

## **Attachment No. 6**

### **Meeting Notes for the neighborhood meeting for 11281 Washington Place**

Date: April 07 2016

Meeting Address:

Veteran Memorial Park

4117 Overland Ave, Culver City, CA 90230

Time: 6:30 PM – 8:00 PM

Report Prepared by: Mr. Ebby Benelayhu

There were 10 people who signed our sign in sheet.

Mrs. Ellia Thompson, the representing attorney for the developer, 11281 Washington Pl LLC started the presentation at 6:30 PM. She introduced herself and mentioned that the meeting is about development of the 11281 Washington Place into a 14 units of residential and ground floor commercial use project. She motioned that the bonus density will be used, the larger units will be most probably used for large families, and that this will be a compliment for the neighborhood. The project will be 5 stories and that we will have one under ground parking. She later introduced Mr. Farzin Mally, developer's architect, to speak.

Mr. Mally did a power point presentation covering multiple points of the project. Matters such as unit size, number of floors, parking and..Etc.

We then proceeded to the questions and answer period.

The participants raised the following questions:

- 1) Are retail spaces going to be used as a fast food place?
- 2) What happens if restaurants come in?
- 3) Where will the employees of the businesses park?
- 4) What about parking? And what will be the traffic impact on the neighborhood.
- 5) Why is the project so tall?
- 6) Are there any variances used?

- 7) Who will finally be responsible to approve the proposed plan?
- 8) Is there a rooftop?
- 9) Are there any green space and/or Land Scape?
- 10) Is there anyway that there could be more parking spaces available?
- 11) Will there be a Gym if so is it only for the tenants?
- 12) Was a traffic study done?

The discussion revolved mostly on the height of the project and that the project does not have enough parking and the structure is too tall.

Mrs, Ellis Thompson with cooperation of Mr. Behnam Rafaelian, lead developer, responded to all the questions. The main issue that they shared was that the project is lawful and within the building codes of State of California and City of Culver City.

The meeting ended at 8:00 PM.

## **Meeting Notes for the neighborhood meeting for 11281 Washington Place**

Date: June 21<sup>st</sup> 2016

Meeting Address:

Veteran Memorial Park

4117 Overland Ave, Culver City, CA 90230

Time: 6:30 PM – 8:00 PM

Report Prepared by: Mr. Ebby Benelayhu

There were around 40 people who signed our sign in sheet. However we had over 40 attendants. For some reason a few attendants chose not to sign in. I did announce and invited that everyone sign our attendance sheet.

Mr, Ebby Benelyahu, a junior partner of the project started the presentation at 6:30 PM. He introduced himself and mentioned that the meeting is about development of the 11281 Washington Place into a 14 units of residential and ground floor commercial use project. He mentioned that the bonus density will be used, the larger units will be most probably used for large families, and that this will be a compliment for the neighborhood. The project will be 5 stories and that we will have one under ground parking. She later introduced Mr. Farzin Mally, developer's architect, to speak.

Mr. Mally did a power point presentation covering multiple points of the project. Matters such as unit size, number of floors, parking and..Etc.

We then proceeded to the questions and answer period. Most people in the meeting continued to voice their earlier concerns related to the structure being too HIGH and Parking as being a major concern. The questions that was asked were basically same as our first meeting which are the following:

- 1) Are retail spaces going to be used as a fast food place?
- 2) Why the structure has too be 5 story high? Can it be shorter?

- 3) What happens if restaurants come in?
- 4) Where will the employees of the businesses park?
- 5) What about parking? And what will be the traffic impact on the neighborhood.
- 6) Why is the project so tall?
- 7) Are there any variances used?
- 8) Who will finally be responsible to approve the proposed plan?
- 9) Is there a rooftop?
- 10) Are there any green space and/or Land Scape?
- 10) Is there anyway that there could be more parking spaces available?
- 11) Will there be a Gym if so is it only for the tenants?
- 12) Was a traffic study done?

The discussion mostly continued to be about the height of the project, the project does not have enough parking, and the traffic that will be generated will be overwhelming.

Ebby Benelyahu with cooperation of Mr. Behnam Rafaelian, lead developer, responded to the questions. The main issue that they shared was that the project is lawful and within the building codes of State of California and City of Culver City.

The meeting ended at 8:00 PM.

## **Meeting Notes for the neighborhood meeting for 11281 Washington Place**

Date: September 15, 2016

Meeting Address:

Veteran Memorial Park

4117 Overland Ave, Culver City, CA 90230

Time: 6:30 PM – 8:00 PM

Report Prepared by: Mr. Ebby Benelayhu

There were 12 people who signed our sign in sheet.

Mr. Ebby Benelyahu, a junior partner of the project started the presentation at 6:30 PM. He introduced himself and mentioned that the meeting is about development of the 11281 Washington Place into a 14 units of residential and ground floor commercial use project. He mentioned that the bonus density will be used, the larger units will be most probably used for large families, and that this will be a compliment for the neighborhood. He did share with the participants that due to the concerns that most neighbors had we chose to reduce the project from 5 stories to four. The project will have one under ground parking. He later introduced Mr. Farzin Mally, developer's architect, to speak.

Mr. Mally did a power point presentation covering multiple points of the project. Matters such as the impact of one less floor and additional set backs that was requested by most neighbors and city officials. He continued to speak about the reduced unit size, number of floors, parking and..Etc.

We then proceeded to the questions and answer period. Most people in the meeting seemed to be happy about what they heard.

Mr. Danny Rafaelian then continued to lead the meeting and the discussions related to responding to the concerns of the community. The most important point was that although he could, by right, go ahead

and build a 5 floor structure he chose not to. He chose instead to build a smaller building to be more accommodative to the neighborhood.

Mr. Jose Mendevil and Thomas Gorham, Culver City planning officials, were also present. They were both also in the earlier 2 meetings. Mr. Gorham spoke at the end of the meeting and shared with the neighbors that, although for a project of this size is not necessary, the city will request that a traffic study be done. He continued to share his satisfaction of the project and the cooperation of the developer in addressing the concerns that everyone had. In closing he stated that most likely he would recommend to proper Culver City official that the project be approved.

The meeting ended at 8:00 PM.