

4255 La Salle Avenue

Community Meeting #1 Notes

Meeting Date: 15 August 2018
Meeting Time: 6:30pm
Meeting Location: Veterans Memorial Building, Room C

Noticing

As required, approximately 438 notices were mailed to owners and occupants within a 500-foot “extended” radius of 4225 La Salle Avenue on July 31, 2018.

Attendees

Project Team

- William Brunsten, 4225 La Salle Owner and Applicant
- Tanya Rosenberg, Project Architect
- Lainie Hererra, Navigate Planning, land use consultant

City of Culver City

- William Kavadas, Planning Division

Community

Several community members attended the meeting, and the following community members provided contact info on the sign-in sheet (see attached):

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|---------------------------------|--|
| • Roxanne Mora, Aiken Avenue | • Kelly Weil, La Salle Avenue (next door to the south) |
| • Michael Hersh, Baldwin Avenue | • Deborah Myers, Baldwin Avenue |
| • K Clarkson | • Rosamince Lowi, La Salle Avenue |
| • J Boucher | • Nancy King, La Salle Avenue |
| • E Bocher | • Ken (?) Walmsley, La Salle Avenue |
| • Tom Mills, Baldwin Avenue | • Ken Torimaru |
| • Margarita Uribe | |

Meeting Summary

This is the first Community Meeting held for the proposed two-unit parcel map located at 4225 La Salle Avenue. The purpose of this meeting was to introduce the proposed project to the surrounding community and obtain initial feedback and comments, and answer questions about the project. Lainie Hererra introduced the Project Team and William Kavadas introduced himself and provided information about the planning process. Lainie Herrera provided an overview of the site’s location, existing conditions, zoning, and the proposed project. The proposed project includes demolition of the existing one-story single-family home and development of two (2) two-story units. Renderings, site, floor, and landscape plans were presented.

Questions & Comments

The following are questions and comments organized by topic:

Height and Massing

- What is the height limit?
- Are there other buildings this tall on the street?
- Project is a monolithic bauhausian building
- Project is a slab sided barge that occupies the entire lot
- The design is nice but the size doesn't fit in with the quaint small neighborhood
- Large building will affect privacy of abutting neighbors on Madison
- Projects of this size are a worrisome epidemic

Design

- Nice design
- Front is attractive
- Shared driveway will result in residents parking on the street
- Most concerned with privacy for neighbors, including to the east and west
- Can you place the windows up high so it doesn't interfere with neighbors?
- Is there a rendering of the back?
- Is the side yard landscaped?
- Design is beautiful, I really like it
- Architect did a great job

Other

- The meeting notice looked like junk mail; suggest putting the project address on the outside of the flyer.
- Are you asking for any variances? Height?
- Condos should not be built in Culver City.
- Culver City will become like Santa Monica
- West LA is over
- Has this already been approved by the City Council?
- What is the timing for building construction?
- What are the approvals needed from the City?
- Does Planning Commission ever turn down projects like this?
- Homeowners within the R2 have little say because this is allowed by zoning
- Who enforces the Neighborhood Design Standards?
- What is the ownership – one owner or two? HOA?
- This will increase the economic value of the neighborhood
- Two attendees expressed a desire to build similar projects themselves