Attachment No. 6

Ben Adams Studio

Community Meeting Report 001

Project	File Ref	Report No.
Wade Street	16-043	001

Meeting Date	Issued
31.01.17	03.02.17

Action

n/a

1.0	Charlotte Docherty of Ben Adams Studio Introduced the project and fielded questions regarding location of front doors and parking. These were identified to the satisfaction of the attendees.
2.0	A question was asked regarding the timescale for construction, Ben Adams Studio offered to email contractors and follow up with the audience member, this was turned down. It was estimated at 9 to 12 months.
3.0	Rooftop access was shown to be by external stair so to minimize volume on the roof. This was warmly received by attendees
4.0	An attendee highlighted that weekend work was less preferable. Ben Adams studio suggested that the contractors could be asked to limit noisy work to week days and start later on weekends/ limit weekend work. Although this needs to be balanced with getting the shortest construction programme thus limiting overall disruption.
5.0	Ben Adams Studio confirmed that the landscape was being designed with drought tolerant plants
6.0	The selling price of the units was queried, as this was not Ben Adams Studio's area of expertise CD suggested that comparable sized homes of 1500sqft habitable could be sourced online to estimate cost.
7.0	It was queried whether CD would be present throughout the project. Currently Ben Adams Studio's appointment continues into the construction phase for clarifications and discharge of conditions this was well met by attendees.
8.0	Attendee queried if a full traffic impact assessment would be conducted. This is not a requirement for a project of this size but the project will be complying with Culver City's requirements to minimize disruption during construction.
9.0	The required street dedication was clarified, there is no work planned at present but it is a requirement for new build projects.

Ben Adams Studio

Community Meeting Report 002

Project	File Ref	Report No.
Wade Street	16-043	002

Meeting Date	Issued
06.06.17	06.07.17

Action
n/a

1.0   Charlotte Docherty of Ben Adams Studio Introduced the project.

2.0   It was expressed that a large front setback was preferable. Attendees to the meeting were pleased that the front setback was generous and reflected surrounding properties. It was agreed this would be an improvement to the existing property boundary wall on the site.

3.0   It was queried as to whether the property owner could attend to the front yard of the existing property which had been neglected by tenants.

        POST NOTE: Owner has taken this on board and intends to begin demolition imminently, this will include clearing the damaged boundary wall and overgrown areas and erecting a safe fence around the lot.

4.0   A question was asked regarding the timescale for construction, It was estimated at 9 to 12 months. It was queried about what time work on site would be limited to. Attendees were advised that the development would be following the standards set by Culver City and would be courteous and neighborly.

5.0   Many attendees expressed that they would like work started on the project as soon as possible as they believe it will be an improvement to what is there. Ben Adams Studio agreed that they are doing all they can to move the project forward as swiftly as possible and await planning Commission Meeting on the 12th of July and City Council Hearing, date to be confirmed.

6.0   Ben Adams Studio confirmed that the landscape was being designed with drought tolerant plants, it was queried as to whether these would be native species.

        POST NOTE: the landscape architect has been contacted to clarify this point and interested attendee will be contacted directly with a response promptly.

7.0   The selling price of the units was queried, as this was not Ben Adams Studio's area of expertise CD suggested that comparable homes be searched online to estimate cost, Ben Adams Studio advised that this is connected to the cost of the land in the area and the high demand for housing in the wider area.

8.0   It was queried whether CD would be present throughout the project. Currently Ben Adams Studio's appointment continues into the construction phase for clarifications and discharge of conditions this was well met by attendees.

9.0 Attendee queried the size of the rear setback, this was clarified as a minimum of 15ft. While initially concerned over new 2 story homes in this area and potential loss of privacy, however they did voice at the end of the meeting that many of their concerns had been alleviated because the 6ft boundary wall height would be maintained and that the rear yard would be landscaped, they asked for further information on the species of planting at the rear boundary wall. They also noted that they may be doing work to their own property and landscaping and may try to time it with works to this lot.

 POST NOTE: the landscape architect has been contacted to clarify the species query and interested attendee will be contacted directlywith a response promptly.

10.0 It was explained that roof decks have 4ft railings which are setback 3ft from the parapet edge to minimize potential overlooking into neighboring properties

11.0 The number of parking spaces were queried, this was confirmed to be to code at 2 spaces per home plus 1 visitor space to be shared by the unit, while allowing adequate turning space so that no cars need reverse out of the lot. While attendees said that they would naturally want more parking spaces it was later discussed between attendees that it is an improvement to the existing arrangement and that larger numbers of parking spaces can have the effect of inflating a house price, although the source of this data is unknown.

12.0 While some expressed an architectural preference for mock traditional style homes they acknowledged there was a demand for contemporary designed homes by younger families. Ben Adams Studio expressed that when working in a contemporary style they aim for quality materials and elegant detailing.

13.0 It was noted that any metal panels would have a matt finish to mitigate glare