

October 14, 2016

Community Meeting Summary

PROJECT: 12464 Washington Pl., Culver City

DEVELOPER TEAM IN ATTENDANCE: (3) Neil Palmer, Chuck Stringfield, Kevin Stringfield

CITY REPRESENTATIVE IN ATTENDANCE: (1) Gabriela Silva

COMMUNITY MEMBERS IN ATTENDANCE: (5) See attached sign-in sheet

MEETING DATE: October 11, 2016

MEETING TIME: 6:30

DURATION: 1 hr, 15 min.

SUMMARY:

Most of the Community Members were able to spend time before the meeting began reviewing up close the foam core mounted colored elevation and site plan on display, and look at the full set of plans on the table.

Meeting commenced with developer presenting basic specifications of the project - a 3 unit attached, multi-family townhome project, each unit with 3 bedrooms, 2.5 baths and having about 2,100 square feet of living space. The colored elevation and site plan were used to facilitate the process. A number of topics were covered during the following paraphrased question and answer period:

1. Q: Parking is already difficult on trash pick-up days. Explain how the parking works.
A: Each unit has their own 2 car garage. There are 2 garages down the driveway and one accessible at the alley.
2. Q: Which homes are in the multi-family zoning?
A: Ours is, as well as all of the homes that line Washington Pl, at least to Centinela on both sides of the street. The whole corridor is multi-family, and most of it is already developed with condo and apartment buildings. We had been looking at designing a four-unit project on our site but the configuration wasn't working out, so we decided that three units was better.
3. Q: Are you planning on buying either of the properties next door?
A: I wasn't planning on it, no.
4. Q: Your big building will be right next to his single story house with all those windows looking down on him. What about his privacy?
A: We are not building to the full height allowed of 30 feet. We are at about 28 feet. There will also be a property line wall along the length of the property which provides some privacy as well. You cannot guarantee that a future homeowner will or will not stand at their window and look down into a particular yard.
5. Q: Is there something in the city code that says the mezzanine is not to be considered an additional floor?
A: The building code allows this.
6. Q: What materials are on the building?

- A: We wanted to use a variety of materials, so as not to build a big block of stucco and look like a plain building. So we included wood siding, ceramic tile stone, and stucco to create a sense of depth, and a varied palette of textures and colors.
7. Q: Are there any yards?
A: There is a common area yard at the front, in the 15 foot front yard set-back. We are also required to have balconies for each unit for open space for each home.
8. Q: Is there some kind of restriction for the sun that the building will be blocking for the neighbors, in terms of how the building is built?
A: The building setbacks account for that. There are 5 foot set-backs along either side of the building, and then each neighbor has the same five foot set-back on their property. At the driveway on our side is a twelve foot set back.
9. Q: Is the project approved?
A: No.
10. Q: When will construction begin?
A: In about 4 to 6 months.
11. Q: Where will the trucks and equipment be stationed?
A: The general contractor is required to submit to the city a project management plan.
12. Q: The construction is going to kick up a lot of dust and there are 4 families with babies on the next street.
A: As we build we are required to keep the dirt wet for dust control, and we have to sand bag the perimeter of the lot.
13. Q: Is the city planning on paving the dirt alleys?
A: The engineering department does not have plans to do this in the near future. Usually the developer is required to improve only the part of the alley that is directly behind their property.
14. Q: Someone was just wondering if you could keep the tree?
A: That's what my wife said, unfortunately it's right in the middle of the lot. We will however be planting 2 new trees in the front yard that will one day grow to be big trees.
15. Q: If it were across the street we'd be all for it.
A: It may not be exactly what you want, but in comparison to some of the old larger buildings on Washington Pl. this is going to be a really nice addition to the neighborhood, and I think overall will actually compliment the area.
16. Q: Who can we contact if we have any questions?
A: You can call me, Neil.

The main concerns of the community members were that a large building would not be desired or generally fit in their single-story home neighborhood, would disrupt privacy of single story homes, and increase parking issues on certain days. As the meeting progressed and questions were answered the tone of the community members began to soften and they made more positive comments. These comments were based on desirable impacts of the new project – on an understanding of increased property values, on surprisingly liking the contemporary style of the building, and that the parking and construction wouldn't be as much of an nuisance as they once thought.