

JOSEPH MONTOYA, AICP

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Date: 8 June 2016
To: Peter Sun, Assistant Planner, City of Culver City
From: Joseph Montoya, AICP, Planning Consultant
Subject: **4034 LA SALLE AVENUE**
1 June 2016 Community Meeting Minutes

As required by the City of Culver City Planning Division, on 1 June 2016, a community meeting for the above referenced proposed project was held at the City of Culver City Senior Center at 4095 Overland Avenue. The following minutes outline the comments made by the attendees and the applicant:

Attendance:

The following individuals were in attendance:

On behalf of the Applicant: Amir Jandaghi, 4034 La Salle Development LLC
Kambiz Kamdar, 4034 La Salle Development LLC
Andrew Crane, Aero Collective [Architecture]
Cesar Aguirre, Aero Collective [Architecture]
Joseph Montoya, Planning Consultant

On behalf of the Neighborhood: Barbara Hope, Tenant, 4040 La Salle Avenue, # 4
Nila Neukum, Tenant, 4033 La Salle Avenue
Marian O'Neal, Owner, 4043 La Salle Avenue
Sara Saez – No information provided
Unnamed woman – Did not provide information

On behalf of the City of Culver City: Peter Sun, Assistant Planner, Planning Division

As required by the City of Culver City Planning Division, on 1 June 2016, a community meeting for the above referenced proposed project was held at the City of Culver City Senior Center at 4095 Overland Avenue in Room # C77. The following minutes outline the comments made by the attendees and the applicant:

Notations:

1. At 7:30 PM, the community meeting was called to order by Amir Jandaghi, representing the applicant – 4034 La Salle Development LLC – who welcomed

the attendees, requested they fill in the sign-in sheet as required by the City and then introduced the development team and provided a brief overview of the proposed project.

2. Peter Sun, Assistant Planner, introduced himself and announced he was the case planner assigned to this project and that although he was present at the meeting only as an "observer", he could be contacted at his offices at City Hall.
3. The attendees stated they were waiting for the arrival of a large group of residents who are opposed to the proposed project. They stated the proposed project was horrific and that they had recently stopped a similar 59 unit project at the southwest corner of Washington Boulevard and Duquesne Avenue. They also kept asking how the project could have been approved and why they weren't notified in advance since they were under the impression the project was already approved.

We stated the project had not yet been approved and that this evening's community meeting was the first step in advance of filing the City required applications which would then begin the City's review and approval process.

4. Andrew Crane, Project Architect, presented a detailed overview of the proposed 2-story project including a description of the bedrooms per unit, the number of onsite parking spaces provided, the proposed rooftop decks and clarified the entrance to the rear units was from the south side yard facing central courtyard.
5. The attendees stated the proposed project was not in scale with the La Salle Avenue neighborhood and that it was more similar to the recently developed huge project along Duquesne Avenue [and Washington Boulevard]. They stated the project was shocking. They expressed fear that providing only one onsite guest parking space will further worsen the already limited public street curbside parking shortage of the neighborhood. They also stated the proposed project doesn't fit into – and was not appropriate with – the neighborhood. They again stated the proposed project would further limit the availability of the existing limited street curbside public parking spaces along La Salle Avenue whose demand is added to by residents who do not have onsite parking or who make use of their garages for purposes other than for parking their vehicles. Additionally, they stated since many of the existing parcels do not have onsite parking, visitor parking is almost non-existent along La Salle Avenue. Concern was also voiced regarding the pending loss of privacy currently enjoyed by the existing 2nd story occupants of the units to the south from the proposed 2nd floor windows and from the proposed rooftop decks. They further complained the removal of the existing onsite trees and shrubs would also eliminate the privacy they currently enjoy. A request for the planting of bamboo for screening purposes was voiced. Lastly, they inquired as to the proposed selling price of the proposed units.

We stated the project was prepared in accordance with the City requirements pertaining to parking, number of units, number of stories, etc. On the topic of parking, we stated that in accordance with City requirements, our project provided the required number and type of parking spaces for onsite use, and that we shouldn't be held responsible for the lack of onsite and offsite parking experienced by the neighborhood, including the attendees. We added had the neighboring properties provided the same amount of parking as what we will provide, then the neighborhood parking provision would be closer to the actual demand than the implied shortage of today. Regarding privacy, we stated a substantial amount of time and care was spent on making sure new windows would not align with existing neighboring windows as required by the City. Also, in an effort to protect the privacy of the existing surrounding neighbors, the rooftop decks have been setback an additional 5'-0" +/- from the edge of the building walls. Regarding the loss of privacy of the neighboring existing 2nd story occupants, we noted the current single family occupants probably had a similar concern about loss of privacy when the 2-story residence was constructed. On the topic of existing trees, we stated that with the exception of the 2 existing street trees that are to remain in place, the excavation for the semi-subterranean garage would remove the 4 onsite trees and all of the existing landscaping. In response, we stated we understood the concerns regarding privacy and that we would work with the project landscape architect to determine what, if any, tree species could be identified that would provide future height and canopy spread to provide some form of visual privacy within the available landscape areas in the subject side yard setbacks. We also stated we would investigate if any building cutouts and/or recesses could be provided to increase the landscape areas without significantly impacting the proposed floor plan. However, we mentioned the planting of bamboo was to be discouraged due to the excessive amount of trimming and clean up maintenance required. Further mention was made of the limited dirt area for landscaping within the side yards after providing the City required pathways and emergency exit ways within the City required sideyard setbacks. Lastly, we stated it was premature to list any final selling prices of the proposed units but, for reference purposes, we noted the new condominium projects along Madison Avenue and Duquesne Avenue are selling in the \$1,100,000.00 +/- range.

6. The attendees stated the project was a "mac-mansion" in violation of the City codes and contrary to what the new City Council promised them. They stated the project was a rape of the neighborhood and that a traffic impact study and a parking impact study should be required. They stated the proposed architectural design was not compatible with the neighborhood integrity and that a Spanish style design should be proposed as a replacement design, similar to the new Madison Avenue condominiums.

We stated the proposed building elements [height, setbacks, parking, number of units] were in compliance with the current City regulations, that although the

City project review would determine if any special studies [traffic or parking] would be required, that none was anticipated. We also stated there was no specific architectural style adopted by the City for the referenced neighborhood and that the project includes architectural detailing beyond the minimum required by the City.

7. The attendees stated the Planning Commission members do not live in Culver City and that they are paid off by "big" developers, and they inquired as to where we lived. They stated they would seek the City to prohibit the new residents of the proposed project from being able to park along La Salle Avenue and that they would seek permit parking for themselves. They also stated they would demand a change in the architectural design of the proposed project and they misunderstood the design of the rooftop decks. They also inquired as to what further public notice would they receive of the proposed project. Lastly, they inquired as to the anticipated construction schedule, hours of work and reimbursement for dust cleaning.

We stated we are not a "big developer" and, contrary to the attendees belief, we specialize in 4-8 unit projects. We also truly believe in our mission: to provide affordable, well designed and functional housing alternatives to families interested in moving to Culver City. We further stated that due to the wonderful schools in Culver City, the highest demographic of people interested in our project are anticipated to be young families with 1 child and with the need of a home/office. This demographic has an average of 1.3 vehicles, and is interested in living in high walkability neighborhoods with close proximity to mass transit. Therefore, the issue of traffic, parking and/or noise impacts should not be a concern from our project. We also stated there were 4 individual rooftop decks which offered private areas for each unit with their own private access, and that it was not one large rooftop deck that would create noise and activity impacts. Lastly, we also stated that adding rooftop decks to the project were not only in compliance with the City's zoning and design guidelines, but was encouraged by the Planning Division as a means to offset the demand for public open space areas. We then outlined the City review process which includes a mailed notice of public meeting to owners and occupants alike in advance of the Planning Commission meeting and that they can attend the meeting and voice their concerns directly to the Planning Commission or that they can submit written comments instead. We stated a preliminary estimate of construction would be 12 to 14 months [of which 2 months were estimated for the subterranean garage alone] and that the hours and days of construction would be as permitted by the City. We further stated that dust control, construction crew parking and storage of building materials, would be per City requirements including the irrigation of dirt areas during excavation and dirt movement as well as street sweeping as directed by the City and that no reimbursement for dust cleaning was anticipated. Lastly, we stated that the materials board to be presented at the Planning Commission meeting would provide a more specific example of the

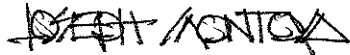
building materials, colors and finishes planned for the project as opposed to the images presented by the architectural plans.

8. The attendees again stated the architectural design does not fit into the neighborhood and that they don't care what the materials board would indicate. They further stated there is no Gateway Adjacent Neighborhood as outlined in the community meeting notice. And lastly, they stated they would demand a meeting with the Planning Division staff without the applicant being present to voice their total displeasure with the project, to which they asked Mr. Sun to schedule.

We stated the title "Gateway Adjacent Neighborhood Multi-family Residential Design Guidelines" was not established by the applicant, but by the Planning Division and if they had any further question on that item they should contact the Planning Division directly. We also stated that the project is a work in progress and that various revisions as may be required by the City may be made to the plans as presented tonight. And lastly, we suggested their request for a separate meeting with the Planning Division should be done in writing.

9. At 8:45 PM, the meeting was adjourned by Amir Jandaghi.

If you have any questions, please contact me.



Joseph Montoya, AICP
Planning Consultant

JM/abn

Copy: Amir Jandaghi, 4034 La Salle Development LLC

4034 La Salle Development LLC

528 Palisades Drive, Unit #530, Pacific Palisades, California, 90272, (310) 293-1209

ajandaghi@yahoo.com

As required by the City of Culver City Planning Division, the following is the Sign In Sheet for the community meeting – regarding the proposed development at **4034 La Salle Avenue** – held at 7:30 PM on Wednesday, 1 June 2016 in Meeting Room #C-77 at the Culver City Senior Center, 4095 Overland Avenue, Culver City, California, 90230:

No.	Name	Address	Telephone	E-Mail
1.	Sara Seerz		() -	
2.	Nila Neryum	4033 La Salle Ave	() -	nila@scriptasecglobal.net
3.	Barbara Hope	4040 La Salle Ave #47	() -	bhope@uqvu.net
4.			() -	
5.	Maria O'Neil	4043 La Salle Ave	() -	
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