



JOHN KALISKI ARCHITECTS
 3780 WILSHIRE BOULEVARD, SUITE 300
 LOS ANGELES, CA 90010
 (213) 383.7980 *ph*
www.johnkaliski.com
John Kaliski, AIA C17945

Summary of McLaughlin Listening Workshop Comments

Date: October 19, 2018
 Re: McLaughlin Listening Workshop Summary
 Location: Veterans Memorial Building, Garden Room, 4117 Overland Avenue, Culver City, California, 90230

On August 21, 2018, from 6:30 PM to 8:00 PM, a community meeting was held at the Veterans Memorial Building to discuss single family development in the McLaughlin neighborhood. John Kaliski Architects (JKA), with City staff input, heard feedback from residents about their vision and concern for future development in their neighborhood.

Community members who attended included:

- Virginia Blades
- Rodney Bernardin
- Chun Lo
- Joel Myerson
- Marilyn Russell
- Janice Santos

Staff and consultants that attended included:

- City of Culver City, Current Planning Division: Michael Allen, Susan Herbertson, William Kavadas, Deborah Hong
- City of Culver City, Advanced Planning Division: Ashley Hefner
- City of Culver City, Planning Commission: Kevin Lachoff, David Vodcannon
- JKA: John Kaliski, Carolyn Matsumoto

A thirty-minute survey exercise was conducted with the group as a whole. The survey exercise consisted of twenty site photographs of McLaughlin. The group voted with red and green cards to indicate their “like” or “dislike” of each photograph. A second twenty-minute community comment exercise followed which gave participants the opportunity to share their interests/concerns and to describe what works and doesn’t work in their neighborhood.

Survey Exercise Findings

1. **Residents prefer two-story homes that are modulated, maintain the existing 10-foot driveway along the side yard, and are consistent with the existing architectural styles found in Culver City.**
 New development is altering, to varying degrees, the character of neighborhoods surrounding McLaughlin. The McLaughlin neighborhood has not been developed to as high a degree as these surrounding neighborhoods. Residents of McLaughlin are attuned to the existing conditions that are not protected under existing development standards, such as the existing 10-foot driveways along the side yards, which contribute to the overall openness of McLaughlin. One resident noted that current lifestyles require larger homes and the challenging transition this creates for existing neighbors, “If someone wants to put up a second story, they should have the right, if it’s done in relation to the neighbors. But neighbors will lose privacy, that’s just a fact of life. Somebody will sell, buy your home, and put a second story on it because no

one lives in a 1,500 square foot house anymore. So you've got five neighbors that go to church because they'll be upset." One resident noted the out-of-character homes developers have introduced to the neighborhood, "These developers come in and put in these houses. They put in two houses, side by side, that look like Cape Code and now my street looks like Manhattan Beach. The cookie cutter style is happening more and more."

2. Residents prefer second-story additions that are consistent and integrated with the original tract home and set behind the ridgeline.

Residents were critical of the style inconsistencies of additions that did not follow the architectural style of the original tract home. Responding to an image of a second-story addition, one resident commented, "There should be restrictions for integrating your add-on to your home." Another resident agreed, "It's a box behind and there's not an attempt to integrate it." A resident noted an out-of-character glass sliding door where typically a picture window would be placed in a minimal traditional home, "I think it makes no sense to have sliders out in the front. I would say that's a rule."

3. Residents prefer remodels of single-story houses that utilize high quality materials, modulation, and that are consistent with the architectural styles of the neighborhood.

Residents preferred remodels consistent with the existing minimal traditional and ranch styles found in McLaughlin. Of the examples of modern-style remodels shown to residents, half liked the homes for being a modern style and the other half preferred a single-story modern building to a two-story building. One resident commented, "It's contemporary and modern but it's not out of scale. I appreciate the single driveway." A resident who disagreed commented, "It doesn't go with the neighborhood. It looks like a box."

4. Residents like landscaping that is consistent with and enhances the architectural style of the house.

Residents voted positively for houses that were large and unmodulated if the landscaping mitigated the bulk of massing, "It's landscaped in a way that helps break up the scale." Residents also voted negatively for houses that had poor landscaping, "I think there's a nice house there but it's hard to get past the landscape."

Community Comments Findings

5. Maintain a balance of new development within a neighborhood predominated by original tract homes.

Residents wanted to find a balance between allowing new two-story construction while also maintaining the characteristics of the original tract development. One resident commented, "What's amazing about McLaughlin is it's not a generic looking neighborhood. The look and feel is unique for the LA area. Houses were built in the 30s and 40s and then frozen in time for a while and that's how it looks today. It's not a bad thing and may be a unique opportunity. We like this look and we want to keep it. I would balance it respectfully [in relation to new development]. I've seen things today that were okay and others that crossed the line. We can't just say no to two-stories. All of this has to be baked in." Another resident commented, "I think we need to keep the human scale but people should be able to do two stories. Can we go down to 0.35 FAR and people can still have two-stories?"