

NOTES COMMUNITY MEETING 10/15/2018 FOR 3906 TILDEN AVE.

Neighbors meeting for 3906 Tilden development was held at 7PM on October 15, 2018 in room C77 of the Senior Center

9 people attended, representing 6 separate family groups. One family group, the former owners of the subject property, no longer lives in Culver City. They live in Henderson, Nevada

Presentation, both verbal by developer, Lewis Futterman and verbal plus slide show by architect Robert Thibodeau began at 7:15.

Futterman explained that he was a builder of family housing and that it was his intent to replace the 3 small, 2 bedroom single floor cottages with five two story 3 bedroom family style homes, geared towards the needs and tastes of what he believed was the audience most interested at this point in moving into Culver City, with its cultural and dining amenities, and, most of all, good schools.

Thibodeau explained the design and layout of the five homes, emphasizing the spaciousness of the units and the modern design, intended to attract the clientele described by Futterman.

After the presentation a question and comment session ensued. One woman introduced herself as the owner-occupant of a three unit complex a few doors towards Washington on Tilden. She questioned whether we could guarantee that families would move into all the 5 homes. Futterman explained that all he could do was produce truly appropriate family home. However, he couldn't prevent singles or childless couples from buying them. She also questioned what the selling prices would be. Futterman said that was two years away and he could only hope the market would remain strong enough for the homes to be sold at a profit,

She then proceeded to strongly criticize the design of the homes. She said she would love to see a few single family homes built on the site, but understood that was not financially feasible. Instead she said that, while she liked the wood, the developer should modify the designs away from the simple lines of modern architecture and towards a replication of the more traditional designs of the cottages to the south on the block. She said "there were already enough boxy, nondescript multi-family buildings" across the street on Tilden.

Futterman countered he felt the design of the townhouses was anything but nondescript and that this was clearly not a pristine block of cottages that the inclusion of a modern styled project would defile. More importantly, based on his prior substantial experience in Venice and many discussions with various Culver City real estate brokers, he was convinced modern design was what was desired by the vast majority of buyers interested in moving to Culver City or upgrading their existent local housing. She strongly disagreed and added that the modern design at 3906 would lower the value of her property. Futterman countered that the exact opposite had occurred in Venice, when modern buildings were built next to more traditional structures,

At that point the owner of the property next door to the south (a traditional small cottage, with a large mixed design two story, 4 bedroom home behind it) stated that he felt modern architecture was totally inappropriate on this block. He described the 3906 proposal as "looking like a blown up brown paper bag." Futterman asked him or specifics as to how he would change the design. He had no suggestions. But, he also claimed that a modern development would hurt the value of his property, which he was attempting to sell.

Futterman then pointed out that the neighbor's two homes had been on the market for about a year and had not sold. He asked him whether this modern development at 3906, which, at minimum, would sell for more per square foot than the neighbor's asking price, might help him with his marketing, despite the divergence in styles. He said "No, people like our project and wouldn't want what you are proposing next to them." Futterman asked "Based on what information?" There was no answer.

Futterman then asked if any of the other attendees had questions or comments. They did not. The meeting did not end immediately, though, as the two objectors briefly repeated their prior complaints and Futterman and Thibodeau countered. Neither side added any new thoughts or information.

After 5-10 minutes of back and forth, the meeting ended.

COMMUNITY MEETING NOTES

3906 TILDEN 5-UNIT CONDOMINIUM

Project Site: 3906 Tilden Avenue, Culver City 90232

Meeting Date: December 5th 2019, From 7pm To 9pm

Meeting Site: 4117 Overland Avenue, Culver City, California 90230
Iksan Room at The Veteran's Auditorium

Meeting started at 7:10 pm and ended at 8pm. Including myself (drafter), the Applicant/Architect (Robert Thibodeau), the Owner/Developer (Lewis Futterman), the City Planner (William Kavades), 10 people attended the Community Meeting and feedback from the community was overall very positive.

William Kavades started with a few words explaining the process of going through the Planning Division and next steps, which would be having a Planning Commission Hearing, with potentially another Community Meeting, to get a Final Determination on the proposed project.

First speaker was the Applicant/Architect (Robert Thibodeau). He started with a short bio of his past work & projects. He then went on to explain the proposed project, a 5 unit condominium on the corner of Tilden and Matteson, with 12 off street parking spaces in a subterranean parking. After, he explains the progress and how we worked with the Planning Division to further develop the project. He then goes into depth on the details of the project concerning the individuality of each unit, the parking entry, landscaping, high end materials and how we worked with the Planning Division to further accentuate articulation of the street facing facades by breaking them up with vertical breaks. Subsequently, he moves on to compare the existing property to the proposed, going into the number of units (3 existing to 5 proposed), square footage per unit (from 2,100 to 2,500 sf per unit), the condominium model and how nice it is to live in and own, and how this project will house young professionals wishing to live in the city of Culver City and participate in the good of the community.

Following the Applicant/Architect is the Owner/Developer (Lewis Futterman). He commences by explaining the concept of the project and how it was designed for family style housing in all aspects (size of units & design). He then goes on to further extrapolate on how we failed at the first submittal in lack of articulation and how it was a learning curve for us because we usually do projects in Venice and not Culver City. He shows the first rendering that was provided in the first round of submittal to show how far we've come. Afterwards, he discusses the process we went through with all other consultants who helped us with design as well as looking at other projects in the neighborhood to come to this final proposal.

We then went on to here questions and comments from the public.

Questions/comments were as follows:

1/ What is the lot size? Robert answers with 8,961 per survey.

2/ When would construction start? Lewis answers by stating May, July or August and that there would be 14 months of construction, in hopes that the subterranean parking doesn't slow things down during construction.

3/ Are there 3 beds in each unit? Robert answers yes.

4/ Will there be an issue with street parking? Lewis answers that these units are to be lived in by families, not college kids with roommates. Two cars max per family.

5/ A couple comments on how they love the project and would love to have this project in their neighborhood.

Meeting ends with positive feedback around 8pm.