

# Culver CITY

REDEVELOPMENT AGENCY

## Washington-Centinela Redevelopment Project 10/19/05 Neighborhood Meeting; 7:00 – 8:30 PM AGENDA

- Welcome and Introductions
- The Actors Gang Season Announcement
- Redevelopment Project Goal Statement
- Recap of Previous Neighborhood Meetings
- New Conceptual Plans Presentation
- Types of Retail and Restaurant Tenants
- Redevelopment Project Schedule
- Questions & Answers

WE WANT TO HEAR FROM YOU!

COMMENT CARDS ARE AVAILABLE AT THE RECEPTION TABLE

### STAFF CONTACTS

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### CULVER CITY REDEVELOPMENT AGENCY

Alan Corlin, Chair

Steve Rose, Vice Chair

Albert Vera, Agency Member

Carol Gross, Agency Member

Gary Silbiger, Agency Member

## NOTES FROM 10-20-04 MEETING WITH CULVER WEST FOCUS GROUP

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### USES:

1. Will the shopping center be developed as a regional or neighborhood-serving development?
2. Don't want Crate & Barrel.
3. Want pedestrian-friendly, Main Street atmosphere (like Downtown Culver City). Want it to be Montana Avenue or The Grove (a destination street). Want a lovely experience, not necessarily a touristy place like 3<sup>rd</sup> Street Promenade.
4. Want somewhere we can walk to, not have to get into a car.
5. Grocery Store: Want a specialty grocer, don't need a grocery store (dirty Vons). There are six grocery stores in the area already. Current Vons serves different community and clientele.
6. Want Trader Joes, Whole Foods, Marina Farms, Farm Boys. Help Marina Farms expand to Centinela/Washington.
7. Restaurants: No chain restaurants.
8. Tell potential retailers that consumer base would be Venice, Marina del Rey, Mar Vista, Playa Vista and Santa Monica, not just Culver City.

### WHAT OTHER RETAIL WOULD COMPLEMENT TRADER JOES? (Ben)

1. Houseware store where you can buy dish towels, etc.
2. Cost Plus
3. Need good dry cleaner
4. Sur La Table
5. Guitar Center (or music store)
6. Panini Café
7. Good coffee, not another Starbucks—Peets Coffee or Dietrich's Coffee
8. Look at Larchmont Village shops
9. Galleries Lafayette or Izzy's of Rockland, Maryland
10. Bay Cities on Lincoln in Santa Monica
11. Pot Belly's of Chicago
12. Breakfast place, not a greasy spoon. Maxwell's Café is busy because nowhere else to eat breakfast on weekends.
13. Santa Monica Seafood.
14. Need good Chinese, Vietnamese, Indian food
15. Bike shop, surf shop
16. Women, children and babies clothing (look at all the babies in neighborhood).
17. Child development-type business (Bright Child/My Gym)
18. Antique shops.
19. Home/gift stores (Christies in Manhattan Beach), Beyond Scents in Marina
20. Flower shop or flower nursery (not Home Depot).
21. Women's shoe store
22. Day Spa or specialty gym (yoga/pilates studio)
23. Sit down Jewish deli
24. Specialty pet store

### CONCERNS

1. Must consider what community wants vs. economic costs
2. Do not want development to become mundane and blah in ten years and have to be remedied again.

3. No strip mall atmosphere
4. Do not want “mall” factor (Grove Waterside).
5. Don’t want to close Mom & Pop stores like B&B Hardware, Marina Farms.
6. Don’t want to shop anywhere that is advertised in color flyers in Sunday, LA Times.
7. Boutique quality, unique. Currently, he does not shop on Washington Boulevard at all.
8. Keep mixed use away from Wade Street. Wade has many apartments, unlike other streets in Culver West. There are too many people on Wade.
9. Many concerns about “how it looks”. Don’t want development to be out of proportion, don’t want development with disregard for architectural look. No concrete boxes.
10. If it looks better (B&B), then bistros, etc. would come into the neighborhood.
11. Downtown Culver City looks good because of different architectural style.
12. If everything looks the same, then that becomes just a monolithic style.\
13. Look at Abbott Kinney—character to neighborhood.
14. What does Olson care. The neighbors (at the meeting) may not represent the rest of the community. Why would Olson want to come to Culver City?
15. How was Olson selected? Where are other Olson projects?
16. Any checks & balances in place — profit margins?
17. Traffic and parking will be a big concern.
18. Resigned that he lives in the City (15 year resident speaking).
19. Concern that all of Washington Boulevard will be developed and is Culver West development inevitable?
20. US Liquor site – (Parcel A as proposed by Olson) needs more outside dining tables, take advantage of southern exposure, sidewalk draws people into the retail space, need community plaza space. During winter, site would be protected from wind. Need to exploit Parcel A — wider pedestrian spaces.
21. Hates Best Buy in Culver Center.
22. Concerned about density/massive size. Not horrified by architecture. But should make it more inviting—open up
23. Thought apartments would be less dense (condos)-more single-story units (ten units). Didn’t know it would be 50 units.
24. Likes Parcel C—shops along Centinela and parking in back.
25. Want to maintain quality from start to finish. Fear developments like at Lincoln/Maxella, hideous parking situation.
26. Put a higher price tag, classy substantial building.

## 11-09-04 HERBERT STREET MEETING WITH OLSON COMPANY

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### CONCERNS:

- Proposal does not show Herbert Street home.
- Air circulation
- Property values will go down
- Concerns about height, loss of privacy, scale & density of project
- Traffic and traffic circulation
- Proposal does not take into consideration the vision of the community members or what it feels like to live on Herbert Street
- How do we protect the integrity of the neighborhood
- How do we deal with the negative
- Why is Agency massing 5-story development on Centinela and Washington?

- Who is in charge of cleaning the streets on Centinela/Washington Boulevard. No street cleaning by City. City not providing adequate service.
- Look at National at Washington — there's new facades and greenery. Why isn't City doing the same at Centinela/Washington?
- Centinela has not set-back. North of Washington Place and south of Washington Boulevard, Centinela is wider, but not in the part that is in Culver City.
- Nothing lacking in existing community. City should work with community. Her home is at the end of Herbert Street. She will be blocked in. Hope the City doesn't take her home. Her garage is behind in the alley at the Michael Flower site.
- Will there be visual continuity for development?
- Not able to tell what I want (Starbucks v. Barnes & Noble) if my property value goes down.
- No hodge-podge of different kinds of construction
- Huge loss, this is a place that already works residentially.
- Proposed development looks like 60% is residential. Is it a project to help keep local businesses or is it built in order for the City to get profit. Housing is more profitable than retail.
- In East CC, City did not mess with residential neighborhood.
- In Downtown CC, too.
- No 56-foot height in downtown CC.
- Best Buy--disaster, block wall, no window opens to the street
- At Visioning Workshops, City was going to put money in beautifying the Boulevard. Has the philosophy of the City changed, bring in retail and other businesses will follow?
- Problem with density. Don't want to be towered over like Westside Pavilion, construction noise, increase traffic on Herbert Street.
- Look at the full closure of Herbert Street in the future.
- Why mixed use units in development?
- Will City change proposal to business only?
- What is blight vs. gentrification? Bottom line should be how it feels to live in the neighborhood.
- What about windows (privacy) looking into my back yard.
- Block walls, subterranean parking, vehicle and pedestrian foot traffic will increase on Herbert Street. There are already existing problems (trash, noise) with pedestrians using Herbert Street to go to Centinela.
- Is it acceptable to residents on the north side of Herbert Street to have looming properties looking down at them. How can Herbert Street circumvent the problem.
- Want one above, flat. No 56-foot.
- The digging and noise of the construction will be temporary. Can Herbert Street live with a 56-foot structure.
- Nobody has had trouble with people living in the trailer park.
- Phone company looms over back yard. No consideration by City when it was allowed to be built.
- 70% bought on Herbert Street because it is a SFR.
- Need to be aware that existing Shell site not being redeveloped. Must think realistically that unless the project is dense, it is not cost effective. How can Herbert Street get something to happen which won't ruin the neighborhood without a huge wall being built to separate the development from Herbert Street.
- Development would bring Herbert Street up a step. Need higher end market, and redevelopment not entirely negative. Perspective to achieve win-win components.
- Shell Station and flower site—two homes most affected than anyone on Herbert Street. My mother is 95 years old, she walks to market, bank and dry cleaner. Let her live in peace, she will not live forever. Don't disturb her with construction, change.
- Wants to remain in her house. Lots of people are happy.

- One family lost property after WWII, Father bought back. 2001 Redevelopment plan is too ambitious. Olson did nice work in Long Beach. Olson needs assistance of City. Cut back, lower scale project, lower intensity. Spruce up shopping center, façade improvements. Family worked with City 10 years ago.
- Don't want development to look like Marina del Rey. Do not want to give up property under any circumstances. City should let restaurants open and keep existing small businesses open.
- Construction of closure on Herbert, cracks on walls of his home.

BEST POSSIBLE DEVELOPMENT:

- R-4 zoning of trailer park SFR sites. Existing grade of trailer park is already six feet above grade. Scale back grade, so that first floor does not look into my back yard. SFR better than townhomes.
- All commercial instead of mixed use.
- Nice market, coffee shop, Single Family Residential, not multi-family residents, restaurant, improve back walls and need buffer with trees/grass which flow into shopping center. Incorporate park into development.
- Set back without block wall, I want to look at tree canopy, not people hanging out in parking lot. No bright lights from shopping center in my backyard. Wants wedding cake (tiered) development, opening to keep pedestrians off Herbert Street, 100% closure of Herbert Street, but have fire/police access. 24-hour parking permits. Developments should have enough parking to keep vehicles off Herbert Street and Grandview. Need a community center in new development, no fast food, no drive-thrus, no bars, night clubs, all businesses to close at 10 p.m., no liquor stores.
- All current stores in shopping centers are needed—bank, cleaners, drug store, community room, bookstore, medical office, photo shop, ice cream parlor.
- Pedestrian oriented stores, public spaces where people can be together. Should not feel like a mall. Do not make it like the DMV in Santa Monica. Keep flow throughout the development.
- Herbert Street isolates selves. Don't believe we want that. New project will incorporate the things already exist (bank, drug store, etc.) Need upscale market (Pavilions). City should be aware that we have weak water pressure 35 psi. Multi-family dwellings and more commercial developments have major water requirements. Need proviso for upgrading local water system. Currently, sewer runs down Grandview to Herbert Street after rain. Only one storm drain at Centinela and Herbert Street and there is a big pile of mud after rain. What is the impact of compacting tremendous density –more people, parking not available. Any feasibility studies to put that many bodies into a small space.
- Shell lot should be developed. But develop at 3 stories, not 5.
- One story development at Shell site. Shell is blight buffer for his mother's property.
- Keep as is, everything fits the neighborhood and homes. If development is done, single story developments for Sites A & B.
- OK to leave Vons as is.
- Elders need to keep local history.
- Don't want a Playa del Rey.
- Need new restaurant, not Italian.
- Will there be an impact study on community and property values so that prior to City approvals, residents will have input?

## 11-11-04 COLONIAL AVENUE MEETING WITH OLSON COMPANY

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CONCERNS:

- How long is the process?
- Are there any traffic mitigation planned for the developments?
- Traffic impact is the number one concern. Traffic impact from business creates traffic all day long. Residents (of the proposed mixed-use) will be coming and going to and from work only (twice a day).
- Traffic is already a problem, Colonial used as a cut-through street. High-speed trucks come down Colonial.
- Does Olson Company make changes to the street, or is it the City?

- What is Olson's relationship with the property owners (Centinela Shopping Center)
- Any chance the owners will partner with Olson?
- Want neighborhood serving businesses. Bristol Farms will not fit the neighborhood.
- Site A will tower over Colonial.
- Where is parking in the plans? Are people going to park in subterranean garages to stop in at a deli, etc. People going to Marzac Electronics park on Colonial even though there is rooftop parking available.
- Culver City does not enforce parking. Standards need to be set up and enforced.
- What's going to happen with the alley behind Colonial, will it remain an alley?
- Is the alley going to be blocked off?
- Explain access to alley off Colonial. What's to prevent traffic from going up and down Colonial?
- Need to have permit parking on Colonial and block off the street.
- Remember, anything impacting Colonial will impact Boise and Wasatch.
- Three streets need to be coordinated.
- Let's explore street closure, we're all in this together.
- Alley is a speedway.
- Speed bumps don't work.
- Need a median on Wasatch to calm traffic because Wasatch is the widest of the three streets.
- Put entrance to Site A on Lot 20 and make it a one-way entrance. Alley will lead into parking structure and cars can exit left-turn only off Colonial. Make Colonial and Wasatch one-way south bound streets.
- Trash trucks, emergency vehicles need access.
- Explore left-turn and right-turn only options.
- Planning reducing parking requirements for mixed use, One parking to 900 sf unit and two parking spots for 3-BR units.

#### DESIRED BUSINESSES:

- Book store specializing in English and Spanish
- Café, coffee house
- Indoor play area near Centinela
- Water fountain
- Community events stage area, community room
- Photocopy store
- Trader Joes or Whole Foods.
- Greenery, plant store, nursery (Armstrongs)
- Pharmacy
- Super market
- Family restaurant
- Arts and craft store
- Police substation
- What I need is already in the shopping center: Vons serves the community, dry cleaner, bank, Rite aid, jewelry store.

#### CONCERNS:

- Existing Site A is a blight. Sore thorn in my side. Liquor store, constant drug dealing, drinking, prostitution in Colonial alley.
- Vons was not considered in the original Visioning (2001) by City, because it serves the community. Why is it now included?

- Site B is eyesore.
- Start development on Site A
- Site C (Centinela Shopping Center) could it simply be modernized vs. torn down? Maybe something could be added on the top.
- Don't want trailer park to go, unless low income housing is replaced.
- Vons ready to be redone.
- Priority, do not let businesses and apartments look down into backyards. Place windows to avoid people looking down.
- Bought my home on Colonial with intention to stay and retire here. Don't want to see something we can't afford to shop at. We are blue collar, middle class neighborhood.
- Focus on what we can walk to rather than attracting more traffic from Playa Vista, Marina del Rey
- Does Olson have control on types of businesses which will go into sites
- What is too expensive (Ben)? Response, Wolfgang Puck
- What is the culture we want to cultivate in this community? We want to cultivate a place where people can gather, read and have conversation.
- Include a community room where youths can come.
- Bring something more upscale (liquor store) than what we have. Liquor Mart, Apple Jack, Jerrys
- Need to raise standards
- Vons is serving what the neighborhood needs
- Trader Joes would have too much traffic from Playa Vista, Marina del Rey.
- Entrance to Site A, is it negotiable?
- How do property tax get paid for development?
- Could the City cut back on the number of housing units proposed to be built?
- Do not put B&B out of business
- Please help B&B improve façade
- Bring businesses that encourage browsing—records, magazines, not just run in and out
- Nearby owner 100% supportive.

## 11-18-2004 COMMUNITY MEETING ON PROPOSED CONCEPTUAL PLANS

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### Questions/Comments:

- Why weren't the residents from the surrounding neighborhoods invited to this meeting/
- Some mobile home park residents stated that they wanted the mobile home park sites to be left alone and weren't interested in reviewing the proposed plans
- One resident expressed interest in seeing the entire plan site plan regardless of whether or not the mobile home park sites remain as part of the Olson development
- Why are these sites considered blighted?
- The property owner of the Centinela shopping center asked the audience if they though her property was blighted
- How will traffic impacts be addressed since traffic currently is a problem in the area?
- What unit types, size, and number of bedrooms are proposed in the residential units, and why isn't Olson proposing more residential units on the two mobile home sites?
- Why isn't rehabilitation of the mobile home park sites considered as an option by the Agency since it was previously mentioned as an option by Susan Evans at the prior August 4, 2004 community outreach meeting?
- Will the Agency use its eminent domain authority to take private property?
- How will Olson work with the property owners to encourage owner participation in the proposed project?

- Can the mobile home park property owner develop senior housing on his property or is he stuck dealing with the Olson Co.?
- Questions regarding fair compensation and relocation assistance to the mobile home park residents and how the mobile home units will be appraised were answered by OPC representatives.

## 12-02-04 CULVER WEST ASSN. MEETING WITH OLSON COMPANY

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- How will parking for residential, guest and retail be separated?
- Will entry into parking be via telephone or intercom?
- Will proposed residential be condos or apartments?
- Are the current property owners being forced to sell?
- I've lived in the neighborhood for four years. This is exactly what I want to see here.
- You are putting up a four story building in an existing single family neighborhood.
- How will you get approval from the EPA? Air pollution from more cars.
- Hope Olson can come up with something that works. In 25 years I've lived here, the existing property owners (commercial sites) have not done much.
- If the trailer parks are not included, can the project still proceed?
- Traffic will increase on Herbert and Colonial. Please provide access from Grandview to the retail site. Please add this to the project.
- Circulating petition to close off Herbert at Centinela completely. Can we add this as part of the project?
- I'm looking after the best interest of Herbert Street and Herbert Way.
- Put Centinela entrance to retail at another location, not behind the three homes on Herbert (west end of Herbert on northside). Continue the greenspace all the way behind these three homes. Avoid a stream of cars going behind these three homes all day by relocating entrance. Last three homes on Herbert Street subject all day to parking from businesses would be detrimental.
- There's not one thing about the project I like. Don't like the way Washington Boulevard looks now, and I can't stop progress. My wife is upset too. I went to the Washington Blvd. Workshops too. Thought there would only be 50-75 residential units with coffee shop and bookstores. This is an enormous project, shocking.
- What happened to the \$8 million to fix Washington Boulevard (streetscape)?
- The ultimate goal of the Agency is to improve the quality of life of the people who live in the City. Agency only interested in money.
- Do you know what eminent domain is? Is Agency going to buy the properties? What if the owners don't want to sell?
- I thought it would look like East End of Washington Boulevard. Surprised to see this.
- Any thought to families moving into the new housing? Neighborhood school (La Ballona) already crowded. Where will kids go to school? Problem at Playa Vista.
- Has anyone from Olson driven up and down Centinela. Traffic is bad.
- Would the single family residences north of Herbert be two-stories?
- How high will the wall be? What is the setback, access road?
- Anything we do would be better than what we've got now.
- I feel what we now have is dismal, don't feel safe to walk in the evening. Have you seen what Olson's done in San Diego (website). Such development is a large asset to the neighborhood. More people, safe to walk at night.
- Do you have to change the zone to build project?
- What is the height limit in C-3?
- Aesthetics and design—how will it tie in with Main Street idea.
- In looking at the plan, would the next step be development of all areas between Washington Blvd and Washington Place?

- Where is the parking for the townhomes and sfr?
- What is time table? When will it start?
- Will traffic crossings be like Maxella and Lincoln? One crosswalk was removed at Lincoln/Maxella. Difficult to cross.
- How tall are Verizon buildings at Washington/Grandview as point of reference.
- This is a good opportunity to meet will all the neighborhood associations. I feel comfortable using all the current businesses.
- Need to feel empathy with neighborhoods most affected. Neighborhood will change forever. Idea of moving would be devastating (referring to 54 year Herbert Street resident who was unable to attend)
- I live on McConnell. My neighbor built a two-story concrete modern home. I feel like I'm living next to Kmart. No light.
- Project should look like part of neighborhood.
- Need trees which would grow in the space. Break up the space with vegetation.
- Live near Neosho. Architecture should reflect "Culver City west-beach entrance". Tiered facades. Neighborhood likes being with each other. Buildings need to represent the neighborhood, not be generic.
- I'm a person who loves single family residential. But California is overpopulated. Future is vertical, not horizontal.
- Any affordable housing in proposal?
- Council will be listening. 32 families on Herbert are listened to by the Council. Herbert Street/Colonial/Culver West all met and gave input. Best way for good project is to give input.
- Lived 51 years in Culver City. Talking about increasing density/traffic is insanity.
- Successful projects are projects which have community input and political consensus. Glad to have opportunity to meet.
- Need to upgrade Shell, US Liquor, Vons is in the best interest (improve commercial areas). Multiuse (residential) will be a problem. Culver City already has mega condos being built in Playa Vista, Marina. Improving commercial development is OK, don't build more residential.
- Is the project, as shown, economically viable? Or is downsizing not possible?
- Will there be any green space or parks in the development?
- Olson does work which melds communities. Olson does a good job. Redevelopment projects spark upgrade of other businesses.
- Urgency everyday. I live in the hot zone. Guy urinating on my fence while our nanny is in the backyard with my 10-month old. City atrophied around him. US Liquor intersection on fire. No matter how many times I call PD, nothing will change. Risk is in doing nothing.
- Horrible to have someone urinating in the alley. I don't want to hear 50 BMW alarms going off every night from proposed sfr. I will be losing the ocean breeze.
- How will this whole development change person from urinating in an alley?
- What is the procedure for writing and for giving feedback to staff and Council/Agency?
- Scale it back. Too much density. Traffic of concern need stop signs. Contact City of LA.
- Scale down retail establishments and create larger lots for the residential development. People moving into units will be working couples, pride of ownership, no vagrancy or loitering. Trend is gentrified retail. Mom and Pop businesses dying out. Reduce density of planned residential lots.
- Live on Kenyon. Traffic problem due to B&B Hardware. Traffic study must study entire area, not just project areas.
- Great to have project. More eyes looking at the project, better.
- Improve crosswalk. Entrances to retail off sidewalks, near crosswalks.
- Green space a must. Multi-generations live in Culver City. Provide play space and park space. Don't put park money into a fund. Must be able to walk to the park.
- Make wider sidewalks and bike lanes.

- What will impact Washington/Centinela? Already has traffic problem. Impact will be new residential increase and parking. 500-700 more people who are not there already. Not dissatisfied with existing businesses, need to improve what's already there.
- Olson has come in – dollar driven. City is dollar driven. Need to have some sort of middle ground.
- Will Mildred become a cut-thru street.
- Why is presentation saying -- Development in progress or do nothing? For many of us, mobile home families were there when they moved in (Herbert Street).
- I don't mind change, but this is huge. I live in second house from Shell. I will see this huge thing in my back yard. Our whole street is boxed in. Feel like I'm not getting air. I don't want the Shell Station. US Liquor doesn't bother me. Stores need a little pick me up. Existing businesses used by my mom—manicure salon, bank. Business owners know my mom. I don't feel unsafe walking. Something should be done, (proposal) scary to me.
- Could Olson do it on a smaller scale?
- If market continues to appreciate, not viable for develop sfr on existing lots. Would be unaffordable. Business spaces are smaller and then rents become affordable.
- Herbert Street impacted on two sides (Grandview/Centinela).
- I don't want to see a big wall looking out from Herbert Street. My back yard will become a fish bowl.
- I own the apartment on Centinela north of US Liquor site. Where will entrance be to this site? Want wall 8 feet tall to separate my property from new development