

Community Meeting Minutes

The Girard Bungalow / 3826 Girard Ave, Culver City, CA

Opening

The community meeting was called to order around 6:15PM on April 25, 2019 at the Veterans Memorial Complex in Culver City.

Present

Steve Stapakis, Owner Builder

Carl Chavez, Architect

George Andrews, Owner Employee

Nikki Stapakis, Owner

North-side neighbor and spouse

Presentation

Carl Chavez lead the meeting by presenting some prepared visual materials including floor plans, and aerial and side views of the project. Carl continued by presenting four modern cape cod style townhomes with white siding and range in size between 1525 to 1650 square feet. He further added that these townhomes would reside above a subterranean garage with 3 bedrooms and 2.5 bathrooms.

Discussion

Culver City resident and neighbor had a few questions regarding the construction hours of the project and the removal of dirt for the subterranean garage. His main concern was the noise and working hours of the project. William Kavadas, an assistant planner at Culver City, gave the general acceptable hours of operation and Steve Stapakis stated his general hours of operation for his company, which will be 8AM to 4PM predominantly weekdays. Because the Culver City resident's primary occupation is as a teacher, these construction hours might be a better fit for his concerns seeing that he would be at work during the five days of work week and experience only occasional weekend construction on a few Saturdays. In addition, the neighbor was also concerned over the barrier between the two properties. Steve Stapakis addressed this by their plan to build a six-foot block wall in order to maintain privacy for both parties. Finally, the neighbor's wife also asked if the removal of dirt for the subterranean garage would have any adverse effects to the structure of their home. Steve Stapakis explained that any digging would not have any adverse affects on the neighboring properties as any digging will be consulted with professional soils engineers and Culver City inspectors.

Adjournment

Minutes submitted by: George Andrews

Minutes reviewed by: Steve Stapakis

1/12/21

Neighborhood meeting notes

Attendees:

Aaron Auerbach
Shelly Papodopoulos
Kelly Fitzpatrick
Louise
William Kavadas
Steve Stapakis
George Andrews

4 townhomes approximately 1600-1800 ft² modern farmhouse style with attached 2 car garages and extra storage

4 Environmental Sustainable Attributes

- Solar panels
- High efficiency heating and cooling system
- Low irrigation xeriscape
- High efficiency windows

- Window placement
 - o Placed so that they don't look directly into neighboring windows
 - Windows will be offset
- Solid metal garage door
- 2 spots in each garage and 1 guest spot
- Construction hours
 - o Reluctant to pay overtime for weekend work
 - o 8am – 4pm Monday through Friday
- Begin summer 2022 for construction
- Cultec system proposed to collect rainwater for first ¾ inch
- 2 units will have front doors on the side
- Rear yard window is more concern for Kelly
- Applicant team will work with Aaron and Kelly to maintain privacy with windows
- Fences will be put around the property