

Kavadas, William

From: Lindaindaloop ! <hair2their@hotmail.com>
Sent: Saturday, December 28, 2019 12:56 PM
To: Kavadas, William
Subject: Re: Residential design input

Hello William,

Thank you for your response. I'll return to LA after the New Year and would like to follow up.

Linda Roche

From: Kavadas, William <William.Kavadas@culvercity.org>
Sent: Tuesday, December 24, 2019 8:29 AM
To: Lindaindaloop ! <hair2their@hotmail.com>; Sahli-Wells, Meghan <Meghan.Sahli-Wells@culvercity.org>; Eriksson, Goran <Goran.Eriksson@culvercity.org>; Fisch, Alex <Alex.Fisch@culvercity.org>; Lee, Daniel <Daniel.Lee@culvercity.org>; Small, Thomas <Thomas.Small@culvercity.org>
Subject: RE: Residential design input

Hello Linda,

Thank you so much for contacting us regarding your concerns. We will make sure your email is included in the record and presented to both Planning Commission and City Council. Staff hopes that current proposals for reduced bulk and mass will help to address your concerns regarding light access. Please call me at the number below if you would like to discuss the current development proposals prior to the Planning Commission and City Council hearings.

Thank you,

William Kavadas
Assistant Planner
City of Culver City, Current Planning Division
(310) 253-5706 | William.Kavadas@culvercity.org

From: Lindaindaloop ! <hair2their@hotmail.com>
Sent: Saturday, December 21, 2019 3:42 PM
To: Kavadas, William <William.Kavadas@culvercity.org>; Sahli-Wells, Meghan <Meghan.Sahli-Wells@culvercity.org>; Eriksson, Goran <Goran.Eriksson@culvercity.org>; Fisch, Alex <Alex.Fisch@culvercity.org>; Lee, Daniel <Daniel.Lee@culvercity.org>; Small, Thomas <Thomas.Small@culvercity.org>
Subject: Residential design input

Dear Mr. Kavadas, Culver City Planning Officers, Honorable Mayor and City Council Members,

This serves as input regarding new building codes in Culver City. Please protect solar access per recent California goals and initiatives for promoting green building. I would like new codes to be strong enough to restrict building height if it substantially interferes with solar access to any neighboring property. It

serves no purpose whatsoever to promote green building when codes allow new construction to partially or completely shade a neighbor's solar array and most of their garden as is the case with my property.

I'm a 25 year resident at 4207 Neosho Ave. with solar panels since 2006. My neighbors at 4211 Neosho, south of me, recently received permits to build a home at that is so tall that part of my solar panel array will be shaded for several months of the year and my *entire* back yard will be shaded for 5 months of the year. After construction nothing will grow in my back garden and I will lose energy generating capacity. Lacking sunlight in the garden for a large portion of the year will reduce my property value, and a view of nothing but an unsightly monolith wall in my back garden will further reduce my property value. Allowing any property owner to increase property value at the expense of their neighbors is counterproductive. Building codes should enhance livability, not destroy it!

Please consider protections from such encroachments on neighboring properties when codes are drawn up. Thank you.

Linda Roche
Culver City Resident
4207 Neosho Avenue
Los Angeles (Culver City proper)
90066

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Kavadas, William

From: Lloyd Thompson <lloyd.thompson@gmail.com>
Sent: Monday, November 18, 2019 8:27 AM
To: Kavadas, William
Subject: Re: Single Family Residential Design Guidelines

Thank you William. I appreciate your patience with my steady stream of questions.

Yes, It also appears to me that these homes would probably not conform to the 45 degree side yard encroachment lines. I see the illustrations regarding homes conforming to the encroachment lines on slide 18 of the presentation, but when I look around my neighborhood in Sunkist Park I don't see any two story homes that appear to satisfy this requirement on both sides of the property. Do you have any examples of existing 2-story homes that would satisfy this proposed requirement?

Also assuming the proposed changes are approved by the planning commission and city council early next year, do they go into effect immediately? Do you know what date approximately that would occur?

Thanks
lloyd

On Fri, Nov 15, 2019 at 9:28 AM Kavadas, William <William.Kavadas@culvercity.org> wrote:

Hello Lloyd,

It is very difficult to make that determination based off of street view images. One item that could be assessed would be the side yard encroachment lines. The 18 foot height begins at property line and the 45 degree line is drawn from there. Both of these units seem to be taller than 18 feet without any kind of encroachment plan evident.

Please let me know if you have any other questions.

Best,

William Kavadas

Assistant Planner

City of Culver City, Current Planning Division

(310) 253-5706 | William.Kavadas@culvercity.org

From: Lloyd Thompson <lloyd.thompson@gmail.com>
Sent: Friday, November 15, 2019 9:19 AM
To: Kavadas, William <William.Kavadas@culvercity.org>
Subject: Re: Single Family Residential Design Guidelines

Right, I suppose no houses within or without Culver City's Jurisdiction are subject to the proposed building codes since they haven't been adopted yet. I travel from Culver City to Venice for work so I see more homes in Mar Vista than Culver City due to my route. My purpose in linking to those homes was to see if it is possible to evaluate whether those types of homes would be allowed under the proposed code changes. I understand determining exact conformance is impossible from some images but I wonder if you would be able to comment about how confident you feel about those homes being in compliance with the new code, given the limited viewpoints from streetview. I also understand if there is simply not possible to make this type of comment.

Thanks

Lloyd

On Thu, Nov 14, 2019 at 2:06 PM Kavadas, William <William.Kavadas@culvercity.org> wrote:

Hello Lloyd,

3621 and 3604 Wade Street are outside of Culver City's Jurisdiction and do not follow Culver City codes. Any additional costs should be negligible. Architects and designers have to work with many different code sections in all the cities where they do business. If they have a question they can call Planning Divisions to gain clarity and then move on with a design that conforms to the applicable code. From a Planning Staff standpoint, we will learn the new code section and then assess compliance from that.

Please let me know if you have any other questions.

Thank you,

William Kavadas

Assistant Planner

City of Culver City, Current Planning Division

(310) 253-5706 | William.Kavadas@culvercity.org

From: Lloyd Thompson <lloyd.thompson@gmail.com>
Sent: Thursday, November 14, 2019 12:39 PM
To: Kavadas, William <William.Kavadas@culvercity.org>
Subject: Re: Single Family Residential Design Guidelines

Thank you William. This information is very helpful

I'm also wondering how these types of restrictions will be enforced and what extra costs would be expected to be incurred when planning construction to conform with them. It seems pretty straightforward to make verify a home fits in a box with specific dimensions but these additional requirements complicate the evaluation.

It is hard for me to tell if some of these newly built homes in Mar Vista would be in violation of the proposed rules for example:

[3621 Wade St](#)

[3604 Wade St](#)

On Wed, Nov 13, 2019 at 9:00 AM Kavadas, William <William.Kavadas@culvercity.org> wrote:

Hello Lloyd,

The proposed side yard encroachment plane is meant to reduce instances of box-like structures being built in existing neighborhoods, while still allowing second floor additions. The proposed limitation on front yard facing uncovered parking is to make sure that, in the instance that uncovered parking proposal is adopted, said uncovered parking does not become a focal point of the front yard setback. Lastly, the proposed increase in front yard setback for garages is to reduce the prevalence of front yard parking as part of the façade of a building and the increase in second floor setback is to emulate one story structure massing similar to existing neighborhoods.

Keep in mind that these are all proposals at the moment and still need to be heard by Planning Commission and City Council, with tentative hearing dates at the end of January and February. There will still be a chance to have your voice heard in the public forum as Planning Commission and City Council determine the best path forward for Culver City.

Please let me know if you have any other questions.

Thank you,

William Kavadas

Assistant Planner

City of Culver City, Current Planning Division

(310) 253-5706 | William.Kavadas@culvercity.org

From: Lloyd Thompson <lloyd.thompson@gmail.com>

Sent: Wednesday, November 13, 2019 8:50 AM

To: Kavadas, William <William.Kavadas@culvercity.org>

Subject: Re: Single Family Residential Design Guidelines

Thank you William.

I live in Sunkist Park and reviewed just those meeting notes.

I believe my sentiment was expressed in the Aug 14th meeting from these statements:

"“I have kids and I’m a different generation and I need more than the 1,000 square feet they needed in the 1950s.”

"A couple of residents voiced their approval of the existing development standards and would like to see no change made to them. A couple of residents voiced their approval of the existing development standards and would like to see no change made to them."

Would you be able to clarify the motivation behind some of the proposed zoning changes?

- Is the side yard encroachment plane designed to improve privacy?
- Is the limitation on front yard-facing uncovered parking and attempt to limit what some may consider an eyesore?
- I can't come up with a motivation for the increase in the front yard setback for front facing garages and second stories.

In general I am not supportive of introducing additional building restrictions on single family homes.

Thank you for the information.

On Tue, Nov 12, 2019 at 7:59 AM Kavadas, William <William.Kavadas@culvercity.org> wrote:

Hello Lloyd,

The proposal has shifted from its original iteration and guidelines are no longer part of the draft recommendations. Instead, a change to the zoning standards for the R1 zone is proposed in an attempt to allow home renovation and expansion but also reduce instances of overly large homes that do not fit with the context of the neighborhood. Final recommendations are currently being revised per the community meetings and should become completed and put on the website in the coming weeks. The presentations from the meetings, showing the initial proposed Code revisions, are currently on the webpage under the “Current Meetings” tab.

Feel free to review the presentations and call me with any questions, otherwise, we can set up a time to meet at the counter and go over the proposals. Do keep in mind though that the proposals at the community meeting were initial and will be revised as appropriate per Community feedback from the meetings. In addition, the final

recommendations still need to be reviewed by Planning Commission and City Council at public hearings in January and February before going into effect.

I hope this has answered some of your questions, and I look forward to speaking with you more if you still have questions.

Thank you,

William Kavadas

Assistant Planner

City of Culver City, Current Planning Division

(310) 253-5706 | William.Kavadas@culvercity.org

From: Culver City, CA <website@culvercity.org>

Sent: Monday, November 11, 2019 7:49 PM

To: Kavadas, William <William.Kavadas@culvercity.org>

Subject: Single Family Residential Design Guidelines

Message submitted from the <Culver City, CA> website.

Site Visitor Name: Lloyd Thompson

Site Visitor Email: lloyd.thompson@gmail.com

Hello William

I saw the flyer about the listening workshops but was unable to attend those meetings.

I would like to understand what the city is considering regarding residential design guidelines. When I choose to buy a home in Culver City a significant appeal was that I was living in a neighborhood without an HOA. Imposing design guidelines sounds similar to something I would expect from an HOA.

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Kavadas, William

From: Culver City, CA <website@culvercity.org>
Sent: Monday, October 7, 2019 6:40 PM
To: Kavadas, William
Subject: Residential Design

Message submitted from the <Culver City, CA> website.

Site Visitor Name: Jim D MacDonald
Site Visitor Email: macwood49@sbcglobal.net

I received a notice for the senior center about this topic. It says to go to this web site to get more information. All I get is a run around back to the main page. It seems like this page is dead. I wanted to understand what you mean by residential design. If it is about McMansion, you are too late. I am not sure you can stop anyone from increasing the size of their house as long as they follow the distance to the property line.

Kavadas, William

From: Puyong Martin <scholar4eva@yahoo.com>
Sent: Friday, October 4, 2019 4:26 PM
To: Kavadas, William
Subject: subject: single family neighborhood design

Hi Mr. Kavadas,

It was very nice talking to you regarding neighborhood design for the single family houses in Carlson Park, Blanco Park, Sunkist Park.....Most houses in these neighborhood are single story with detached garage. These days more and more families are doing remodeling or rebuilding a 2 story houses. Some families are putting a room above the detached garage which could disturb neighbor's peace since the detached garage is right next to the neighbor's property line, with a room above the detached garage someone can overlook at the neighbor's yard and make neighbor feel uncomfortable. Therefore, I suggest the Planning department set a regulation to not allow room add on above a detached garage in these neighborhood. Thank you very for your consideration!

Sincerely,

Puyong Martin

Kavadas, William

From: Amy Levit <farragut_90230@yahoo.com>
Sent: Wednesday, May 22, 2019 5:31 PM
To: Kavadas, William
Subject: Re: mansions

Thank you! 👍

[Sent from Yahoo Mail for iPad](#)

On Wednesday, May 22, 2019, 4:55 PM, Kavadas, William <William.Kavadas@culvercity.org> wrote:

Hello Amy,

I will make sure that your concern for immediate action on the matter is taken into account. If you do have any additional questions for items in particular, please feel free to contact me.

Best,

William Kavadas

Assistant Planner

City of Culver City, Current Planning Division

[\(310\) 253-5706](tel:3102535706) | William.Kavadas@culvercity.org

From: Amy Levit [mailto:farragut_90230@yahoo.com]
Sent: Wednesday, May 22, 2019 2:18 PM
To: Kavadas, William <William.Kavadas@culvercity.org>
Subject: Re: mansions

I appreciate your quick response and know that a process can take awhile to get it right...but, please understand that the longer this takes the more mansions are being built. I hope that you are right that this is a priority for the planning commission and council. It was frustrating at the May meeting when we didn't get to speak until late...I thought the consultants did an excellent presentation...it was very clear and easy to understand. I was disappointed that the council started to nitpick about issues that could be dealt with at another time...(whether someone who has property backed up to a park could be exempted from backyard sizes).

I appreciate your attention to this issue!

Amy Levit

On Wednesday, May 22, 2019, 1:38:11 PM PDT, Kavadas, William <William.Kavadas@culvercity.org> wrote:

Hello Amy,

Thank you for reaching out. The Joint Study Session provided staff with feedback regarding the proposed zoning code amendments. We will be researching the requested information before getting back to City Council and Planning Commission around July/August. While the exact process is still being determined, the item may go back to one more Joint Study Session before moving forward to a Planning Commission and City Council hearing. City Council and Planning Commission are both very concerned about this item and have informed staff that they want to move forward as quickly as possible. We will be doing our best to expedite the process, as certain items requested require a more thorough review before Staff can present options to the Council and Commission. If you want to see the video of the hearing, it is available on the [City Website](#) under the Joint City Council/Planning Commission Tab for 2019. If you have specific questions about any of the items discussed, please let me know, and I can provide feedback on what was discussed.

Best,

William Kavadas

Assistant Planner

City of Culver City, Current Planning Division

[\(310\) 253-5706](tel:3102535706) | William.Kavadas@culvercity.org

From: Amy Levit <farragut_90230@yahoo.com>
Sent: Wednesday, May 22, 2019 9:17 AM
To: Kavadas, William <William.Kavadas@culvercity.org>
Subject: mansions

Hi...I was at the meeting at the beginning of the month.... I was frustrated because after 1 1/2 hours they still hadn't gotten to the audience participation and I had to leave.

Is there any update on what happened? Is this issue going to be dealt with anytime soon? The longer we wait, the more of these huge homes are going to be built!

Thank you...

Amy

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Email Correspondence

For

05/08/19

Joint City Council/Planning
Commission Mtg.

Cruz, Xochitl

A-1

From: Clerk, City
To: Cruz, Xochitl
Subject: RE: R-1 Residential Changes

From: Peter Stern [<mailto:pstern2@msn.com>]
Sent: Thursday, April 18, 2019 5:57 PM
To: Kavadas, William <William.Kavadas@culvercity.org>
Subject: R-1 Residential Changes

To the Culver City Council:

Re: Planned changes to R-1 residential zones

Please vote to preserve the integrity of our low impact/low density neighborhoods. Let's not build until we no longer see the sky and have no more places to park our many, many cars which come with many, many bedrooms in a single family residence.

Peter Stern
Culver City
pstern2@msn.com

From: Clerk, City
To: Cruz, Xochitl
Subject: RE: McMansions

-----Original Message-----

From: Michael Monagan [mailto:michael@monagan.com]
Sent: Thursday, April 18, 2019 7:10 PM
To: Kavadas, William <William.Kavadas@culvercity.org>
Subject: McMansions

Hi William,

I'm Michael Monagan and I have lived on Fay Ave in the Arts District for 17 years. We have suffered and are suffering from overbuilt homes in our neighborhood. I have no problem with owners remodeling their homes but, I believe there should be a limit to just how big a home can be on a lot. In the 3400 block of our street there are two examples of how to do a remodel and how not to do a remodel. One home has been beautifully done with an extra "granny" apt in the back while the other is a monstrosity that completely ruins the charm of the street. I understand that there is subjectivity involved in what should be considered reasonable and what is not but I implore the council to tackle the problem and find a solution. I believe the council has a responsibility to its residents before the developers and builders trying to make a quick buck. While it is difficult to legislate taste there are plenty of examples to choose from that will help maintain a vibrant sense of community for which our city is known.

Respectfully,
Michael Monagan
3341 Fay Ave

Cruz, Xochitl

A-1

From: Clerk, City
To: Cruz, Xochitl
Subject: RE: Public Comment for Study Meeting on Wednesday, May 8

From: Nicholas Cregor <ncregor@hotmail.com>
Sent: Saturday, May 4, 2019 11:39 AM
To: Kavadas, William <William.Kavadas@culvercity.org>
Cc: Allen, Michael <Michael.Allen@culvercity.org>; Blumenfeld, Sol <sol.blumenfeld@culvercity.org>;
dmayeda@LPSLA.com; richkissel@outlook.com; seanaveder@yahoo.com; pasai@ca.rr.com
Subject: Public Comment for Study Meeting on Wednesday, May 8

Dear Mr. Kavadas,

Please submit the attached for the meeting on Wednesday.

Many thanks,

Nick Cregor

Cruz, Xochitl

A-1

From: Clerk, City
To: Cruz, Xochitl
Subject: RE: Recommendations for R1 zoning

From: Culver City, CA [<mailto:website@culvercity.org>]
Sent: Monday, May 06, 2019 4:55 PM
To: Kavadas, William <William.Kavadas@culvercity.org>
Subject: Recommendations for R1 zoning

Message submitted from the <Culver City, CA> website.

Site Visitor Name: Sara Hartley
Site Visitor Email: itisarah@aol.com

Mr. Kavadas, I have been looking forward to this study for 3 years and I must be away for work on 5/8. J A K firm did a great job of capturing the issues with new construction. I like new construction but currently, there are too many commercial looking projects that ignore context. I agree with the .45 FAR for Carlson Park. I'm concerned about loss of trees and green space as well. Some new properties have huge expensive concrete driveways (the black and white metal house in the 4300 block of Keystone) while others have installed permeable pavement (4200 block of Jasmine). CC needs to maintain a sustainable environment, otherwise it will start to get warmer and the air more polluted. Sara Hartley, Carlson Park Resident

Cruz, Xochitl

A-1

From: Clerk, City
To: Cruz, Xochitl
Subject: RE: Agendas for the May 8, 2019 Special City Council and Joint City Council/Planning Commission Meetings are Now Available!

From: Allen, Michael
Sent: Tuesday, May 07, 2019 12:52 PM
To: Kavadas, William <William.Kavadas@culvercity.org>
Subject: FW: Agendas for the May 8, 2019 Special City Council and Joint City Council/Planning Commission Meetings are Now Available!

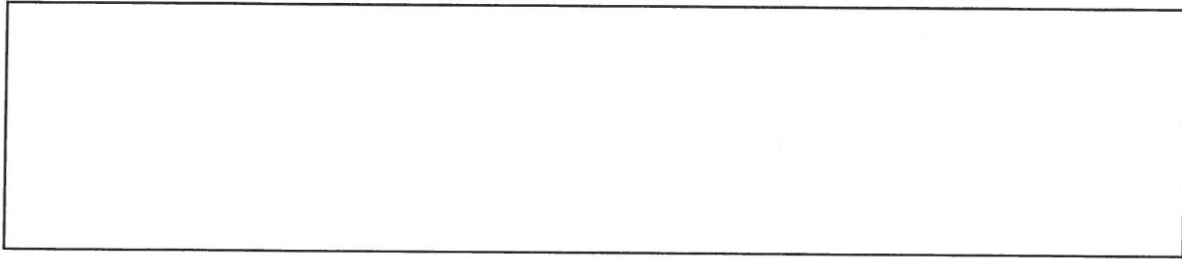
Please include the below for tomorrow.

Michael Allen
Current Planning Manager
City of Culver City, Planning Division
9770 Culver Boulevard
Culver City, CA 90232
PH: 310.253.5727

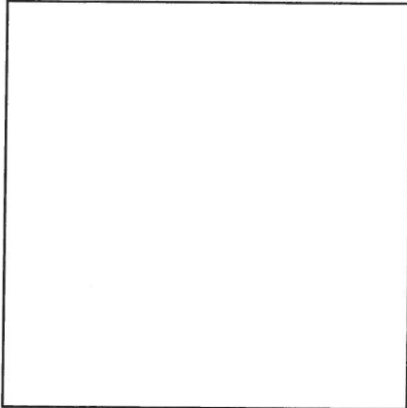
From: rturner@archaeopaleo.com [<mailto:rturner@archaeopaleo.com>]
Sent: Tuesday, May 07, 2019 12:36 PM
To: Allen, Michael <Michael.Allen@culvercity.org>
Cc: 'Nicholas Cregor' <ncregor@hotmail.com>
Subject: RE: Agendas for the May 8, 2019 Special City Council and Joint City Council/Planning Commission Meetings are Now Available!

Good morning Michael,
There is a chance that I will not be able to attend the meeting tomorrow night. The main concern that I have with the new Hillside Ordinance is that there is no mention of grandfathering in/out of the ordinance if the current non-conforming residences fall down the hill or are destroyed in some way. Please convey to the City Council, that there should not be a grandfather clause written within the new Hillside Ordinance regarding current non-conforming buildings.
Thank you,
Robin Turner

From: Allen, Michael <Michael.Allen@culvercity.org>
Sent: Friday, May 03, 2019 3:31 PM
To: Allen, Michael <Michael.Allen@culvercity.org>
Subject: FW: Agendas for the May 8, 2019 Special City Council and Joint City Council/Planning Commission Meetings are Now Available!



Special City Council Meeting - 6:00 PM
Joint City Council/Planning Commission Meeting - 7:00 PM



**Special City Council and Joint City
Council/Planning Commission Meetings**
When

Wednesday, May 8, 2019

Special City Council Meeting - 6:00 PM

Joint City Council/Planning Commission Meeting - 7:00 PM

Where

Mike Balkman Council Chambers - City Hall

9770 Culver Blvd. Culver City, CA 90232

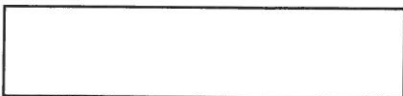
The agendas for the May 8, 2019 Special City Council and Joint City Council/Planning Commission Meetings are now posted to the City's website. The meetings will take place in the Mike Balkman Council Chambers.

[Special City Council Meeting Agenda](#)

[Joint City Council/Planning Commission Meeting Agenda](#)

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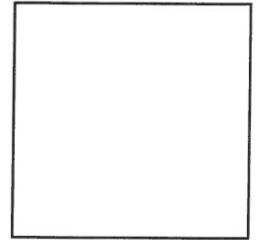
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Cruz, Xochitl

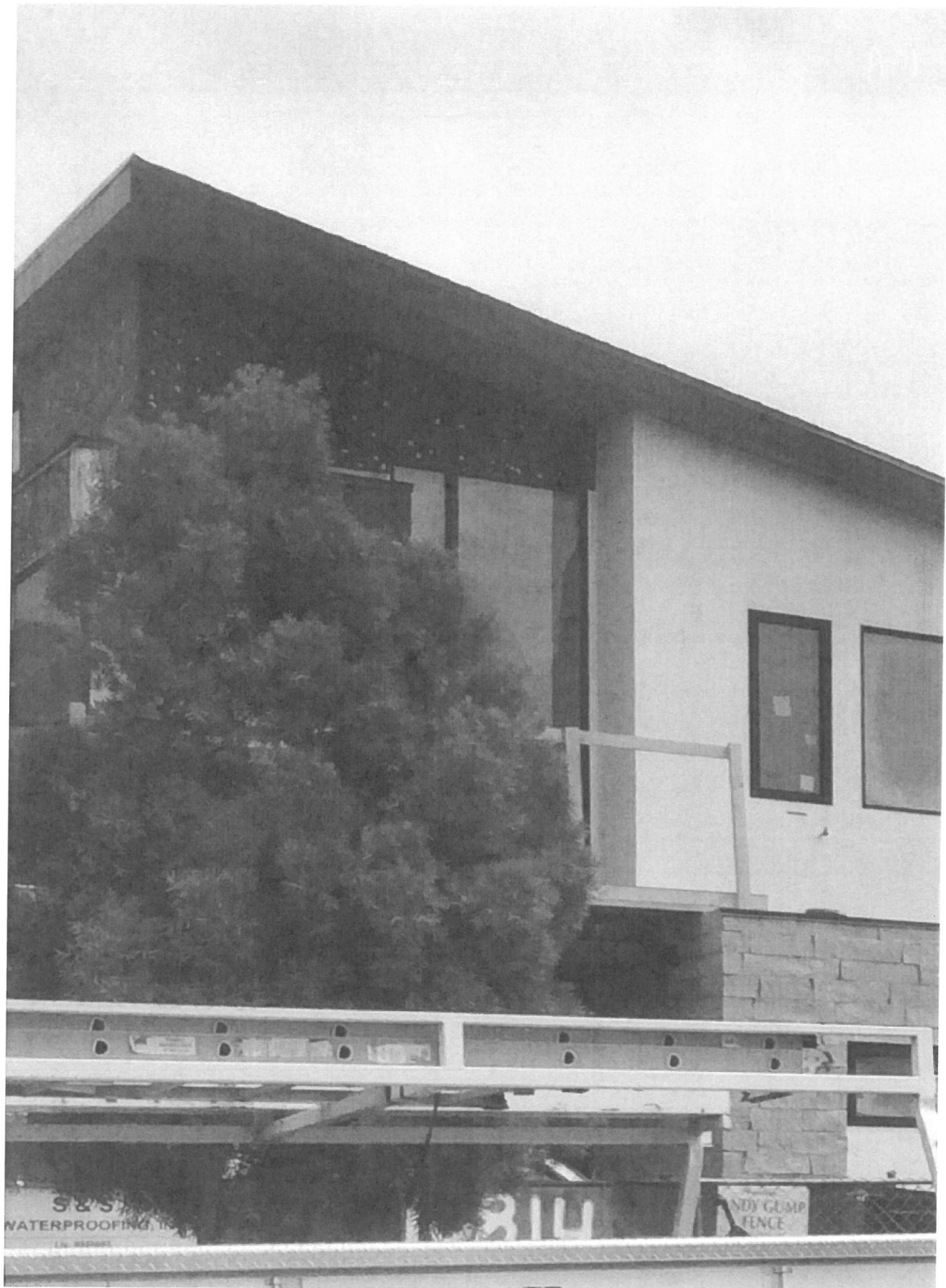
A-1

From: Clerk, City
To: Kavadas, William
Subject: RE: Poster child for the failure of the mansionization ordinance

From: kathy barreto [<mailto:klanzo@sbcglobal.net>]
Sent: Tuesday, May 07, 2019 2:31 PM
To: Kavadas, William <William.Kavadas@culvercity.org>
Subject: Poster child for the failure of the mansionization ordinance

Thank you Mr. Kavadas. I hope to attend the meeting but meanwhile the attached photo taken today on my block on Pickford Way illustrates just how ineffective the 2015 mansionization ordinance has been...it shows three McMansions in various states of construction surrounding a small home. I strongly urge the city adopt the consultants' recommendation to reduce the FAR to .45.

Kathy Barreto



On May 3, 2019, at 3:47 PM, Kavadas, William <William.Kavadas@culvercity.org> wrote:

Good Afternoon,

Please note that the City Council/Planning Commission Single Family Residential Design Study Session agenda, scheduled for May 8, 2019 at 7:00PM in the Mike Balkman Council Chambers, is now available for review.

Thank you,

William Kavadas

Assistant Planner

City of Culver City, Current Planning Division

(310) 253-5706 | William.Kavadas@culvercity.org

Culver
CITY

Special City Council Meeting - 6:00 PM

Joint City Council/Planning Commission Meeting - 7:00 PM



**Special City Council and Joint City
Council/Planning Commission Meetings**

When

Wednesday, May 8, 2019

Special City Council Meeting - 6:00 PM

Joint City Council/Planning Commission Meeting - 7:00 PM

Where

Mike Balkman Council Chambers - City Hall

9770 Culver Blvd. Culver City, CA 90232

The agendas for the May 8, 2019 Special City Council and Joint City Council/Planning Commission Meetings are now posted to the City's website. The meetings will take place in the Mike Balkman Council Chambers.

[Special City Council Meeting Agenda](#)

[Joint City Council/Planning Commission Meeting Agenda](#)

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Monzon, Gabby

From: Clerk, City
To: Kavadas, William
Subject: RE: Comments on Review of Initial Recommendations for R1 Single-Family Zone Development Standards

From: chak chie [<mailto:cmchie@ca.rr.com>]
Sent: Wednesday, May 08, 2019 1:35 PM
To: Kavadas, William <William.Kavadas@culvercity.org>
Cc: 'Nicholas Cregor' <ncregor@hotmail.com>
Subject: Comments on Review of Initial Recommendations for R1 Single-Family Zone Development Standards

To City Council and Planning Commission

Attention: Mr. William Kavadas, Assistant Planner

Subject: Comments on Review of Initial Recommendations for R1 Single-Family Zone Development Standards

Dear Mr. William Kavadas

I am writing in support of removing the detached garage exemption from FAR calculation, as reflected in the draft recommendations for the R1 and R1 Hill development standards.

I am a 30-year Culver Crest resident and followed closely the codification process of the Hillside overlay zone development standards. Overall, I was very happy with the outcome. Yet I was disappointed with the last minute Planning Commission insertion of the detached garage exemption.

The detached garage exemption is problematic:

1. It gives preferential treatment to a detached garage which means an attached garage is unnecessarily penalized. Yet existing detached garage usage is less than 5% in Culver Crest hillside.
2. It provides economic incentive for developers to build a detached garage (to gain additional space.) A new home is usually priced according to usable square footage.
3. There is no clear definition of the size of a garage as applied to FAR in the municipal code so theoretically any size garage could be built (which could be converted to space for non-intended use.)

A garage should be counted in the FAR. Whether it is detached or attached is an architectural choice.

Thank you for your attention,

Chak Chie

Youngworth Rd

Public Comment for February 4, 2019 Special Meeting of the City Counsel

Please could the following comment be incorporated as part of the public record and attached to the agenda.

In the original JKA proposal, they apparently recommended that 200 sq. ft. be allowed for an attached garage which would not count towards the FAR. This is the same as for the Los Angeles hillside ordinance. This idea somehow got dropped along the way, and the Planning Commission recommended excluding this allowance. We view this as a mistake, and urge the City Council to re-instate a 200 sq. ft. allowance for attached garages. The Culver Crest Residents listed below see no reason why our codes should be more restrictive than those for Los Angeles hillside communities.

Furthermore, the Planning Commission voted to carve out an exemption from the FAR restrictions for detached garages. The undersigned are concerned that this would create an incentive for homeowners to create detached garages as part of any remodeling improvements. Not only might this increase the incidents of multiple structures on a lot but it might also lead to unpermitted garage conversions and other abuses of the building regulations. We believe the better course to address the garage issue is to adopt the consultant's original recommendation (discussed above) to not count toward the FAR up to 200 sq. ft. for an attached garage, with no exemption for a detached garage.

Sincerely,

Nicholas Cregor
Walt Shubin
Shu-yi Wu
Rich Kissel
Paul Asai
Mark Rothman
Sean Veder
Chak Chie
Daniel Mayeda
Suzanne Vahanian
Jennifer Merlis
Susan Rosales
Charles Stephens
Catherine Finamore
Cheng-Chin Wu
Kate Cregor
Jan Asai
Fran Kissel

Kavadas, William

From: Lee Hanson <leehanson100@gmail.com>
Sent: Friday, November 2, 2018 6:25 PM
To: Kavadas, William
Subject: Re: Carlson Park email from Culver City, CA

Thank you! I think your approach to conducting the group survey was very clever. I was telling my brother about it and just forwarded your email (with the survey). By the way, I live at 4164 Vinton Avenue (house photo #20 in the survey).

I moved into my house on Vinton around five years ago. I really don't like Spanish revival architecture, but choices of houses for sale were limited; I decided to "embrace" the style and used appropriate tile, roofing, etc. (the remodel included new plumbing, heating, electrical, walls, stucco, windows, roof etc.).

There was no real front entrance to the porch— the steps to the front porch extended into a very narrow porte-cochere (which I had widened). As part of the remodel, the steps were extended *into* the porch but became secondary when the porch's front arch was heightened (it was too low and not to code for an entrance). I wanted to create a front (covered) patio, but city codes didn't permit that — I ended up with the front extension you see in the photo. So that's the back story for the photo.

I almost *didn't* buy a house in Carlson Park when I saw the truly enormous monster at 4189 Le Bourget (photos attached); I was concerned that I would buy a little house and someone would build a giant next to it! If you haven't driven by the corner of Le Bourget and Braddock — take a look at the little house on the corner — overwhelmed by the giant house next to it! I certainly hope your recommendations to Culver City will eliminate anything like this happening again.

Again, many thanks for sending the survey. I look forward to hearing results of the homeowners' comments.

Lee Hanson

--Lee Hanson



On Nov 2, 2018, at 10:25 AM, Kavadas, William <William.Kavadas@culvercity.org> wrote:

Hello Lee,

Attached is the presentation for Carlson Park. The end of the presentation has all the photos that were shown to the public for the survey. Please let me know if you have any additional questions.

Best,

William Kavadas
 Assistant Planner
 City of Culver City, Current Planning Division
 (310) 253-5706 | William.Kavadas@culvercity.org

From: Culver City, CA [<mailto:website@culvercity.org>]
Sent: Thursday, November 01, 2018 6:27 PM
To: Kavadas, William <William.Kavadas@culvercity.org>
Subject: Carlson Park email from Culver City, CA

Message submitted from the <Culver City, CA> website.

Site Visitor Name: Lee Hanson

Site Visitor Email: leehanson100@gmail.com

Apparently the Carlson Park Single Family Residential Design Survey (of houses) is closed.

Would it be possible to see the survey? (I was trying to explain it to my brother in Spokane, WA and would like to show it to him).

Better yet, would be possible to see the photos of the houses in the survey _and_ the collection of responses? Many thanks.

--Lee Hanson

The City of Culver City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.

<1716 180724 CM1 Carlson Park Presentation.pdf>

Kavadas, William

From: Madrona Casey <madronacasey@yahoo.com>
Sent: Wednesday, August 29, 2018 1:57 PM
To: Kavadas, William
Subject: Listening Workshop Culver West Input

Dear Mr. Kavadas,

Last night, I attended the Listening Workshop at Culver West Community Meeting 1 Single Family Neighborhood Design Study presented by the Planning Department and John Kaliski Architects. As a a seventeen year property owner in Culver West and Realtor®, I present the following observations of the Workshop and new construction in Culver West.

- Comparative Floor to Area Ratio (FAR) for Culver City is the 2nd largest in Los Angeles Basin. The highest, Beverly Hills, is not a comparable community to Culver City in terms to average property size or price. Santa Monica, a more comparable community, is almost half of Culver City's ratio (.35/.60 respectively). While Culver City has decreased its FAR since the 1970's, it still exceeds our neighboring Westside standards.
- The consequences of allowing construction of single family residences (excluding garage square footage) using .60 lot size are exponentially increased when a second floor is built. Particularly without significant attention to design. The elimination of outdoor space is reduced and neighboring property owners pay the largest price in a reduction of light, privacy and sky/landscaping view. Scale, a key component of planning and design, is interrupted in our neighborhoods when mansion sized residences are allowed on modest lot sizes. Design trends developers routinely use are: monolithic boxed front facade with large two car garage and driveway monopolizing front yard, horizontal rooflines, exceptionally large windows (suitable for ocean/nature views not neighboring yards) and industrial hangar style monolithic overhangs that result in a disparate architectural style/size within the neighborhood rather than a thoughtful hybridization of style.
- Developers are motivated to build using this .60 FAR ratio in the largest increase of property values during the longest real estate up cycle Culver West has known. There's one sure way to make a profit in a high seller's market for a developer--increase the sales price with a drastically larger square footage footprint. While high property values are a benefit to residents who now wish to sell, it is unfortunate to watch longtime tax paying residents pay a price when their home is dwarfed by mansion sized homes. When this long increasing real estate cycle in Culver West turns to a fair market or a buyer's market (and it surely will) what will demand be for these huge homes? How will these large homes affect the future local real estate market and longevity of Culver City as a place of family and community? These are questions other communities have addressed by reducing the FAR ratio.

To repeat, these observations and opinions of mine are from data presented by the Culver City Planning Department, as a 17 year property owner of Culver West and as a local Realtor®. Large houses are an oft-expressed concern of **current** residents in our neighborhood.

Thank you for considering these points in your development of new planning standards and ratios.

Sincerely,
Madrona Casey

Kavadas, William

From: Diane Steinberg <ditalk2000@att.net>
Sent: Wednesday, August 8, 2018 7:56 AM
To: Kavadas, William
Subject: Re: Vinton Ave.

Dear William,

Thank you for your response to my email. For one, I do not agree with the city's policy that just the houses on either side or abutting of a '50 percent' construction project are the only ones affected. If this street ends up having three mega mansions going on at one time (we now have two vacant houses & one lot) I think you'll have a riot on your hands. What can I do to try and have this changed to expand the notification situation?

Also, the vacant lot is 4114 Vinton Ave., all you have to do is go on Zillow and you'll see a lovely photo, now there is a different piece of equipment and more dirt. Since the property is up for sell, what is the purpose of the equipment? Is that included on the sale? My neighbor took several more photos if you need them. As I previously mentioned my neighbor and I told Carlos at Engineering about this (he did call the developer while we were there) and I called Code enforcement about the dumping of the concrete down the street gutter, to date nothing has been done. The gentleman in Code dept. said he thought someone should be responsible to clean it up...

Sincerely,

Diane

On Tuesday, August 7, 2018 4:21 PM, "Kavadas, William" <William.Kavadas@culvercity.org> wrote:

Hello Diane,

Thank you so much for sending your comments our way. I'll make sure to forward your comments to the consultant so that your concerns become part of the public record for this project.

Regarding your concerns, I can tell you the following:

Regarding the construction of larger homes, the first round of neighborhood meetings is meant to get a better understanding of residents ideas for single family design and construction. Potential code revisions will be brought forward in the second round of community meetings for public input. Please continue to stay involved and provide your input on this and the upcoming segments of the project.

Regarding 4140 Vinton, the house does have a reroof permit to tear off the old roof and install a new roof, but no other building permit has been applied for or issued.

The City of Culver City does have notification requirements to adjacent and abutting residents when a home proposes an expansion of greater than 50 percent the existing gross floor area. This is a Building Department Requirement but your comment below will be passed along the consultant as part of this study.

I am sorry that I am unaware of the vacant lot off of the alley. If there is illegal dumping or unauthorized storage of materials, it is something that should be discussed with our Code Enforcement Division. If you would like to give me the address of the property (or a more exact location), I would be happy to make sure there are no temporary use permits for the property before I give you contact information for Code Enforcement.

I certainly hope that I was able to answer all of your questions. Please feel free to contact me with any additional concerns. We look forward to your continued involvement in the study.

Sincerely,

William Kavadas

Assistant Planner

City of Culver City, Current Planning Division

(310) 253-5706 | William.Kavadas@culvercity.org

From: Diane Steinberg [mailto:ditalk2000@att.net]
Sent: Tuesday, August 07, 2018 12:15 PM
To: Kavadas, William <William.Kavadas@culvercity.org>
Subject: Vinton Ave.

Dear Mr. Kavadas,

I was unable to attend the Community meeting for single family dwellings held recently but heard from a neighbor she thought it was a very good presentation. I did do the survey online and hope all the comments being directed to your office will be beneficial to the future development of Culver City.

The issue we are having on the 4100 block of Vinton Ave. is the amount of construction happening on our street. A third mcmansion has just been finished and with all the calamity of noise, parking and other issues (I personally made a complaint to the code enforcement dept. that the construction crew was dumping watered concrete down the street, it was never cleaned up and, as of yesterday, the residual is still there) this is all very annoying. Now, to top it off, 4140 was just sold a few weeks ago and, this morning, here's another crew tearing off the roof!! Please don't tell me they're going the path of mega housing. As I understand from friends living in Long beach and Manhattan Beach, any new construction coming up in those communities, it is required that a notification be sent around to neighbors, within a certain distance, about the scope of the work that will be done and who to contact if they have any concerns. Why can't we have something similar to that?

We also have been dealing with a vacant lot by the alley that has been serving as a 'dumping ground' for the developer for over a year and a neighbor and I talked to Carlos in engineering about that one, which is up for sale again (guessing now that they got to split off the adjoining property in the back and get an R2 permit). How long is that one going to sit around? And why can't the city require them to get rid of the construction equipment just sitting there and clean it up a bit?!

My husband has lived here since 1972 and I have resided here since 1992. It is a wonderful community and generally well planned, but this phase of building 'bigger and better' is not always the best for everyone. There is such a thing as 'moratoriums' and think the city should start considering it for, at this point, it seems like all anyone wants to do is benefit financially and not consider the lively hood of everyone else.

Thanks for hearing me out.

Sincerely,

Diane Steinberg
310.839.6659

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Kavadas, William

From: Erin Roalstad-Bossin <eroalstad@gmail.com>
Sent: Monday, August 6, 2018 12:57 PM
To: Kavadas, William
Cc: jeff bossin
Subject: Re: Single Family Study - Carlson Park

Hi William,

I've learned that the meeting the other week was largely focused on discussing the size of the newly constructed homes. This issue (SIZE) is something that is of great concern to me and my husband.

If this is the direction that the survey and discussion will take, we will continue to be involved. As we discussed below, a conversation about design seems a bit futile if it is exclusive of the size conversation.

Thanks for listening.

Erin Roalstad-Bosin
310-480-1403

On Mon, Aug 6, 2018 at 7:55 AM, Kavadas, William <William.Kavadas@culvercity.org> wrote:

Hello Erin,

Thank you so much for sharing your thoughts and concerns with us. This kind of feedback is exactly what we are looking for at this time. Staff has heard concerns from citizens about both scale and design of single-family homes in single-family neighborhoods. The beginning of this study is an attempt to see if the public does have any strong feelings towards single-family residential construction and its many facets. I will forward your email to the consultant so they have record of your input. At the end of the first round of meetings, the consultant and the City will have a better understanding of citizen thoughts regarding this topic and we will move forward from that point as appropriate. Please continue to contact me with any questions, comments, or concerns.

Sincerely,

William Kavadas

Assistant Planner

City of Culver City, Current Planning Division

(310) 253-5706 | William.Kavadas@culvercity.org

From: Erin Roalstad-Bossin [mailto:eroalstad@gmail.com]
Sent: Thursday, July 19, 2018 8:57 PM
To: Kavadas, William <William.Kavadas@culvercity.org>
Cc: jeff bossin <jeffbossin@gmail.com>
Subject: Single Family Study - Carlson Park

Hello William,

My family and I live at [4300 Motor Ave](#), and bought our house in 2006. We've seen a lot of things change over the past 12 years with regard to the building of houses in Carlson Park.

My husband was active in the anti-mansionization issue, as we saw the direct impact some of these huge houses were having on our neighbors.

I wanted to express my thoughts to you, as we cannot make the meeting next Tuesday.

I think given we did very little to limit the size of the houses being built in Culver City, a conversation around design is, frankly, a waste of community resources. If the size of a building isn't addressed with more concern, what it looks like seems trivia at this point.

Most of the large houses in the study for Carlson Park - whether you like the design nor not - are all well maintained and the properties are kept up. I like living in a community where people care about their property and keep things up with maintenance and care. What the building looks like is simply personal taste.

Personally, I am more concerned about the "design" of the homes that are nearly falling apart due to lack of care! In Carlson Park there are at least a dozen homes that are dilapidated that look like crack homes (Jasmine, Motor, etc). Honestly, some of the homes in this area haven't been painted or re-roofed since they were built. And don't even get me started on the landscaping (or complete lack-there-of).

I'm super confused about what this meeting is intended to accomplish - but feels more like a deliberate move to discourage more modern / contemporary / large construction vs. addressing real issues that impact the functioning of the community (traffic, sidewalks, bike lanes, school safety, etc.).

While I do not like many of the designs of the homes in this survey, my opinion of them is meaningless because I do not live IN them. One of the homes is my next door neighbor. I live NEXT to one of these houses and I do not like the look of the home. That said, the people IN it are lovely. THAT makes my community. People. Not their exteriors - their interiors.

This survey is very confusing to me. Why are we focused on the design when we should have focused on the size? Since that didn't matter...who cares what they look like. Let people live in what they want to live in.

OR, make sure you're ALSO addressing the homes that are falling apart, don't maintain their landscaping, don't paint the exteriors, mow their lawns or move their cars. Those are more of an eye sore in Carlson Park than the homes you've chosen to list in this survey. Which, by the way, is kind of strange to publish these images. Do the owners all know their homes are subject to a public survey? I hope so. I personally know 4 amazing, community oriented, public school going families that live in the homes you've showed. I might not love the look of their homes, but I love them! Therefore, my answer to all of the homes in the survey was "like".

Thanks for listening.

Erin Roalstad Bossin

[4300 Motor Avenue](#)

310-480-1403

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Kavadas, William

From: Culver City, CA <website@culvercity.org>
Sent: Thursday, July 12, 2018 11:00 AM
To: Kavadas, William
Subject: Email topic from Culver City, CA

Message submitted from the <Culver City, CA> website.

Site Visitor Name: Escalera, Lori
Site Visitor Email: design.etc@cox.net

Hi there, I grew up in the hood. I still own my family home and walk the area. I hate the mansionized homes that are post modern (boxlike) in styling. I do not mind the post modern style that is in scale with the neighborhood. Most of all - I hate sitting at my house (4366 Jasmine) and looking east to Jackson where there is everykind of roofline and levels and angles now in view. It is so unappealing and chaotic. I had to build a lattice on the cinderblock to block some of the BLIGHT out. Yes BLIGHT. It is offensive. It is inconsiderate and unaesthetic. We have a create 20th century track neighborhood. A good architect takes the landscape (environs) in mind when they design. To build something so out of character, scale, boxy, irregular and void of styling in relationship to other things is the sign of someone not respecting the future of the area or needs of others.

Kavadas, William

From: LYDIA TB BROWN <lydiabrown05@gmail.com>
Sent: Friday, July 6, 2018 5:30 PM
To: Kavadas, William
Subject: Blair Hills Listening Workshop

Dear William:

Thank you for presenting to us the projected plans in reference to Residential Designs @ Blair Hills, Culver City. It was a very informative session. Upon the conclusion of your presentation, it was clear to us that a pro-active recommendation for residential design @ Blair Hills, Culver City is necessary so that a uniform standard can be establish over time without compromising views that we have as a feature in many homes here. It sounded that our area is similar to the Culver Crest Community where there are many streets that have landscapes encompassing hills, slopes, etc... We hope that your recommendations for that community will also work well for ours.

Sincerely,
Lydia & John Brown

Kavadas, William

From: Culver City, CA <website@culvercity.org>
Sent: Thursday, June 28, 2018 3:28 PM
To: Kavadas, William
Subject: Blair Hills Design Survey

Message submitted from the <Culver City, CA> website.

Site Visitor Name: Angela Arnold
Site Visitor Email: angelalarnold@gmail.com

Hi William,

I wasn't available to attend the Blair Hills workshop because of a previous commitment, but I'm very interested in this topic. We live at 3900 Stoneview Dr. in Blair Hills and are in the process of updating our home while trying to maintain its congruence with the neighborhood. I think Blair Hills is such a special pocket of house from a design perspective and I am hopeful to see houses updated rather than torn down in the coming years. Please keep me in mind if you are seeking additional feedback.

Best,
Angela

Kavadas, William

From: Lloyd Thompson <lloyd.thompson@gmail.com>
Sent: Thursday, January 9, 2020 4:02 PM
To: Kavadas, William
Subject: >> Fwd: Planning Commission Public Hearing Regarding R1 Single-Family Zone Development Standards

Hello William

I have a late afternoon appointment in Burbank on 1/22 and do not expect to be able to attend this public hearing, but I would like to voice my opposition to the proposed development standards. Specifically to the reduction in FAR, the 45 degree encroachment plane and additional restrictions on second story additions such as increased set backs.

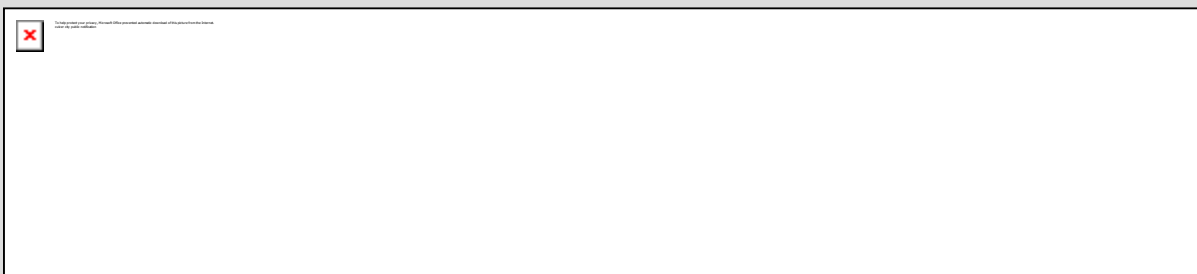
This is my first attempt to leave comments such as above. Is the above statement sufficient or is there additional context I can provide?

Thanks
lloyd

----- Forwarded message -----

From: **City of Culver City** <culvercity@public.govdelivery.com>
Date: Thu, Jan 2, 2020 at 1:33 PM
Subject: Planning Commission Public Hearing Regarding R1 Single-Family Zone Development Standards
To: <lloyd.thompson@gmail.com>

Having trouble viewing this email? [View it as a Web page.](#)



NOTICE OF PLANNING COMMISSION PUBLIC HEARING



**Amendments to the Zoning Code
Single-Family (R1) Zone Standards**

Kavadas, William

From: Kavadas, William
Sent: Thursday, January 9, 2020 4:10 PM
To: Kavadas, William
Subject: FW: Place Blair Hills in Hillside Overlay Zone

From: Ken Alexander <alexandr@usc.edu>
Subject: Re: Place Blair Hills in Hillside Overlay Zone
Date: December 8, 2019 at 3:19:00 PM PST
To: Crystal Alexander <cczaralex@gmail.com>, "Eriksson, Goran" <Goran.Eriksson@culvercity.org>, "Fisch, Alex" <alex.fisch@culvercity.org>, "daniel.lee@culvercity.org" <daniel.lee@culvercity.org>, "meghan.sahli.wells@culvercity.org" <meghan.sahli.wells@culvercity.org>, "thomas.small@culvercity.org" <thomas.small@culvercity.org>
Cc: Carol Schwab <carol.schwab@culvercity.org>, Jon Melvin <jonm@vi-i.com>, "david.white@culvercity.org" <david.white@culvercity.org>, "john.nachbar@culvercity.org" <john.nachbar@culvercity.org>

Blair Hills likely faces the same fire, liquefaction, and landslide dangers as Culver Crest, but despite the clear recommendation of the consultant (who in turn was advised by public safety professionals), and despite similar topography and geology, only Culver Crest is being exempted from having ADU's.

There may be a reason for this which hasn't yet been stated. Blair Hills has the highest African-American population of any R-1 neighborhood in Culver City. There is a long and shameful record in America of cities using far lower safety standards for neighborhoods with people of color than they do for white neighborhoods. When refineries, chemical plants, landfills, and more are sited, it is too often the people of color who end up suffering the hazards.

Sadly, Culver City City Council threatens actions which would continue this legacy. Well, I say NO to that. ALL communities deserve protection in Culver City. And I hope my Blair Hills neighbors will join me in this.

I urge the Council to set aside the shameful legacy of America's past, and place a moratorium on ADU's in Blair Hills until the fire, liquefaction, and landslide dangers can be professionally evaluated, as they were for Culver Crest.

--Ken Alexander

From: Crystal Alexander <cczaralex@gmail.com>
Sent: Sunday, December 8, 2019 12:21 PM
To: Eriksson, Goran <Goran.Eriksson@culvercity.org>; Fisch, Alex <alex.fisch@culvercity.org>; daniel.lee@culvercity.org <daniel.lee@culvercity.org>; meghan.sahli.wells@culvercity.org <meghan.sahli.wells@culvercity.org>; thomas.small@culvercity.org <thomas.small@culvercity.org>
Cc: Carol Schwab <carol.schwab@culvercity.org>; Jon Melvin <jonm@vi-i.com>; Ken Alexander <alexandr@usc.edu>; david.white@culvercity.org <david.white@culvercity.org>; john.nachbar@culvercity.org <john.nachbar@culvercity.org>
Subject: Place Blair Hills in Hillside Overlay Zone

I finally had a chance to touch base with one of our Planning Commissioners.

He advised me that the Culver Crest is presently in the “hillside overlay” zone while my neighborhood, Blair Hills, is not. What this means is that, based on specific findings on public safety access and liquefaction in Culver Crest, ADUs will not be allowed. He said Blair Hills is NOT similarly protected as it is currently not in the hillside overlay zone. Finally, he indicated that whatever the consultant told me about design standard recommendations may be moot now ... unless Blair Hills is put into the hillside overlay zone.

So here is what needs to occur before any vote of the ADU is taken on Monday. The Blair Hills neighborhood should be excluded (as the Culver Crest already is) by moratorium if necessary, until such time as the fire safety and liquefaction findings can be made for Blair Hills. Given that the Blair Hills neighborhood is just on the other side of the hill from Culver Crest, it is more likely than not that the same kind of findings, and protections against disaster, should be applied.

By this email, the City of Culver City is now on notice that a number of residents in Blair Hills will now be notified of these pending actions, and the corrective actions that the City Council can now take to avoid possible problems in the future.

On Sun, Dec 8, 2019 at 10:03 AM Crystal Alexander <cczaralex@gmail.com> wrote:

Good morning.

I am presently juggling many balls as I am in Tacoma assessing my 97 year old mother’s health and living situation.

I am not so busy to miss the agenda for Monday, including the item on Accessory Dwelling Units.

Perhaps a month ago I went to a meeting on the proposed design standards for the Blair Hills neighborhood, which I understood could potentially go for Council approval in January.

One of those standards would be to deny the use of ADUs in hillside neighborhoods (Blair Hills and Culver Crest) because, the consultant said, the fire service is concerned that the increased density could create a public safety access hazard. I repeat, create a public safety access hazard.

When I asked how this could be done in light of the new state law, the consultant says that cities have leeway to do this if public safety is a concern. He further said that their recommendations for Culver City are similar to those in place for hillside neighborhoods in LA, Santa Monica and other cities.

My question to members of the City Council is this: Will a potential vote on the Accessory Dwelling Unit agenda item Monday night go against the recommendations of the fire service and put hillside neighborhoods in Culver City at risk?

If the answer is yes, then you know as Councilmembers you must amend the item to ensure Blair Hills and Culver Crest are NOT put at risk. With all due respect, Mayor Sahli Wells, I know you know first hand of the horrors of fire. Please do not bring that risk to my neighborhood.

Agenda report is below:

<https://culver-city.legistar.com/ViewReport.ashx?M=R&N=TextL5&GID=535&ID=26129&GUID=LATEST&Title=Staff+Report>

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Crystal Czarnecki Alexander

"If it doesn't scare you, you're probably not dreaming big enough." --Tory Burch

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Crystal Czarnecki Alexander

"If it doesn't scare you, you're probably not dreaming big enough." --Tory Burch