

**SILVER LAKE NEIGHBORHOOD COUNCIL  
URBAN DESIGN AND PRESERVATION ADVISORY COMMITTEE  
MONTHLY MEETING MINUTES - APPROVED  
Wednesday, March 14, 2018  
Silver Lake Recreation Center  
1850 West Silver Lake Drive  
Los Angeles, CA**

1. CALL TO ORDER

Attending Committee Members:

Scott Plante, Co-Chair  
Joe Ferrell, Co-Chair  
Barbara Ringuette  
Georgene Smith-Goodin  
Genelle LeVin  
Craig Collins  
Carol Cetrone  
Liza Temple  
Christine Kantner (arrived late)

The meeting began at 6:35pm with 8 committee members present.

2. GENERAL PUBLIC COMMENT

*David Wheatley, former Committee Member:*

He said that he visited the Venice Neighborhood Council's Land Use and Planning Committee yesterday. There are lots of mansions there in Venice. He wondered about the residents of those giant homes, do they have children? Is it the best use of the land to have 8,000 square foot mansions? There was no room for low income housing. He hopes that Silver Lake can do something to preserve this neighborhood. We must preserve the cool part of the neighborhood. Don't give in to developers, he urged.

*Georgene Smith-Goodin:*

In December I filed an historic culture monument application for 904 North Seyton Way. There was a hearing February 15 where the Cultural Heritage Commission did agree to take it under consideration. The original home owner was a Keystone Cop. Also, it is a stellar example of how the working class lived in early 20<sup>th</sup> Century Los Angeles. The next hearing will be April 22 at 10am at Cultural Heritage Commission.

*Carol Cetrone:*

She said there was a notice of demolition on a gas station near here. This place was mentioned with glowing distinction in the media, Survey La. It was nominated for historic preservation by Councilmember Mitch O'Farrell last week in an effort to preserve it.

*Gary Benjamin, Silver Lake resident:*

We have an item on your agenda for next month. We want to update our existing Conditional Use Permit (CUP). We want to upgrade to a full liquor line and have longer hours. We had an open house last week. We gave notice of this event to those living within 500 feet of the venue. Some of your committee members were there. If you would like a tour of the restaurant or the opportunity to meet with the owner, we are happy to provide that at any time.

*Barbara Ringuette, Budget Advisor for Silver Lake:*

She urged stakeholders to take a survey for the budget advocates. We make recommendations on what neighborhoods want and need. To complete the survey, [www.ncbala.com](http://www.ncbala.com), then go to survey. Anyone who lives in Los Angeles should take it.

*Daniel Siccone, stakeholder:*

He said that he is a resident on Adrian street, across the street from the subdivision that will be discussed tonight. Silver Lake Neighborhood Council Urban Design and Preservation Committee Co-Chair Scott Plante said that's on the agenda and can be discussed at that time.

Plante explained to the audience what the Committee does and how the meetings operate.

### 3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

a. 3415-3417 Bellevue Case Number ENV-2017 Demolition of existing 4 residential units for new construction residential units. Apartments will contain 20% (2) VLI units and 10% (1) LI units.

*Lynn, a representative for the developer:*

She said that they are proposing a 14 unit apartment building on a single lot. Currently there are four units there that will be demolished. There is nothing historic about those buildings.

There will be six lofts total on that block. There are already apartments that vary from 2 stories to 5 stories. Our lot is single story. Three of the units will be designated affordable housing units.

The exterior will be stucco and wood only. It's designed to look luxurious. The rents won't be crazy high. This project is not for rich high-end people.

The construction will conform with safety standards and will be completed in a timely manner.

Plante asked about site access for cars. Lynn replied that there will be a subterranean garage.

Plante asked about an extra floor, a 4<sup>th</sup> floor. A representative explained that this height increase is allowed because of the affordable housing units.

A Woman said that she couldn't understand what was being said. She wanted a Spanish translation. Plante said there's no Spanish translator. Liza Temple volunteered to translate.

The Woman said, via Liza Temple's translation, that she is a resident of one of the four units to be demolished. They've been here for 14 years. The owner sold the house but did not tell them.

Rialto Real Estate is now the owner but they don't do anything. They don't repair anything. My husband has to buy money orders. They don't accept cash. What will they do and where are they going to move to? There are four families with this dilemma, said the Woman.

Plante asked the representatives, how are tenants being dealt with?

Lynn said those are RSO (Rent Stabilization Ordinance) designated units. We're only at the planning stage so tenants haven't been notified yet. It's legally required to notify tenants a year in advance. The evictions will happen legally.

(Note: Georgene Smith-Goodin and Liza Temple are translating the proceedings into Spanish for the Woman who was speaking).

Lyn said this procedure is done through the housing department. Liza Temple noted that they have a minimum of 14 months before they have to leave.

*Carolyn Albert, a neighbor:*

She said she had a question about parking. How many parking spots are in the garage? A representative said 28.

During construction, how much space will construction vehicles need? Lyn said that that will be determined later. They don't know yet.

When asked about a Planning Department hearing date for the project, Lynn said there is no hearing date yet.

Darrin James asked when will tear down and construction begin? Lyn responded that the goal is to begin construction in two years. Darrin James asked what is the reason behind the planned eviction? Can the current residents be considered for the new units?

Lyn said the project owner is legally required to notify them in advance.

Barbara Ringuette asked about a case file number for the project? Have you reviewed on our website things to bring here for us to review? Lyn said that Plante had told her about this. Ringuette asked did you do notification within 500 feet?

When asked for more information about the new units, a representative said they will be 2-3 bedrooms per unit.

Carol Cetrone noted that there is nothing on this block that is so tall. This is a block away from a gigantic development on Bellevue. That is probably happening concurrently with this project. I imagine that there will be lots of construction vehicles there. Have you thought about this, she asked.

A representative said there will be a mandatory hearing about this. We've hired specialists for that part. Lyn added that the hearing members may assign us a different driving route for our trucks.

Cetrone said I visited the property yesterday. I met Salvador in the back who's lived there for 18 years. It's unfortunate that these families are designated for eviction. I am not in favor of the displacement of my neighbors. Lynn said she'll discuss offering the current owners options before new people are approached.

Smith-Goodin asked how did you come up with the ten? There should be 9 units. A representative said that City Planning allows us to round up to 10 units. A man in the audience said that's State law.

Temple urged the project to allow current tenants options. Approach the owner about this. She's glad that this isn't a small lot subdivision. Those would be more expensive units.

Co-Chair Joe Ferrell said the proposed building looks too boxy. It looks like the Dream Hotel in Hollywood. Break up the massing by stepping back each story. He said that he likes the smaller units. The highest floor is pushed back 5-10 feet and there would be a balcony. He added that the project looks monotonous.

Lynn replied this is a concept design. We're only at planning stage. Plante said the white mass at the top looks a bit heavy. '

Craig Collins said we face the contradiction of wanting to create new housing but also being sensitive to the needs of tenants and developers. He expressed massing concerns. How can we make the articulation of surfaces as appealing as possible? Setting back the top level and heavy white massing, those are the kinds of things that help to integrate this into the neighborhood.

Barbara Ringuette said it looks institutional. You have a luxury roofdeck. You are probably seeking people who are seeking luxury apartments. It looks like there is a sixth story. We don't like roofdecks. They should be no more than 50% of roof space.

Lynn said that she'll relay tonight's comments to the owner. The roofs are for the residents, she added.

*Plante made a motion to table this until next month and urged the developers to address the various issues raised tonight. Genelle LeVin seconded the motion.*

b. 760 Hyperion Case Number ENV-2018 VTT map for 14 single family homes.

(Note: Many people in this large standing room only audience are here for this project.)

*Erica Iverson, representative for Lazar Properties:*

She said the architect and civil engineer are also here. The project is located at 760-788 Hyperion. It's a 14-unit small lot subdivision at the border of Silver Lake and East Hollywood. It comprises 4 adjacent lots on Hyperion where Hoover and Hyperion meet.

The zoning for the project is the rd2 1dl zone. This is a low to medium land use designation. The project site contains a 30,000 square foot lot. About 15 units are possible but we are proposing 14.

There are about 10 existing units on the site, which are duplex and multi tenant sites. They will all be demolished. There are 7 lots fronting on Hyperion and 7 lots on the interior. These are all separated by a community aisle.

The units will be 22.5 to 36.5 feet in width. The A units facing Hyperion are 1900 square feet with 3 bedrooms. The B Units in the back are 2100 square feet with 4 bedrooms.

The project is a sloping site. There is a 10 foot setback from Hyperion. Currently, there are garages sitting at property line. Parking will be provided in private garages. There will be two stalls for each unit plus 4 extra communal spaces for guests.

*Steve Wonderlich, architect:*

We worked with the owner to create something timeless and that would appeal to buyers. The garages and driveways are through the rear. The living levels are the top levels. There are roof decks that meet your 50% guideline. The bedroom levels are at lower levels. The materials are stucco and metals. There are no garage doors facing the street.

Plante asked is that a widening of the street? Erica Iverson replied that we will widen the roadway to be an 18 foot half with a 12 foot sidewalk.

A Man asked about the garages, how many parking spaces will there be for the community in front? Wonderlich responded that they don't know yet. Scott Heals, the civil engineering representative for the project said we're adding 7 spaces because we're getting rid of garages.

Paul Barren, a long-term resident who lives next door, said we bought property to enjoy the view. This is like putting a huge wall in front of our view. Place this project on flat land, he urged. Some feel that the hills in Silver Lake are open game. Hyperion is a very narrow street. Neighbors have no place to park. Are they seeking variances? He warned about how such projects in Silver Lake and surrounding areas such as Los Feliz destroys the sense of neighborhood.

Erica Iverson said that the zoning is rd2 which does allow developments of this size. This is consistent with what is zoned.

Zachary said I walk my dog there. I have lived in the neighborhood for a year. We got help from our parents. We live in a condo. We are barely able to get into the neighborhood as it is. It's only with developments like this that people like me can get into this neighborhood. There are others who benefit from developments like this.

Benita Sparks said she's lived there since 1995. The owners owned this since the 1940s. It's a beautiful property.

Erica Iverson said that in order to subdivide the property, we need a map. We need City approval of the map.

Lindsey asked how long will construction take? The project contractor said it would be 12-14 months. There is no start date at the moment.

Erica Iverson said the units are for sale. They are essentially single family lots. She has no information about price points. Smith-Goodin said that if the units are about 2000 square feet, based on the medium price in Silver Lake per square foot, then these units would sell for about \$1.5 million at least.

A Man who lives at 923 Hyperion in another subdivision asked about trash. Will there be a central dumpster? Steve Wonderlich said yes. The Man added that such developments make living in Silver Lake possible for him.

Brian Tuck said that he just left the property two days ago.

Ron Burnbaum said that he lives behind this property. Will the elevation change the dynamics of sight and sun on nearby properties? He has solar panels on his property.

A Woman said we've been Ellis Acted out by the new owner.

Jason Lewis, a Lazar Properties representative, said we comply with Los Angeles regulations regarding relocation payments. Payments have been made but will be received when the tenants move. The funds are in escrow.

Wonderlich said the whole back portion of the project is designed to nestle into the hill.

A Woman said that she's lived here for 11 years. I'm priced out of Silver Lake. You're kicking people out of my neighborhood. These will be outdated within 20 years. This is not the Silver Lake that I know and love. People moving to Los Angeles can't afford this.

Adam Keith said that he lives in Silver Lake and grew up here. He was recently able to afford a home in Silver Lake. We have a 1920s home. Building units like this takes pressure off the existing housing stocks. When New Yorkers arrive, they will move into something like this. It will depress house values.

He added that he walks his dog along this street. He likes the greenery of the street. Can you talk about green space? Erica Iverson said there is no greenery now. Our setbacks add greenery. Steve Wonderlich said there will be private courtyards in front with greenery. There will be low foliage. It will look beautiful at street level.

A Former Resident said, let's be clear, we are replacing RSO units with people who can afford \$1.5 million homes. We are over-serving the rich, he warned.

Douglas Green said this is really good. He is a general contractor who's lived here 27 years and was just able to afford a place 3 years ago.

David Wheatley asked can we see more information? This looks boxy to me. This is the opposite of where we should be going in Silver Lake. Can you take this? I really feel for the man in the front row who is about to lose his view.

Paul asked how would you feel if someone destroyed your view? What is the height of the proposed units, he asked. Wonderlich said the new roof deck is lower than existing roofs. Plante added that views are not legally entitled in the City of Los Angeles.

Wonderlich noted that we've exceeded the landscape requirements for single homes. Most homeowners don't want to share green spaces. We've exceeded landscape requirements.

Craig Collins asked what is the property to the North? Garden Crest, said Erica Iverson. It's a convalescent home, said a woman in the audience. There is concern about a loss of landscaping already there, said Collins. Wonderlich noted that the neighborhood doesn't get to enjoy that. Collins said that has to be recognized.

Wonderlich said there will be pedestrian courts or you can enter via garages. Collins expressed concern about heat islands, about concrete between units. He also raised the question of storm water collection. Find a way to soften that thing up, he suggested.

Barbara Ringuette asked a question about floor plans and applications. Scott said it's in the committee's Dropbox files. Ringuette expressed concern about roofdecks. There is concern about roof deck coverings. Wonderlich said we removed the covers from the roofdecks in the front.

Smith-Goodin noted that there will be extensive excavation. What is the location of the retaining walls?

The project's civil engineer said they want to nettle the project into the existing hill side. That's the purpose of the retaining wall in the back.

Smith-Goodin asked about setbacks. Erica Iverson said that the ordinance goes into effect in April. It's a pilot program now, said Smith Goodin. Why aren't you following it, asked Smith-Goodin. The City is requesting applicants to comply voluntarily with green space requirements.

Ferrell asked the representatives have you had your pre-intake meeting with City Planning yet? Erica Iverson said yes. However, there is no meeting date yet.

Ferrell said that there will be new small lot subdivision design standards that will take effect later this year. Already a pilot program is in effect. Are you familiar with this?

The project's civil engineer said there's a lot of articulation on the building.

Cetrone said that she is distressed by the loss of RSO units in the existing building. There are ten there now. These will be replaced by luxury homes. The loss of green space is really dramatic. What's equivalent to a city pocket park will be converted by concrete and metal.

Responding to a request for a wider road, the civil engineer said that the road will be 2 feet wider along the frontage.

Ferrell said that the Committee doesn't like structures over roofdecks. Get rid of this (the tops of roofdecks), he urged. This is one of the biggest small lots that we've seen on this Committee. Remove a unit and have more green space.

You don't have a hearing date yet, right, asked *Ferrell, who made a motion to address postpone decision about this project until next month. Smith-Goodin seconded.* Plante said we'll send you a list of questions.

c. Parking Working Group Creation of a workgroup to discuss parking issues in Silver Lake.

Smith-Goodin said we tend to be very upset about parking requirements. We need to formulate ideas and begin advocating for change.

Plante asked you want to form a workgroup? Smith-Goodin replied yes. A member of the Silver Lake Neighborhood Council's Transportation and Neighborhood Safety Committee said that he wants to be involved. There are lots of solutions.

*Collins made a motion that the working group proposal be referred to the Transportation and Safety Committee. Genelle LeVin seconded.*

Smith-Goodin said we should appoint someone from this committee to work on this. *Collins amended his motion so that Liza Temple will be the designated person for that working group. LeVin seconded.*

Ringuette said that a study was done. There is also a current study. I've made proposals in past regarding parking. I have a lot of information.

**VOTE**  
**9-0-0**  
**PASSED**

Yes Votes:

Scott Plante  
Joe Ferrell  
Barbara Ringuette  
Georgene Smith-Goodin  
Genelle LeVin  
Craig Collins  
Carol Cetrone  
Liza Temple  
Christine Kantner

No Votes:

None

Abstentions:

None

d. Concern about demolition of potentially historic structures Create a letter to CD4/13 to determine proper posting procedures and why LADBS is unaware of legislation passed in 2014.

Carol Cetrone read a letter:

This has come to our attention last year, despite an ordinance requiring 30 days notice for demolition. Our government seems to not be aware of this. The ordinance was passed in 2014. There was also a 2017 revision to strengthen the ordinance. We are still hearing about surprise demolitions of historic sites.

There are stories that signs are photographed as proof and then removed. There is a disconnect between the posting ordinance and those who carry it out. Community feedback wants to expand requirements to notify the neighborhood council and community groups.

Collins said the bureaucracy is ignoring City Council. We're a lowly committee. Who are we? Why is this viable for us? Smith-Goodin noted that Council Member O'Farrell didn't know about this. We're putting him on notice. Give it to Council Members David Ryu, Mitch O'Farrell and to DDS. Ringuette said I have sent a similar letter to the general manager, the commissioner, etc. There are many people who should receive these letters.

Ed Candy, Chair of the Hollywood Neighborhood Council's Land Use Committee, said that he's seen 4 demolitions in the past years. The home of our neighborhood council vice president was sold, the developer knocked it down with no notice and received a \$366 fine.

DDS never reports this. DDS is not following the law. The Planning Department is ignoring them. It's become a huge issue. There are no repercussions for demolition crews. There is a suggested \$250,000 fine. The more people who speak on this issue, the more awareness there will be.

**VOTE**  
**9-0-0**  
**PASSED**

Yes Votes:

Scott Plante  
Joe Ferrell  
Barbara Ringuette  
Georgene Smith-Goodin  
Genelle LeVin  
Craig Collins  
Carol Cetrone  
Liza Temple  
Christine Kantner

No Votes:

None

Abstentions:

None

4. ADMINISTRATIVE ITEMS

a. Review and Adoption of Minutes

*Plante made a motion to approve the January minutes.*

**VOTE**

**9-0-0**

**PASSED**

Yes Votes:

Scott Plante  
Joe Ferrell  
Barbara Ringuette  
Georgene Smith-Goodin  
Genelle LeVin  
Craig Collins  
Carol Cetrone  
Liza Temple  
Christine Kantner

No Votes:

None

Abstentions:

None

5. ADJOURNMENT

The meeting ended at 8:19pm.