ATTACHMENT 9

10950 Washington Boulevard Project

September 26, 2023 Community Meeting #1

MEETING MINUTES

Date: Tuesday, September 26, 2023

Time: 7:00 p.m.

Location: La Ballona Elementary School/Zoom Webinar

Public Attendance: 19 participants in person; 15 participants on Zoom

Applicant Team: Chris Pearson, Hudson Pacific Properties

Jonathan Watts, KFA Architecture

Eric Shabsis, know/how

Spencer B. Kallick, Allen Matkins Leck Gamble Mallory & Natsis, LLP

RECAP

The first Community Meeting for the 10950 Washington Boulevard project was held on Tuesday, September 26, 2023. Pursuant to City guidance, the meeting was held in a hybrid format in person at Lat Ballona Elementary School and via Zoom webinar at 7:00 p.m. The project applicant, architect, and team presented a PowerPoint presentation which included project information, applicant background information, information about the entitlement process, land use and community context, and project visuals. Visuals included a rendering sketch, site plans, floor plan, and related materials. Following the presentation, a question and answer session was held for attendees to provide comments, feedback, or questions regarding the project.

Approximately 19 members of the public attend the virtual community meeting. A list of attendees is provided on the following page. Approximately 36 questions and comments were submitted. These are listed in **bold** below, with answers underneath.

I. I am asking about pedestrian walkway– would the plans open Charles Avenue to the public and take down the wall that separates it from the Property?

A. Yes.

II. Where is the parking?

A. Two parking entrances are located on the north and the south of the Property (one on each side). The subterranean parking is available underneath.

III. You are proposing 500 units and only have 461 spaces for cars?

A. We have 461 spaces today. I think the plans currently call for 680 stalls. On parking, we are very open to making sure it is robust. As someone who operates businesses, we don't think it's desirable to have nowhere to park. As we discuss with the City what their public policy goals, we will come up with a number.

IV. What about affordability?

A. Right now the affordability percentage is 14%. Determining income levels is very early on.

V. My comment is about the Charles Avenue pedestrian walkway. There is lots of opposition. We will fight tooth and nail not to have that.

A. The hope was that people want that. This is not make or break for the Project.

VI. How much time will it take?

A. From our perspective, we see it as 18-24 months for entitlements, assuming it is successful. Would then initiate design and permitting, which takes about nine months. And then we would break ground. I think buildout is 20-22 months depending on what this looks like. Demolition process starts upon us filing for permits to build.

VII. As one of the owners on Charles Avenue, we bought the property as a cul-de-sac. We do not want people trafficking. We want it to be a safe street to play. And looking at your plan, there no foliage on east side of the project. And we have a definite concern about privacy with height and balconies. We want some kind of barriers so people can't look at our backyards.

A. The proposal was for pedestrians, not cars, but we hear you. Landscaping is very early in the process. When you see us again, we are happy to have a specific discussion on landscaping. That's the whole point of this meeting. Because of the proximity, you are impacted. We want a working group where you have our team taking notes.

VIII. Two entrances on parking garages. What streets?

A. All of access is off of Washington. We have two drive aisles today. We would shift this slightly, but would all come off Washington.

IX. How does this match with General Plan?

A. The City has gone through a Housing Element update. It has already been approved by the City Council and certified by the state HCD to meet the state's requirement to zone for housing. The City is updating the General Plan as part of that. The idea with this project is that it designates the site for housing. The City has said that they want housing on the site. They have made it clear. This is something we are actually trying to implement. The General Plan is moving forward, with a meeting next week.

B. Culver City has a RHNA requirement to allow for more housing to be built. What they've said is that this is a huge state priority. The City has designated this site for a base of 65 dwelling units per acre. Density bonus allows for 50% increase, so it could be built to upwards of 600 units, and height of ~76 feet. That is not what we are proposing. That is context for this Project. Hudson wants to be mindful of community. The current building height is about 50 feet.

X. What is the ratio of affordable units? How do you decide the amounts, and are they rent controlled?

A. Right now, it is about 14% affordable. The state decides the amounts. With affordable units, we would file a covenant against property to protect those units.

XI. I have a question about landscaping? I've waited for years to have the privacy from the trees.

A. When we talk about the landscaping plan, we can talk about the trees. It is still early in the process.

XII. If these renters have pets, the pet owners will not want to walk on Washington.

A. Understood.

XIII. How much parking will be provided? For both commercial and residential?

A. About 660 total. But this is on our list—we want to provide a substantial amount to address this concern. Many of us have lived in LA and rented apartments, and would not have done it without parking. We are trying to balance what we've heard from another part of the community who is pushing for much less parking. We are open to that discussion and to adding more.

XIV. Relating to parking, traffic, and congestion, we have huge issues. How many cars will this add to traffic? People are not taking public transit when it is not effective.

A. I hear you on public transportation. There will be a traffic study as part of the site. But when this site was an office, it was generating about 700 cars on site, with additional off-site parking as I'm hearing. There was a substantial amount of traffic historically. Typically, residential uses are less intensive than office uses. But this will be studied. That's when we can have this discussion.

XV. Have you started studies? We see cameras.

A. No. We haven't started studying. Those are not our cameras.

XVI. I wanted to lend support for project. There are people in the City that want you to go for the maximum amount of units. And would encourage reducing the amount of parking. Lots of young people don't want cars. It is a problem if we don't provide housing opportunities they can afford. I ride my bike regularly. Would love to be able to stop and get a bite to eat here before going back. This site is so ideal.

A. Thank you.

XVII. On Charles Avenue, are you also proposing to take down the concrete wall attached to that part that prevents people from coming through?

A. We haven't gotten to the place of constructability. From a cost perspective, we don't want to demolish a wall that already exists. The Project is set back about 40 feet from the wall. This will be part of the process. When I meet you next, we can have more answers. I'll meet with the Charles Avenue folks tomorrow if I can.

XVIII. Do not think there is enough parking. Plus commercial. Will change the fabric of the whole neighborhood. I don't see people biking. I think you are wrong about people who want to use public transportation.

A. I will keep committing to idea that we will have discussion on parking. It's part of the whole process. We are in the preliminary stage. I hear you on your desire for more. Will figure out what the right number is, and will try to balance it all.

XIX. Subterranean parking for retail?

A. A little at grade. The rest will be below grade. There will be no parking that can be seen visibly from the street. The retail parking is at grade within a structure.

XX. Do you have any thoughts on ideas to foster a better community sense on playground/gardens? Security? Community patrol? Cleaning up around the community?

A. All of our assets have security. This one in particular will in the front corner, where there will be about half an acre for public use on private land. We seee this as an area where, if we have a coffee shop, you can sit with your child and have coffee. We are trying to provide that.

XXI. What about unhoused people/people living in RV's nearby?

A. Our security is active now to make sure they are not parked in front. We will continue to be active, as sympathetic as we are to our unhoused neighbors. We will continue to work with City on this.

XXII. What about making parking permit process earlier. If you have a great relationship with the City, can you make this easier?

A. I can't speak to the City's role. As a neighbor, I want to be a good neighbor. I can't commit the City to giving anything more or less. Hopefully, they want the public's voice to be heard more formally about changes.

XXIII. I support more housing, as it is clearly needed across LA. I wish the affordable percentage was higher.

A. Noted.

XXIV. Is there a drawing showing how this will look from Charles Avenue?

A. Not today, but will later in the process.

XXV. We fought NFL – once people find out that is a shortcut from Charles Avenue, our street is doomed. The parking spaces are so limited.

A. I get it. I remember our conversations and am well aware. When we submit our plan set, the opening will not exist. I'll commit to that.

XXVI. I am concerned about privacy. We live on other side of wall. Is there any input on liming balconies on this side?

A. You have the ability to give input. We will work with Jonathan to figure out what that looks like on the back side. Hopefully something comes out of it that is not as intrusive as you imagine. We can commit to conversations, design ideation, landscaping, etc. You will be in the room before we submit anything to the City.

XXVII. Two of you said you attended this school or had children here. Every school day when kids are being picked up, there is a lot of foot traffic; also, school busses, and assisted living. The entrance on Washington. Will be a left turn entrance?

A. Part of our process with City is they will provide commentary on transportation. We will figure out the impact on public processes. It's off of Washington, but you drive down a drive aisle, and then turn into garage. You are not turning into the garage from Washington. Washington is the only street we can really access from the Property. Today, we have our ingress and egress from Washington. The Project is no different than today. Traffic was previously heavier and with bigger trucks. But we will get more details and data from traffic consultants later.

XXVIII. I've lived on Prospect for 18 years. This area is very congested. Will this add another 500 units? It's hard for me to picture this traffic, with the school, etc.

A. I hear you. Just a reminder that—we've had NFL out of the space for a year. This is a reprieve from them occupying the space, but not the normal occupied amount.

XXIX. I live on Charles Avenue; those balconies look like they are facing Charles. Would you be moving them to the other side? I'm in that corner.

A. This is the ground floor plan. We will have a meeting with all neighbors. There will be some things I can do and some things I can't do. That's what this process is for. All I can promise is that I will take it all in and task our design team to do as much as they can. And then City will make decision based on design changes, discussion, etc.

XXX. What about the safety of children? Safety of children is nonexistent today. There are 500 strangers moving in that will be right across the street.

A. From our perspective, I hear you. I would feel safe with my kids. I think there are things we can do to address safety. I can acknowledge the concern, and can hope that the end result is positive after we talk.

XXXI. Is parking entering and exiting all from Washington?

A. Yes. There are two ingress and egress points from Washington down drive aisles.

XXXII. I am also a Charles Avenue resident. I have been here for 36 years. I would like to join this lady here who is advocating for public transit, as I have been a bike user for 40 years, and take the bus when I can. Do you have any idea what kind of retail shops will be in the Project? I don't like vape shops.

A. Right now, we are in dream mode. I think food and beverage goes well here. Part of community input is telling us what you want to see. If you say coffee, dessert, etc., please let us know. I can't promise we will lure the business, but we can try. It would not be a vape shop—think food and beverage shops, yoga for kids, etc.

XXXIII. I also hear concerns about parking/permitting on Charles and signed the petition.

A. Noted.

XXXIV. Will my property values be impacted?

A. I'll tell you after last two years— real estate professionals have no idea!. But hopefully, a well-designed building with retail, I'd like to think it's good for property values. But that's just an opinion.

XXXV. Will the parking spots on Washington be gone? They are used by people who go to Mosque on Fridays, which causes huge issues.

A. We are not planning to take out street parking. Parking is just not shown in these drawings. Street parking is not our decision, and we are not asking to take out street parking.

B. We understand about parking. I used to be in Studio Estates and know this neighborhood really well. For this project, parking will all be on site. There will be ample parking for retail here. Frankly, this will help find more attractive local-serving business. I think Washington has had an issue attracting tenants—they can't survive because they can't serve the community, and not enough people to come due to issues with parking. Additionally, my experience pre- and post-Covid is that traffic changed, and there is a lot less traffic from new multi-family projects. People are working from home and don't have cars leaving/going at the normal hours. We will have traffic studies as part of the Project, but my experience has been that there will be a lot less than the current use.

XXXVI. I have concerns with the exiting and entering the parking from Washington Boulevard, and turns will be busy. The Project is across from a school. Why isn't the parking entry from Charles Avenue?

A. We chose Washington because Charles is a cul-de-sac. And that's how it is today. We have two entrance/exit locations on Washington. That is where we started with the planning. During the process, you will see the studies and will look at the concerns you have. It is not typical for cities to approve unsafe traffic hazards. But this will be part of the process. A lot of data and diagrams to make sure we are doing the right thing.

LIST OF PUBLIC ATTENDEES

In Person

1. Lawrence Gross
2. Johanna J.
3. Mike Kellner
4. Laura Migeotte
5. Sal Lapardo
6. Nicole Lapardo
7. Rhia Collins
8. Steve Collins
9. Nicole Perdza
10. Steve MacMillin
11. Pamela Brissette
12. Lisa Lindgren
13. Sarah Machet
14. Judy Hopfield
15. George Young
16. Jeff Carli
6. Mark Muenzer
7. Chris Benedetto
8. Nick M
9. Green Committee
10. Margarita Castaneda
11. CC Council SUX!
12. Judy Wohl
13. Ted Treat
14. Luz Marina Glorioso
15. Susan Herbertson

Online

1. Darrel Menthe
2. Gail Krowech
3. Laura Cohen
4. James Lin
5. Kim Richards

10950 Washington Project

August 13, 2024 Community Meeting No. 2

MEETING MINUTES

Date:	Tuesday, August 13, 2024
Time:	6:30 p.m. – 7:30 p.m.
Location:	La Ballona Elementary School, 10915 Washington Blvd and virtually via Zoom
Public Attendance:	Approximately 10 individuals in person and 3 individuals virtually
Project Team:	Hudson Pacific Properties KFA Architecture Know/How Allen Matkins Leck Gamble Mallory & Natsis, LLP

RECAP

The second Community Meeting for the 10950 Washington Project was held on August 13, 2024. In coordination with City staff, the meeting was held at 6:30 p.m. in person at La Ballona Elementary School and virtually via Zoom. The meeting began with opening statements from the applicant and Project team reintroducing the Project and providing information related to Project design, landscaping, neighborhood context, uses, parking, circulation, design features, and the Project review process. Following these presentations, the applicant team answered questions from the community members. A list of the attendees and the questions that were asked are included below. Approximately 10 individuals joined the meeting in person and 3 virtually.

QUESTIONS AND COMMENTS

- What is the breakdown of units?
- Will the studio apartments have a parking space?
- What are the rear setbacks?
- What is the width of the landscaping along the rear setback?
- What is the existing setback on the site currently?
- Participants noted that they would prefer more of a rear setback and for it to at least be consistent with what currently exists on the property.
- What type of balconies will face the neighborhood behind the property?
- Have you considered lowering the height of the project?
- What is the difference between the current height and the proposed height?
- Will there be additional community meetings?
- Will the fire lane go around all sides of the property?
- Has the team considered possible root occlusion into neighboring plumbing as a result of the planned rear landscaping?

- Will the existing wall at the rear of the property be replaced?
- How high will the balcony railings be?
- Do you have drawings for what it will look like from end of street?
- Where will the parking be located and how many stories of subterranean parking will there be?
- Is the adjacent commercial building a part of the project?
- In what stage of construction will the landscaping be planted? Concerns about privacy.
- What will be the impacts of construction noise?
- What is the timeline for approvals?
- What will the construction hours be?
- How many affordable units will there be?
- Will they be concentrated in one area of the property?
- What is the income level for the affordable units?

LIST OF PUBLIC ATTENDEES

In Person

1. Sal Lapardo
2. Judie Chamberlin
3. Jose Mendivil
4. Lisa Wilhelm
5. Marion Yacoub
6. Judy Hopfield
7. Rhia Collins
8. Stephen Collins
9. Pamela Brissett

Online

1. Kazem Baker
2. Luz Maria Glorioso
3. Patricia Grell

10950 Washington Project

February 18, 2025 Community Meeting No. **3**

MEETING MINUTES

Date:	Tuesday, February 18, 2025
Time:	7:00 p.m. – 8:00 p.m.
Location:	La Ballona Elementary School, 10915 Washington Blvd and virtually via Zoom
Public Attendance:	Approximately 22 individuals in person and 11 individuals virtually
Project Team:	Hudson Pacific Properties KFA Architecture Know/How Allen Matkins Leck Gamble Mallory & Natsis, LLP

RECAP

The third Community Meeting for the 10950 Washington Project was held on February 18, 2025. In coordination with City staff, the meeting was held at 7:00 p.m. in person at La Ballona Elementary School and virtually via Zoom. The meeting began with opening statements from the applicant and Project team reintroducing the Project and providing information related to Project design, landscaping, neighborhood context, uses, parking, circulation, design features, and the Project review process. Following these presentations, the applicant team answered questions from the community members. A list of the attendees and the questions that were asked are included below. Approximately 22 individuals joined the meeting in person and 11 virtually.

QUESTIONS AND COMMENTS

- How will you protect privacy for houses on Huron?
- How many stories will the project be?
- What will be done about the existing sewer lines along Charles Avenue?
- Has a survey been done?
- What will be in the 36-foot buffer? Can residents walk around in that area?
- We are concerned that the project will impact our sunlight.
- Will there be retail specific parking?
- How tall will the buildings be?
- How many parking spaces will there be?
- Will there be guest parking?
- Will there be public access to the plaza at nighttime?
- Will there be inset balconies?
- Will regular cars be able to access the fire lane?
- Is the parking underground?

- Will there be 24/7 security that I can contact?
- Will the existing building on Elenda be demolished?
- What is the timeline?
- Will an updated rendering be presented at the next hearing?
- What will the construction hours be?
- Has the park been made smaller? Will it be a dog park?
- How will the project positively affect nearby residents?
- How will the project improve traffic?
- Will the affordable housing all be in one area?
- How many parking spaces will be provided per unit?
- How many units total?
- Will there be more street parking than there is currently?
- How many levels of underground parking?
- How many units will face Charles Avenue?
- How long will construction take?
- Where will the construction workers park?
- Why aren't all of the balconies inset?
- When do you expect to break ground?
- Will the existing palm trees be replaced with a different type of tree?
- Where will the retail spaces be located?
- How tall will the hedge be?
- Will there be a restriction on types of retail uses? Will you provide affordable retails spaces or partner with up-and-coming chefs?
- Will there be EV parking?

LIST OF PUBLIC ATTENDEES

In Person

1. J. Moreno
2. Sal Lapardo
3. Luz Florioso
4. Steve Gilias
5. Nicole Peraza
6. Joan Greenlee
7. David Starkman
8. Ken Mand
9. Fawn Abbs
10. Patrick Abbs
11. Lisa Wilhelm
12. Gahliema Martin
13. Mohammed Khan
14. Zeynab Bayati
15. Nazy Farnoosh
16. Pat Grell
17. Sharlene London
18. Aurelia Hawkins
19. Anna Dedrick
20. Joseph Moreno
21. Attendee
22. Attendee

Online

1. Ronald Kochevar
2. Shahnaz Aimaque Amin
3. Judy Hopfield
4. J. Robinson
5. Margarita Castaneda
6. Wafa Alraimi
7. Emily Stadnicki
8. Steve MacMillin
9. Tibor Lody
10. Lisa Inversin
11. Pamela Brissette