

Kavadas, William

From: Vinay [REDACTED]
Sent: Friday, October 10, 2025 10:56 AM
To: Kavadas, William
Cc: O'Brien, Dan; McMorris, Yasmine; Puza, Freddy; Vera, Albert; Fish, Bubba; Demetri, 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