

Culver CITY

INTEROFFICE MEMORANDUM

DATE: 11/01/2005
TO: JOE SUSCA, REDEVELOPMENT PROJECT MANAGER
FROM: KRISS CASANOVA, MANAGEMENT ANALYST
SUBJECT: NOTES FROM 10/17/05 OLSON COMPANY'S COMMUNITY MEETING ON THE PROPOSED WASHINGTON/CENTINELA SITE CONCEPTUAL PLANS AND POTENTIAL RETAIL/RESTAURANT TENANTS

PURPOSE OF MEETING:

Pursuant to the Agency's Exclusive Negotiation Agreement with Olson Urban Housing LLC ("Olson"), Olson held a community meeting to present to solicit community feedback on their latest proposed Conceptual Plans of Sites A and B and to discuss potential types of retail and restaurant tenants.

ATTENDANCE:

Ben Besley (Olson), Ted Slaughter (Hillcrest Development), Susan Evans, Todd Tipton, Joe Susca, Kellee Fritzel, Elaine Hirohama and Kriss Casanova (Redevelopment staff). Approximately 90 people in attendance, including property owners, business owners, mobile home park residents and surrounding neighbors of the Washington/Centinela ENA sites.

PRESENTATION OF OLSON'S CONCEPTUAL PLANS:

Ben Besley assured the audience that Olson has learned a lot from previous community meetings and that they have been listening to the community's issues and concerns of the project.

The major issues and concerns thus far that have previously been brought to their attention include the following:

- Traffic – How will traffic be controlled at the intersection of Herbert Street and Colonial Avenue, as well as Centinela Avenue and Washington Boulevard?
- Parking – How will overflow parking onto the surrounding streets be prevented?
- Building Height – Concern with intruding on backyard privacy and living in the shadow.

- Iconic Gateway – Very important intersection which should create a statement, be kept accessible and pedestrian friendly.

Mr. Besley discussed the latest conceptual plans of Sites A and B and showed how the plans have changed to incorporate previous community feedback.

Issues brought forth regarding site design:

- Traffic – Traffic study needs to be created. What traffic mitigation measures will be planned? Concern with Colonial being used as a cut-through street and what measures can be taken to prevent this. What kind of traffic will 65 additional residential units produce?
- Street Parking – What will be done to prevent spillover parking onto Wasatch and Colonial Avenue?
- Density – Request to see examples of other Olson projects with different densities. What does a 50 foot and 40 foot building holding 65 units look like?
- Noise – What about sound/noise levels resulting from traffic and service deliveries entering and exiting through the back alley?
- Alley – How will the alley be kept clean and accessible? How will trash/dumping be monitored?

DISCUSSION OF POTENTIAL RESTAURANT & RETAIL USES:

Neighborhood serving uses, such as restaurants, coffee shops, bakeries and book/card stores are encouraged. Preferred types of restaurants would serve 2 -3 meals each day, with a varied menu consisting of a light breakfast, deli lunch, and lite bistro.

Issues brought forth regarding restaurant and retail uses:

- Time of Operation – Retail/restaurant uses should be designed for quiet businesses—especially at night. No late night establishments. This should be a retail corner that closes by 9 pm. Perhaps one small coffee shop can be open late.
- Valet Parking – Valet parking should not be permitted for restaurant.
- Free Parking – There should be no charge for parking.
- Service Deliveries –Service delivery times must be monitored to ensure they do not disturb nearby residents.
- Commercial Brokerage Firm – Concern once Olson turns the project over to their partner to manage the tenants.

PROJECT SCHEDULE:

Site A - Expected to be constructed within 16 -17 months, starting in the summer of 2006.

Site B - Expected to be constructed within 12 – 14 months, starting in the summer of 2006.

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INTEROFFICE MEMORANDUM

DATE: 11/01/2005

TO: JOE SUSCA, Redevelopment Project Manager

FROM: ELAINE HIROHAMA, Community Outreach Coordinator

SUBJECT: 10/19/05 – Notes from Culver West Meeting (Olson Company) Presentation

Comments from the meeting on October 19, 2005. Approximately 90 people in attendance:

1. Is the Southside of Washington Boulevard at Chase going to be redeveloped also?
2. Is the height (40-50 feet) final?
3. How many units (residential) on the proposed sites?
4. Who determines who the retailers will be?
5. Does the Olson Company plan on keeping the property after it is built?
6. Once the new owner has control of the property, can the new owner determine who the tenant is?
7. Where are the vehicle exit and entrance to Site A?
8. What will be the traffic flow off Colonial? How will you control traffic on Colonial?
9. Will retail stores on Centinela have access to parking through the alley behind Colonial?
10. Curious as to why the City is not addressing traffic prior to presentation of the design.
11. Would there be a left turn from Centinela (northbound)?
12. Specific problems are currently not being addressed by the City. What's going to happen when there are problems from the development?
13. (Susan Evans) Have you ever been down the alley lately? Seven cars are parked down the alley? How is the City going to address this?
14. The new design looks basically like huge stucco boxes. Is this the best you can do?
15. Explain why there is not underground parking.
16. How cast in stone is the number of proposed residential units? Aghast that three stories are residential. Concerned about the height and

- number of units. Had no clue that three stories of residential was being proposed.
17. Thinks it's overkill. How would people who live directly near the development tolerate this intensity? Sixty-five units are hovering above my property—add retail with service people (delivering to every retail unit). Do I want a corner that is clean and better than what is there? Yes. But I don't want to live in its shadow.
 18. I'm excited by the ideas. I live by B&B and proposed development is more exciting than what is there. Would appreciate it if the project would move forward.
 19. I think it's great. Can't wait to see US Liquor torn down. I want to see improvements like what's in downtown.
 20. I share concerns addressed by other people. I'm concerned about noise. How will noise be addressed?
 21. What could they do to that property, already worst case scenario. Much better to have coordinated effort.
 22. Show best case scenario. Lived in San Diego and familiar with mixed use. Buildings are great in San Diego. Olson needs to bring photos of finished projects.
 23. You've (Ben) done a good job and paid attention to community. Applaud Agency. I want West Washington to look like east Culver City with extensive streetscape improvements. Without improvements, private businesses will not continue improvements on their own.
 24. Was the Baldwin Motel and US Liquor site on the open market for private development. I am a real estate developer.
 25. Want to add comments that I totally support this project. Wanted Agency to include Vons. Too bad it was scaled down. Point of reference--this street (Wade) has 200 units.
 26. Need to consider that within a one-mile area, more and more development is taking place. Not just 65 units at Centinela/Washington.
 27. For health and well being, private companies need to put fencing in front of properties and greenery on empty lots. City should require this—just like Beverly Hills.
 28. When will demolition occur on Baldwin property?
 29. When were the pictures of the Baldwin Motel taken—before or after the Agency acquired it?
 30. What is the project start date?
 31. Street parking—Wasatch is not mentioned. I don't want to have problem with employees parking. Is something to be done before the project is built?
 32. Does Olson have a website?
 33. Clarify the number of unit on Sites A & B.
 34. Do you have projected start and finish date?
 35. Why are trees in front of the ramp leading to the underground parking on Site A?

36. How far set back are the buildings from the homes on Herbert and Colonial?
37. Can the CC & R's and DDA restrict retail signage?
38. Are the condominiums going to have an association (i.e. painting of entire building instead of just one unit).
39. Retail corner should be dark at 9 p.m. Don't want core use to stay open late.
40. Detriment if use is too upscale. Used to live in West Hollywood and valet parking parked in the neighborhood. Want more of a coffee shop environment.
41. Wonder if economically viable to keep businesses for neighborhood only. Need to bring people from the outside.
42. Who is going to move into the development if the next block looks crummy.
43. Will the City require every single parcel to be developed from now on include residential component?
44. What is the average size of the units?
45. What is the starting cost per unit.
46. I lived in San Diego. It was not that dense. This is a thoughtful project, need tangible comparisons (Olson bring sample of other developments to future meetings). Very excited about the project.
47. Where are examples of projects nearby where there is adequate parking.
48. If I am driving north on Centinela, how would I come into Site A?
49. Parking should be free if it's neighborhood friendly.
50. Are doctors, dentists going to be in the retail mix?
51. Give examples of types of restaurants which would go in.
52. How far away is the driveway at Site A from the Centinela/Washington intersection?
53. During peak afternoon traffic, I have counted 38 cars on Centinela between Washington Place and Washington Boulevard waiting to turn left (southbound).
54. If the point of redevelopment is to decrease blight, Agency is increasing population of the City.
55. Is the site big enough for a Trader Joes.
56. Bring examples of current projects and current tenants.
57. Project is good, but for people who already live there, it's a big impact.
58. Will Centinela be widened between Washington Boulevard and Washington Place?

COMMENT CARD: (Two cards)

CARD One:

The open spaces and courtyards should be accessible from the street and useful to neighbors and local residents. They should open up to street level.

The height of 50 feet is TOO HIGH in relation to the neighborhood aesthetics. (Especially Site B/C off of Herbert). It will tower over the houses on Herbert Street and forever change the quality of light and sound in the area.

What about sound/noise levels? How will we assure that the retail is designed for quiet businesses—especially at night.

How long will this take to build? What will the air and noise pollution be like during construction and afterwards? How will the huge parking on Site B/C benefit us a neighborhood.

The design should be more porous and accessible from the street level and pedestrian (rather than automobile traffic) movement.

How can this be more pedestrian oriented and how can we imagine retain that served locals. Coffee and fast food is not a resource for neighbors and locals.

Patio on Site A is nice.

Open space is nice but only serves the private interests of new dwellers and shoppers rather than neighbors.

CARD Two

Yes. Playa Vista was touted as a work/residential project – with no transportation infrastructure needed because residents would be living and working on site. What percentage of Playa Vista residents actually work on site? SHOW me examples of successful live-work situations. WHAT ARE PLANS for better Westside transportation infrastructure? Is there a regional planning agency in place? WHY NOT!

Culver City Parking Standards: Is there any development in Culver City with adequate parking?

October 20, 2005

RECEIVED
C.C.R.A.

2005 OCT 24 AM 10:04

Re: Washington /Centinela Redevelopment

Attn: Ben Besley, *The Olson Company*

CC: Joe Susca and Jerry Ichien, *Redevelopment Agency*

Dear Ben,

Hello. Mitchell and I are homeowners on the east side of Colonial Ave, just north of Site A of the Centinela/Washington redevelopment site. Although we feel mostly positive about the changes going on, we are concerned about a few specific items:

- 1) Noise from traffic entering and exiting through our back alley (honking, engines, tires screeching, drivers shouting, etc...)
- 2) Trash and rodents in the back alley due to restaurant/retail dumping.
- 3) The obvious and foreseeable traffic congestion at both Colonial/Washington intersections.
- 4) Colonial being used as a high speed and high traffic cut-through street.
- 5) The predictable parking spillover on Colonial.

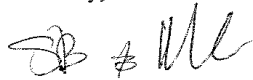
We attended the last meeting on Oct 19, and it is our understanding that a traffic engineer will be assessing these issues and we will have more information to work with at the next meeting. We look forward to the traffic engineer's findings, as we would like to have a solution that everyone is happy with.

Because most of these issues relate *specifically* to the residents on Colonial, I did not voice these concerns at the Oct 19th meeting. However, I would like to take this opportunity to suggest some possible solutions to the issues stated above:

- 1) Re: NOISE FROM ALLEY- The Olson Company to build at least a 12' high sound wall along the back of the houses lining the alley on the east side of Colonial with foliage (greenery, climbers, vines and such to be maintained by the city.)
- 2) Re: TRASH/DUMPING- Culver City to enforce the strictest standards for the Colonial/Washington businesses and activate a quick response system (1-800 number or a 24 hotline specific to this area) if the surrounding residents report violations and/or disturbances.
- 3) Re: TRAFFIC CONGESTION @ INTERSECTIONS- Culver City to make Colonial (possibly even Wasatch) a cul-de-sac street on the south end or at the very least a one way south bound street.
- 4) Re: CUT THROUGH TRAFFIC- Same as above #3.
- 5) Re: PARKING SPILLOVER- Create a free parking structure, similar to Santa Monica's 3rd Street Promenade and Downtown Culver City, for the new businesses. Enforce permit parking (eligibility based on proof of residency on Colonial, Wasatch and Boise only).

Again, Mitchell and I feel positive about most of this redevelopment. We appreciate your invitation for input. If you would like more of a consensus from our neighbors, then we are happy to gather signatures from our neighbors for you. Please advise us on these issues and suggestions we have made. Thank you very much.

Sincerely,

Handwritten signatures of Suzie B and Mitchell G, separated by an ampersand.

Suzie B & Mitchell G