

**Kavadas, William**

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**From:** Cody Whitman <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:05 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Support the Appeal: Set a 1-Year Limit on the 11469 Jefferson Hotel Project

**EXTERNAL: This email originated from outside of the organization. Do not click links or open attachments unless you confirm the content is safe.**

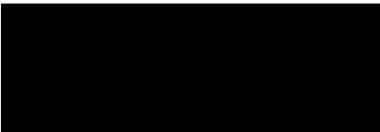
Honorable Mayor Puza and Councilmembers,

Please support the UNITE HERE Local 11 appeal of the 11469 Jefferson Hotel Project. The 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. Thank you.

Cody Whitman



## Kavadas, William

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**From:** Todd Mole <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:05 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Time Limits Are Critical. Please Uphold Appeal of 11469 Jefferson Hotel Project

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Honorable Mayor Puza and Councilmembers,

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 uphold the appeal of the proposed 11469 Jefferson Hotel Project and hold the project to a fair time limit. A hotel 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 grant the developer only one additional year to obtain the building permits. This is more than fair. Please do not allow this project and site to potentially languish for another five years.

Todd Mole  


## Kavadas, William

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**From:** Veronica P Herrera <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:06 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Support the Appeal: Condition the 11469 Jefferson Hotel Project

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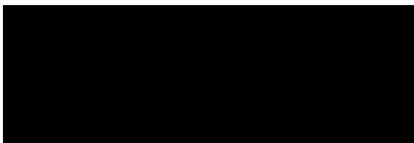
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Please hold the developer to a clear deadline to secure construction permits within one year. This is more than fair and indeed grants the developer significantly more time to obtain the permits as compared to the deadline under their latest extension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

Please appropriately condition this project. Thank you.

Veronica P Herrera



## Kavadas, William

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**From:** Letia Lewis <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:06 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Support the Appeal: Condition the 11469 Jefferson Hotel Project

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Please appropriately condition this project. Thank you.

Letia Lewis



## Kavadas, William

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**From:** Allisen Beall <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:06 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Support the Appeal: Set a 1-Year Limit on the 11469 Jefferson Hotel Project

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Honorable Mayor Puza and Councilmembers,

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Allisen Beall



## Kavadas, William

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**From:** Sean Means <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:09 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Support the Appeal: Condition the 11469 Jefferson Hotel Project

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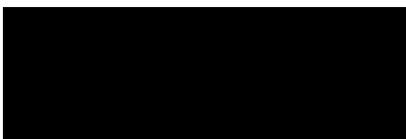
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Please appropriately condition this project. Thank you.

Sean Means



## Kavadas, William

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**From:** Erica Nichols <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:07 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Support the Appeal: Set a 1-Year Limit on the 11469 Jefferson Hotel Project

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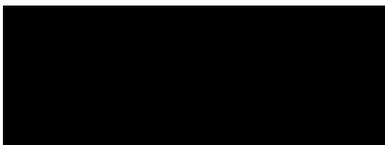
Honorable Mayor Puza and Councilmembers,

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Erica Nichols



## Kavadas, William

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**From:** nick.guthman@gmail.com <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:07 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Support the Appeal: Set a 1-Year Limit on the 11469 Jefferson Hotel Project

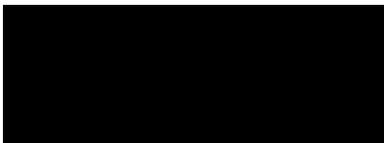
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Honorable Mayor Puza and Councilmembers,

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## Kavadas, William

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**From:** Ruth Baldwin <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 5:53 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Time Limits Are Critical. Please Uphold Appeal of 11469 Jefferson Hotel Project

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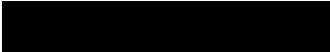
Honorable Mayor Puza and Councilmembers,

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 uphold the appeal of the proposed 11469 Jefferson Hotel Project and hold the project to a fair time limit. A hotel 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 grant the developer only one additional year to obtain the building permits. This is more than fair. Please do not allow this project and site to potentially languish for another five years.

Ruth Baldwin  


## Kavadas, William

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**From:** Grazia Caroselli <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 5:30 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Time Limits Are Critical. Please Uphold Appeal of 11469 Jefferson Hotel Project

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Honorable Mayor Puza and Councilmembers,

I agree with the statement: 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.

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Grazia Caroselli  


## Kavadas, William

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**From:** Julie Alexander <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 3:28 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Time Limits Are Critical. Please Uphold Appeal of 11469 Jefferson Hotel Project

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Honorable Mayor Puza and Councilmembers,

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Julie Alexander  


## Kavadas, William

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**From:** Stella August <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 2:21 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Support the Appeal: Condition the 11469 Jefferson Hotel Project

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Honorable Mayor Puza and Councilmembers,

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

Please appropriately condition this project. Thank you.

Stella August



## Kavadas, William

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**From:** Kai Gordon [REDACTED]  
**Sent:** Tuesday, February 3, 2026 2:20 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Support the Appeal: Condition the 11469 Jefferson Hotel Project

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You don't often get email from [REDACTED] [Learn why this is important](#)

Honorable Mayor Puza and Councilmembers,

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Kai Gordon  
[REDACTED]

## Kavadas, William

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**From:** Ken Seman <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 2:18 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Time Limits Are Critical. Please Uphold Appeal of 11469 Jefferson Hotel Project

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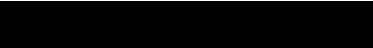
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Ken Seman  


## Kavadas, William

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**From:** Prisca Gloor <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 2:07 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Time Limits Are Critical. Please Uphold Appeal of 11469 Jefferson Hotel Project

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## Kavadas, William

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**From:** Jack Galanty <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:59 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Please Uphold Appeal of 11469 Jefferson Hotel Project

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Jack Galanty  


## Kavadas, William

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**From:** Dominique DjeDje <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:51 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Support the Appeal: Set a 1-Year Limit on the 11469 Jefferson Hotel Project

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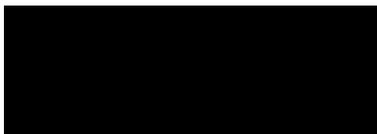
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Dominique DjeDje



## Kavadas, William

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**From:** Sage Goodman <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:22 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
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Sage Goodman



## Kavadas, William

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**From:** Amy Agzarian <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:19 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Support the Appeal: Condition the 11469 Jefferson Hotel Project

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Amy Agzarian



## Kavadas, William

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**From:** Joshua Boxman <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:17 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Time Limits Are Critical. Please Uphold Appeal of 11469 Jefferson Hotel Project

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Joshua Boxman  


## Kavadas, William

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**From:** Travis Morgan <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, February 3, 2026 1:17 PM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Please Uphold Appeal of 11469 Jefferson Hotel Project

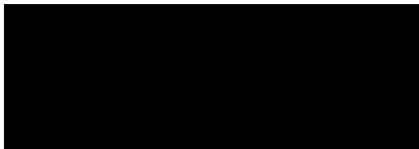
**EXTERNAL: This email originated from outside of the organization. Do not click links or open attachments unless you confirm the content is safe.**

Honorable Mayor Puza and Councilmembers,

The 11469 Jefferson Hotel 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.

I urge you to grant the developer only one additional year to obtain the building permits. This is more than fair. Please do not allow this project and site to potentially languish for another five years.

Travis Morgan



## Kavadas, William

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**From:** Greg Weed <noreply@adv.actionnetwork.org>  
**Sent:** Wednesday, February 4, 2026 11:00 AM  
**To:** Kavadas, William; Puza, Freddy; Public Comment at Culver City  
**Subject:** Support the Appeal: Condition the 11469 Jefferson Hotel Project

**EXTERNAL: This email originated from outside of the organization. Do not click links or open attachments unless you confirm the content is safe.**

Honorable Mayor Puza and Councilmembers,

Please support the appeal of the 11469 Jefferson Hotel Project. Since its approval in 2021, the hotel project at 11469 Jefferson 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 secure construction permits within one year. This is more than fair and indeed grants the developer significantly more time to obtain the permits as compared to the deadline under their latest extension (i.e., July 2026).

Please appropriately condition this project. Thank you.

Greg Weed

