

Blair Hills Meeting

Tuesday, October 21, 2014, 7-9PM

Co-President Kerri called the meeting to order at 7:00 pm

Reading of last meetings minutes by Antoinette.

Minutes were approved and seconded as read.

Old Business

Blair Hills directory:

- Jon Melvin described the new on-line directory system
- List should be completed by October 25th
- Directories will be available through password protected pdf files
- Paper copies will be distributed at the end of the month

New Treasurer:

- Volunteer wanted for this officer position. Please contact Kerri Lou. ... Secretary, Victoria Flame volunteers

Review of earthquake preparedness:

- CERT did a mock training on 10/16 in Studio Estates.
- Summary was distributed by Jon via email.

New Business

Park to Playa Project:

- Discussion upcoming city council meeting on the county proposal to move path next to Stoneview farther into the oil fields
- Next city council meeting is next Monday from 7-9:00pm – they will consider not classifying the trail as a sensitive use so that the county can move it 50-to-75 feet south of homes in Blair Hills without extending the 400' buffer zone and thereby eliminating opposition from Freeport Oil
- Community members are encouraged to go
- There will potentially be a walkthrough for community members to see exact trail markers
- The city council would like to hear from Blair Hills residents; if you are unable to attend, please email the city clerk.
- Susan Yuen from the city developers office: They are looking into the impact of the bridge from the back of the homes along Stoneview; the county wants to provide documentation to show the specific impact; they would like to do analysis of the bridge and the trail buffer zone between sensitive usage and the line of oil usage
- The county is proposing low level fencing and/or a landscaping buffer (and in other communication: may consider adding a sound wall)
- There is a need for visual analysis from the backyards of Stoneview homes – residents: please give them permission to photograph from the back of the homes
- Blair Hills HOA should unite and ask city council to postpone vote at this time
- Blair Hills HOA should have input on design, the trail should be moved farther into the buffer zone, and residents should have the opportunity to vet the design
- Susan Yuen urges members to read the agenda item when it is posted on the city web site before coming to the council meeting
- Jon to send out email with the link to the agenda item

Traffic:

- Concern about traffic and destruction to streets continues
- Moved to be discussed next meeting due to time constraints – suggested that Gabe Garcia from Culver City traffic be invited

Coffee with a cop:

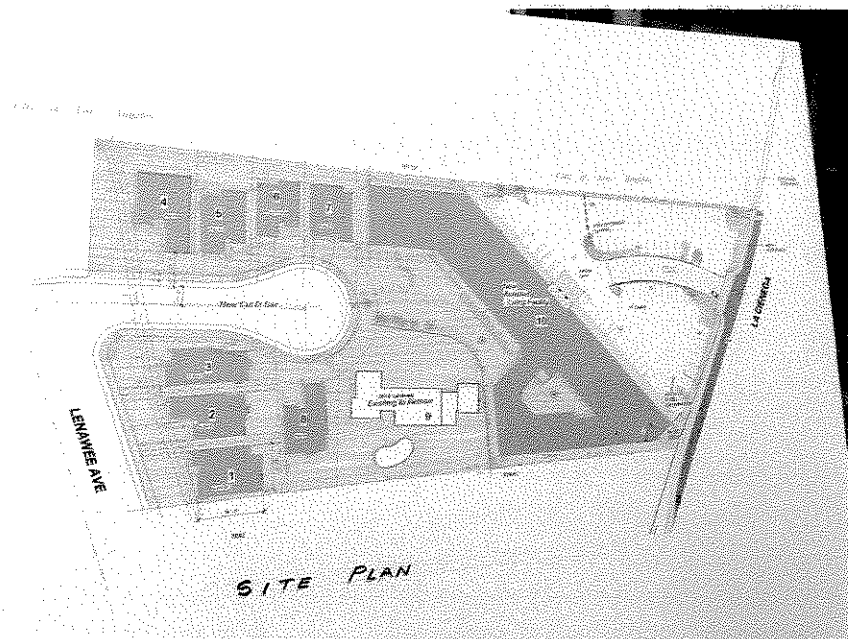
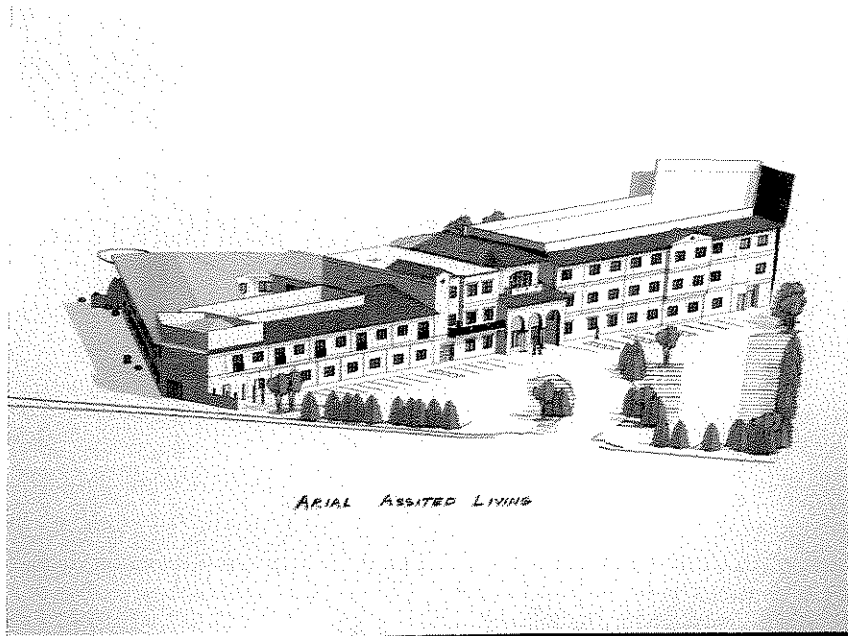
- Kerri reported a fun experience
- Next meeting with a cop will be announced soon

Rob Schultz presentation:

- Presentation of subdivision plans to add 8 new single family residences to Blair Hills and a assisted living facility for elderly
- Rob Schultz presented a brief history of the Schultz family property founded in the 1950's before Blair Hills existed
- David Boyd, Project Manager presented building logistics
- Described the proposed senior assisted living and memory care facility with 96 units and 106 beds
- All traffic coming in and out of the assisted living will come through the main entrance off La Cienega
- Most residents will not be able to drive. The biggest traffic impact will be employees and visitors on weekends (around 20 or fewer employees)
- Less traffic than independent living
- The other half of the project are single family homes, the original "Ranch House" will remain, 8 houses to be developed including one for Barbara and Rob Schultz
- The proposed homes will be 3,000-3,400 square feet, have 2-3 car garages, on 5,200-6,000 square foot lots
- Eucalyptus trees along Lenawee will be removed, the street widened about 8 feet, and a sidewalk added
- First phase: building of 3 homes, widening of Lenawee and building of a cul-de-sac
- Second phase: building additional 5 homes
- Final phase: building of the senior assisted living facility



NEW CUL-DE-SAC





Community Follow Up Questions:

- The facility will be the same height as the formerly proposed bridge housing, 2 stories on one area and three farther north, so as to not impede views from surrounding homes on Vicstone
- Present zone is R1 for single family residence; a zoning change is necessary for the larger buildings
- The entire parcel of land is in Culver City
- There will be emergency access through cul-de-sac for fire department and paramedics to reach the assisted living building; otherwise all of its access is from La Cienega
- David Boyd will deliver comps based on assisted living facility for people concerned with property value impact

Meeting was adjourned at 9:00 pm by Co-President Kerri Lou

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Blair Hills Meeting

November 18, 2014 at 7:00pm

Co-President Annie Wilson called the meeting to order at 7:00pm

Reading of last meeting minutes by Antoinette
Minutes were approved and seconded as read

Old business

- Mary Anne Green moved to Arizona and sends her best to everyone
- Co-President Kerri was out sick this meeting
- On December 4th the annual tree lighting ceremony will take place in downtown Culver City
- The Santa sleigh will be in our area on December 18
- Ellen Grief did not resign as treasurer and is now acting Treasurer
- This month our HOA has an ending balance of \$6,175.48 with a complete end of year report to be submitted January, 2015
- The annual picnic has been moved back to the first Saturday in August

New business

- The floor was opened up to committee heads
- Beautification committee reported that the Blair hills sign on Lenawee needs to be cleaned up, they will follow up to make sure this is completed
- Residents of Stoneview have a meeting scheduled November 19th with Mark Ridley Thomas at 5:00pm at the exposition office, 700 exposition park drive, this will be the last meeting scheduled this year
- There was concern that the meeting is exclusive to families on Stoneview instead of open to entire community
- Antoinette will forward meeting information to Jon
- There was an expressed need for paper newsletters
- The City council met on October 26th, it was recommended and agreed that it wasn't beneficial to postpone the vote
- Environmentalists at the meeting voiced their disagreement with the Blair Hills HOA, the HOA decided their goals were different\
- The measure to declare the path not a sensitive use, and thereby allow it to be moved away from Stoneview into the 400' buffer zone, was passed by the Culver City Council

Shultz Project Presentation

- David Boyd, Project Manager presented updated plans for the Lenawee project
- There were changes to the assisted living facility: the building will be smaller, 96 units, 45 parking spaces, larger landscape area with water feature, a deceleration lane located off of La Cienega and a one way exit through the new Lenawee cul de sac
- These new entrance changes were recommended by Culver City
- Barry Kurtz, Traffic engineer, reported on current and future traffic conditions on Lenawee and La Cienega
- City standards require a 1,250 ft acceleration lane thus the assisted living facility would be unable to provide both deceleration and acceleration lanes
- Additional traffic impact was estimated to be 15 cars during late traffic and 6 cars during morning traffic- the volume of traffic is said to be minuscule
- Kurtz acknowledged they are adding a bit of traffic but the bigger issue is mitigating the traffic there now
- The project proposed to add an all way stop at the end of the cul de sac with raised markers and double yellow lines to deter outside traffic
- They are considering curb extensions
- There was a request that they check the standard height of speed bumps as the speed bumps on Lenawee are too low for deterring traffic

- There was a brief discussion of alternative traffic solutions including adding a stop light or a no right turn sign, this discussion was tabled
- This project will not resolve the traffic issues; it looks to mitigate some of the traffic issues with the help of Gabe Garcia
- There was a suggestion of decreasing the number of beds to decrease traffic but financial operators are only interested in assisted living with close to 100 beds
- There was a concern with the proposed number of employees (22)
- There was an expressed need for a study of the number of caregivers for a 96 bed facility
- The proposed street and sidewalk work will take place during phase 1
- The project will financially provide for the sidewalks, gutters, fire hydrants and will contribute to Culver City as a whole by creating a "wow factor" off of La Cienega

Directory

- Sherry has pictures from the picnic and would like help identifying people in the neighborhood
- Jon will not be uploading individual photos but there is an option to upload your own
- Jon has directory system that he would like to go live online
- Jon will send Barbara the printed directory, Barbara and Victoria will make 200 paper copies to be distributed to the neighborhood

The meeting was adjourned at 8:35 pm

Minutes submitted by Secretary, Victoria Flame

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Blair Hills Association Meeting

March 17, 2015 at 7:00pm

Co-President Annie Wilson called the meeting to order at 7:05

Old Business

- February meeting minutes were read
- Minutes were approved as read

Announcements

- Neighbor Mr. William Crocket passed away
- Annie attended his funeral with well wishes from Blair Hills

New Business

Lenawee Project Update

- Rob Schultz presented the current Lenawee concept map
- The Schultz family is working directly with the traffic department to help alleviate current congestion issues
- They will be conducting two more public hearings
- The project will plant new trees along Lenawee Avenue. If you have a tree you would like to recommend visit the link [here](#) to view a list of city approved trees

Open Discussion

- There was another home burglary in the neighborhood on Lenawee
 - Friendly reminder if you are going on vacation be sure to tell your neighbors and even alert the police that you will be out of town
 - There will be another free CPR training course offered. For more information contact Earle Hartling, Training Manager
 - Friendly reminder to clean up after your animals
 - There was a report of litter in the neighborhood, if you see litter pick it up!
- Meeting was adjourned by co-president Annie Wilson at 8:15 pm

Minutes submitted by Secretary, Victoria Flame

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Highlights of Culver Place Community Meeting

December 16, 2015

7:00 PM Hahn Community Building

The Community Meeting was called by David Boyd and announced to the neighbors within a 500 ft radius of the subject property. Approximately 440 notices were sent by US mail on December 2, 2015. 21 envelopes were returned as undeliverable. In addition, the notice of the meeting was posted on the Blair Hills Association e-mail list.

David Boyd, Rob Schultz and Barbara Schultz arrived at the meeting room at 6 pm on December 16, 2015 with display set up, bottled water and signup sheets. The meeting room was arranged with four display easels each holding two 24 inches by 36 inches site plans, landscape illustrations, and perspective views of the proposed homes and Assisted Living structure. The chairs were arranged in 5 rows of 9 chairs each. The sign in sheet was placed on a table near the entrance door as is usual for the monthly Blair Hills Association meeting. Twenty four persons signed in however there were a few that did not. Charles Herbertson, City of Culver City Public Works did not sign in although he was present for the entire meeting. Jose Mendivil, City of Culver City Planning did sign in and was present for the entire meeting. Annie Wilson, Co President of the Blair Hills Association was present. Lisa Siegel and Rence Vital, residents of Cameo Woods were present. The majority of persons were from Blair Hills, Vicstone Ct and Lenawee Ave. The attendance was estimated at 35 persons not counting the hosts.

Attendees began to arrive at 6:50 with the majority in the room by 7:10. The attendees roamed about the room socializing and looking at the 4 display easels and several flat document sets on the side tables. The room was buzzing with conversation among the local residents, and interaction with David, Rob and Barbara. The meeting was called to order by Rob at 7:15 and the folks moved to their chairs. Rob gave an introduction and a brief history of the property as purchased by his parents in 1947. Rob stated that farming, ranching in Blair Hills was inappropriate and that after years of consideration, the plan as presented was the family's idea of the best use for this 4 acre site in Culver City. Rob then introduced David Boyd, Architect and Project Manager to conduct the detail review of the plan and address questions and concerns.

After short introduction, David noted the purpose for the meeting was a part of the City requirements for public input and that two more public meetings would be forthcoming before the Planning Commission and City Council. For about 20 minutes, David summarized and explained the plan including the basic concept of the comprehensive plan, the traffic flow, the street changes, size and number of homes, retention of the existing home, the reason for the split levels on the assisted living building as view mitigation, management of the assisted living by professionals, and design features pertaining to environmental considerations. Amenities of the assisted living building were described, along with definition of memory care.

The question and answer session lasted for about one hour with the following concerns and questions:

1. Traffic impact of the new development and current traffic problems
2. Parking on West side of Lenawee, parking on the newly constructed East side of Lenawee
3. Nails in Lenawee during construction (Enoch on Lenawee across from new homes)
4. Width of Lenawee after improvement
5. Change of houses facing on Lenawee from a prior plan
6. Confusion about location of LA City Boundary and its impact on project
7. What if 50 visitors all at the same time arrived to assisted living
8. Assisted living occupants as drivers
9. Height of the assisted living building compliance with code
10. Appropriate to have 90 unit apartment in Blair Hills because there is already a 60 unit
11. Views of mountains and trees to change "lifestyle"
12. Noise disturbance during construction
13. Hours of construction allowed (Herbertson response)
14. Concerns that the residents will be voters
15. Earthquake fault existence
16. Ambulance noise (Herbertson response)
17. Delivery truck noise
18. Extend sidewalk on north side of new Cul de sac to Victoria's house(Herbertson response)
19. CC& R's
20. Deceleration lane on La Cienega
21. Phasing of the project
22. Tree removal and replacement
23. Are there any chickens on the property?

Mr. Jim Davis 3858 Lenawee Ave submitted a written list of questions as follows:

1. What is the current status of City approval? Is City Council approval necessary?
2. Is City Planning Commission approval needed?
3. What is the maximum height of the structures? Will "mansionization" be an issue? What current views will be blocked?
4. Number of parking stalls for the 90 unit Assisted Living Facility?
5. Is this the largest Assisted Living Facility in any residential area of Culver City?
6. Is the assisted Living Facility being funded in whole or in part by any City, County, State or Federal Agency?
7. Given the age and needs of the occupants of the Assisted Living Facility, what is the expected number of emergency responses (red lights and sirens) can be expected per month?
8. Will the trees along the West side of the property remain?
9. Describe the proposed vehicle and pedestrian access to Lenawee and La Cienega.

David Boyd responded to the traffic issue by explaining that the cut through traffic from 4 pm to 6 pm can be about 2000 cars and is the major source of the traffic on Lenawee and totally unrelated to this project. The proposed project was designed with low traffic impact since residents of the assisted living community are not drivers. Antonette Lowe questioned that fact stating that assisted living residents do

drive. David explained that the traffic impact of the project was “miniscule” and reviewed the number of trips in a 24 hour period. A resident spoke: “the possibility of a no right turn 4 to 6 PM at Wrightcrest and La Cienega has been proposed but the community was not willing to accept that inconvenience”.

The questions shifted to the “new Lenawee”. David went into detail on the extension of the sidewalk, removal of existing trees, street width, and stop signs at the new cul de sac. Enoch, the resident on the west side across from the 3 new homes facing Lenawee was concerned with nails in the road during construction. David assured him that Rob and he would be on site, that care would be given to that problem and that any tire damage would be paid for by the project. Enoch questioned whether there would be parking on the East side of the new Lenawee across from his home. He expressed concern that cars stop in front of his home to text and telephone. David said that there was a generous amount of driveway parking for the 3 homes due to the large set back of those homes and that street parking was not necessarily required. David explained that the city would specify the parking code for that stretch of street. Mr Herbertson replied that the street width and other factors would determine the parking regulation. Unfortunately we did not have accurate street information at that meeting.

Antonette Lowe presented a series of questions and concerns. She was not clear that La Cienega Blvd was in Culver City, or that the Assisted Living Building was in Culver City. David clarified that issue by stating that the entire project was within the city limits of Culver City. Antonette asked if we had presented a prior plan where the homes on Lenawee did not face Lenawee. David explained that the facing of the homes had always been fronting on Lenawee and was presented to Blair Hills Association almost a year ago. She presented a hypothetical event where 50 persons came to the Assisted Living all at the same time. David did not have a hypothetical answer. There was a question about the height of the structure as it pertains to the code. David explained that this project was a Planned Unit Development and that the code was designed specifically for this project. Antonette asked that the Planning Commission consider the appropriateness of a 90 unit apartment in this neighborhood since we already had a 60 unit apartment in the neighborhood. Not wanting to be argumentative, David agreed that the issue would be relayed to the Planning Department for consideration. Our rebuttal is:

- The proposed Assisted Living Building is isolated from Blair Hills proper as it is on the Northeast boundary at the lowest elevation in the community. Over half of the perimeter of the Assisted Living parcel is not bounded by Blair Hills.
- The entrance and traffic circulation is disconnected in part from Blair Hills.
- Antonette lives on Stoneview which is over 500 feet from the proposed Assisted Living Community. There is no view issue.
- The La Cienega frontage corridor is mostly high density residential and this building is reasonable and similar in density with superior attention to visual impact.
- A going concern professionally managed will create a favorable ambiance for Blair Hills with specified and designed landscaping, orderly conduct and minimum traffic flow.
- The project is needed for our aging population at this time.

Our new neighbor at 3792 Lenawee Ave, Stephan Galanie raised a personal preference issue regarding changing his view. Stephan stated that he was ok with the homes but did not like the idea of seeing the large building because it urbanized the scene. He further stated that this would be "a life style change". David did not engage in rebuttal of this concern pending further investigation. Our rebuttal is:

- The 3 story condominium that Stephan lives in is on the Northwest corner of the project parcel in the City of Los Angeles. It is in the R-4 Zone with Cameo Woods and 7 other condominiums.
- The current view afforded that condominium property is into the vacant project site.
- The view in question is not from the primary living area of the condominium
- The new homes will be changing the scenery from the windows of concern.
- The view of the Assisted Living will be on the garden side and pleasing to most
- Removal of existing Eucalyptus trees will open the view to the East
- The sound baffling effect of the proposed building will result in a reduced ambient sound level.

Items 12 and 13 were explained by stating that City code and oversight would be followed. Mr. Herbertson explained the hours.

A person was concerned that the residents of the Assisted Living would vote as a block and outnumber us. ??? David said that they are citizens and could vote. The issue was quickly dropped.

A gentleman asked if there was an earthquake fault. David pointed out the fault on the site plan and explained the reason for the building being on an angle over the site.

Items 16 and 17 regarding noise was discussed. It was pointed out that delivery trucks would not be long haul semis but smaller delivery vehicles. The normal time for delivery was between eating hours while kitchen help was less busy. The question of ambulance arrivals and departures was discussed with the understanding that the emergency protocol could be to only use sirens when absolutely necessary while in the residential neighborhood.

Victoria Flame at 3804 Lenawee Ave asked if the sidewalk could be extended to her home. Mr. Herbertson explained that a dedication would be necessary for the additional right of way needed. David said he would investigate the possibility.

An unidentified person asked if there was a deceleration lane on La Cienega. David pointed to the site plan and explained the traffic flow and the deceleration lane.

An unidentified person asked about the phasing of the project. David explained that Lenawee Ave and the new cul de sac would be constructed first, followed closely by the 4 homes on the west boundary. The last 4 homes would be built concurrent with construction of the Assisted Living Building. The final topping of asphalt for the cul de sac would come at the completion of the project.

A question about the trees was asked. David explained that the trees would be taken down with more desirable species replacing those lost. It is interesting to note that there were no complaints about removing the Eucalyptus trees on Lenawee Ave.

In the course of discussing some of the animals that had occupied the property over the years, a person asked if there were any chickens on the property. Rob said, yes, 2 hens.

The meeting pace was slowing toward 8:45 and by 9:00 the room cleared out. Mr. Davis personally thanked Barbara, David and Rob for providing answers to his questions and being informative. The atmosphere was generally positive with many neighbors making encouraging comments.