

**Yun, Susan**

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**From:** Yun, Susan  
**Sent:** July 15, 2016 12:26 PM  
**To:** Yun, Susan  
**Subject:** RE: Planning Commission vote re Culver Studios (Parking Structure)

**From:** [tnrgeorge1@aol.com](mailto:tnrgeorge1@aol.com) [<mailto:tnrgeorge1@aol.com>]  
**Sent:** Monday, June 27, 2016 12:25 PM  
**To:** Blumenfeld, Sol <[sol.blumenfeld@culvercity.org](mailto:sol.blumenfeld@culvercity.org)>  
**Cc:** [shm4355@aol.com](mailto:shm4355@aol.com); [jkskorstad@mac.com](mailto:jkskorstad@mac.com)  
**Subject:** Planning Commission vote re Culver Studios (Parking Structure)

Dear Mr. Blumenfeld:

I attended the Planning Commission Conformance Review of the Culver Studios Plan on June 8, including the Commission's vote to approve the mitigations agreed between your staff and the Studios.

In regard to the underground parking levels of the Van Buren parking structure, it was clear from the revised plan submitted to the Planning Commission that the 15ft setback from the sidewalk applies to the entire structure, thus giving the parkway trees some chance of survival.

Unfortunately, however, the 15 ft setback will not be enough to prevent damage to the root systems of mature trees, which extend way beyond the setback area. This was made clear in the reports from two arborists (one hired by the Studios and the other by Steve Michael on behalf of residents), which were included in the Agenda documents and were mentioned by the Commissioners on June 8. These reports set out detailed recommendations for the protection of the City parkway trees during the construction phase, as well as for a 10-year maintenance plan to include deep watering and other measures to assist the long-term health and survival of the trees.

**Would you be kind enough to confirm that the recommendations by the two arborists will be included in the final Plan? Also, what exactly was agreed concerning the mitigations re fumes, noise and lighting,** since none of this was discussed at the meeting on June 8? (Mitigations for these issues were also referred to the Planning Commission when the City Council voted on Dec. 14 to approve the Culver Studios Plan).

Finally, have the Studios reported back on their discussions with the Fire Dept. concerning the suggestion raised at the meeting to "sink" the building in order to allow an 18' setback at the top level of the parking structure?

If this information is not yet available, please let me know how and when it will be accessible, so that local residents can be notified about this.

Tana Raikes

Ref: email of 6/27/16 from Sol Blumenfeld to me (copied to Susan Yun and Thomas Gorham)

Dear Ms. Yun:

I understand that you are reviewing information discussed at the Planning Commission meeting on 6/8/16 and are working on some adjustments to the Final Comprehensive Plan.

As you know, neighborhood residents are extremely concerned about the long-term survival of the parkway trees in front of the new parking structure, whose root systems will be severely impacted by the proposed construction works. They are also anxious to hear about the prospects for an upper-level setback of the structure to make it appear less massive.

**ARBORISTS' REPORTS:** We note that Mr. Blumenfeld has forwarded to you the report from the Culver Studios arborist, which provides excellent and detailed recommendations for the protection of the trees and their root systems during the construction phase. However, Mr. Blumenfeld's email made no mention of the other report provided by Mr. Michael's arborist on behalf of the residents on Van Buren. This report was in the agenda for the Planning Commission meeting on June 8 and deserves your careful consideration. I am therefore attaching this report, which will provide you with a fuller understanding of the threat to the parkway trees, and makes recommendations concerning the long-term maintenance that will be needed both **DURING** and **AFTER** the construction to give the trees the best possible chance at survival.

**WATERING** of the root systems is obviously a key

element. Mr. Michael and I were relieved to hear during our long meeting in May with Mr. Hackman, Mr. Suhr and Mr. Goldberg at the Studio, that the Studios are committed to providing water not only to the landscaped setback area but also to the parkway trees, and that the Studios fully appreciate the value of these trees as a visual buffer between the parking structure and local residents.

It was troubling to learn that the Planning staff - at least initially - were unconcerned about the survival of our parkway trees, which provide the only effective screening for residents from the enormous facade of the parking structure. For that reason it is especially important at this stage to receive confirmation from you that the trees will get the protection and maintenance essential to their long-term survival (based on the reports from BOTH arborists) and that these recommendations will be part of the final Plan.

OTHER ISSUES: We look forward also to hearing the final disposition of issues concerning fumes, noise and lighting, and also of residents' request for an additional setback at the top level, which could involve adjustments to the Fire Department's emergency access.

Your reply will be eagerly awaited.

Thank you,  
Tana Raikes