trash/recycling trucks go to pick up trash? Will they enter the buildings?
- Will neighbors hear the noise of trash/recycling trucks backing up?
- Are you planning to build all 1,077 units at once?
- Will each parking garage stand alone, or will they be connected?
- What is the purpose of this hearing?
- Has the Project been approved yet?
- If you lived here, you'd know the Project would be a disaster.
- This Project will turn Fox Hills into Blade Runner or Kowloon.
- Why is no density being planned for the Veterans Park/Lindberg Park neighborhoods?
- Is the City taking money from developers?
- Are projects being planned for elsewhere in the City? There are five or six planned in Fox Hills with 3,000 units.
- What is the CEQA analysis?
- How much parking are you providing? I am nervous about people parking on the street.
- Providing rental units means that residents will not be involved in the community.
- A million people have left California due to development.
- What does affordable mean? It is variable.
- Who selects who gets to live in the affordable units?
- When was Fox Hills annexed into the City?
- Under the Housing Element, the burden for housing is carried in Fox Hills.
- Does the architecture take into account that this Project's height is twice as tall as its surroundings? What about its impacts on air flow, light, and traffic?
- Is the CEQA report available?
- What drought/water-conservation measures does the Project include? Is it collecting rainwater? Does it have an aquifer or any active capturing?
- How does the Project address seismic concerns? Does the building have rollers?
- How does the Project go above and beyond minimum building code requirements? Does the City incentivize this through tax incentives or otherwise?
- How does the Project impact public safety?
- Can the Culver City Police Department locate a kiosk on the Property?
- In the event of a major emergency, how would the Project impact evacuation feasibility?
- The location of housing in Fox Hills is developer driven. Fox Hills is the densest area of Culver City.
- How long has the current owner been the owner of the Property?
- Have you looked at the Project's impacts on water and power, especially considering the state's electric vehicle mandates?
- Did you consider building the Project at half the height?
- Most new construction in Culver City is proposed for Fox Hills.
- Is the City planning any new buildings in downtown Culver City? The traffic there is bad on Friday nights.
- Is the Project's development being phased?

- Will the Project be demolished in phases?
- Did you study the cumulative impacts of all Fox Hills projects in the EIR?
- This Project has amenities, but does it have guest parking and parking for deliveries?
- This is a huge project with large impacts.
- What is the density of the Project?
- Did you study the infrastructure? What about a new parking garage for Fox Hills?
- How will the Project impact the Police Department? Schools?
- Who will be required to maintain new foliage on the Property? I am concerned that it will die and not be maintained.
- Will the Property be sold to a big conglomerate?
- What type of trees will be in the public right-of-way?
- I am concerned about having enough visitor parking. What will be the fees for guests?
- How long will the Owner stay with the Project? I am concerned that it will be sold and turned into slums.

LIST OF PUBLIC ATTENDEES

In Person

1. Peer Chacko
2. Judy Clark
3. Rich Clark
4. Nelson Scott
5. Mel Eday
6. Tom O'Neill
7. Debbie Wallace
8. David N. Silberman
9. Drew Hild
10. Larry Kranzen

On Zoom

11. Jennifer Carter
12. Emily Stadnicki
13. Eric Deyerl
14. Tyrone Flynn
15. Patricia Papet
16. Farzin Khalkhali
17. Michelle Playford
18. Maria Vuelba
19. Sharon LeVine
20. Jack Walter
21. James Burling
22. Judi Sherman
23. Leslie Sealey
24. James Vitale
25. Annie DiMascio
26. Cindy Buie
27. Tiffany H
28. Q W
29. Carolina Hinshaw