

January 31, 2026

**Mel Siverts
President of Beverlywood West HOA
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Culver City, CA 90230
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**William Kavadas
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Culver City Planning
9770 Culver Blvd. Second Floor
Culver City, CA 90232**

Re: Opposition to Proposed In-N-Out Development in Our Neighborhood

Dear Mr. Kavadas

I am writing as a resident and the president of Beverlywood West HOA, located at the intersection of Sawtelle and Overland Ave., to express my strong opposition, and that of many residents at BWW HOA, to the proposed In-N-Out Burger development at the intersection of Sawtelle and Jefferson. While I understand the desire to encourage business growth, this particular project raises significant concerns that would negatively impact the quality of life for those of us who live nearby.

1. Increased Traffic Volume

Our neighborhood already experiences heavy congestion during peak hours, and adding a high-traffic fast-food establishment—especially one known for long drive-thru lines that often spill out onto public streets—would worsen the situation considerably. The anticipated increase in vehicle volume poses safety risks for pedestrians, cyclists, and families and would likely lead to longer commute times and more cut-through traffic on residential streets. Furthermore, the proposed site is already a parking lot for the businesses that are already established. Putting in the In-N-Out would negate many parking spaces, causing increased congestion within the parking lot.

2. Odor and Air Quality Concerns

In-N-Out's cooking operations produce a strong, persistent odor that can easily drift into surrounding homes. Residents should not have to deal with constant cooking smells or reduced air quality, especially during the warmer months when windows are open and people spend more time outdoors. These odors would create a substantial and ongoing nuisance for the neighborhood. Our 156-unit HOA complex is located less than a quarter mile east of the proposed site, and the prevailing winds in this area blow from west to east. Blanco Park and El Ricon school are even closer. Given that pattern, the odor impact on our community would be unfavorable.

3. Impact on Neighborhood Character

Our community values a peaceful, residential environment, and a late-night, high-volume fast-food restaurant simply isn't compatible with the character of this area. An operation like that would bring increased noise, litter, and late-night activity that would be disruptive to nearby homes. There's already a Jack in the Box right across the street, and even that location doesn't generate anywhere near the level of traffic an In-N-Out typically attracts. Introducing a business with such a high volume of cars and customers would fundamentally change the feel of the neighborhood in a way that many residents are concerned about.

For these reasons, I respectfully urge the city to reconsider approving this project or to explore alternative locations better suited for a business of this scale to avoid a catastrophic impact upon the surrounding neighborhoods and traffic. Protecting the safety, health, and well-being of existing residents should remain a top priority in planning decisions.

Thank you for your time and consideration. I appreciate your attention to the concerns of our community.

Please feel free to contact me if you have any questions.

Sincerely,

Mel Siverts
President of Beverlywood West HOA