

SRM Development Community Meeting Notes

January 29, 2019 6:30pm – 8pm

Applicant Representatives Present:

- SRM Development – Andy Loos
- Runberg Architects – Kelly Carlson
- Westmont Living – Andy Plant

City Representatives Present:

- Gabriela Silva from Culver City Planning Division
- Lisa Edwards from Culver City Planning Division

Questions/Concerns from Attendees:

The Alley:

- Adjacent businesses expressed concerns about blocking the alley and usage of the alley since many of their deliveries/customers arrive via the alley as well. **Applicant responded** that the project will have an additional 2-foot setback off the alley as well as carve outs of as much as 15 feet to accommodate the project's deliveries, visitors and resident shuttle. SRM also indicated that it would join the adjacent businesses in advocating for keeping the alley clear and well maintained.
- Residents expressed concerns about the width of the alley being too narrow to handle additional traffic. **Applicant responded** that the project will have an additional 2-foot setback off the alley as well as carve outs of as much as 15 feet to accommodate the project's deliveries, visitors and resident shuttle.
- Business owner expressed concern about alley access during construction. **Applicant responded** that the developer is very experienced in working in tight, urban settings and would be able to stage and build the building with minimal impact to the surrounding streets and/or the alley.
- Business owner expressed desire to have construction access off of Washington Boulevard rather than off of the alley. **Applicant responded** that the city will determine some of those requirements, but that the applicant believes that the majority of the construction access could occur from Washington Boulevard if the city prefers that.
- Resident suggested that the neighborhood and the applicant work with the city to make sure the alley remains clear and that violators are cited. **Applicant agreed.**
- Resident suggested that there be enhanced signage in the alley to direct people to the appropriate parking location. **Applicant agreed.**

Traffic:

- Residents expressed concerns that the project would increase traffic in the area. **Applicant responded** that the project will undertake a traffic study to assess potential impacts, but that project residents tend to drive far less than typical residential users.

- Resident asked when and how deliveries to the project would be made. **Applicant responded** that major deliveries would arrive approximately twice a week and would be made at the rear of the building (off the alley), where the applicant has proposed a delivery space that will enable trucks to park, unload and not block alley traffic.
- Resident demanded that an “independent” parking study be done – not one paid for by the applicant.

Parking:

- Residents expressed concerns that the proposed parking would not be adequate to handle demand. **Applicant responded** that the project will undertake a parking study to assess potential impacts and indicated that the number of proposed parking spaces (84) significantly exceeds the code-required 50 spaces for this project.
- Residents expressed concerns that the proposed project would result in more people parking in the adjacent residential neighborhoods. **Applicant responded** that given the nature of the residents, it would be unlikely that people picking up residents would parking in the neighborhood and require elderly residents to walk several blocks to reach the car. Applicant further stated that it is proposing both a pick-up/drop-off area along Washington Boulevard as well as a similar area under a porté cochere off the alley. Applicant added that it believes the proposed number of parking stalls in the underground structure will be more than adequate to handle both staff and those who choose to visit residents on-site.
- Residents suggested plan to create a preferred parking district for residents only on Bentley and Tilden.
- Residents asked whether the applicant would increase the number of proposed parking spaces. **Applicant responded** that the project will undertake a parking study to assess potential impacts and indicated that the number of proposed parking spaces (84) significantly exceeds the code-required 50 spaces for this project.

Noise:

- Resident expressed concern that given the location on Washington Boulevard, the units would be too noisy for residents. **Applicant responded** that windows would be double-glazed and that most residents are likely to be from the immediate area and familiar with an urban environment before moving in.
- Business owner suggested that because the alley is also noisy, that windows overlooking the alley be double-glazed as well.
- Resident suggested that the applicant make potential residents aware of the aircraft noise because the area is under a LAX flight path.

Access:

- Resident asked whether access to the underground parking could come off of Washington Boulevard. **Applicant responded** that it would work with the city to explore that option.
- Resident asked about emergency vehicle access. **Applicant responded** that emergency vehicles would access the property from either of the proposed pick-up/drop off areas (on Washington Boulevard and off the alley). Applicant further stated that it would work with CCFD to determine any revisions to the proposed plan.

- Resident asked whether there would be any turn restrictions leaving the underground parking ramp onto the alley. **Applicant responded** that it would work with the city to address that issue.

Operations:

- Resident asked whether the building's windows would be operable. **Applicant responded** yes and that the building would also be air-conditioned.
- Residents asked about the size of the units and the rate that residents would be charged. **Applicant responded** that it depends somewhat on what services each resident requires and added that all meals are included in the following anticipated prices: \$4,500/mo for a studio unit, \$5,500/mo for a one-bedroom unit and \$6,000/mo for a two-bedroom unit.
- Resident asked how many staff would be on-site. **Applicant responded** that 20-25 staff would be on-site during the facility's busiest times and added that staff will rotate on shifts throughout the day.
- Resident expressed concerns about too many Amazon/food deliveries. **Applicant responded** that the resident population, which averages approximately 83 years of age, would be less-likely to order from such services given that they will all be paying for an on-site meal program, have limited space and are less "computer savvy" than younger residents.
- Resident asked whether the project would be pet-friendly. **Applicant responded** that the project would be pet-friendly, but there would be size limitations and limits based on how well each individual resident is able to care for his/her pet.

Project Design:

- Resident asked how large the memory-care patio area would be. **Applicant responded** approximately 1,000 square feet.
- Resident suggested that only 12 memory care units was not enough at this site and that more should be added.
- Resident asked how many units are being proposed. **Applicant responded** that the project proposes 134 units, of which 12 would be memory-care units.
- Resident asked how tall the building would be. **Applicant responded** that the building would be five stories, plus one level of underground parking, and would be beneath the city's 56-foot height limit.
- Resident asked whether units would have kitchens. **Applicant responded** yes, but that in practice most residents consume their meals in the dining area and the kitchenettes in each unit are used mostly for snacks such as popcorn or warming soup.
- Resident asked whether the building will employ an industrial look. **Applicant responded** that it is still very early in the process and that it is open to working with neighbors and the city to determine the appropriate architectural style to fit into the fabric of the neighborhood.
- Resident asked whether a community design committee could be established. **Applicant responded** that it would be happy to meet with neighbors to hear their suggestions and explore various architectural options for the building.

Construction:

- Residents asked how long construction would take and when construction would commence. **Applicant responded** that construction would likely begin in about one year and would take 18 months to complete.
- Resident asked whether the existing Elks Lodge parking lot would be available for construction staging. **Applicant responded** that no discussions have taken place yet regarding that issue, but that it is a possibility.
- Resident asked whether the project's construction would require a crane. **Applicant responded** yes.

Miscellaneous Questions/Concerns:

- Residents asked whether the applicant already owned the property. **Applicant responded** yes.
- Resident stated that she preferred the proposed use to an office or apartment building because it would result in less traffic.
- Resident asked where funding for the project originated. **Applicant responded** that the project will be privately funded.

If you have any questions regarding these notes, please contact Geoff Maleman at gmaleman@aol.com or at (310) 645-2295. Thank you.

SPRING

Community Meeting No. 1 regarding:

Culver City Assisted Living and Memory Care Community • 11141 Washington Blvd., Culver City, CA 90232

TUESDAY, JANUARY 29, 2019

Guest Sign-in Sheet

	Name	Affiliation/Address	Phone	Email
1)	Tom Konkel	CC ELKS.	562-755-1734	konkel@crownfence.com
2)	Mike Patel	Ramada Inn	310-606-854	mike.dilpat@gmail.com
3)	Andy Plant	Westmont Living	619-846-2900	aplant@westmontliving.com
4)	John Anderson	Anderson Plwood.	310-397-8229	John@AndersonPlwood.com
5)	Desmond Baus	3938 BENTLEY AVE CULVER CITY, CA 90232	(310) 999-9212	Desmond.620@hotmail.com
6)	David VonHamer	4034 Tilden Ave.		
7)	David + Karen Pabell	4132 Center St 90232	310-617-2654	dvas@pabell.net
8)	Karen Lattis	3958 Bentley Ave 90232		KLATTIS@CA.RR.COM
9)	Monika Mober	4162 Cent St	310-788-7646	800 cal cottage @ gmail .ie
10)	AX PATEL	3900 Sepulveda BL-CC 90230	310-994-7384	jaytel@ca.rr.com
11)	Noe Saenz	cc ELKS		
12)	Red Wolfe	cc ELKS		



Community Meeting No. 1 regarding:

Culver City Assisted Living and Memory Care Community • 11141 Washington Blvd., Culver City, CA 90232

TUESDAY, JANUARY 29, 2019

Guest Sign-in Sheet

	Name	Affiliation/Address	Phone	Email
1)	Toni Ferrara	EKS lodge member	3109020181	toniferrara777@gmail.com
2)	do Loungini	3866 Foster Ave	310 838-2981	do Loungini @ AOL.com
3)	Karen Ferrara	3868 Foster Ave	310-559-5251	
4)	Karen Ferrara Copenhagen Pkwy	11113 Washington Bl. CC	818-434-1453	karen@copenhagepkwy.com
5)	Vinod Patel	3900 Sepulveda Bl CC	310 486 1303	Vinodibhai@yahoo.com
6)				
7)				
8)				
9)				
10)				
11)				
12)				

SRM Senior Assisted Living Facility Community #2 Meeting Notes

July 16, 2019 7pm – 8:30pm

Applicant Representatives Present:

- SRM Development – Andy Loos
- Runberg Architects – Brian Runberg
- LSA (Traffic Engineers) – Ambarish Mukherjee
- Ecotope (Energy/Sustainability Consultant) – Colin Grist

City Representatives Present:

- Gabriela Silva from Culver City Planning Division

This meeting was conducted in an Open House format where the public could visit any of four stations focusing on specific aspects of the project: Architecture/Design, Traffic, Operations and Environmental. At each station, the applicant provided experts in that area to answer in-depth questions from the public and engage in discussions about subject-area details that would not be possible in a Presentation/Open Mic format. The Open House format allowed for numerous conversations to go on at the same time and allowed for the public to engage in every aspect of the project or just the one(s) that interested them the most.

Because of this format, capturing individual questions from the audience is difficult. To more effectively capture public comments, public comment cards were available to all attendees and those have been provided to the city. Though the turnout was rather sparse, the following is an overview of the comments made by the public during the meeting:

- Several community members commented that they liked the appearance of the building.
- One community member was excited about the use and is in the gerontology field and expressed interest in working in the building when it is completed.
- One community member expressed concern about the height of the building but liked the overall appearance.
- Several community members walked to the alley with the architect to get a first-hand feel for the building setback along the alley and were pleased with the space allocated for deliveries and loading for the project adjacent to the alley.
- Everyone who observed the “sustainability” strategies that are being considered were in favor of and impressed with the direction the project is going in reducing energy consumption.

- There were several questions about parking. The applicant responded that the project is including 85 parking spaces while only 53 are required and that the developer has built more than 20 of these facilities and is very familiar with the parking demands that similar projects use. Those concerns were addressed to the satisfaction of the community members.
- There were questions of the traffic engineer regarding the amount of traffic in the alley. The traffic engineer referred to the study and analysis that indicated virtually no impact to the alley and neighboring intersections due to the use of the property. The applicant responses met with satisfaction from the community members.
- The applicant met with the representatives of Anderson Plywood (neighbor across the alley) whose only concern was construction loading in the alley that might inhibit their truck movements. John Arenson, the owner, was assured that the alley would not be blocked by construction loading or concrete trucks and that only in the case of utility work by the utility companies would traffic in the alley be impacted.
- The applicant met with Ray Blom of Ray Blom Plumbing (owner of the adjacent building to the West). Mr. Blom expressed his support of the project and has signed a tie-back easement to allow the project to install tie-back anchors below his property.
- The Elks Club members asked about encroachment onto their parking lot. The applicant assured them that there would be no encroachment onto the parking lot unless authorized by the Elks Club.
- The question of construction parking was raised, and it is anticipated that the metered parking along Washington Boulevard will meet the demands for construction parking.

If you have any questions regarding these notes, please contact Geoff Maleman at gmaleman@aol.com or at (310) 645-2295. Thank you.



Community Meeting No. 2 regarding:

Culver City Assisted Living and Memory Care Community • 11141 Washington Blvd., Culver City, CA 90232

TUESDAY, JULY 16, 2019

Guest Sign-in Sheet

	Name	Affiliation/Address	Phone	Email
1)	LISA DORF			
2)	Ben Has			
3)	Lance & Day Hudson	ELKS		
4)	DeeLyn Carmon	ELKS		
5)	Paul Casillas	ELKS		
6)	GREGG & GREGG	4037 WARTON AVE ELKS -		
7)	Ted Wolfe	ELKS -		
8)	HUMBERTO BERNER	ELKS		
9)	Toni Ferrera	ELKS	3109020181	
10)				
11)				
12)				



Community Meeting No. 2 regarding:

Culver City Assisted Living and Memory Care Community • 11141 Washington Blvd., Culver City, CA 90232

TUESDAY, JULY 16, 2019

Guest Sign-in Sheet

	Name	Affiliation/Address	Phone	Email
1)	John Derkay	4139 Cent St CC	424 738-0000	janderkay@calcc.com
2)				
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				
11)				
12)				

COMMENT CARD

Community Meeting No. 2 regarding:
CULVER CITY SENIOR LIVING PROJECT • 11141 Washington Blvd., Culver City, CA 90230
TUESDAY, JULY 16, 2019

Name: LISA DORF Organization: _____
Address: 11014 ALETTA AVE. // CULVER CITY CA 90232
Phone: 310-351-9271 Email: DORFLISA@YAHOO.COM

Please provide us with your comments in the space below:

Hi there! I am very interested in this project's development. I am a Social Gerontologist by training, and would like to have something to do with the facility. I live in the area, and would love to work so close to home.

COMMENT CARD

Community Meeting No. 2 regarding:
CULVER CITY SENIOR LIVING PROJECT • 11141 Washington Blvd., Culver City, CA 90230
TUESDAY, JULY 16, 2019

Name: John Dererlany Organization: _____
Address: 4139 Center Street
Phone: 424-738-0002 Email: johndererlany@yahoo.com

Please provide us with your comments in the space below:

It seems a little big and bulky for the neighborhood. I realize it's below the zoning height, but it's also bigger than almost everything else in the immediate area. We seem to be more of a one, two or three story area. I also wish the mass of the building was pushed further back towards the alley. It might feel a little oppressive at current height, so close to Washington.

I also think there's not enough parking for such a big project.

I like the central courtyard and fountain though.

I'm also worried about so much traffic going through the small and misshapen alley.

SRM Development Community Meeting Notes

September 26, 2019 6:30pm – 8pm

Applicant Representatives Present:

- SRM Development – Andy Loos
- Runberg Architects – Brian Runberg

City Representatives Present:

- Lisa Edwards from Culver City Planning Division

Questions/Concerns from Attendees:

- Resident asked how the required number of parking spaces is calculated under the city's code. **Applicant responded** that the city maintains a formula based square footage and other factors and that the proposed project well exceeds the code-required number of parking spaces.
- Resident asked whether the façade facing Blom Plumbing building include a green wall. **Applicant responded** that that wall directly abuts the plumbing building, and therefore will not include a green wall.
- Resident asked about the timeline for construction of the project. **Applicant responded** that the developer hopes to begin construction in late spring or summer of 2020 depending on how quickly the project moves through the city process. Applicant added that the entire construction of the project will take approximately 16 months.
- Resident expressed concerns about air quality for those with air quality sensitivity given the proposed project and the city's Culver Boulevard Realignment and Urban Stormwater Project that will begin at roughly the same time. **Applicant responded** that the developer will be required to adhere to all of the city's air quality standards and best practices for dust suppression, etc. In addition, the applicant is required to submit an air quality management plan to the city. Finally, the applicant said the demolition of the site, which would impact air quality the most, would take only about one week.
- Resident expressed concerns about traffic in the area given that the proposed project and the city's Culver Boulevard Realignment and Urban Stormwater Project would be occurring at the same time. **Applicant** said the proposed project would have little or no impact on traffic during construction because all of the construction operations could take place without closing a traffic lane on Washington Boulevard.
- Resident asked whether the proposed number of parking spaces would be adequate to provide the necessary parking for the facility's employees. **Applicant** indicated that the code-required parking includes a calculation that includes parking for residents, employees and visitors and that the proposed project well exceeds the code-required parking requirement.
- Resident expressed that "this is beautiful, and it's wonderful that you are using the housing for senior housing."

- Resident asked how the dining program works for residents of the facility. **Applicant** responded that the dining program allows residents to order off the menu, like a restaurant, and that the any-time dining program allows them to eat whenever they want. Applicant added that the cost of meals is included in the residents' monthly rent.
- Resident asked if children are allowed to spend the night with facility residents. **Applicant** indicated that overnight guests are allowed.
- Resident expressed his opinion that a five-story building is "out of character" with the neighborhood and that there are currently no other five-story buildings along this stretch of Washington Boulevard. Resident further questioned whether the applicant could reduce the building height or create design elements to reduce the visual impact on the adjacent neighborhood. **Applicant** responded that the proposed building will be below the city's 56-foot height restriction and will adhere to all of the city's zoning and planning requirements. The applicant added the design has been especially sensitive to the residential neighborhood on Center Street, aligning the open courtyard with the terminus of that street, adding significant landscaping, creating articulation in the building facade, etc.
- Resident asked whether there will be more dense and/or tall buildings built along Washington Boulevard. **Applicant** responded that the current applicant does not own any additional property on the boulevard and does not plan any additional development. The Applicant added that, given that the city code allows for taller buildings and the area is densifying, more tall buildings along Washington Boulevard should be expected in the future.
- In addition, Applicant received the following email following the meeting: "Thank you for explaining the project in detail at the community meeting. We believe it is going to be great. You mentioned to email you if we want to find out how we can early start the enrollment process for our senior parents. Thank you for your time. Best regards, Hein Aung (310) 923-5230"

If you have any questions regarding these notes, please contact Geoff Maleman at gmaleman@aol.com or at (310) 645-2295. Thank you.



Community Meeting No. 3 regarding:

Culver City Assisted Living and Memory Care Community • 11141 Washington Blvd., Culver City, CA 90232

THURSDAY, SEPTEMBER 26, 2019

Guest Sign-in Sheet

	Name	Affiliation/Address	Phone	Email
1)	JO BERUCCI	3866 Foster Ave. #11	310-838-2981	joberucci@aol
2)	Bonita Fox	11121 Culver Bl. #11		MSBCKNOX@gmail.com
3)	Tim myriant	4456 Overland Ave. #7 CC 90232	310-945-6318	timmyriant@gmail.com
4)	ARON MYRIANT	11116 MATTHEWSON AVE. Culver City	310-895-8049	-
5)	CHRIS BARR	3981 MINIERA AVE.	310-754-9435	cubarr@yahoo.com
6)	KAREN POMPHI	4159 CANTER ST		
7)				
8)				
9)				
10)				
11)				
12)				



Community Meeting No. 3 regarding:

Culver City Assisted Living and Memory Care Community • 11141 Washington Blvd., Culver City, CA 90232

THURSDAY, SEPTEMBER 26, 2019

Guest Sign-in Sheet

	Name	Affiliation/Address	Phone	Email
1)	Donna Elier	4177 Center St.	310 838-6773	
2)	Sue Nainig		310-818-8145	ssnainig@yahoo.com.
3)	LISA DOFF	11014 ALBERTA AVE	310-351-9271	
4)	Laura Rusch	4146 Center St	310-204-0366	dandlrusch@sbcglobal.net
5)	Nick Rivers	4167 CENTER ST	310-836-0167	NICK@NICKRIVERS.COM
6)	Hein Aung	11220 Dorman Ave	310 923 5235	heinawng@yahoo.com
7)	John Dorendy	4139 Center Street	424-738-0000	JohnDorendy@yahoo.com
8)	Dave Turner	10608 Culver	310 876 3223	DaveTurner@stano.com
9)				
10)				
11)				
12)				