

Axis Mundi RE II, LLC

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May 25, 2016

Mr. Jose Mendivil, Associate Planner
Culver City Planning Division
9770 Culver Boulevard
Culver City, California 90232

Re: Summary of Community Meetings
12803 Washington Boulevard, Culver City

Dear Jose:

Developer has conducted two separate community outreach meetings associated with the mixed-use residential project, as summarized below -

On November 4, 2015, Developer and City staff held the Community Outreach Meeting as required per the terms of the Mixed Use Ordinance, CCMC §17.400.065, and the Council's Resolution No. 2008-R015 regulating Community Benefit Incentives. The meeting was noticed to all owners and occupants within a 1000' radius of the site per the attached Notice. The meeting was held at Culver West Alexander Park starting at 7:00pm. Approximately 24 people attended the meeting, including a mix of Culver City and Los Angeles residents. Community Development staff and Developer presented the project and described the purpose of the meeting, namely seeking community input on the desired type(s) of community benefits to pursue should the City Council approve the Developer's proposed density increase. Developer explained the Successor Agency's strong policy interest in creating an off-street public parking reservoir to support the existing commercial buildings in the immediate area, and, if approved by Council, the resulting density increase from 35 units/acre (19 units on this site) to 50 units/acre (27 units on this site). Developer also explained its plans to pursue the State Density Bonus ordinance as an additional increase, potentially to as many as 39 units, through provision of Very Low Income affordable housing units onsite. The majority of the public in attendance supported the public parking as the desired community benefit, though some neighbors wanted a portion of the community benefit funds to go toward improvements at Culver West Park and one neighbor strongly supported an enhanced pedestrian crosswalk at Washington/Meier. The community input was incorporated into the staff report for the City Council's hearing on and subsequent adoption of the Public Benefit Resolution on December 14, 2015.

Further, on May 12, 2016, Developer and Planning Division staff held the community meeting required as part of the Site Plan Review entitlement process. The meeting was noticed to all owners and occupants within a 300' radius of the site per the attached Notice. The meeting was held at Culver West Alexander Park starting at 7:00pm. Approximately 8 people attended the meeting, including a mix of Culver City and Los Angeles residents. Developer presented the project and described the purpose of the meeting, namely to inform the community and provide an opportunity to review the proposed project prior to the public hearings before Planning Commission and City Council.

The general outline of the May 12th presentation was as follows:

1. Location, address; Land area (24,022sf = 0.55 acres); Existing zoning (CG); Redevelopment Project Component Area #4
2. City's Redev't Agency acquired sites in 2004-05, cleared/remediated all prior buildings; public RFP process in 2007, AMRE selected; Executed DDA with Agency/City in Feb. 2008 to build 38Ksf office/retail project; City's goals include economic development and public parking reservoir; office/retail project approved 2008; were halfway through construction drawings when markets crashed; due to downcycle & later State's elimination of Agencies, Developer and City

- extended contract 10 times; Developer purchased site finally in Nov. 2015; City Council approved Community Benefits Program in December 2015, recognizing public parking as key policy goal.
3. Program - compliant with City's Mixed Use and Density Bonus Ordinances; providing 21 off-street public parking spaces as Public Benefit, on ground level, behind retail frontage; 37 units of apartments on 3 upper floors, 8 units with lofts/private roof decks (67 units/acre); includes 3 Very Low Income affordable units, covenanted for 55 years; 7,250 sf of commercial retail space along Washington Blvd.; maximum building height 56'-0"; providing 92 code-required parking spaces, in addition to 21 public spaces, on grade and one underground level.
 4. Impacts - apartment project has approx. 8% lower total daily trips generated than previously approved office project; more importantly, apartment project has 48% lower AM peak hour trips and 32% lower PM peak hour trips; construction period will be about 15-16 months duration, starting Fall 2016.
 5. Project will have noticed public hearings before Culver City Planning Commission in June and City Council in July.

The following questions were posed by members of the public –

- What are the unit sizes and how many parking stalls provided for each?
- What is the trash location and route?
- Is there overnight parking in the public stalls? Can neighboring residents park overnight?
- Is there on-street parking?
- Will outdoor dining be provided?
- When does construction start?
- Is there a pool or roof deck?

A few other comments:

- "I think it's a great project and looks fantastic."
- "Parking for residents in neighboring properties has been increasingly difficult to find. If there is any way to provide overnight parking, that would be great."
- "If the City can eliminate the curb parking along Meier, it would help traffic exiting the 99¢ Store parking lot."

Please let me know if you need any additional information regarding these community meetings.

Sincerely,

James K. Suhr, Operating Member
Axis Mundi RE II, LLC