

Beate Chelette
4245 Irving Pl.
Culver City, CA 90232
bc@beatechelette.com
310 5584248

7-19-2017

Nicholas Harnsberger (nharnsberger@ratkovich.com)
Lainie Herrera (lainie.herrera@gmail.com)
Noel Williams (noel@nwarch.net)

Regarding: 9615 Lucerne

Meeting notes Monday June 26th, 2017

It was nice meeting with you on June 26th. Thank you for taking the extra time to stop by my house and walk me through your development plans.

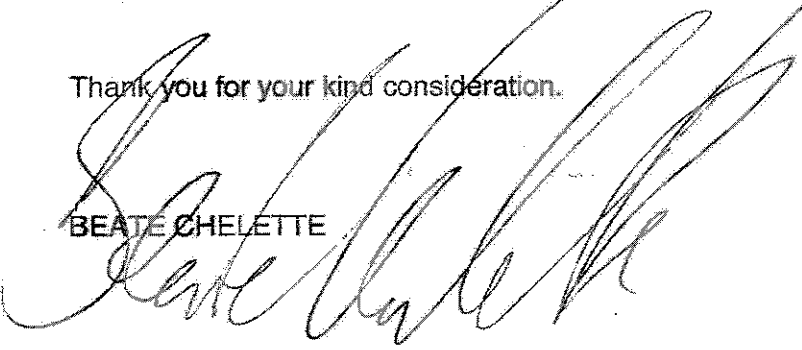
As per our conversation, we are in support of keeping the Project's garage locations as they are currently designed. We do NOT support moving the garages 3 feet further toward my house, as the City is suggesting. In order to preserve the open space and the quiet enjoyment of my home, the currently designed "buffer" is satisfactory. As you saw I just redesigned my courtyard last year and appreciate your attention to maintaining the distance.

Additionally, I would like to request that front yard setback of the Project (on Lucerne) be reduced. This revision would allow the SW corner of your first unit to line up with the outside SW corner of my house. Again, this would preserve the open look at my house and to maintain the open feeling in your courtyard. I have a balcony on that corner of the house and am concerned that under the current plans the aesthetics are negatively affected as I'd be looking at a house wall. In addition, the natural light in my upstairs master bedroom would be taken away significantly.

From my experience as a longtime resident of the area, the consistent increase of traffic and subsequent noise on Lucerne has made Lucerne facing front yard enjoyment basically impossible. Many cars have figured out how to cut through this part of the neighborhood to get to Jefferson. Sometimes it is so bad I can't even get out of my garage, so I doubt that the family in the Lucerne facing unit would have any use of that yard. By reducing the front yard setback, you can move the massing of your first unit closer to Lucerne and increase the size of the great interior yard space.

Thank you for your kind consideration.

BEATE CHELETTE



Sun, Peter

From: Lainie Herrera <lainie.herrera@gmail.com>
Sent: Tuesday, September 05, 2017 5:58 PM
To: Sun, Peter
Subject: Fwd: 9615 Lucerne Development

Begin forwarded message:

From: "Sun, Peter" <Peter.Sun@culvercity.org>
Date: July 19, 2017 at 3:07:13 PM PDT
To: Beate Chelette <beatechelette@gmail.com>
Cc: Lainie Herrera <lainie.herrera@gmail.com>
Subject: RE: 9615 Lucerne Development

Thank you Ms. Chelette. I will enter your letter into the project file and consider your suggestions.

Peter Sun
Assistant Planner
Planning Division
City of Culver City
9770 Culver Blvd.
Culver City, CA 90232
T: (310) 253-5706
peter.sun@culvercity.org

From: Beate Chelette [<mailto:beatechelette@gmail.com>]
Sent: Wednesday, July 19, 2017 2:48 PM
To: Sun, Peter <Peter.Sun@culvercity.org>
Cc: Lainie Herrera <lainie.herrera@gmail.com>
Subject: reg: 9615 Lucerne Development

Peter Sun
Assistant Planner
(310) 253-5706
Peter.Sun@culvercity.org

Hello Mr. Sun,

I am the adjacent neighbor to 9615 Lucerne Ave and I am submitting this letter for the record/file after having met with the developers and discussed their project.

I've owned my home since 2006 and just last year went through a redevelopment of my outside area (we pulled a permit, so it's on file.) There are two concerns I have about the development that you'll find outlined in the enclosed letter that I have sent to the developers.

Please include me in conversations so that I know what is going on. I work out of my home and give radio and TV interviews as well as work 1-on-1 with private clients. It is imperative that I know about plans and schedules as it affects me directly and greatly impacts my professional and personal life.

Thank you for your consideration. Please reach out for any clarification or verifications as needed.

Will you please confirm the receipt of this email?

Thanks in advance.

Let's grow!

Beate



Beate Chelette
Boss Lady, The Growth Architect
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"If your actions inspire others to dream more, learn more, do more and become more, you are a leader." - John Quincy Adams

Sun, Peter

From: Lainie Herrera <lainie.herrera@gmail.com>
Sent: Thursday, August 10, 2017 6:28 PM
To: Sun, Peter; Allen, Michael
Subject: Fwd: 9615 Lucerne project

Peter and Michael,

Please see below correspondence from our adjacent neighbor at 4241 Irving Place regarding her opinion on the project. We are drafting a letter to send to the owner of her property and other adjacent neighbors. Tonie and Beate's responses account for 2 of the 3 adjacent properties. Please add Tonie's response regarding the project to the record.

Thank you,
Lainie

Begin forwarded message:

From: Tonie Kirksey <toniekirksey@gmail.com>
Date: August 10, 2017 at 12:00:07 PM PDT
To: Lainie Herrera <lainie.herrera@gmail.com>
Subject: Re: 9615 Lucerne project

Yes, that is correct.

On Aug 10, 2017 11:58 AM, "Lainie Herrera" <lainie.herrera@gmail.com> wrote:

Tonie,

One more question. Can you confirm that you're the resident at this address, or correct me if I have it incorrect?

4241 Irving Pl
Culver City, CA 90232

Thank you!
Lainie

On Thu, Aug 10, 2017 at 11:56 AM, Lainie Herrera <lainie.herrera@gmail.com> wrote:

Thanks Tonie! I appreciate your response.

On Thu, Aug 10, 2017 at 11:54 AM, Tonie Kirksey <toniekirksey@gmail.com> wrote:

Hello.

No problem...

I am not the homeowner so i dont know if my opinion matters..... otherwise it doesnt matter to me.

On Aug 10, 2017 11:50 AM, "Lainie Herrera" <lainie.herrera@gmail.com> wrote:

Hi Tonie,

We spoke a couple of times briefly a month or so ago regarding the proposed project at 9615 Lucerne Avenue. I know I promised not to keep bothering you, but the City is requiring that we continue outreach to our neighbors adjacent to us, particularly because no one showed up for the community meeting we held on 6/26. The City is asking that we get something in writing from our neighbors which states they have no objections. I realize this might not be a desirable idea to you, but I'm obligated by the City's request to reach out to you, see if you want to discuss the proposed project, and find out if you have any concerns.

I apologize for bothering you but if there's anything you'd like to discuss about the project please let me know. The project is a two-unit parcel map, meaning the developers are planning to build two units and sell them each individually. I'm happy to provide more info if you would like.

Thank you,
Lainie Herrera
(909) 851-1009