



SECOND COMMUNITY MEETING
City of Culver City
3906 Huron Avenue, Culver City, CA

Date: November 18, 2021 @ 7 p.m.

Project: 3906 Huron Avenue

Project Manager: William Kavadas, City of Culver City (observing body)

Host: Aaron Brumer, Aaron Brumer & Associates Architecture & Development

Present: Ben Rocca, Land Use Consultant

Applicant/Ownership: Stephane Ohayon

Contractor: Dan Azran, President & CEO, Refined Home Construction

This is the second Community Meeting which reflects comments made at that time.

This is the review process prior to the Entitlement Hearing.

Public Hearing will occur before this project goes forward to Planning Commission; everyone will be given notice once again.

Walk through of the project is as follows:

Proposed Project: 5-Unit townhome development located on the corner of Huron Ave. and Madison.

Access: Subterranean parking, entrance off Huron Avenue

Parking: 2 parking spaces per unit plus required guest parking

Project: Each unit is side by side, townhome style, each unit is a two-story building (with mezzanine level – double head space)

Front unit faces Huron Avenue (unit entrance) / Remaining 4 units face Madison Huron (unit entrance)

Ground floor – living, dining, and kitchen

Upper floor consists of two bedrooms and a roof deck for each unit

Main Comment (at last Community Meeting) was to solve for a landscape buffer zone between our project and the neighbors (which we did) – by introducing additional planter boxes

Heights per Code: The height is grade to the top of the roof (which is 30 ft) additional allowance brings the effective height to 33'- 6"

Another Comment we solved for was to reduce bulk of staircase popups (which were straight), therefore we angled the roof down to reduce the bulk of the staircase popups

The basic design idea here was to (primary focus) reduce the bulk and mass of the bldg. as it faces the street sides to now look like five individual houses. Exterior materials to reflect wood, stucco and tile and lighten up the colors of the project (which we did).

Street friendly and openness of the street.

Landscape – additional planting of street trees and plant scaping along Madison and Huron.

We are not touching any street trees that currently exist, we also have fewer curb cuts along the street. Roof deck will have extensive plant scaping.

Questions from the public:

Ajae Clearway & Jess Haas (husband and wife) – cc@jesshaas.com

Question: What type of street tree is being planted? UFD (Per City Requirement) they believe they are Oaks but these trees are not the trees being planted.

Response: William Kavadas – will reach out to Public Works Dept to see what type of tree is allowed.

Question: Will there be a block wall fence?

Response from Architect: Contractor to coordinate with Jess Haas and Ajae (neighboring homeowners) prior to installation of rear yard block wall fence.

Debra Sugarman:

Question: Green the project as much as possible!

Response from Architect: Yes, this is our plan.

Jess Haas:

Question: Request to receive an email of the arch plans.

Response from Architect: Developer will not allow us to release an electronic version available.

If you wish to review the plans, you will need to be vaccinated to enter City Hall and must attend with the contractor of record.

Sue:

Question: Concern is about parking being very difficult in the neighborhood.

Response from Architect:

5 units / 10 parking spaces

2 guest parking spots

These homes will be sold not rented

Additional Comment:

Requesting regular inspection of the property because of tagging, also please keep the project cleaned up.

Response from Contractor (Dan Azran) – every two weeks we will drive the property to make sure it stays clean and safe.

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Jess (another question):

Comment: Still thinks the bldg. is too tall, also please explain development timeline.

Response from Architect: We are building to code. Once we have City Planning Commission approval, we submit for bldg. plan check, then we go through plan check and permitting process. This may take three to four months.

Once this property is deemed complete, 60 - 90 days to Planning Commission hearing.

This property has not been submitted for entitlement review. This is a one to two months for internal review.

Springtime – Estimated Plan Check

Two months for plan check review

Hope to be RTI three to four months thereafter (i.e., early summer 2022)

Construction is approximately 12 months = summer 2023

Close out Community Meeting after 29 Mins. 55 Seconds approximately 7:30 p.m.