
COMMUNITY MEETING REPORT

Project: 3808 College Avenue – 6-unit Condominium

Date: September 26, 2019, 7:00 pm

Location: Veteran's Memorial Complex, Room B

Attendees:

Project Team

Michael Katsibas, Architect

Chris Driscoll, Architect

Olivia Lewis, Architect

Simon James, Developer

Community Members

Kimberly Jackson

Karla Langston

Scott Langston

Amir Ali

City Staff

Gabriela Silva, Planning

Project Introduction

Summary provided by project architects:

This building will be responding to the context of the neighborhood. There will be 6 units within a multi-family zone, it is on a 2-story street, respecting the height study. There will be parking spaces underneath plus guest parking to alleviate street parking issues. A new driveway will be provided from College Avenue. The windows are not facing other windows next door and there is one accessible bedroom on the ground floor. The building is a modern, simple design.

****Note:** Project drawings were available on poster boards and displayed on easels during the presentation

Q&A / Comments

Comment: Neighbor expressed concern about parking entrance, alley access, and the need to have to cross each other's property line to enter garage.

Question: "Is it 2 stories?"

Answer: "Yes, 2 story, parking in the basement"

Question: "What kind type of privacy from 2nd story looking out to south side"

Answer: "we made sure to not line up windows with facing building, there is a wall on the first floor, and screen windows that aren't too big on the second story"

Question: "Will there be shrubbery on the side"

Answer: "There will be shrubbery in available areas surrounding the building"

Question: "Will there be a retainer wall?"

Answer: "Yes, there will be a 6ft retainer wall for the moment"

Question: "Considering site wall and property wall, they prevent access to parking garage, need property access to enter garage. Alley doesn't have enough space for access. Why is there no ramp from rear?"

Answer: "There is no official impediment onto property line, and no easement came up in the research. We are willing to look at the drawing to see if there is anything to be done. Ramp is proposed from there because there isn't enough space to maneuver onto the site"

Comment: "We don't want to have our driveway blocked"

Answer: "We don't want to block your driveway"

Question: "How many parking spots and what is the clearance?"

Answer: "3 for each unit, 2 for tenants, one for guest. The height clearance proposed is 10 feet to meet the requirements for trash service. It is a shared parking garage with private entrance for each unit."

Question: "What is the timeline?"

Answer: "6 months for building permits, plus a year or two to build."

Question: "What sort of coverage will be around the building site? Concerned about dogs in the backyard."

Answer: "There will be a lot of protection around the building site, completely protected"

Question: "Will it be homeowners or renters?"

Answer: "It will be homeowners"

Question: "When is the next meeting"

Answer: "We need to go through the revision process, resubmit plans and materials to the City and then you will be notified two weeks before the next meeting"

Comment: "This building is overdone for the neighborhood, it's very opulent and doesn't fit in with the craftsman style homes on the street"

Answer: "It's a very simple, modern building. There's nothing opulent about the building"

Question: "Are all the balconies from the master bedroom facing Venice?"

Answer: "Yes, the secondary bedroom is facing the south side with the rear unit"

With no further questions/comments, the project team thanked the attendees and the meeting ended.

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Project
3808 College Avenue

Project No.
18-091

Date
05.14.20

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05.15.20

Present

Name	Contact Information	Position
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Michael Katsibas	MichaelKatsiba@kapstudios.com	Partner at KAP Studios
Chris Driscoll	ChrisDriscoll@kapstudios.com	Architect at KAP Studios
Andrew Weisman		Attorney for Langston's
Kimberly Jackson	kimmijax@sbcglobal.net	Resident at 3816 1/2 College Avenue
Karla Langston	karlalan@roadrunner.com	
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Michael Jackson	jackson121824@sbcglobal.net	
KJLA11		
Gabriela Silva	Gabriela.Silva@culvercity.org	Culver City Planning Division
Dona Holmberg		

0.0 Architect presented and overview of the project

A new 6-unit condominium with thirteen subterranean parking spaces. The building will be 2-stories with rooftop decks, and will be a modern design. Garage access is now from the alley, which preserves the existing access to the neighbor's rear garage/parking.

1.0 Community Meeting Presentation Comments

- 1.1 Karla Langston: concern with the size of the easement request on their property.
- 1.2 Andy Weismann: noted that the Langstons are not in agreement yet with the easement, and conversations need to continue to discuss off-line.
- 1.3 Michael Jackson: with the Langstons
- 1.4 Kim Jackson: with the Langstons
- 1.5 Jeff Jackson: In agreement with developer on easement
- 1.6 Louise Dorothy: concern over space for the residents and having enough greenery. MWK noted that each unit has a private roof deck and that includes planting options. Front yard has plantings. Rear yard has plantings. See chat transcript below.
- 1.7 Kendall Jackson: concern over fence/RW at neighboring property line.

2.0 Conversation Key Point Transcript

- 2.1 Louise Dorothy: Can you clarify what changes you have made since your original proposal?
- 2.2 Chris: Yes, we can touch on that. The two key changes are the driveway access change to the alley and the exterior materials of the building.
- 2.3 Andrew Weissman: The Langston's at 3816 have not agreed to the proposed reciprocal easement. The easement as proposed is not acceptable to the Langston's and will need to be modified. Steve Kaplan and I have agreed to continue discussions between us to attempt to reach a mutually acceptable result. Between us, we feel confident that we will be able to craft such an outcome.
- 2.4 Louise Dorothy: To my untrained eye, it looks as if you are building almost to the property line. Is there anywhere for humans to walk or sit amongst greenery?
- 2.5 Louise Dorothy: I mean the humans who live there!
- 2.6 Jeff Jackson: I would tentatively side with the developer regarding the easement issue, I don't see how the developer could modify the design while maintaining the most available parking on street or otherwise