

ATTACHMENT NO. 12

5700 Hannum Ave. Project

December 13, 2022 Community Meeting

MEETING MINUTES

Date: Tuesday, December 13, 2022

Time: 7:00 p.m.

Location: Zoom Webinar
Webinar ID: 896 0363 0362
Passcode: 283315

Public Attendance: 81 individuals

Project Team: Rob Kane, LPC West
Jonathan Watts, KFA Architecture
Chris Torres, Artifact
Geoff Maleman, Maleman Ink Public Relations

RECAP

The first Community Meeting for the 5700 Hannum Avenue project was held on December 13, 2022. Pursuant to City guidance due to COVID-19 protocols, the meeting was held via Zoom webinar from 7:00 – 8:00 p.m. The project applicant, architect, and team presented a PowerPoint presentation which included project information, applicant background information, land use and community context, and project visuals. Visuals included sketches, elevations, site plans, floor plans, and other materials. Following the presentation, a question and answer session was held for attendees to provide comments, feedback, or questions regarding the project.

81 members of the public attend the virtual community meeting. A list of attendees is provided on the following page. 105 questions and comments were submitted. These are listed below.

QUESTIONS AND COMMENTS

- Will your PowerPoint presentation file be available on your website?
- Why is chat disabled? is this an open meeting for community discussion?
- How many units are going to be affordable?
- What is considered affordable housing? I'm talking about a monthly rental price, not the definition or what it should be.
- Why is chat disabled? Is this meant to be an open community meeting?
- This is Marco Icardo - Owner of 5820 Uplander Way, we are really excited about this project. Is there a link to this recording that I can send to my partners?
- Your plan shows 23 corporate stalls. So how will that be enough to avoid parking on the streets?
- Along Buckingham, would you be lowering the grade so that the entrances are along the street or at existing grade?

- 6 stories is much higher than a lot of the other residential buildings in the area. This seems like it will block the views and sunlight we have.
- What are the parking plans? And traffic control? This area is already has issues with traffic congestions and speeding.
- Can you describe the definition of "Affordable Housing" laws that this complex will serve?
- How will you solicit feedback throughout this process between community meetings?
- How is this beneficial to homeowners in the area?
- Is this project already approved by the city?
- How many affordable housing will be available with this complex?
- What is the plan for EV charging? We want them but the city is denying adding a transformer outside our building for now and adding a large building like this seems like it will hurt our power grid.
- Talk to us about how you plan on mitigating the traffic around here which is already problematic.
- Would you ever consider lowering the scale down so as not to block so much sky view since you are butted up against multi-family complexes on Buckingham?
- What are the plans to accommodate parking for tenants?
- How many units as a whole with this complex?
- How does the General Plan adoption affect your approval process?
- Where will the parking be? It's hard enough to find parking on Buckingham for those who live here.
- Security...many people are experiencing home break-ins. Could you please address?
- Does affordable housing include section 8 housing?
- What is the timeline for the project?
- So mostly market value units, is that correct?
- Love to see the addition of retail in our neighborhood instead of vacant offices. What is being included in the design to cater to a particular type of commercial space (e.g. restaurant vs. retail shops)?
- It would be a shame for our parking to be over taken by this new building. I do think the project will be great for the community. We need something a bit more walkable. It would be great for there to be more parking and ideally free, so that street parking near other buildings/units then creating longer walks for residences.
- How many housing units total?
- Will there be underground parking?
- What is Thomas Small's role?
- I second the concern with speeding, and especially with parking.....specifically with street parking when guests are over.
- When will you have the parking details? I think many would like to know.
- How many units (330?) vs. how many parking spaces? Most households have multiple cars and there aren't hardly any neighborhood street parking as is.
- What is the estimated construction duration, from teardown of existing buildings to opening new complex for residents? Also, is this all condo, all apartments, or a mix?
- How many retail spaces will be available for rent?

- Is there any preference for small businesses on the retail level, or can we request that? In my opinion, that would be much preferred to more large chains, especially considering we already have access to the mall down the street.
- What is planned completion of project if approved?
- Have you done impact studies on the surrounding areas?
- What is the timeframe of how long this process will take? How soon do you expect the retail and residential units to be available?
- I want the tape of this meeting and slides. Thank you.
- We are in a dire drought, having to conserve water. How do you justify building additional demand?
- Describe the process you used to determine that this was the best use for the property consistent with your own economic interests and community needs.
- I was late. Are you tearing down a building?
- Will these units be apartments or condos?
- The 2.2 acres is for 220 units, so the 110 units to make it 330, is from the density bonus, correct?
- Are you going to plant trees for shade, what type and how many? Is your landscaping going to be drought tolerant?
- What are the plans to mitigate noise, construction debris and traffic impact on the neighborhood during the construction phases?
- How deep will the subterranean parking be? There are soil issues.
- You mentioned transit options, such as e-bikes and scooters. These are not options for many. what about other transit options? more buses? the metro rail coming to Fox Hills area?
- 6 stories high, no details on parking, blocking sunlight and view. We don't need a monolith in this space. Also, affordable housing is not truly affordable. How are you going to convince me and like-minded citizens that this is a good idea?
- I know it's too soon to know but what types of retail businesses are you hoping will be a part of the project?
- I would like to get the presentation as well. I am the President of the FoxGate HOA, across the parkette from your development.
- What amenities will the units themselves have and what features?
- Would you live there and why?
- For approximate timeline, are you expecting years, like 5-7 years or quicker?
- How tall do you expect the 5 floors to be in total? Are you able to put the rendering back up?
- How will this affect the value of our property?
- You could do more than what is state / region complaint for parking and zoning. Policies change so you can plan ahead. Stadiums and arenas do that often.
- Retail parking? Will retail have dedicated parking?
- What is the State code you referenced i.e. units vs parking spaces?
- Is there a possibility of these units being condos instead of apartments? I imagine this would change a lot of the project incentives for the developer, but the community is heavily condo based. As a new owner, I do wish that there had been more units available to purchase in this area and in general across Culver City (not another place to rent.)

- Why are you interested in the Fox Hills community? Did anyone think about the impact on the school system?
- Are the units a variety of sizes? studios, 1-bed, 2-bed, 3-bed?
- How are current established businesses going to be compensated for loss of established location? Established businesses have been known to their clients for years and years, for example I know of a popular dental office, so Patients or customers know how to find them and typically live around the area. How will current tenants be compensated for a) potentially losing loyal customers b) being evicted, having to move and pay higher rents elsewhere?
- Are any of the buildings being torn down tested for asbestos? That would be high exposure to everyone.
- Are you going to embrace bicycles or e-bikes? Would you have charging for guests and renters?
- Are you planning additional large developments in the Fox Hills area in the near future?
- is the transit plan the same design at downtown Culver City? If so that's a nightmare.
- I asked how deep is the parking. is it going to be several levels down. please answer. Thank you.
- What do you mean by this being a micro transit "hub"?
- We have some bus routes CC #3 and the 108 (metro) but nothing straight to the E train on Jefferson and La Cienega. Have to go to CC Transit Center near Citi Bank to get the CC #4 that goes all the way to Jefferson and La Cienega.
- With the affordable housing, will this be for families or individuals and/or both?
- Can I please have a recording? Can it be posted on a website?
- Can you go through your density calculation? 2.2 acres @ 65/acre is 144 units, and per CC code is max 255 units. How are you getting to 330 units?
- Looks like there are trees on the roof as well.
- Please send me the presentation.
- The existing housing in this area is only three stories, why is this new development 5 stories?
- Do you plan to use fire retardant building materials, and how many additional fire hydrants will be installed?
- Can you give some details on any unique design properties in this building?
- How will this new building impact the schools and the 1 middle school and 1 HS? Culver City has been fine with housing not sure how your research resulted with more housing.
- All these answers are so vague.. there is no answer. All I'm getting is that this is a profit for the builders.
- By the time this project is developed technology will be evolved. What impacts will drone deliveries and EV vehicles etc.. have on this project?
- Who is handling the leasing and management? When do you plan on selling this building?
- Can protected bike lanes along Hannum be considered as part of the traffic plan please? (Are there city plans to extend protected bike lines out from downtown Culver City through Sepulveda or Overland to the Fox Hills area?)
- What is your website address? Thank you.
- Please add me to the presentation distro.
- Will there be amenities, retail other services that the community could share?

- Could I please receive a copy of the presentation as well?
- It is considered mixed use high which is 100 units per acre as in the updated housing element
- I would also like a copy of the presentation. President, Fox Hills View Townhouses HOA.
- Please forward meeting minutes
- Jose Mendivil from Culver City Planning spoke about process, density, zoning, Comprehensive Plans, the Housing Element update, and future General Plan Update.
- Arrived late to the meeting, I would like a copy of the presentation.
- Add-on to the question I just submitted about protected bike lanes: I asked this in the same vein as the person who asked about the lack of direct bus line to the Expo station from Fox Hills. If we're looking at this type of development, that linkage from downtown to Fox Hills just gets more important. It's tied directly to the large volume of questions about parking; there are large parking garages across Hannum for the offices there, could there be an arrangement to use that space on nights/weekends for the retail customers?
- Will existing now to be displaced businesses be offered preferential rents and conditions in the new building?
- How many bedrooms in this apartment building? how many 1 bedroom? How many 2 bedrooms? How many 3 bedrooms?
- Does a special zoning district mean future developers could put in even more apartments in the commercial zone of Fox Hills?
- Good idea about looking into parking arrangement with the building across on Hannum. It always looks pretty empty.
- Affordable can be condos and you can make money. We would like condos.
- The building on the corner that looks like a warehouse on Bristol and Hannum – they call it a setback, it is not really a setback; it is so close to the street. In the renderings, how big is the setback on Buckingham?
- Can Jose from Culver City planning answer this question - Does a special zoning district mean future developers could put in even more apartments in the commercial zone of Fox Hills?
- Erika Ramirez from Culver City Planning spoke about the current development process, long-range planning, the general plan update process, and future development regulations.
- Any wheelchair accessibility? Any handicapped/ wheelchair accessibility on premises in general and / or any of the units?
- With more pedestrians, traffic and parking concerns, how will Culver City P.D. provide additional patrol and emergency assistance with our community?

LIST OF PUBLIC ATTENDEES

1. Jon B
2. 19494444610
3. Erika Ramirez
4. Neighbor
5. Yvonne Brooks
6. HM Sun
7. Melissa Korc
8. Joy
9. 18182092681
10. Carolina Guerrero
11. Yuovene Whistler
12. Omar Rawi
13. Troy
14. Benjamin Ragains
15. Jack
16. Drew Hild
17. 14244043930
18. Martha
19. Hilton Creve
20. Sharon Walter
21. Brian C
22. Dan O'Brien
23. Luis G
24. HSZoom2018#
25. Barbara Hartell
26. Kevin Mansfield
27. Daryl
28. Paula Keating
29. Lummy Galbusera
30. Larry Nuttall
31. Treven
32. Josh
33. Josh Vasbinder
34. Leo
35. Studio Group
36. Nelson Scott
37. Nick
38. James
39. James
40. Anthony Pastore
41. 19149125222
42. Teresa Mack
43. Kelley O' Neill
44. Kareema Bozman
45. Deborah Wallace
46. Jose Mendivil
47. Dr. Kim Mitchell
48. Ron Harari
49. Marco Icardo
50. 13107109523
51. Emily Bishop
52. Jeff C
53. Jim Clarke
54. Larry Sherwood
55. Chris
56. Annie2715
57. 13102535757
58. Judith Sherman
59. Arren Bustamante
60. Pearl McLin
61. Angelika Kischnick
62. 12142260941
63. Call-In User_2
64. Casey
65. 13108083462
66. Lee Goldsmith
67. Michelle Playford
68. Annie T
69. Johnson
70. Call-In User_1
71. Lauren Klausen
72. 13102510286
73. Lyn P
74. Mario Munoz
75. 14153675033
76. Derek Gould
77. David Schwartz
78. Kevin Read
79. VConcerned
80. M.O.
81. LB

5700 Hannum Ave. Project
July 27, 2023 Community Meeting

MEETING MINUTES

Date: Thursday, July 27, 2023

Time: 6:30 p.m.

Location: 600 Corporate Pointe
Culver City, CA 90230

Public Attendance: Approximately 50-60 individuals

Project Team: LPC West
KFA Architecture
Artifact
Sugerman Communications Group
Maleman Ink Public Relations
Allen Matkins Leck Gamble Mallory & Natsis, LLP

RECAP

The second Community Meeting for the 5700 Hannum Avenue Project was held on July 27, 2023. In coordination with City staff, the meeting was held in-person at 6:30 p.m. at the lobby level of 600 Corporate Pointe, Culver City, CA 90230. The meeting began with an opening statement by the applicant introducing the project and explaining the multi-station format of the meeting. The project applicant, architect, and team provided a multi-station presentation which included information relating to Project design, landscaping, neighborhood context, uses, parking, circulation, sustainable design and features, and the Project review process. Stations were staffed by members of the applicant and project team, who answered questions from the public. Each station contained visuals including sketches, elevations, site plans, and other materials. The Project team provided a comment box for members of the community to provide additional written comments on the Project. These written comments are provided below.

Approximately 50-60 members of the public attended the community meeting. Attendees asked questions and provided comments at the various stations. These questions and comments are listed below. A list of attendees is also provided below. Please note that all attendees may not have signed the attendance sheet.

QUESTIONS AND COMMENTS

- What is the construction timeline?
- Will the building take up most of the existing park on-site?
- Will retail uses be located along Buckingham?
- What are you referring to as public amenities?

- What will you do to clean up Hannum?
- Where are the parking entrances and exits?
- I have concerns regarding the lack of train access to Buckingham.
- Will the City be building more transportation infrastructure?
- What happens if retail is not occupied? We hope it will be.
- What is the process for low-income units?
- Where is the City staff tonight?
- Has the City looked into whether they have enough facilities (police, fire, etc.)?
- What is the impact on traffic?
- What is the average unit size?
- *What is the mix of units?*
- How big are the townhomes?
- How many low-income units will there be?
- Will there be office?
- Do you have permits yet?
- How many units will the Project have?
- Is there any retail component?
- Will there be clothing stores?
- What is the parking for the 309 units?
- Where is the retail component?
- What is the parking ratio?
- Is parking underground?
- What is the income requirement for very-low income units?
- Is this across the park on Buckingham?
- Where is parking?
- Are the townhouses for sale?
- Are there any changes proposed to Buckingham?
- Will there be a driveway on Buckingham?
- How many stories is the building?
- Will there be guest parking?
- It looks beautiful. Will the plaza be open to the public?
- Do you have floorplans?
- When will construction start?
- Where will the construction office be?
- Will there be bike storage?
- It is good that you are making the area more walkable.
- It looks like parking will be 3 levels and all on-site?
- Will the units on Buckingham have ground-floor entrances?
- What is the height?
- Will laundry be on-site?
- Hannum is a commercial corridor. Where people live now is not on Hannum. Why not have greenery be street-facing on Buckingham rather than the units? For example, in Playa Vista, there is a monolithic development, but all of the open space is in the interior. It is not a welcoming exterior. Why not flip the script and make the public amenities street facing to

the neighborhood as opposed to a wall? How do we marry the desire to be safe with renters and community uses?

- You will be blocking our light and air. For people that live in the condos across Buckingham, will they have their views blocked? Right now they're used to that view for things like the 4th of July.
- Lincoln owns this property they will do something with it, right?
- Will each affordable unit have the same rent?
- Will the affordable units be a mix of units?
- Why did the unit count change from 335 to 309 units?
- Did the number of low-income units change?
- You're not doing the full 50 percent density bonus?
- Will the townhouses have units above them?
- Have you thought about breaking up the massing of the building? Maybe creating two separate buildings?
- Fox Hills is the densest part of Culver City. There has to be a direct line to the train station. There isn't. This Project makes things more dense. As the City plans to build out Fox Hills more, and they are reimagining the Fox Hills document, I don't think bikes will cut it. There are no protected bike lands on Sepulveda and Slauson. There should be. There should be a transit shuttle to the train station.
- Parking structures in this area are empty on nights and weekends. The public should have the ability to use parking within existing structures for visitor parking after hours. That would go a long way.
- Can we make the neighborhood-facing part of the Project to be more welcoming and more green? The commercial corridor gives us quiet green space after 5 PM and on the weekends. We will lose that quiet space. Can we get that space back? This could give more privacy to the residents [of the Project] and reduce noise.
- This whole site should be parking.
- I don't think there should be parking off of Buckingham.
- What stage are you at?
- Is the Environmental Assessment at this point or later?
- If everything goes swimmingly, when would you break ground? We live near the CVS at Bristol and are just curious.
- You sent the mailing radius out 500 feet?
- Is there no formal presentation? It is easier to have that.
- How many more meetings will there be?
- You have a long way to go until you are building. Is it 3-5 years?
- I am not crazy about this design. If you have all of this back alley, I would think the parking would come from that side instead of parking up. Where are the bus stops? Everyone will come out on Hannum and Buckingham. It looks like you are parking underground.
- Does the Project have to be so big? When they start building, those other buildings/businesses will come down. It's a ripple effect. On any other side of the street will be more.
- Who will pay for kids in school? Schools are already overcrowded.
- When is the next public hearing?
- Does the Project have any dates set?

- How many projects has your company done in other cities?
- Did your other projects include retail/apartments?
- What is the land right now? Is it vacant?
- Why isn't the Project facing Hannum?
- Will there be a driveway on Buckingham?
- Yes. Will the Project come onto the sidewalk?
- Will it be like the Platform where they have a public area?
- This is too dense for our area. The plan is to put the bulk of the density in Fox Hills. This is what we wanted the City to do. This Project is 309 units next to 290 units. That is already 600 units. This Project is not a slam dunk. The Land Use element has not been adopted. The café is wonderful and terrific, but there is too much density. It is unfair to put the bulk of this requirement in Fox Hills.
- Why can't you make this housing affordable condos?
- Is the affordable housing typical for people who get Section 8 housing? What is the non-regular rent?
- They have built a ton of housing units throughout Culver which are all \$3,500 and up. That is not affordable. I actually want to buy. Stop bringing in \$4,000 units. We are sick of this.
- Apartments are sitting empty. They are vacant. The premise does not make sense.
- You are saying that people are coming from Pasadena, but they cannot afford it. Low income needs to be lower. They are all renters, high-end renters. People cannot afford even Playa Vista.
- How do you justify that the trend is to move out of the office and work from home, people are leaving California, and more people are leaving. People are building developments that are half-empty. You will end up replacing empty commercial buildings with empty residential buildings. What does that do to the community? We are left with congestion, traffic, and no parking. You can't tell me that will not happen. I know it will take a long time to build this. It will have a lot of noise and will have dirt and concrete. This will be a major construction process. There will be a lot of hassle getting in and out of the area. This area will be the new green valley circle that will be as hectic and manic.
- How will you accommodate the infrastructure grid, parking, etc.?
- You would have less pushback without this high density. You jammed as many people as possible into this small block.
- The City Council does not have to live here. We do. This will impact our quality of life.
- Is there enough parking? We already do not have enough parking. This is LA. People will not take the bus. If they can find a place on the street, they won't pay for parking.
- The City came and put bus lanes in downtown Culver City. Traffic is now overflowing the traffic lanes. Businesses are suffering and we can't go to lunch.
- We were expecting a seated meeting. For the last hour and a half, do you think we can flow into that format so we can be united so we know what our neighbors think? A lot of people don't know what to think. We teach people what to think.
- This location is bad. Maybe find a room with a carpet.
- What about water, the environment, wildlife, and open space?
- How many trees will be cut down for this project?
- The design wouldn't allow you to preserve trees?

- I am very upset about this. I did not receive notice. The people one street over did not receive notice.
- What are the proposed unit types?
- What type of affordable units will be included?
- How will the Project be parked?
- How many tenants will be located within the retail part of the Project?
- How tall will the building be?
- Where shall vehicle access be from?
- This area of the City already has traffic and public parking problems. Won't this Project only make these issues worst?
- These units are all rental units. This will attract transitory folks that have no interest in the community. Won't this have a negative impact on our community?
- During construction of the Project, there will be a significant amount of disruption, construction equipment traffic, and dirt/dust/noise. How will the developer mitigate these impacts?
- What opportunities exist for public comment?
- This Project will have negative impacts on the City's ability to provide services to its residents. How will this be addressed?
- Who will be the retail tenant?
- Will there be any interior open space?
- Are there laundry rooms?
- People are leaving California in record numbers. Why is this being built?
- Will additional information be available online?
- Will this include for-sale units?
- Will there be any access to public transit?
- Will electric charging stations be included?

LIST OF PUBLIC ATTENDEES

1. Brendon Chung
2. Tom O'Neil
3. Elain Bernard
4. Angelika Kischnik
5. Sonya Debra
6. Barbara Hartnell
7. Kian Croh
8. Barbara Lincoln
9. Leon Humphrey
10. Katie Kim
11. Nelson Scott
12. Hiwanda Scott
13. Molly Butler
14. L. Cartwright
15. S. McWilliams
16. Karyn Marks
17. Laura Bisaccio
18. Mel Eday
19. Connie
20. Martin
21. Joshua Bozman
22. Kareema Bozman
23. Paula Keating
24. Larry Nuttall
25. Leah Ross
26. Barbara Simon
27. Cathy Karr
28. John Karr
29. Howard Sherwood
30. Emily Bishop
31. Jackie Bishop
32. Laura Michet
33. Judi Sherman
34. Claude Sherman
35. Greg Martin
36. Jonathan Valiente
37. John Walter
38. Dave Monicatti
39. Patricia Papet
40. Sonya DeRose
41. Angelika Kischnick

5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name Patricia Papet Phone [REDACTED]

Email PPapet@icloud.com

Address _____

Affiliations (If Applicable) _____

Comments

Would like to see more public spaces. From what I can see on the renderings- There is not enough esp ~~is~~ for current residents.

Dog Park

See the flip side to make additional comments ▶

5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name CATHY KARR Phone _____

Email Tie'L 4NUJ@ATT.NET

Address _____

Affiliations (If Applicable) _____

^{Comments}
① How will Developer Accomodate the INCREASE in TRAFFIC, + PARKING.
② How will this impact the ELECTRICAL GRID.

See the flip side to make additional comments ▶

5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name Sonyia DeRose Phone [REDACTED]

Email SonyiaDeRose@gmail.com

Address _____

Affiliations (If Applicable) _____

Issues:	Comments
Parking	we would like condos
Density	Not apartments.
High Rise Bldg	traffic
UN-Affordability for Regular income People	Congestion
	Increased crime / security plans

See the flip side to make additional comments ▶

5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name DAVE MONICATTI Phone [REDACTED]

Email CD@MONICATTI

Address [REDACTED] COLYER CITY

Affiliations (If Applicable) _____

Comments

WOULD LIKE TO HAVE A REPRESENTATIVE JOIN OR HOA ZOOM MEETING.

See the flip side to make additional comments ►

5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name Angelika Kischnick Phone _____

Email germangie@aol.com

Address _____ CA 90230

Affiliations (If Applicable) _____

Comments

- Project needs at minimum 2 parking spaces/unit plus guest parking. Majority of tenants can't afford units by themselves anymore, there'll be couples, roommates, parents with teenage kids with 2-3 cars. It's not realistic to "force" people to take public transportation as the system is not built out enough. You need a car to get to the Metro station, on weekends, to go shopping etc. As it is, parking in the neighborhood is oversaturated. We won't be able to have guests, service staff etc. park.
- We already had water restrictions + power outages without added residents.
- I anticipate crime to increase with more density, as well as traffic.

• Would like a different format for future meetings with Q+A's, chairs, better acoustics. See the flip side to make additional comments ▶

5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name BRENDON CHUNG Phone _____

Email BRENDON CHUNG @ GMAIL.COM

Address _____

Affiliations (If Applicable) _____

Comments

I LOVE IT. LOOKING FORWARD TO THIS. WOULD LOVE SOME BIKE AMENITIES + BIKE LANES.

See the flip side to make additional comments ►

5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name Laura Michet Phone [REDACTED]

Email laura.michet@gmail.com

Address [REDACTED] 90230

Affiliations (If Applicable) _____

I like this plan! Comments
I want to have public amenities beyond the mall... I want to have something closer to home worth walking to than a busy mall. Sorry all the local anti

development conservatives showed up tonight See the flip side to make additional comments

5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name John F. Karr Phone _____

Email john.karr@live.com

Address _____

Affiliations (If Applicable) N/A

Comments
Construction duration how long? Hrs?
How are traffic, parking and crime going
to be addressed?

See the flip side to make additional comments ▶

5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name Boutae Sims Phone [REDACTED]

Email Darberasimon324@gmail.com

Address [REDACTED]

Affiliations (If Applicable) BOD - Fox Hills Pines

Comments

Please contact me for a presentation to our Fox Hills Pines Community.
Thank you

See the flip side to make additional comments ▶

5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name _____ Phone _____

Email _____

Address _____

Affiliations (If Applicable) _____

Comments
We would like to see the 100 unit an acre # reduced to 65 units per acre. our neighborhood is too dense for adding any high density developments.

See the flip side to make additional comments ►

5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name Kareema Bozman Phone ()

Email Kareema.Bozman@gmail.com

Address [REDACTED]

Affiliations (If Applicable) _____

Comments

- Impact on schools
- Traffic & Parking

See the flip side to make additional comments ▶

5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name Molly Butler Phone _____

Email mollybcrady@gmail.com

Address _____

Affiliations (If Applicable) _____

Comments

- too high density
- parking & traffic will be horrible
- It will change the culture of the neighborhood & not in a good way
- Beautiful but not practical

See the flip side to make additional comments ▶

5700 Hannum



Yes, I want to be kept informed about the plan's next steps

Name Alekon & Howard Scott Phone [REDACTED]

Email bhnscoff@cs.com

Address [REDACTED]

Affiliations (If Applicable) _____

Comments

DVR

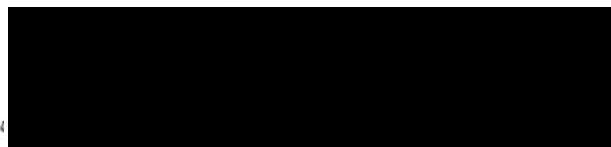
See the flip side to make additional comments ▶

Additional Comments

My concern is the school. Culver City
Elementary are already crowded.

My concerned is the parking on
Buxtingham entrance.

Stward & Nelson
Scott



5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name Connie Martin Phone [REDACTED]

Email CONNIE WORMART @ YAHOO.COM

Address [REDACTED] Culver City

Affiliations (If Applicable) N/A 90230

Comments

See the flip side to make additional comments ▶

Additional Comments

I feel it would be better to HAVE people that are home OWNERS with some renters. It would make for a more stable environment.

Also please have a PRICE idea included in your presentations. It makes a difference

5700 Hannum



Yes, I want to be kept informed about the plan's next steps.

Name Laura Bisaccio Phone _____

Email tiatequi1472@yahoo.com

Address [REDACTED] Culver City, Ca
90230

Affiliations (If Applicable) _____

Concern about: Comments

Traffic, Parking, high end
Renters pushing away hard
working people who cannot afford
to pay for high rents. Even at
a "Low income" Rent. STOP this
Project. →

See the flip side to make additional comments ▶

Additional Comments

It will be an eyesore
for my building and
my condo, which is across
this monstrosity!!

Look around the neighborhood
if you care about the community,
Most of these condominiums
are small. Consider

Reducing the size!!