



Meeting minutes

May 26, 2016

Attendees

Mia Lamar LLC - Aram Afshar, Mas Afshar, Aero Collective - Andrew Crane, Cesar Aguirre, Culver City Planning Department - Peter Sun, Anthony Boscarino, Andrew Skolnick, Attendees

Scribe

Andrew Skolnick

Agenda

- 1) Call to order
- 2) Introductions
 - a) Property Owners
 - b) Architects
- 3) Background on teams
 - a) Mia Lamar - will discuss previous developments
 - i) 618 6th Ave, Venice
 - ii) 5115 Los Feliz Blvd, Los Angeles
 - iii) 7427 Loma Verde, Canoga Park
 - iv) 14408 Miranda St, Sherman Oaks
 - v) 2041 Desford, Beverly Hills
 - vi) Victoria
 - b) AERO - will discuss previous Duquesne project
- 4) Project Overview - Mia Lamar



- 5) Project Description
 - a) Existing Project Site - AERO Collective
 - b) Proposed Development - AERO Collective
 - c) Neighborhood Review - AERO Collective
 - d) City Staff Review - AERO Collective
 - e) Planning Commission Review - AERO Collective
 - f) Construction Process - Mia Lamar
 - g) Sales and Occupancy - Mia Lamar
- 6) Next Step in Process - AERO Collective
- 7) Questions and Answers
- 8) Closing Statements
 - a) Mia Lamar LLC
- 9) Adjournment

Old Business

- N/A

New Business

- 1) Call to order
- 2) Introductions
 - a) Property Owners
 - b) Architects
 - Cesar and Andrew have built before in area
- 3) Background on teams
 - a) Mia Lamar - will discuss previous developments
 - i) 618 6th Ave , 5115 Los Feliz, 2041 Desford Dr. , 14408 Miranda Street, 7427 Loma Verde,
 - b) AERO - will discuss previous Duquesne project
- 4) Project Overview - Mia Lamar - **We are excited to be building 3 – 3 bedroom and 1 – 2 bedroom luxury townhome.**
- 5) Project Description
 - a) Existing Project Site - AERO Collective
 - b) Proposed Development - AERO Collective
 - 4 town homes



- roof decks
- build during business hours

c) Neighborhood Review - AERO Collective

- Constituent 1 – curious about roof decks, can it support spas and bbq
- Constituent 2 – wants to know what the roof deck consist of
- biggest concern is privacy

d) City Staff Review - AERO Collective

e) Planning Commission Review - AERO Collective

f) Construction Process - Mia Lamar – **Will strictly adhere to city guidelines, we will be using a qualified general contractor and sub contractors, plan to be respectful to our neighbors, the community, and the environment.**

g) Sales and Occupancy - Mia Lamar

- should up the property value
- young professionals are coming in and should be able to occupy

6) Next Step in Process - AERO Collective

7) Questions and Answers

-Q:Neighbors directly behind the property concerned about privacy.

A:The roof deck is pushed away from the edges closer to the middle along with any noise producing

-Q:Neighbors concerned with noise

-Q: How long will project last

A: 18 months

-Q: When are you breaking ground?

A: End of summer beginning of September

-Q: How is the density worked in compared to 4140

A: More units at 4140 but unit size is smaller

-Q: Is there exterior lighting?

A: Only on the direct proposed property

-Q: Is there anything to prevent owners from adding more on top?

A: Owners would need to follow code enforcement so most likely they will not build (temporary and permanent)

Closing Statements

a) Mia Lamar LLC – Thank you for coming. We appreciate it.

8) Adjournment

