

4116 HIGUERA COMMUNITY MEETING

KENDALL PLANNING + DESIGN

AUGUST 9, 2018

PARTICIPANTS:

NEIGHBORS: TOTAL OF 20 ATTENDED of whom the following signed in:

Carol Walsh, Owner/Resident of 4122-24 Higuera, Abutting Neighbor to East

Lori Garcia, Rancho Higuera Neighbor

Mike Fox

Rick Svenson

Victoria and Chris Amy

Yvonne Thompson

Steve Thompson

Carol Walsh, 4124 Higuera (Adjacent Neighbor)

Teresa

Ron LeBlanc

Vanessa

PROJECT TEAM:

Alison Kendall, Architect, and Liudmila Sergeeva, Kendall Planning + Design

Nicolas X. Kendall-Bar and Nicole Wisdom, 4116 Higuera Street, Clients

William Kavadas, City of Culver City, Assistant Planner assigned to 4116 Higuera Project

ARCHITECT CLIENT PRESENTATION OF DESIGN

Architect Alison Kendall presented the project, which consists of two duplex units, one facing the front yard beside and above a shared garage, and another facing toward the back yard. She introduced her son, Nicolas Kendall-Bar, who has been living in the existing house for the past four years and saving to upgrade the property. He plans to live in the back unit. His sister will hopefully live in the front unit, but if she gets a job in another city, the family wants to be able to sell the front unit to help her with housing costs there. Under Culver City law, the property would need to be subdivided at the time the duplex is constructed to allow such a sale. The community meeting is an opportunity for the neighbors to review the proposal before the Planning Commission acts on the proposed parcel map.

SUBDIVISION OF PROPERTY/OWNER OCCUPANCY VS RENTAL UNITS

Neighbor who is Realtor and lives on small lot/zero lot line home said request to selling the units separately is her main concern. Why not keep the whole property in the family? Historically, area had two units on a lot with owner in one who rented out the other.

Architect responded that intent is to have homeowner/ son live in the back unit. However because daughter is finishing studies, not clear whether she will get job in LA area. In order to have eventual option to sell front unit to help her in similar way with home purchase, need to subdivide parcel now.

Some concern was expressed about whether approving this condo subdivision would set a precedent for Rancho Higuera neighborhood. City planner William Kavadas noted each application is approved on its own merits and approval of one doesn't guarantee approval of another application.

One neighbor asked why there was an objection to subdividing the property, since it did not affect the neighbors and arguably owner-occupants would take better care of the property.

Another neighbor noted that a similar small condo project had recently been approved by Planning Commission and had been built on Lincoln, and that in that case the neighbors had cited the plan for owner occupancy as a positive factor in deciding to support the proposal.

HEIGHT AND IMPACT ON ABUTTING PROPERTIES

Neighbor who does not live adjacent to the project site expressed concern with shadows onto neighbors and Height of two story home.

Architect responded that although up to 30 feet height is permitted, the design has a sloped roof to east at a height of 19 feet, and a flat roof to west side with a height of 20 feet. At tallest the sloped roof reaches 24 feet.

ABUTTING PROPERTY OWNERS SUPPORT DESIGN

Owner of 4112 Higuera, which abuts the project site on the west, likes the design and the fact that instead of current house and garage projecting into required side yard, this design will provide uniform 4-foot minimum setback. Also appreciates small high windows on west side to preserve privacy/avoid site lines into her yard.

Carol Walsh, adjacent neighbor at 4124 Higuera, also liked the design and the way the roof sloped down towards their home and the windows and balconies were positioned to preserve their privacy. She and her husband Robert live adjacent to the project site at 4122-24 Higuera, a duplex co-owned with her son's family occupying the front unit. She also appreciated the way the back unit open space was oriented to the back fence with the building reducing noise transmission to their bedroom near the side property line, since her husband has difficulty sleeping due to evening backyard use next door.

CONSTRUCTION PERIOD CONCERNS

Some neighbors asked about the contraction hours which would apply. Architect said they would comply with City of Culver City regulations regarding hours.

Some concerns about parking disruptions due to construction were expressed. Planner William Kavadas said that Public Works would need to approve a plan for construction period parking, dumpster placement and fencing.

The construction is not anticipated to start until approximately January 2019, and the construction period is not expected to last more than 7 months, since it is all new construction and approximately the same size as a single family home.

PARKING CONFIGURATION

None of the neighbors expressed concern about the proposed parking configuration, which includes two garage spaces and two tandem spaces within the parking court, plus enough room for two guest or short-term spaces on the driveway apron.

Architect explained that having garage at grade rather than in underground garage reduced construction cost and allowed more trees and landscaping on site.

Client Nicolas Kendall-Bar noted that he commutes by bicycle and Nicole often uses the Expo line, and that he and Nicole have only one car, so parking will be more than adequate.

One meeting attendee mentioned that the project on Lincoln had a similar parking configuration.

GENERAL SUPPORT FOR DESIGN

Trevor Abramson: Community member who supports the design and provided his name as supporter.

Dale, said he liked the design and would support its approval to Planning Commission

Several other members of the public including Lori and both adjacent property owners expressed support for the design.