

Community Meeting Notes

Date: 9/7/2017

Time: 7pm

Location: Veterans Memorial Building, Room A

Community Meeting

As required, we mailed approximately 330 letters to residents within a 500-foot radius more than 14 days prior to the meeting.

One community member came to the meeting:

- Michael Takami, resident at 4244 and 4246 Lafayette Place, adjacent to the project site across the alley

We presented our complete community presentation to Mr. Takami and had an engaging discussion with him about Culver City, as he has been a resident since 1962.

Mr. Takami stated that he knew the previous owners of the property very well, and he even remembers learning to ride a bike on their property. He told us that his mother owns the property where he lives, and she lives in one of the units and he lives in the other (4244 and 4246 Lafayette Place).

Mr. Takami was said multiple times that he was glad to see the site being developing beyond its current state, and appreciated we were local developers who cared for the area. He asked us what the dimension was between the garage doors and the farthest boundary of the alley. Iain reviewed the site plan with him and described the width of the alley, showing that the project had the necessary back-up distance. Mr. Takami told us about the changing traffic environment on Lucerne and in the area (he works on traffic analysis for the Culver City Police Department). He said that because there is no street parking in front of the project site, there will be better visibility of Lucerne for future residents coming off of the alley. He said that visibility is poor at the intersection of Lucerne and Lafayette (one block south), which results in traffic congestion and accidents. He was said he was pleased to see the design of the corner where the project site alley and Lucerne interact to show that visibility has been prioritized with the 15-foot front yard setback and use of openwork fence elements.

Mr. Takami said that he appreciated our meeting and presentation and that he liked the design. He stated that he has no objections to the project or how anyone wants to develop the property.

We made sure to let Mr. Takami know that Lainie is available for further questions or feedback if he has any, and we told him of the project's Planning Commission hearing date.

We remain committed to being good neighbors and will follow-up with any community members should they contact us in the future.