

Kavadas, William

From: Kavadas, William
Sent: Wednesday, September 15, 2021 5:52 PM
To: Kavadas, William
Subject: FW: 11111 Jefferson Blvd Mixed Use Project - Public Comments

From: mrsjoness@earthlink.net <mrsjoness@earthlink.net>
Sent: Tuesday, September 14, 2021 9:46 AM
To: MartinDelCampo, Ruth <Ruth.MartinDelCampo@culvercity.org>; Michael.Allen@culvercity.org
Subject: 11111 Jefferson Blvd Mixed Use Project - Public Comments

Ruth and Michael,

We reviewed the Final Comprehensive Plans posted on-line for the above project. Based on what we understand from the Final Comprehensive Plans, the following are our comments. We would appreciate it if you could share our comments with the City Planning staff and the Project Team so they are reflected in the final project plans before the City approves the project.

1. **Trees on the Perimeter of the Project.** Current plans do not reflect appropriate quantities, layout and types of street trees (including trees planted on the project site) on all three sides. On the Final Comprehensive Plan - Project Plan description (on page 66), it is stated that *"The primary goals for the landscape plan are to encourage strength of community, functionality, safety, comfort, reducing the urban heat island impact, water quality and conservation..."* Trees along the perimeter and on the sidewalk are critical to provide much needed shades on sidewalks and to soften the scale of the 5-story building. We consider the current plans do not adequately satisfy this goal.
 - a. **Landscape Plan Machado Park** (on page 68) shows several street trees are missing on Sepulveda where sidewalk is located behind the private property (near Machado). Why is there no street tree proposed here? Unless there are utility conflicts, there should be more street trees planted wherever possible.
 - b. **Landscape Plan** (on page 67) shows a number of proposed shade trees (shown on the earlier plans) were replaced by palm trees on Sepulveda and Machado. Sepulveda is a west facing street and palm trees do not provide sufficient shade for the comfort of the pedestrians, nor will they adequately soften the impact of 5-story building. We strongly recommend planting shade trees (e.g. Platanus) in addition to, if not replacing, the palm trees.
 - c. **Landscape Plan – Tree Palette** (page 74) shows Platanus acerifolia no longer listed as street trees. Platanus acerifolia is one of the existing street trees planted on both sides of Sepulveda. The street trees listed on the current Tree Palette are not appropriate, e.g. Camphor trees are too wide for a narrow sidewalk area, and Pistachio or Golden Medallion trees are not tall enough to soften 5-story building. Platanus have been planted as the street trees in the commercial zone further north on Sepulveda

south of Culver Blvd. Although they are not completely mature, the Platanus have grown large enough over the store front allowing the signs to be visible from the street. .

2. **Building Renderings - Sepulveda & Jefferson** (page 60) and **Landscape Plan - Renderings Sepulveda & Jefferson** (page 77) show the street corner is exposed with very few trees. Are trees eliminated for graphic purpose (i.e. to show building façade behind) or because large trees are no longer proposed in the space? The tall and bold building façade makes a strong architectural statement highly visible from the northbound traffic, however, it makes this project appear out-of-place in this low profile residential neighborhood. Large trees need to be planted to soften the building corner and provide shade to this south facing plaza area.
3. **Artificial Turf (AT)** We strongly recommend against the use of artificial turf (AT), especially in the public park area at the corner of Sepulveda/Machado. The current proposed design shows approximately 50% of the park area is AT. The large AT area takes away all environmental benefits of a landscape open space. There are numerous studies supporting how AT surface temperature rises and become too hot to touch or to sit on when it is exposed to the sun. Surface temperature of AT is much hotter than natural turf or conc. pavement. In addition, AT needs frequent washing to keep it clean and has negative effects on air quality, storm runoff and maintaining healthy soil underneath. AT is basically a green plastic carpet and is not appropriate as play area in public parks. (Refer to the following studies/documents: <https://plantscience.psu.edu/research/centers/ssrc/documents/temperature-irrigation.pdf>; <https://wateruseitwisely.com/saving-water-outdoors/grass-artificial-turf/10-reasons-why-artificial-turf-may-not-be-what-youre-looking-for/>; <https://www.nrpa.org/parks-recreation-magazine/2019/may/synthetic-sports-fields-and-the-heat-island-effect/>)

We do not plan to attend the public meetings in person, however will try to watch the meeting on-line. Let us know if you are able to take our above comments to the meeting and/or to the Project Team, or if we need to submit them in any other form to be considered.

Let me know if you have any questions. Thank you very much.

Mie Joness
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