

Community Meeting Notes

Date: 6/26/2017

Time: 6:30pm

Location: Veterans Memorial Building, Room A

Discussion with Adjacent Neighbors

Beate Chelette (resident of 4245 Irving Place)

Beate Chelette could not attend the scheduled 6:30pm meeting and requested we meet with her at 5:00pm on 6/26/17. We were glad to oblige. In attendance were:

- Iain Gulin, Project Developer
- Nicholas Harnsberger, Project Developer
- Lainie Herrera, Project Consultant
- Beate Chelette, Owner and Resident of 4245 Irving Place
- Gary Rochlin, Ms. Chelette's friend and a licensed contractor

We presented our complete community presentation to Ms. Chelette and Mr. Rochlin, as well as walked their property and discussed where our building would be and its location, height, views, windows, etc. with respect to their home.

Both Ms. Chelette and Mr. Rochlin enjoyed the design very much and were grateful to see the site transformed. They appreciated the effort of the central yard areas to create private yard for the residents of our project and a separation of the building from them.

Ms. Chelette's was concerned with the noise created by customary construction. However, we assured her we would be acting within all Culver City rules and regulations and will give her a construction schedule and accommodate her to the best of our ability.

Mr. Chelette also inquired if we could reduce our 15' front yard setback (on Lucerne) to align the proposed building with her home. We discussed this was a City zoning condition, but we would raise the concern with the Planning Department.

Their largest concern was with any Planning recommendation to consider pushing the garages 3 feet into the property from the alley (to allow for guest spaces). They strongly felt the distance created by our current garage location was very reasonable and afforded them the most privacy, light, and air possible. Their opinion was that any further encroachment was unnecessary and would create much less privacy and enjoyment for both them as well as residents of our project. As a longtime resident of Culver City, Ms. Chelette felt we had appropriately parked our property with 2 covered spaces per unit like she has.

They appreciated our taking the time to share the project with them and our effort to be sensitive to their concerns. Mr. Rochlin said at the conclusion of our discussion, "Thank you. This is the best we could have hoped for."

Toni (resident of 4241 Irving Place)

We spoke with Toni by phone. She appreciated our reaching out, and she expressed that she did not have an opinion on our project. She has Ms. Herrera's contact info (phone and email) in case she has any questions, concerns, or comments in the future.

Community Meeting

As required, we mailed approximately 330 letters to residents within a 500-foot radius more than 14 days prior to the meeting.

While no community members came to our scheduled meeting, we did discuss the project in detail with both immediate neighbors, as noted above.

We greatly appreciated Peter Sun of the Planning Department coming to see our PowerPoint presentation, which included the existing site and surroundings, current and proposed zoning and improvements, and project drawings and renderings.

We remain committed to being good neighbors and will follow-up with any community members should they contact us in the future.