

## MINUTES OF COMMUNITY MEETING #2

**Meeting Date:** 9-10-2020

**Meeting Site:** Virtual meeting

**Agenda:** Meet community members to obtain feedback and inputs regarding a proposal to develop a 4-unit residential condominium project at 4095 Sawtelle Boulevard in Culver City.

**Attendees:** Adi Cohen, Ron Tikosky (Project Developers)  
Daniel Bibawi (Project Architect)  
William Kavadas (Assistant City Planner)  
Community Members: Neighbors

Meeting starting at 7:05

- Introduction of the developer team, architect and city representative (William Kavadas) to the community.
- PowerPoint presentation of the project by Daniel Bibawi
- Adi Cohen took over the PowerPoint presentation due to technical problem on Daniel side, public couldn't hear properly.
- Question and answers from the community members:
- Pangu: Looking for differences between original designs to new design presented today.
  - Adi: point the differences between the designs from the previous meeting utilizing the PowerPoint presentation.
- Sean: Concerns of set back with telephone pole.
  - Adi: No changes to power poles and lines.
- Sean: Will property wall remain?
  - Adi: Might remain if safe and in good condition. If not, we will remove and rebuild with privacy panel in place.
    - Sean: We will discuss privately for timing.
- Sean: Parking concerns. Keep in mind the traffic impacts and neighborhood kids. Is there anything we can do for more pedestrian safety?
  - Adi: We worked closely with the City and a civil engineer to eliminate any blind spots. Also lighting and mirrors are planned to be installed along the driveway and adjacent to the sidewalk.
    - Sean: That's good.
- William: Provides general timeframes.
- Next week Applicant/City Planning will meet.
  - 60-90 days to Planning Commission Hearing.

- If approved – Building Safety review will take about 4-8 weeks.
  - Permit could be issued maybe early next year at the earliest.
- Pangyu: Where will the property wall be and how high?
  - Adi: On the north side we have a 5' set back. The wall will be 6' high from rear corner of lot to front of building line. The wall could remain if it's in good condition. If not, we will replace.
- End of question and answers and meeting concludes.