

MEETING DATE: 4/14/2008

AGENDA ITEM: Joint Item Related to the Proposed Entrada Office Tower to be Located at 6161 Centinela Avenue: 1) City Council Public Hearing for Consideration of; a) Appeal of the Planning Commission's Certification of an Environmental Impact Report (EIR) and Related Project Entitlements, and b) Approval of a Height Exception: 2) Agency Consideration of; a) Approval of a Design for Development, b) Approval of a Tentative Parcel Map, and c) Project Conformancy with the Redevelopment Plan.

ATTACHMENTS

	<u>Pages</u>
1. January 9, 2008, Planning Commission staff report with attached comments received	1-15
2. January 9, 2008, Planning Commission meeting minutes excerpt	16-21
3. Comments received since the February 27, 2008, Planning Commission public hearing packet	22-97
4. Planning Commission Resolution No. 2008-P002	98-103
5. Planning Commission Resolution No. 2008-P003	104-170
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7. February 27, 2008, Planning Commission Staff Report without attachments	203-215
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15. Draft City Council Resolution Denying Appeal and Approving the Site Plan Review, Tentative Parcel Map, and Height Exception	338-369
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17. Map of Allowed Uses in Component Area No. 1	437
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18. Applicant's submittal of information for Council/Agency file dated April 4, 2008	
19. Development Plans, file dated February 4, 2008 (57 Sheets)	
20. Final Environmental Impact Report – Entrada Office Tower Project (previously delivered to the Council/Agency on March 24, 2008)	
21. Materials board available at meeting (file dated December 20, 2007)	

Attachment No. 1

City of Culver City, California Planning Commission Agenda Item Report

Meeting Date: January 9, 2008	Item Number: <u>A-1</u>
AGENDA ITEM: Public Meeting to Allow for Submission of Comments on the Entrada Office Tower Project Draft Environmental Impact Report (Draft EIR).	
Contact Person/Dept.: Sherry Jordan, Senior Planner	Phone Number: (310) 253-5746
Fiscal Impact: Yes ☐ No ☒	General Fund: Yes ☐ No ☒
Public Hearing: ☒	Action Item: ☐ Attachments: ☒
Public Notification: Notice of meeting was contained in the Notice of Completion and Availability of the Draft EIR that was mailed on 11/29/07 to various public agencies, and Culver City and Los Angeles residents and interested parties (1,500+). Publication in the Culver City News, Culver City website posting, and email to the Master Notification List on 11/29/07. Renotice mailing and email to the Master Notification list on 12/19/07 and republished on 12/27/07.	
Planning Approval: Thomas Gorham 12/20/07	
<u>RECOMMENDATION:</u> Receive public comment on the contents of the Draft EIR. <u>PROCEDURE:</u> 1. Chair calls on staff and consultant for a brief staff report and Commission poses questions to staff as desired. 2. Chair provides the applicant the first opportunity to speak, followed by the receipt of comments from the general public. 3. Chair requests specific comments on the Draft EIR from the Commissioners. <u>DISCUSSION:</u> <u>Project Description</u> The project applicant, Centinela Development Partners, proposes to construct an office tower and parking structure on the site of the existing surface parking lot that serves the Radisson Hotel at 6161 Centinela Avenue. The project site is designated Regional Center in the City's General Plan and is zoned Commercial Regional Business Park (CRB). In addition, the site is located within the Redevelopment Project Component Area No. 1.	

City of Culver City, California
Planning Commission Agenda Item Report

The 13-story office tower with approximately 342,409 gross square feet of floor area would be connected to a nine-level parking structure with two levels below grade housing 1,240 parking spaces. Eight additional surface parking spaces would be provided. The building height would be 190 feet to the flat line of the roof with a sloping parapet rising to 220 feet. The existing Radisson hotel and conference center building would remain.

Environmental Analysis

In March of 2007 the City contracted with PCR Services Corporation to work with staff in analyzing the environmental impacts and preparing the EIR for the proposed project. The Draft EIR was prepared, according to the California Environmental Quality Act (CEQA) requirements. The Draft EIR identifies potential environmental impacts that would result from development of the project, suggests mitigation measures available to minimize those impacts, and identifies alternatives to the proposed project. Issues related to aesthetics, air quality, cultural resources, hydrology and water quality, land use, noise, public services (Fire and Police protection), transportation and circulation (traffic), utilities (water supply and wastewater), and global climate change were analyzed.

A brief presentation will be given at the Planning Commission meeting:

- Describing the project
- Describing the CEQA process
- Defining the different types of impacts
 - No impact
 - Less than significant impact
 - Less than significant impact with incorporation of mitigation measures
 - Significant impact
- Identifying the Draft EIR findings
- Identifying project alternatives

The Draft EIR was released for a 68 day review period on November 29, 2007. The review period to submit written comments on the content of the Draft EIR will close at 5:30 PM on February 4, 2008.

Procedurally, under CEQA, the Draft EIR must be certified by the Planning Commission before the proposed development can be considered for discretionary approval and entitlements (e.g., a Site Plan Review or Tentative Parcel Map). The various approvals required to implement the project are listed on Page II-17 of the Draft EIR.

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"Certification" of an EIR is the culmination of the EIR review process. Certification stipulates that the Final EIR document is complete, accurate, and has been prepared and reviewed in accordance with CEQA requirements. Certification of an EIR and action on a project are entirely distinct and separate issues and procedures under law; therefore, certification of this EIR will, in no way, confer approval of the proposed development project.

Because the Draft EIR identified significant environmental impacts from the proposed project that cannot be mitigated to a level below significant, a statement of overriding considerations will need to be adopted if the project is approved.

Written comments received as of December 28, 2007, are attached to the staff report. Any additional comments received by the meeting date and time will be submitted to the Commission at the public meeting.

SUMMARY

Tonight's meeting is a forum for the City to only receive comments on the Draft EIR that will be responded to in the Final EIR. The Final EIR will be brought to the Planning Commission (with responses to the comments received) for certification in February, 2008. This meeting is not a venue to debate the merits of the project for which the Draft EIR was prepared. Public review of the project (versus the EIR) should occur at the time the entitlements for the project are considered for approval.

ATTACHMENTS:

1. Copies of comment letters/emails received as of December 28, 2007.
2. Entrada Office Tower Project Draft Environmental Impact Report (transmitted to the Planning Commission on November 29, 2007).

Jordan, Sherry

From: DLandis226@aol.com
Sent: Friday, December 28, 2007 7:47 AM
To: Sherry.jordan@culvercity.org
Subject: Re: Entrada Office Tower

Dear Ms. Jordan:

We are writing to you to ask for an extension on the time allotted for the Draft EIR review of the Entrada Office Tower, 6161 Centinela Ave., Culver City, Ca. The length and scope of the report requires more time to read and review than the allotted time of the Feb., 4, 2008 deadline.

The proposed building of a 342,409 sq. ft. building at a proposed height of a 13 story building (220 feet in height instead of the 56 feet height limit in other parts of Culver City and larger than the Fox Hills Mall) has a great impact on the surrounding traffic situation in adjacent cities as well as Culver City. There are height and aesthetic implications of this project which need careful review.

After viewing the volumes of paper work that must be read to better understand the project in the Draft EIR, we are requesting an extension of the Feb. 4th deadline.

Thank you for your time and consideration.

Michael and Dianne Landis
6307 Riggs Place
Westchester, Ca. 90045
310-348-1999
DLandis226@aol.com

See AOL's top rated recipes <<http://food.aol.com/top-rated-recipes?NCID=aoltop00030000000004>> and easy ways to stay in shape
<<http://body.aol.com/fitness/winter-exercise?NCID=aoltop00030000000003>> for winter.

Jordan, Sherry

From: Jordan, Sherry
Sent: Thursday, December 27, 2007 4:22 PM
To: 'Kreller/Alexander'
Subject: RE: Entrada EIR extension request

Attachments: Errata and Notice of Ext Circulation NOCA-Public.pdf



Errata and Notice
of Ext Circu...

The comment period for the DEIR has been extended to February 4th. Please see the attached notice.

-----Original Message-----

From: Kreller/Alexander [mailto:samsato@pacbell.net]
Sent: Thursday, December 20, 2007 12:13 PM
To: Jordan, Sherry
Subject: RE: Entrada EIR extension request

Hello Ms. Jordan.

I am writing to see if there has been any decision on the requests you and the City have received to date to extend the comment period for the Entrada draft EIR. Christmas is fast approaching, and if the City Council/Planning Commission has not decided this matter before its first meeting in January, the net effect will be the same as denying the extension request. Without a timely decision, concerned parties will have no choice but to prepare comments in the brief time remaining over the holidays so that they can submit at least something on time, if the decision ultimately is to deny the extension request. Obviously, this time squeeze will be prejudicial to the effort to provide full and complete comments. Please advise. Thank you.

Lorie Alexander.

-----Original Message-----

From: Jordan, Sherry [mailto:sherry.jordan@culvercity.org]
Sent: Thursday, December 13, 2007 8:04 AM
To: Kreller/Alexander
Subject: RE: Entrada EIR extension request

The requests for the Entrada Draft EIR comment period extension are being considered. The City Council is aware of these requests. Please send me your mailing address and I will be sure you are on the list for future notices about this project.

-----Original Message-----

From: Kreller/Alexander [mailto:samsato@pacbell.net]
Sent: Wednesday, December 12, 2007 3:13 PM
To: Jordan, Sherry
Subject: Entrada EIR extension request

Ms. Jordan,

Attached is the cleaned-up version of the letter I attached by e-mail to you yesterday. I did want to let you know that at least the text of the letter has been copied to Gary Silberger with a request that he pass it on to the rest of the council (I wasn't able to attach the letter itself - perhaps you could forward it to Mr. Silberger). Please reply at your earliest convenience. Lorie Alexander.

Michael M. Koshak, M.D., G.L. Neusteter Koshak
6327 Riggs Place
Westchester, CA 90045
(310) 337-9639
Montfish@aol.com

RECEIVED
DEC 27 2007
Culver City
Planning Division
Faxed 12-26-07

Sherry Jordan, Sr. Planner
Culver City Planning Commission
9770 Culver Blvd.
Culver City, CA 90232-0507

Via Email: sherryjordan@culvercity.org

Re: Entrada Office Tower EIR Public Comment Time

Dear Ms. Jordan,

We are writing to formally request an extension to the public comment time for the E.I.R. for the Entrada project for 120 days. Due to the immense scope of the document, and its release at the holiday time, we feel it impossible to accurately review the document and to comment on it as is our right as neighbors who will be severely impacted by the project. Furthermore, we feel that more time is needed to inform additionally impacted communities as the project's location does not isolate it as a Culver City project exclusively, but rather has far reaching community impacts.

We thank you for your consideration.

Respectfully,

Michael M. Koshak, M.D.

Gina L. Neusteter Koshak

Catherine Matsuda
6936 Kentwood Court
Los Angeles, California 90045
(310) 645-7334
Fax: (310) 645-7334
E-mail: golfmatsuda@hotmail.com

December 17, 2007

Sherry Jordan, Senior Planner
Culver City Planning Division
9770 Culver Boulevard
Culver City, CA 90230-0507
FAX: 310-253-5721

RE: Proposed Building Project at 6161 Centinela Avenue, Culver City

Dear Ms. Jordan:

I am submitting comments for the EIR on the following proposed project which will affect my neighborhood:

The project applicant: Centinela Development Partners
The project location: 6161 Centinela Avenue, Culver City
Summary of project: 13 story 342,409 square feet office tower & parking structure

I have been in the Kentwood Bluffs area for over 14 years. This proposed project is within very close proximity and within the sight of our home. We have continued concerns about the scope and the density of this proposed project because of the negative impacts on traffic and the quality of life caused by the cumulative development in the local area. The level of density and traffic from the new Playa Vista area and this project make the local area too dense. Already the traffic from the Playa Vista area, which is not even at full completion, is putting a huge burden on the streets around this proposed office tower & parking structure (Sepulveda, Centinela, & Jefferson). I continue to be opposed to this project at 6161 Centinela Avenue, Culver City.

This project as proposed will continue to add to the following problems in our local area:

1. Traffic flow will continue to overcongest the major local intersections, including the Sepulveda & Centinela intersection;
2. Emergency service vehicles will have larger problems in getting in and out of the traffic for any local emergency services;

3. Air quality and noise will increase from the increased vehicles in the area. With more vehicles this will affect the air quality around in our neighborhood. This would include the green environment in our area.
4. Density of other local buildings. There are already a number of buildings in this local area. There is a lot of building space & parking space proposed on the land for this proposed project.

As a local homeowner, we feel that this project will overdevelop an area which is already very, very congested on a daily basis. We would like the Centinela Development Partners to reconsider and the Culver City Planning Division to work together to limit the scope of this proposed project. This project as it is proposed is too large and will congest the local area. The Culver City Planning Division in the future may later have to seek ways to reduce the additional congestion, noise, air quality and traffic for this local area.

I recommend NOT approving this proposed project until further information can be given to the neighborhood about our concerns.

Sincerely,



Catherine Matsuda

December 13, 2007

Sherry Jordan, Senior Planner
Culver City Planning Office
Via e-mail sherry.jordan@culvercity.org

Re: Draft EIR for Proposed Entrada Office Tower

Dear Ms. Jordan:

It has come to our attention that the draft EIR has recently issued for the Carlyle Group's proposed "Entrada Office Tower." This e-mail serves as a formal request to extend to at least 90 days the review and comment period for the draft EIR. The 50-day period unfortunately spans the holiday season during which many interested parties travel, and even if it did not, it would be insufficient in light of the proposed project's scope and the length of and inaccuracies in the draft report itself.

There are many concerned residents, like myself, who actually travel in our communities along the ever-congested arteries of Sepulveda, Lincoln, Centinela and Jefferson Avenues, and the notoriously congested 405 north and south of LAX. You have probably experienced personally the gridlock along Sepulveda, from Target to the north and Imperial Highway and beyond to the South (some would say down to Camp Pendleton). This is just the reality today -- even without an "Entrada Office Tower," the pending build-out of Playa Vista or any additional development along the Sepulveda corridor. It does not take a traffic expert to conclude that this leviathan project will add to the existing bottleneck. These traffic impacts are more real to Culver City and area residents than any benefit that would derive from increased tax revenues. They are wrecking the once-unique experience of living in accessible communities like Culver City and Westchester, and making our community indistinguishable from every other congested area on the Westside and Southbay. Culver City should have the courage to continue to stand apart by adhering to the zoning ordinances permitting a sustainable level of development that does not unreasonably impact what it means to live and drive in our communities.

Moreover, from the standpoint of aesthetics, the mass and scale of the proposed Tower substantially impacts the feel and visual character of surrounding neighborhoods, including homes in south Culver City, even though it is proposed for that tiny dot of Culver City west of the 405 consisting only of the Radisson property. To be sure, its proposed location disparately impacts homes on the Westchester Bluffs, which in fairness cannot simply be ignored to benefit Culver City's tax coffers. While reasonable minds may differ on what is aesthetically pleasing, no one can reasonably deny that the proposed Tower is a huge structure, at nearly four times the current height restriction, that impairs views. To me, and perhaps to the majority of others, even with a romantic name like "Entrada" it is nothing more than an unsightly cube of urban blight that would overwhelm the vista to the north.

December 13, 2007

Page 2

To consider and then reject as insubstantial the aesthetic impact on Westchester Bluff residents, would serve as a dangerous precedent to the residents of Culver City. Culver City officials could not, in good faith, apply such a standard against Westchester residents but not to its own. It would set as a matter of public record that Culver City does not protect the views and therefore the property values of homeowners who purchased their properties subject to existing zoning restrictions. Before embarking on that slippery slope, Culver City officials should consider what it would mean to them and to other Culver City residents, including those owning view properties, if the Tower were being built in their backyards instead. With additional time to respond to the Draft EIR, we hope to be able to assist with such considerations.

We anticipate that as more residents see the renderings and become aware of the scale of the proposed Tower in relation to existing zoning ordinances, they will join in opposing certification of the Draft EIR. Please advise on how many, if any more, requests are needed to grant the extension, and we will gather the necessary support. I can be reached by return e-mail. Thank you.

Sincerely,

Lorie Alexander
One of Many Concerned Residents

Cc: Gary Silberger (text by e-mail, with a request to forward to rest of council)



BILL ROSENDAHL

City of Los Angeles
Councilman, Eleventh District

Committees

Chair, Public Works

Vice-Chair, Trade, Commerce & Tourism

Member, Budget & Finance

Member, Transportation

Member, Ad Hoc Homelessness

December 11, 2007

Sherry Jordan
Senior Planner
9770 Culver blvd
City of Culver City, 90232

Dear Ms. Jordan:

I am writing to ask that you extend the comment period for the environmental review for a proposed project in Culver City, bordering the 11th Council District.

The proposal for a 13-story office tower at 6161 Centinela Avenue, known as the "Entrada Office Tower Project," is of significant concern to my constituents. As this is an extremely large project, I am asking for an extended time period to be able to adequately review the document. The 50 day public review period during the holidays (from 11/29/07 to 1/17/08) is not adequate to properly respond to the Draft EIR on a proposed project with potentially significant environmental impacts. I am asking for an additional 30 day review period to extend the comment period to Monday, February 18, 2008.

Regards,

BILL ROSENDAHL
Councilmember, 11th District

Westchester Office
7166 W. Manchester Boulevard
Westchester, CA 90045
(310) 568-8772
(310) 410-3946 Fax

City Hall
200 N. Spring Street, Room 415
Los Angeles, CA 90012
(213) 473-7011
(213) 473-6926 Fax

West Los Angeles Office
1645 Corinth Avenue, Room 201
Los Angeles, CA 90025
(310) 575-8461
(310) 575-8305 Fax

Jordan, Sherry

From: PastinaFood@aol.com
Sent: Tuesday, December 11, 2007 8:26 AM
To: Jordan, Sherry
Subject: (no subject)

Dear Sherry:

I received the mailing from you regarding the EIR release of the Entrada Office Tower Project for review.

I would like to request that the review period be extended to at least 90 days if not 120 days because of the holiday season. The report is several volumes and we need more time to read it and then to be able to comment.

This is an issue of great concern to the community and extending the review period of the Entrada EIR to at least 90 days is necessary.

Please send me a copy of the Entrada EIR so that I can review it and pass it around to the neighbors.

Thank you.

Sincerely,

Nancy Catullo

See AOL's top rated recipes <<http://food.aol.com/top-rated-recipes?NCID=aoltop000300000000004>> and easy ways to stay in shape
<<http://body.aol.com/fitness/winter-exercise?NCID=aoltop000300000000003>> for winter.

To Sherry Jordan,

I am sorry but we do not support
any more large developments in Culver City.
The traffic condition is horrible, and there
are still more buildings coming in Playa Vista.
We are the homeowners at

5165 Selmae Dr
Culver City, CA 90230
for 47 years!

Sincerely,

Joan Eckert
William J. Michel

RECEIVED

DEC 05 2007

Culver City
Planning Division

Jordan, Sherry

From: Myra Kriwanek [MKriwanek@prodigy.net]
Sent: Tuesday, October 30, 2007 5:14 PM
To: Jordan, Sherry
Cc: Councilman.Rosendahl@lacity.org; grieg.asher@lacity.org; mike.bonin@lacity.org; jim.kennedy@lacity.org; whitney.blumanfeld@lacity.org; marina.martos@lacity.org; DLandis226@aol.com; MontFish@aol.com; Mike.young@lacity.org; 'Nancy Catullo'; stephensmith@comcast.net; RiggsPlaceNW@Prodigy.net; cesar_d@cerrell.com
Subject: 405 Freeway Accident Causes Major Traffic Nightmare - Proves Radisson Hotel Project Must Be Reduced
Attachments: Radisson Hotel - Traffic Accident Impact ltr. dtd 10-30-07.doc



Radisson Hotel -
Traffic Accid...

Re: New proposed 220-foot high rise development at 6161 Centinela Avenue, Culver City & Sepulveda Blvd., L.A. (next to the Radisson Hotel off the 405 Freeway & Hughes Center in Westchester)

Culver City Planner Sherry Jordan,

Please read the attached letter and include my comments in the appropriate file for the Entrada Office Tower Project Environmental Impact Report to be reviewed before approval.

As you well know, the accident on the 405 Freeway today caused major problems for the transportation system around the area of the proposed Radisson Hotel development, known as the Entrada by the Centinela Development Partners, a proposed 220-foot high rise parking & office building. Attached is a letter expressing my recommendation to drastically reduce the density of the project because of the traffic congestion adding to existing conditions that will overburden the surrounding streets. This example of an accident that was experienced today proved the streets & services failed to handle the traffic adequately. Culver City and the city of Los Angeles must NOT approve over-development such as this before existing transportation needs can be adequately met.

Myra Kriwanek
6340 Riggs Place
Westchester 90045

MYRA KRIWANEK
6340 Riggs Place
Westchester, CA 90045

Date: Tuesday, October 30, 2007
To: Sherry Jordan, Senior Planner
Culver City Planning Division

Re: Proposed project at 6161 Centinela Ave. in Culver City on the NW sector of the intersection of Centinela Ave. & Sepulveda Blvd.

Let me go on record that today a massive big rig accident occurred at 5 a.m. and closed down traffic on the 405 Freeway at Hughes Parkway for miles in all directions. Sepulveda Blvd. at Centinela was at a stand still for hours and needed to be used for some of the emergency vehicles sent to this fatal accident. The results of this major traffic nightmare is a serious warning to city planners & transportation engineers that there is absolutely inadequate transportation flow under existing conditions & in order to meet future needs.

Most troublesome, in particular, is the area of the so called "The Entrada", a proposed 220-foot high rise parking/office structure located off the 405 Frwy. & Sepulveda Blvd. & Centinela Ave. Here we are presently experiencing the most negatively impacted roadway systems for through-traffic in Los Angeles & throughout Culver City in order to reach LAX, the Westside, the South Bay, downtown L.A. & all parts of the city. Hundreds of thousands of motorists should not have been severely immobilized because one major artery was compromised. Alternative routes were inadequate, over-capacity & at gridlock, just as access for emergency services was non-existent! This emphasizes where the responsibility of downgrading density of future developments is key to preventing long-term irreversible problems of over-growth & severe traffic congestion. The point of today's horrendous traffic nightmare warns us to become more pro-active in our city planning because we see how important addressing peak capacities will be for the future. New developments will continue to create irreversible problems if accumulated densities are not checked and controlled. Recommending a reduction in height by half would definitely create a more acceptable project & not add to the worst traffic congestion that we are in today. Reducing the density of this proposed project is in the best interest of a more successful project for all parties involved (that includes communities in the adjacent area & their city services, constituents & taxpayers, commercial businesses & residential owners, tenants, visitors, commuters, etc. as well as potential investors).

Myra Kriwanek
Email: MKriwanek@Prodigy.net

- Neighborhood Council of Westchester/Playa del Rey (NCWPDR) – former Boardmember & current stakeholder.
- NCWPDR Public Safety Committee - former Chair & standing member.
- Kentwood Home Guardians Homeowner Assn. – former Boardmember.
- United Neighborhoods Of Westchester (UNOW) - founding member.
- Westchester Neighborhood Assn. (WNA) member.
- Viable Improvements of Streets In Our Neighborhoods (VISION).
- 25-year North Kentwood Residential Homeowner & Community Leader.

Cc: Councilman Bill Rosendahl, L.A. City Planner Grieg Asher, L.A. Field Deputy Jim Kennedy, Kentwood Home Guardians, NCWPDR Planning & Land Use Committee, UNOW, WNA, VISION and Riggs Place Homeowners. Cerrell Associates.

Attachment No. 2

REGULAR MEETING OF THE
PLANNING COMMISSION, CITY OF CULVER CITY,
CALIFORNIA

January 9, 2008
7:00 P.M.

Call to Order & Roll Call

Present: Marcus Tiggs, Chair
David Rockwell, Vice Chair
John Kuechle, Commissioner
Linda Smith Frost, Commissioner
Andrew Weissman, Commissioner

Staff Present:
Thomas Gorham, Deputy Community Development
Director & Planning Manager

Heather Iker, Deputy City Attorney
Sherry Jordan, Senior Planner

o0o

Pledge of Allegiance

The Pledge of Allegiance was led by Sherry Jordan.

o0o

**A-1. Public Meeting to Allow for Submission of Comments
on the Entrada Office Tower Draft Environmental Impact
Report (DEIR) located at 6161 Centinela Avenue.**

Sherry Jordan gave a brief summary of the project.

Jay Ziff (PCR Associates, the City's EIR consultant, was
present for the applicant, gave a Powerpoint presentation
and was available to address questions and concerns.

PUBLIC SPEAKERS

Whitney Blumenfeld (Councilman Bill Rosendahl's office)
• Read letter from Councilman Rosendahl in opposition
to the project.

- Project should be downsized; exceeds 56 ft. height limit.
 - Extension of time for review should be granted.
- Mark Hall
- Visual impact studies are flawed.

Jack McDaniel

- Submitted a DVD presentation depicting inaccuracies in the visual impact reports.
- Pointed out that the scale and mass of the building is inaccurate.

Stephen H. Smith

- Concerns about police response times and public safety.
- Project will have a detrimental effect on the environment that cannot be mitigate.
- Draft EIR is deficient in failing to address major intersections.
- Inconsistent with surrounding areas and sets a dangerous precedence.

Gina Kolshak

- Opposes project as proposed.
- Aesthetic concerns.
- View obstruction concerns.
- Public safety concerns.
- Need extension of time to review.

Nancy Catulto

- Relinquished her time to Lorie Alexander

Lorie Alexander

- Need extension of time to review.
- View obstruction concerns.
- Project is inconsistent with Culver City guidelines.
- Requested extension of time for review.
- EIR is incorrect with respect to "community benefits".
- Concerned about traffic congestion in relation to the Culver City Bus Line 6.

- Concerned over significance standard used for visual impact.

Myra Kriwanek

- Representative of Kenwood Homeowners Association.
- Displayed a Site Plan visual aid.
- Requested 90-day extension of time to review DEIR.
- Need to develop alternative solutions for mitigating negative impacts.
- Traffic study is inaccurate and vague.
- Opposes project.

Mary Jane Ludwig

- Concerns about view obstruction.
- Traffic impact concerns.
- Requests a 45-60 day extension of time to review DEIR.

Eleanor Holm

- View obstruction concerns.
- Requests extension of time to review.

Hilary Hanafia/Diane Landis

- Project has toxic implications.
- DEIR is incorrect in relation to the distance of closest residents.

Bernie Bronstein

- Traffic congestion concerns.

Michael Koshak

- Traffic congestion concerns.
- Air quality concerns.
- Project should be down-scaled.

Donna Singh

- Requests extension of time to file.
- Project is too large.
- Traffic congestion concerns.

Daniel Poyourow

- Traffic congestion concerns.

- No community benefit.
- Project should be down-sized.

Leslie Ekker

- Traffic congestion concerns.
- Need extension of time to review.

Comments Requested to be Read into the Record:

Michelle Young - in opposition to the project and request to extend the review period.

Thomas St. Clair - Request for an extension of time for the review period.

Commissioner Comments

Chair Tiggs

- Concerns regarding lack of construction parking plan, increase demand for police response times, public safety, and Culver City Bus Line 6 traffic impacts.
- Questioned how calculations of increased revenue to the General Fund were made and what elements does it include.
- Questioned staff on procedure for requesting DEIR review time extension.

Vice Chair Rockwell

- Concerned about traffic congestion
- Concern of lack of consideration of cumulative traffic impacts in traffic study.
- View, noise and air quality concerns.
- Requested a substantial answer regarding what makes the project suitable.
- Project needs stricter standards regarding global warming.
- Suggested making a recommendation to the City Council to extend the review period of the DEIR.
- Asked if the DEIR was a joint effort between staff and PCR, who identifies the issues to be addressed and the timeframe involved in developing conditions.

- Requested clarification of the term "significant impact" and "highest and best use".

Commissioner Smith Frost

- Suggested requesting the City Council to extend the time for the review period.
- Requested that the photos and views be checked for accuracy.

Commissioner Kuechle

- Commended the public comments received.
- Photo and view accuracy are a concern.
- Cut-through traffic should be addressed in traffic study.
- Check accuracy of distance of project to nearest residences.
- Discussed the difference in noise vs. traffic measurement standards.

Commissioner Weissman

- Will submit written comments to staff.
- Concerned about traffic and circulation issues regarding lack of cooperation from neighboring communities.
- For ATSAC to be effective, the entire corridor should be signaled, not just Culver City.
- Culver City should not be held hostage by impacts that do not originate in Culver City, but we to be sensitive to regional impacts.
- Economic growth should not be held hostage in Culver City by surrounding areas (i.e. Los Angeles) because of projects that caused significant negative traffic impacts.
- Does not foresee significant negative traffic impacts.

Sherry Jordan informed the Commission that if an extension of time to review the DEIR is granted, the Commission meetings scheduled for February 27, 2008 and February 28, 2008 would have to be re-scheduled.

Motion to recommend an extension of time for the review period to the City Council was moved by Vice Chair Rockwell, seconded by Commissioner Smith Frost.
Vote 5-0.

Motion to receive and file correspondence was moved by Commissioner Weissman, seconded by Vice Chair Rockwell.

Consent Calendar

Item C-1

Secretary's Report

That the Planning Commission approve the Secretary's Report was moved by Commissioner Kuechle, seconded by Commissioner Smith Frost.

Item C-2

Motion to approve the Minutes of November 28, 2007 was moved by Commissioner Kuechle, seconded by Vice Chair Rockwell. Vote 5-0.

Motion to approve the minutes of December 12, 2007 was moved by Commissioner Smith Frost, seconded by Commissioner Kuechle. Vote 3 (yes) - 2 (abstention).

o0o

ITEMS FROM STAFF

Thomas Gorham, Planning Director announced the following:
The next Planning Commission meeting will be February 13, 2008.

o0o



RECEIVED

FEB 11 2008

Culver City
Planning Division

8726 South Sepulveda Boulevard, PMB 191A
Los Angeles, CA 90045
213.473.7023 ph
310.301.3564 fx
email: inquiries@ncwpdr.org
www.ncwpdr.org

January 30, 2008

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Mike Arias

Vice President
Frances Stronks

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Richard Nelsen
Nancy Niles
John Ramey
John Ruhlen
Denny Schneider
Mary Taylor
Cozette Vergari
David Voss
John-David Webster

Via U.S. Mail

Sherry Jordan, Senior Planner
Culver City – Planning Division
9770 Culver Blvd
Culver City, CA 90232-0507

Public Comments on the Draft EIR

Re: Entrada Office Tower Project
6161 Centinela Avenue, Culver City, California

The Neighborhood Council of Westchester/Playa del Rey (NCWPDR) opposes certification of the Draft Environmental Impact Report for the 190- to 220-foot Entrada Office Tower and opposes the Project as proposed. An Ad Hoc Committee for the Development Review of the Entrada Project Draft Environmental Impact Report (DEIR) was formed through the Planning and Land Use Committee of the NCWPDR and extensively studied the Draft EIR. The Committee does not support granting the developer a variance to allow more than the 56-foot height restriction. There is insufficient evidence that the environmentally superior alternative would be feasible or that there would be sufficient overriding considerations warranting approval of the Project with significant unavoidable. Therefore, the NCWPDR urges the developer to work with the community to significantly downsize the project to find a more compatible fit to the surrounding communities and to comply with Culver City's current height limitations, thereby reducing the significant impacts.

The following are significant negative impacts revealed in the Draft EIR which cannot be mitigated and the committee has made these determinations:

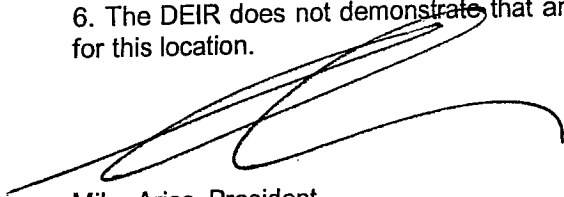
1. The size, mass and height of this project is not "consistent in maintaining the quality and character of the developed area" as stated in Culver City's own Design and Physical Development Plan. Moreover, as it is surrounded by Los Angeles city and county property, and is in the vicinity of several residential neighborhoods, it is not compatible with surrounding areas and presents no cumulative benefit to the community as a whole.
2. A project of this scale would be precedent-setting and would open up contiguous and nearby parcels for similar development in an area that cannot handle the additional infrastructure stress—most specifically traffic, water supply, sewer services, wastewater, unaddressed runoff issues and the additional drain on emergency, police, fire and other city services.

3. The traffic study is flawed and inadequate as it only addresses traffic at a fraction (33) of the intersections to be affected by a project of this scale and location. Any proposal for this site should only be developed in coordination with the City of L.A.'s Adaptive Traffic Control System (ATCS) and only with the successful implementation of Transportation Demand Management (TDM) to facilitate a master plan for mass transit.

4. The negative air quality impact—as a result of the severely impacted intersections of Sepulveda Blvd./Centinela Ave., and immitigable intersections at Sepulveda Blvd/Howard Hughes Parkway and residential areas of Sepulveda/77th/76th and Centinela Ave./La Cienega Blvd., currently being at a Level of Service (LOS) rating of "F" (total gridlock), increases idling time and therefore more air pollution.

5. Additionally the impacts on views, viewsheds and the visual quality of the surrounding areas would be significant and immitigable for many homes and neighborhoods. Because of its mass and height, the Project would have a devastating and permanent effect on the skyline in the Westside.

6. The DEIR does not demonstrate that an environmentally-superior option is not viable for this location.



Mike Arias, President
Neighborhood Council of Westchester/Playa del Rey/Playa Vista

Cc: NCWPDR Planning & Land Use Committee, Councilman Bill Rosendahl, Mayor
Antonio Villaraigosa

5812 Garth Avenue
Los Angeles, CA 90056

RECEIVED

FEB 13 2008

Culver City
Planning Division

January 31, 2008

In regards to: Entrada Office Project

Sherry Jordan, Senior Planner
9770 Culver Bl., Planning Division
Culver City, CA 90232-0507

Dear Sherry Jordan;

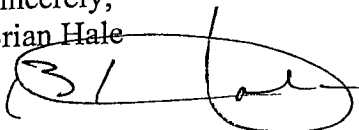
I am writing you to express my deep concern regarding the above proposed development in the southern portion of Culver City. My concern primarily focuses on the substantial traffic that will be generated if the build-out is constructed as planned. As you are undoubtedly aware, the Centinela/Sepulveda corridor is already clogged on a daily basis with the existing commuters. In fact, the EIR prepared for this project indicates there is no method to effectively mitigate the additional traffic this project will create.

I am not someone who is always opposed to development. However, I do believe there needs to be a balance between the desire of municipalities to develop urban areas, and the quality of life issues we are all dealing with on an everyday basis. As adjoining communities, our concerns should be on how we can be responsible to the concerns of our civic neighbors. As of late, it appears that the "civic and environmental" responsibility mindset possessed by Culver City's leaders has taken a back seat to their zeal for commercial development e.g. Symantec Office Complex.

The communities of Westchester and Ladera Heights are very concerned with the scale of this proposed development. The prospect of hundreds of additional daily commuters; coupled with the continued expansion of the massive Playa Vista project, represent two major developments that will produce a detrimental effect on surrounding communities for many years to come.

I urge you and the Culver City electorate to reconsider the proposed plan for the Entrada Project and produce a scaled-back plan that will minimize the adverse impact to both of our communities.

Sincerely,
Brian Hale

A handwritten signature in black ink, appearing to be "Brian Hale", written over a horizontal line.

Jordan, Sherry

From: LINDA FOREST [laffor2@msn.com]
Sent: Thursday, February 14, 2008 1:48 PM
To: Jordan, Sherry
Subject: Entrada Project

It seems to me the Entrada Project is not looking for an exception to the Culver City building height limits, it is looking for the destruction of the same. I vehemently oppose any consideration of this abomination.

Linda Forest
11254 Segrell Way
Culver City CA 90230
310-636-1925

Jordan, Sherry

From: Pastor Vanessa Dantzler Ussery [vdantzler2@aol.com]
Sent: Tuesday, February 19, 2008 2:19 PM
To: Jordan, Sherry
Cc: CCookLA@aol.com
Subject: Entrada Office Bldg

I am a resident of Ladera and it is disturbing to know we are about to be more pressured than we already are with traffic control issues. A complex the size of the Entrada building with 1200 parking places creates a major dilemma for movement in and out of our community. Our travels in and out of our community are already gridlock with two apartment complexes on Centinela and a third being built even now to make for more problems. At present it takes over 45 minutes to drive from Sherbourne and Centinela to Centinela and LaCienega during rush hour. And when one leaves Ladera approaching Slauson there is so much traffic when the light turns green at Sherbourne and Slauson you cannot even turn right onto Slauson to get to LaCienega. This problem will only intensify with this structure being included in our community.

Therefore, I oppose the idea of this project being added to the neighborhood.

Thank you,
Vanessa Dantzler Ussery
6633 Bedford Avenue
Los Angeles, CA 90056

More new features than ever. Check out the new AOL Mail
<<http://o.aolcdn.com/cdn.webmail.aol.com/mailtour/aol/en-us/text.htm?ncid=aolcmp00050000000003>> !

Jordan, Sherry

From: Rosalie Frazier Penner [rosalie4real@gmail.com]
Sent: Tuesday, February 19, 2008 1:19 PM
To: Jordan, Sherry
Subject: Re: Entrada Office Tower Project

Sherry Jordan
Senior Planner

RE: Entrada Office Tower Project

Dear Ms. Jordan,

If the height restrictions is 56 ft., how could this building even be considered by Culver City Building and Safety?

I am opposed to this project in it's entirety. We have enough problems without adding new buildings in our condensed area. Investors should take project like this one to the outskirts of town. Ontario has space. They're building 400,000 square feet furniture stores.

We live in one the dirtiest cities in the United States. We already have the Airport! More and more people are dying of lung cancer due to the filth we breath. None of us our safe anymore, especially our children. What about their future? What about our future? Every decision you make is important to your health and mine.

Looking forward to attending the next meeting.

Respectfully,

Rosalie Frazier Penner
Ladera Heights Resident for 25 years

Rosalie Frazier Penner
Bankers Realty
Frazier Penner Property Management
310-670-8000
323-815-2998

RECEIVED

FEB 19 2008

Culver City
Planning Division

Mrs. Roseanne Di Gregorio
4168 Mentone Avenue
Culver City, CA 90232-3441
February 15, 2008

Sherry Jordan
Planning Division
P.O. Box 507
Culver City, CA 90232

Dear Sherry,

I read the letter written by Tom Supple in the Culver City Observer and I agree with him entirely. Please make sure that the buildings proposed for Culver City are held to the 56 foot height limit. The Entrada Office Tower should conform to this height limit, just like every other building to be built in Culver City.

Thank you very much.

Sincerely,

Roseanne Di Gregorio
Roseanne Di Gregorio

attn:
Sherry Jordan-Planning

2/27/08
mtg

Re: entrada office tower
Proposal

I am a 20yr Culver City resident but cannot be at the eve mtg tonite. It came to my attention (via MR Supple's Letter to Observer Feb 14-20) that the above named project proposal is requesting around a 220 ft height.

That is so nervy and unacceptable for this city which has a 56 ft height limit. If this is permitted it sets a pre^(spelling?)cedent for other future projects.

Please NOW deny the request by Entrada. A reminder to the Planning Dpt and entire city council that the initials of C.C in Culver City does NOT mean Century City. You do have this opportunity that will end this proposal Now.

Thank you.

I can be
contacted with
future
notices
at:

D. Lindner
5009 Cascade Ct.
Culver City Ca 90230
(No E-mail or phone
submitted.)

Entrada

6161 Centinela Ave., Culver City, CA 90230

Project Summary

Entrada, the new office development by Centinela Development Partners will be a state-of-the-art building that will provide new high quality jobs and employers adjacent to the Radisson Hotel at 6161 Centinela Avenue. Situated within one of Culver City's redevelopment areas, the new office building and parking structure will improve upon an underutilized surface parking lot, and will provide significant revenues to the city's General Fund and Redevelopment Agency to increase the base for essential city services.

Key design elements of the project consist of 342,409 square feet of Class A commercial office space on 13 floors, a parking structure to accommodate approximately 1,248 stalls to serve both the hotel and office uses and outdoor public spaces. Notably, the Entrada's design will include energy and water efficiency systems to help it reach a Leadership in Energy and Environmental Design (LEED) "Certified" rating, thereby embracing environmental sustainability.

Entrada will provide the Culver City business community with a new group of customers and visitors that will frequent the local Culver City stores, restaurants and hotels. The Entrada will be a partner and fixture in Culver City, working to display public artwork of local artists and helping out the local school system.

☒ **I Support the Project! (see comments below)**

- ☐ I am willing to write a letter in support of this project.
- ☐ I am willing to attend a public hearing in support of this project.
- ☐ I am willing to speak at a public hearing in support of this project.

☐ I have questions about the project. Please contact me.

Name (Print) Alexandra Alonzo

Business Name (if applicable) _____

Address (Street Address, City State, Zip Code) 11477 Culver Park Drive
Culver City, CA 90230

Home Phone (if applicable) _____

Work Phone (if applicable) _____

E-mail Address (if applicable) _____

Signature Alexandra Alonzo

If you have questions or concerns about Entrada, please note them below and mail or fax them back to us, or feel free to contact us by phone or e-mail. Our contact information is noted below.

Jordan, Sherry

From: Mary Michlovich [mary@opica.org]
Sent: Wednesday, February 27, 2008 1:10 PM
To: Jordan, Sherry
Subject: Entrada Office Tower Hearing Feb.27th

Importance: High

Sherry,

As a resident of Westchester, I am writing in to say that I am opposed to the development of the Entrada Office Tower at 6161 Centinela Avenue, Culver City. I commute past that address to my office and the traffic is already congested there and the Playa Vista development is not yet complete.

Please consider this e-mail a legal filing of opposition to the development of this site.

Mary Michlovich
6375 W. 79th Street
Los Angeles, CA 90045
(310)864-2040 Cell
mary@opica.org

No virus found in this outgoing message.

Checked by AVG Free Edition.

Version: 7.5.516 / Virus Database: 269.21.1/1301 - Release Date: 2/27/2008 8:35 AM

Jordan, Sherry

From: David Weiss [weiss440@ca.rr.com]
Sent: Wednesday, February 27, 2008 10:35 AM
To: Jordan, Sherry
Subject: Entrada Office Tower -- OPPOSED!

Dear Ms. Jordan,

I left a voice mail message for you today, and also want to email you to register my strongly felt opposition to the proposed Entrada Office Tower. There is no question that it would create so many additional problems for local residents. I wish I could attend the meeting, but I am unable to take time off of work to be there.

Thank you,
David Weiss
6226 S. Corning Ave.
Los Angeles, CA 90056

home: 310 337-0962

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, REGIONAL PLANNING

IGR/CEQA BRANCH

100 MAIN STREET, MS # 16

LOS ANGELES, CA 90012-3606

PHONE: (213) 897-3747

FAX: (213) 897-1337

*Flex your power!
Be energy efficient!*

IGR/CEQA No. 080223AL, FEIR
Reference to IGR/CEQA No. 071206AL, DEIR,
IGR/CEQA No. 070529AL, NOP
Entrada Office Tower Project
13-Story, 342,409 S.F. Office Space
Vic. LA-405/PM 25.93, LA-90/PM 3.025
SCH# 2007051061

February 27, 2008

Ms. Sherry Jordan
Culver City - Planning Division
9770 Culver Boulevard
Culver City, CA 90232-0507

Dear Ms. Jordan:

This correspondence follows our letter dated January 15, 2008 to the Draft Environmental Impact Report (EIR) prepared for the Entrada Office Tower development proposal. We have these additional comments after receiving your Final Environmental Impact Report.

Based on our analysis and experience of traffic operations in the area, we do not agree with the traffic analysis performed for the I-405 north and southbound ramp intersections with Jefferson Boulevard. By using Highway Capacity Methodology, the traffic analysis performed does not reflect the future traffic projection; therefore, it does not indicate the project-related impacts.

Pursuant the California Environmental Quality Act, Caltrans is responsible for identifying any adverse traffic impacts to state roadway facilities and working with the lead agency to mitigate those impacts. We request the City continue to cooperate with Caltrans in accurately identifying potential traffic impacts to the state facilities mentioned above and come to a consensus prior to final approval of the environmental report.

We are pleased that during our phone conversation on February 25th, 2008, City Engineer, Burry Kurtz, and the traffic consultant, Roy Nakamura from Crain & Associates agreed to schedule a meeting on March 4, 2008 to discuss potential traffic impacts to State facilities and traffic mitigation measures for the Entrada Office Tower. You may contact Alan Lin, the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 080223AL if you have any question.

Sincerely,

A handwritten signature in cursive script that reads 'Elmer Alvarez'.

Elmer Alvarez (Acting)
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

Jordan, Sherry

From: kevin@glickmancapital.com
Sent: Wednesday, February 27, 2008 11:15 AM
To: Jordan, Sherry
Subject: Entrada office tower

Dear Ms. Jordan

This poorly thought-out project may conform to EIR "standards" (we all know EIRs are a joke and can be made to show that any project can mitigate anything). But if anyone from City Hall has every driven close to this intersection at rush hour, they would know that the addition of 1,300 (!!) parking space and this over-sized project is going to make the intersection a complete mess.

Put down the EIR and check out the intersection - maybe one time?

You and putting this project in the corner of Culver City because your constituents will not be affected by it. Clever move, but not fair or appropriate. Perhaps Carlyle has made the correct political contributions in Culver City.

Sorry for the rant, but normally clear-thinking Culver City is way off on this one.

Kevin Dretzka
310 337 2881

Jordan, Sherry

From: rgupriver@aol.com
Sent: Wednesday, February 27, 2008 3:25 PM
To: Jordan, Sherry
Subject: Entrada Skyscraper

Dear Ms. Jordan:

I am writing to express my strong objection to a height exception for the Entrada skyscraper project on Centinela Avenue. It is the wrong project at the wrong place at the wrong time.

The area is zoned for 56 feet maximum height. The developer is clearly not acting in good faith with a request for an exception to 220 feet. It is nothing more than an obvious negotiation tactic to make anything less than 220 feet seem like a compromise.

Just imagine what the California Highway Patrol would say to you when you caught going 220 miles per hour in a 56 miles per hour zone. Do you think he would give you an "exception"?

Ron Griffith
Corporate Pointe
Culver City

Supercharge your AIM. Get the AIM toolbar <<http://download.aim.com/client/aimtoolbar?NCID=aolcmp00300000002586>> for your browser.

Jordan, Sherry

From: Lisa Potruch [smudgejeddah@yahoo.com]
Sent: Wednesday, February 27, 2008 1:03 PM
To: Jordan, Sherry
Subject: public meeting input for tonight 2/27

Ms. Jordan,

My name is Lisa Potruch and I am a Westchester resident. I was hoping to attend tonight's meeting to voice my concern regarding to upcoming Entrada High Rise Project. Alas, my work schedule will not allow me to attend. Please accept this e-mail as my objection to the Entrada High Rise project.

As I sure you are aware, the traffic in and out of Westchester, especially during peak hours is horrific! We have been dealing with the construction on Lincoln Blvd. for what seems like an eternity now, plus the construction now ongoing on Sepulveda Blvd., PLUS the construction on the general side streets in our neighborhood now. It is unbearable and impossible to get in and out of our home at times!!!! Yesterday, I drove down Lincoln to Jefferson and noted more lane closures on Jefferson (at Lincoln). The school drop off on 77th and Sepulveda backs up traffic to Cowan Ave. It takes me approx. 20 mins. to go from 77th and Cowan Ave to Sepulveda and Centinela at about 8:15-8:20am. That is about a one mile drive. Do we really need more traffic congestion, especially now?

Thank you very kindly for taking the time to read this e-mail.

Lisa Potruch and family

RECEIVED

FEB 07 2008

Culver City
Planning Division

postmarked 2/6

January 22, 2008

Sherry Jordan, Senior Planner
9770 Culver Blvd, Planning Division 2nd Fl
Culver City, CA 90232-0507

Subject: Entrada Project DEIR

Dear Ms. Jordan,

As residents of the Westside, we are concerned with the Entrada Office Tower project as proposed. The proposed mass and height of the building and adjacent parking structure will generate more traffic in an already congested area, degradation of the air quality, and a loss of openness. The Draft EIR recommends an environmental superior alternative of a low rise office building of 56ft height. This stays within the realm of your height limit as required by the code and the mandate of Culver City residents to limit height of new structures to 56ft.

Older structures continue to have non-conforming rights and should not be a justification to approve building heights over 56' when impacts are significant and unavoidable. The environmental superior alternative will produce less traffic, air pollution, and loss of view shed.

We, the residents on the Westside, question the adequacy of the DEIR as the Draft EIR did not address the intersection of Sepulveda at 80th St. nor did it adequately mitigate the intersection of 76th-77th St at Sepulveda Blvd. The TDM Plan proposed by the developer to minimize the traffic impact does not eliminate the traffic generated by the proposed project. Additionally, public safety is an issue. The key intersections mentioned above are the primary outlets for the Kentwood area of Westchester to Sepulveda Blvd. and 405 Fwy. Access for fire and medical services will be impeded by the additional cars on Sepulveda Blvd. The DEIR already states that traffic is significant and unavoidable and a Department of Transportation letter indicates the level of service (LOS) at the intersection is at LOS F.

Our concerns are a multi-community issue where all our quality of lives will be affected if this Entrada project goes forth as proposed for it is precedent setting. We strongly urge you to not approve the Entrada Office Tower as proposed and consider the environmentally superior alternative with lower density and compliance with the height indicated in the code.

Respectfully,

M. Sater

Jordan, Sherry

From: kevin@glickmancapital.com
Sent: Friday, February 08, 2008 8:41 AM
To: Jordan, Sherry
Subject: Entrada Office Tower]

Dear Ms. Jordan:

Thank for for the Notice of Public Hearing regarding the above referenced project. While I have not reveiwed the EIR, we all know these documents are often weak and do not address the obvious traffic problems associated with a project of this magnitude.

The FAR of this project must be at least 7:1 - clearly overkill for this intersection and site.

Something tells me that because this location is in a far corner of your city, you are open to this way oversized office tower.

The 56 foot height limit is there for a reason and should be observed.

I do not support this project but will look are the EIR and follow up with comments.

Kevin Dretzka
6632 Kentwood Bluffs Drive
LA 90045
310 337 2881

Jordan, Sherry

From: Katie Rampen [krampen@ca.rr.com]
Sent: Thursday, February 07, 2008 9:00 PM
To: Jordan, Sherry
Subject: Stop Entrada Project

Dear Ms. Jordan,

I recently found out about the Entrada Project at 6161 Centinella Blvd. and although the comment period has just past, I want you to know that I strongly oppose this project and I imagine everyone I know who lives in this area would too if they knew about it. There is already way too much building going on in the area and streets are choked with traffic.

Katie Rampen
8027 Nardian Way
LA, CA 90045

Jordan, Sherry

From: Floy Clark [floyclark@yahoo.com]
Sent: Friday, February 08, 2008 6:06 PM
To: Jordan, Sherry
Subject: Entrada Project

Dear Ms. Jordan:

My husband and I moved to Westchester many years ago and raised our family here. It was and is a wonderful place to live although the traffic has gotten horrible. Many of my friends and I do not go shopping or drive our cars after 3pm because of the heavy traffic.

Please don't allow the Entrada Project to go forward. This project will only increase the traffic that we already have. The developers do not care about the people of Westchester or Culver City.

Never miss a thing. Make Yahoo your homepage.

RECEIVED
FEB 26 2008
Culver City
Planning Division

Entrada
6161 Centinela Ave., Culver City, CA 90230

Project Summary

Entrada, the new office development by Centinela Development Partners will be a state-of-the-art building that will provide new high quality jobs and employers adjacent to the Radisson Hotel at 6161 Centinela Avenue. Situated within one of Culver City's redevelopment areas, the new office building and parking structure will improve upon an underutilized surface parking lot, and will provide significant revenues to the city's General Fund and Redevelopment Agency to increase the base for essential city services.

Key design elements of the project consist of 342,409 square feet of Class A commercial office space on 13 floors, a parking structure to accommodate approximately 1,248 stalls to serve both the hotel and office uses and outdoor public spaces. Notably, the Entrada's design will include energy and water efficiency systems to help it reach a Leadership in Energy and Environmental Design (LEED) "Certified" rating, thereby embracing environmental sustainability.

Entrada will provide the Culver City business community with a new group of customers and visitors that will frequent the local Culver City stores, restaurants and hotels. The Entrada will be a partner and fixture in Culver City, working to display public artwork of local artists and helping out the local school system.

- ☒ I Support the Project! (see comments below)
- ☒ I am willing to write a letter in support of this project.
 - ☐ I am willing to attend a public hearing in support of this project.
 - ☐ I am willing to speak at a public hearing in support of this project.
- ☐ I have questions about the project. Please contact me.

Name (Print) Belen Atcala

Business Name (if applicable) Fair Points by Sheraton Los Angeles Westside

Address (Street Address, City State, Zip Code) 5990 Green Valley Circle

Culver City, CA 90230

Home Phone (if applicable) _____

Work Phone (if applicable) (310) 981-8005 direct

E-mail Address (if applicable) Batcala@hotelpros.biz

Signature [Signature]

If you have questions or concerns about Entrada, please note them below and mail or fax them back to us, or feel free to contact us by phone or e-mail. Our contact information is noted below.

Contact Information:

Re: Entrada

320 North Larchmont Blvd.

Los Angeles, CA 90004

Contact: Todd McIntyre or Cesar Diaz

Phone (323) 466-3445 - Fax (323) 466-8653

RECEIVED
FEB 26 2008
Culver City
Planning Division

Entrada
6161 Centinela Ave., Culver City, CA 90230

Project Summary

Entrada, the new office development by Centinela Development Partners will be a state-of-the-art building that will provide optimal use and revitalization of the property located at 6161 Centinela Avenue. Situated within one of Culver City's redevelopment areas, the new office building and parking structure will be built on what is currently a surface parking lot.

Key design elements of the project consist of 342,409 square feet of Class A commercial office space on 13 floors, a parking structure to accommodate approximately 1,248 stalls to serve both the hotel and office uses and outdoor public spaces - one for hotel guests and one for office building users. In addition, Entrada's design is aiming at a Leadership in Energy and Environmental Design (LEED) "Certified" rating; bringing a green building element to the project.

Entrada will provide the Culver City business community with a new group of customers and visitors that will frequent the local Culver City stores, restaurants and hotels. Opportunities and partnerships to display public artwork from local artists will be available on-site.

- ☒ I Support the Project! (see comments below)
- ☐ I am willing to write a letter in support of this project.
 - ☐ I am willing to attend a public hearing in support of this project.
 - ☐ I am willing to speak at a public hearing in support of this project.

Name (Print) Thuc Tran

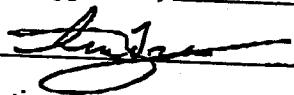
Business Name (if applicable) _____

Address (Street Address, City State, Zip Code) 5303 Kalvin Dr, Culver City, 90230

Home Phone (if applicable) _____

Work Phone (if applicable) 310-284-6403

E-mail Address (if applicable) _____

Signature 

If you have questions or concerns about Entrada, please note them below and mail or fax them back to us, or feel free to contact us by phone or e-mail. Our contact information is noted below.

Contact Information:
Re: Entrada
320 North Larchmont Blvd.
Los Angeles, CA 90004
Contact: Todd McIntyre or Cesar Diaz
Phone (323) 466-3445 - Fax (323) 466-8653

RECEIVED
FEB 26 2008
Culver City
Planning Division

Entrada
6161 Centinela Ave., Culver City, CA 90230

Project Summary

Entrada, the new office development by Centinela Development Partners will be a state-of-the-art building that will provide optimal use and revitalization of the property located at 6161 Centinela Avenue. Situated within one of Culver City's redevelopment areas, the new office building and parking structure will be built on what is currently a surface parking lot.

Key design elements of the project consist of 342,409 square feet of Class A commercial office space on 13 floors, a parking structure to accommodate approximately 1,248 stalls to serve both the hotel and office uses and outdoor public spaces – one for hotel guests and one for office building users. In addition, Entrada's design is aiming at a Leadership in Energy and Environmental Design (LEED) "Certified" rating, bringing a green building element to the project.

Entrada will provide the Culver City business community with a new group of customers and visitors that will frequent the local Culver City stores, restaurants and hotels. Opportunities and partnerships to display public artwork from local artists will be available on-site.

- ☒ I Support the Project! (see comments below)
- ☐ I am willing to write a letter in support of this project.
 - ☐ I am willing to attend a public hearing in support of this project.
 - ☐ I am willing to speak at a public hearing in support of this project.

Name (Print) Renee Hess

Business Name (if applicable) _____

Address (Street Address, City State, Zip Code) 6225 CANTERBURY DR 210
CULVER CITY, CA 90230

Home Phone (if applicable) 310.568.0855

Work Phone (if applicable) _____

E-mail Address (if applicable) _____

Signature Renee Hess

If you have questions or concerns about Entrada, please note them below and mail or fax them back to us, or feel free to contact us by phone or e-mail. Our contact information is noted below.

I Love that it's a green building!

Contact Information:
Re: Entrada
320 North Larchmont Blvd.
Los Angeles, CA 90004
Contact: Todd McIntyre or Cesar Diaz
Phone (323) 466-3445 – Fax (323) 466-8653

RECEIVED
FEB 26 2008
Culver City
Planning Division

Entrada

6161 Centinela Ave., Culver City, CA 90230

Project Summary

Entrada, the new office development by Centinela Development Partners will be a state-of-the-art building that will provide new high quality jobs and employers adjacent to the Radisson Hotel at 6161 Centinela Avenue. Situated within one of Culver City's redevelopment areas, the new office building and parking structure will improve upon an underutilized surface parking lot, and will provide significant revenues to the city's General Fund and Redevelopment Agency to increase the base for essential city services.

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- ☐ I am willing to speak at a public hearing in support of this project.

☐ I have questions about the project. Please contact me.

Name (Print) Lori Garcia

Business Name (if applicable) _____

Address (Street Address, City State, Zip Code) 3545 Wesley St.
Culver City, CA 90232

Home Phone (if applicable) _____

Work Phone (if applicable) _____

E-mail Address (if applicable) _____

Signature Lori Garcia

If you have questions or concerns about Entrada, please note them below and mail or fax them back to us, or feel free to contact us by phone or e-mail. Our contact information is noted below.

Could like a winner... provide significant revenue to City's
General Fund, great location, LEED certified, new
customers and visitors to Culver City.

Contact Information:

Re: Entrada
320 North Larchmont Blvd.
Los Angeles, CA 90004
Contact: Todd McIntyre or Cesar Diaz
Phone (323) 466-3445 - Fax (323) 466-8653

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Entrada
6161 Centinela Ave., Culver City, CA 90230

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 - ☒ I am willing to speak at a public hearing in support of this project.

☐ I have questions about the project. Please contact me.

Name (Print) ADAM O'NEILL

Business Name (if applicable) _____

Address (Street Address, City State, Zip Code) 3318 FAY AV

CULVER CITY, CA 90232

Home Phone (if applicable) 310-346-3359

Work Phone (if applicable) _____

E-mail Address (if applicable) _____

Signature [Signature]

If you have questions or concerns about Entrada, please note them below and mail or fax them back to us, or feel free to contact us by phone or e-mail. Our contact information is noted below.

Contact Information:
Re: Entrada
320 North Larchmont Blvd.
Los Angeles, CA 90004
Contact: Todd McIntyre or Cesar Diaz
Phone (323) 466-3445 – Fax (323) 466-8653

Entrada
6161 Centinela Ave., Culver City, CA 90230

RECEIVED
FEB 26 2008
Culver City
Planning Division

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- ☐ I am willing to speak at a public hearing in support of this project.

Name (Print) Hillary Gross

Business Name (if applicable) _____

Address (Street Address, City State, Zip Code) 4070 Brynman Ave.
Los Angeles, CA 90066

Home Phone (if applicable) _____

Work Phone (if applicable) 310/291-2284

E-mail Address (if applicable) gross-hillary@yahoo.com

Signature Hillary Gross

If you have questions or concerns about Entrada, please note them below and mail or fax them back to us, or feel free to contact us by phone or e-mail. Our contact information is noted below.

Contact Information:

Re: Entrada
320 North Larchmont Blvd.
Los Angeles, CA 90004
Contact: Todd McIntyre or Cesar Diaz
Phone (323) 466-3445 – Fax (323) 466-8653

Entrada
6161 Centinela Ave., Culver City, CA 90230

RECEIVED
FEB 28 2008
Culver City
Planning Dept.

Project Summary

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Name (Print) ERNESTO ALONZO

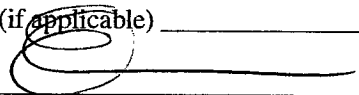
Business Name (if applicable) _____

Address (Street Address, City State, Zip Code) 11034 BRADDOCK DR
CULVER CITY CA 90230

Home Phone (if applicable) _____

Work Phone (if applicable) (310) 391 2611

E-mail Address (if applicable) _____

Signature 

If you have questions or concerns about Entrada, please note them below and mail or fax them back to us, or feel free to contact us by phone or e-mail. Our contact information is noted below.

Contact Information:

Re: Entrada

320 North Larchmont Blvd.

Los Angeles, CA 90004

Contact: Todd McIntyre or Cesar Diaz

Phone (323) 466-3445 – Fax (323) 466-8653

February 26, 2008

5600 Kensington Way #201
Culver City, CA 90230

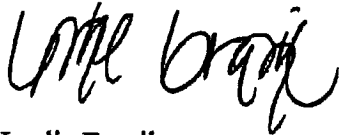
Dear Honorable Commissioners,

My name is Lezlie Brazil and I lend support to the Entrada project, a new office building that will bring continued prosperity to our city.

In October, I met with members of the Entrada project team. I had the opportunity to hear their presentation and ask questions about the project. I believe this project will bring much needed revitalization to the area, such as well-paying jobs that will benefit our residents. Also, it is in an appropriate location adjacent to and easily accessible from the 405 Freeway, and not far from other corporate buildings. Thus, the building will not create traffic challenges any greater than what already exists today.

Culver City is a wonderful place to live and work. Recent redevelopment efforts have made our city a magnet for high-profile companies, like Symantec, who are looking to call Culver City home. While every project will not be the right project for our city, those like the Entrada building that take the environment seriously and incorporate energy and water efficient design elements set a good example of progressive movement. I am in support of this project and urge you to certify the Environmental Impact Report and approve it.

Sincerely, -



Lezlie Brazil
Resident
Fox Hills

Jordan, Sherry

From: JACK RUBIN [bubbie03@msn.com]
Sent: Tuesday, February 26, 2008 7:21 PM
To: Jordan, Sherry
Subject: Entrada Project

Dear Ms. Jordan,
We would like to oppose the height limits on the Entrada Project.
Jack & Berdeane Rubin
11220 Segrell Way
Culver City, Ca. 90230
310-391-6451

Jordan, Sherry

From: Mary Ellen Cassman [MaryEllen@cassman.org]
Sent: Tuesday, February 26, 2008 2:49 PM
To: Jordan, Sherry
Subject: Entrada

Dear Sherry: As we have registered our opinion before, we want to strongly reinforce that we are vehemently opposed to the erection of the Entrada Tower in Culver City. We have a conflict that prohibits our attendance at the hearing. Please count us among the opposition.

Mary Ellen and Alan Cassman

Please use my new email address:
MaryEllen@cassman.org

Jordan, Sherry

From: Calderon, Suzanne M. [scaldero@lmu.edu]
Sent: Tuesday, February 26, 2008 2:49 PM
To: Jordan, Sherry
Subject: Entrada Office Tower

Good afternoon Ms. Jordan-

I am writing to you to express my complete and utter disgust with the Entrada Office Tower proposal. The cities of Westchester, Culver City adjacent areas have become ridiculously overbuilt over the last 10 years and especially within the last 5. It seems unfathomable to me that a neighbor like Culver City would be so reckless as to build a disgustingly high 220' high building in the middle of our neighborhoods. My beautiful view and that of several of my neighbors would be permanently ruined and replaced with the view of an incredibly ugly and unbelievably huge office building. If I wanted to live in Downtown Los Angeles, I would have moved there rather than spending an enormous amount on a house which my family and I believed to be a quiet, friendly and quaint area. I am particularly disappointed and disgusted with the non-stop overbuilding of Westchester, Culver City, Playa Vista, and several other neighboring locations as I was born in this neighborhood and grew up here and have been a resident for almost 39 years!

In addition to all of this, the additional noise, tremendous increase in traffic and cancer causing pollution are completely unacceptable. The next thing we will all be noticing is an increase in the incidences of asthma, cancer and other pollutant/toxic related health issues in ourselves and our children.

Please do not allow for this terrible proposal to be passed as it would further denigrate the still beautiful family friendly areas we have all grown to love.

Sincerely,

Suzanne Calderon

Riggs Place Resident

Jordan, Sherry

From: Pulin Sheth [pulin_sheth@yahoo.com]
Sent: Monday, February 25, 2008 9:33 PM
To: Jordan, Sherry
Subject: Entrada High Rise Project

Dear Mrs. Jordan,

I am a resident of the Kentwood Bluffs community (7005 Kentwood Court) and bought our house in 2004.

This is our first home and we take great pride in the location and the view. We spent alot of time (almost one year) and money in remodelling our home centered around the view from the kitchen, living room, and dining room facing the backyard. This included tearing down a wall and placing a bay window.

Your proposed building is not only going to bring unwanted noise, traffic and congestion which we would be able to see and hear from our location but more importantly, it will diarupt the view we have treasured so much in buying and remodelling our home.

I urge you to reconcider the proposed project realizing the impact on our neighborhood and our home.

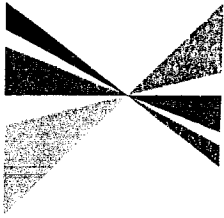
Your very truly,

Pulin A. Sheth
7005v Kentwood Court
Los Angeles, CA 90045
(310) 431-7030

Pulin A. Sheth, M.D.
Director of Breast Imaging
Norris Comprehensive Cancer Center
Assistant Professor of Radiology
USC Keck School of Medicine
1441 Eastlake Avenue, Suite G360
Los Angeles, California 90033
Sect: 323-865-3203 Pager: 877-622-9951
Office: 323-865-3264 Email: pulin_sheth@yahoo.com <mailto:pulin_sheth@yahoo.com>

Never miss a thing. Make Yahoo your homepage. <[http://us.rd.yahoo.com/evt=51438/
*http://www.yahoo.com/r/hs](http://us.rd.yahoo.com/evt=51438/*http://www.yahoo.com/r/hs)>

SOUTHERN CALIFORNIA



**ASSOCIATION of
GOVERNMENTS**

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800
f (213) 236-1825

www.scag.ca.gov

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Alan D. Wapner, Ontario

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FEB 22 2008

Culver City
Planning Division

February 21, 2008

Ms. Sherry Jordan, Senior Planner
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232-0507

**RE: Comments on the SCAG Clearinghouse No. I 20080085 Final EIR for
the Entrada Office Tower Project**

Dear Ms. Jordan:

Thank you for submitting the **Final EIR for the Entrada Office Tower Project** to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

SCAG staff has reviewed your response to our comments, which were outlined in our January 11, 2008 letter on the Draft EIR. SCAG's comments were considered, and we appreciate your efforts. Therefore, we have no further comments.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning the above referenced document and project. If you have any questions, please me Jones at (213) 236-1857. Thank you.

Sincerely,

LAVERNE JONES, Planning Technician
Program Development and Evaluation Division

Jordan, Sherry

From: Maya Lazich [mlazich@coldwellbanker.com]
Sent: Monday, March 24, 2008 6:52 PM
To: Jordan, Sherry

Dear Sherry,

I am compelled to write to you in regards to the Entrada Development as I understand you are the person to whom concerns and questions should be directed. I am both a Westchester resident and Riggs Place property owner. I am very dissappointed in the knowledge that a proposed 220 foot building is being considered in our back yard. My husband and I are completely against this HUGE development as it will impact several factors: namely traffic congestion. We are not in support of this construction and will do all we can to see that this does not occur. We stand behind the countless number of residents who are doing all they can to stop the development.

Sincerely,

Maya Lazich

If you do not wish to receive future emails, please click the link to Unsubscribe:
Unsubscribe <<https://www.topproduceronline.com/osu.asp?p={52467A53-AA72-4E63-B59B-57E6A68CE298}>> .

Jordan, Sherry

From: Culver City Connect [culvercity@user.govoutreach.com]
Sent: Monday, March 24, 2008 4:06 PM
To: Jordan, Sherry
Subject: Culver City: Message About Request #: 130808 [34463034455]

* CULVER CITY CONNECT * ---Enter your reply above this line--- Message from employee: John Fisanotti sent you this message about Request # 130808
Reply to this email to send any comments or message back to the sender. DO NOT FORWARD THIS EMAIL.

Message: This item is forwarded to Mr. Corlin because it is addressed to him.

Request Information

Request type: Problem
Request area: Redevelopment Plan
Requestor name: Leslie Ekker
Assigned To: John Fisanotti
Description: Dear Mr Corlin; I am a 21 year resident of Culver City, and for the last 6 years have enjoyed the rare privilege of living in Culver Crest (next door to Paul Jacobs, until they moved). This town we love so much has a distinct "personality" that has not escaped notice for its human scale development, and for its priority on lifestyle quality. We love it so. Now we see the threat of a new precedent in the Entrada office tower development plan. this building exceeds by more than four-fold the publicly voted upon height limit of 56 feet. This law was passed by a majority of our citizens in response to the past threat of over-development. Now we see our elected government ignoring our wishes and moving forward with this project. Even the planning commission passed it in the face of overwhelming public opposition. I was present, and spoke to the commission. This building will not only be a terrible load on local traffic, infrastructure and environment, but will show us to be bad neighbors to others as well. (residents of the bluffs will see a building higher than their hill, and wider than two hands spread wide at arms length!) This is NOT who we are! I urge you to reject this plan, and request that they return if still interested with a more sustainable one that respects the goals of Culver City's wise and concerned populace. Trust me when I tell you that anyone voting FOR this project will see their career in government come to a jarring end with the very next election. Just watch who gets elected to the council next! We will not be ignored any longer. Demonstrations, voter initiatives, and even legal responses will all be on the table. End this insane greedy project and return us to the path of human-scale development and creative growth we are now so widely admired for. Our renaissance is being noticed and is bringing healthy growth in a human scale to our lovely little town. Please help nurture this trend, not subvert it. Leslie Ekker 310-251-6291
Expected Close Date: 04/07/2008