

**SILVER LAKE NEIGHBORHOOD COUNCIL
URBAN DESIGN AND PRESERVATION ADVISORY COMMITTEE
MONTHLY MEETING MINUTES - APPROVED
Wednesday, May 9, 2018
6:30pm
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
Anne-Marie Johnson
Jerome Courshon
Georgene Smith-Goodin
David Wheatley
Genelle LeVin (arrived late)
Christine Kantner
Liza Temple
Ninotchka Regets
Barbara Ringuette
Carol Cetrone
Bob Lisauskas

Non-Attending Committee Members:

Craig Collins
Cliff Towne

The meeting began at 6:35 with 12 Committee members present.

Co-Chair Scott Plante announced that representatives for the Silver Lake Village Initiative would not be here tonight. That agenda item, 3.a, will be postponed again. Anne-Marie Johnson asked how many postponements can they have? Plante explained that they were in Australia.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Barbara Ringuette:

She discussed Planning 101 and strongly recommended that people attend. The event will be different than it was 2 years ago. It will be open to anyone. See the City Planning website for details.

David Wheatley:

I'm proud of our neighborhood. I moved in in 1975 when it was a Bohemian area. I really liked that aspect. It was an intellectual hippie zone. The neighborhood has changed quite a bit since then. The area used to be known for its individuality.

This committee is called urban design and also preservation. How do we preserve a way of life and qualities and still allow for development? Many developments that we see don't have that type of quality.

There is no place in Silver Lake for boxy stuff. Go for the individuality. He prefers architects like Rudolph Schindler and Richard Neutra, two Austrian architects prominent in early 20th Century Los Angeles.

Jerome Courshon:

The DWP (the Department of Water and Power) is upgrading the electrical infrastructure in Silver Lake. This has been happening for awhile. The last presentation was a few weeks ago. They hope to have most of the work finished by September. The Silver Lake Neighborhood Council has been on top of this.

Carol Cetrone:

Planning 101 is really great. You can subscribe to their email list on their website.

We generated a letter based on concerns a couple of months ago. Representatives of Council District 1 (CD1) and Council District 4 (CD4) got back to her. CD4 confirmed that they received the letter.

Georgene Smith Goodin:

She spoke about a monument at Marathon and Benton. It's been decided not to move forward. However, the owner is open to people in the neighborhood doing salvage in the house.

Scott Plante:

We invited Christopher Hawthorne (a *Los Angeles Times* architecture critic who has been named chief officer of design for the City of Los Angeles) to attend meeting. He has not responded yet.

Scott explained what the Committee does.

He mentioned a report that is an analysis of housing for the Silver Lake area. It is being passed around. Compared to 1980, we have fewer people and less housing. But housing per unit has been consistent.

(Note: Genelle LeVin has arrived.)

Plante said that there were complaints at last month's meeting. He read the Silver Lake Neighborhood Council's Code of Civility that he expected everyone to abide by during the meeting. Please be respectful when you're here. There are many different opinions expressed and they should be done in a respectful manner.

This Committee has been in existence for 14 years. There have been two groups of co-chairs. We don't want this Committee to become like other neighborhood councils where people make silly statements. We want to be respected. It's difficult to get applicants to come here. In one case, we're trying to get an applicant back but they found it unproductive.

Think about what you're saying before you say it. Imagine if that were you standing before us about your project.

He addressed the perception that people are making tons of money coming into our neighborhood. They don't. The general mark up is 6-10%. Let's try to make the projects that we discuss as good as possible, concluded Plante.

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

- b. **1754 Griffith Park**
Case Number VTT-82007-SL
7-unit small lot project.

L
NC Region 6

Keith Lee, Developer:

We were here last month. Your comments were to make a softer look. This will be a seven-unit small lot subdivision on Griffith Park Boulevard. You'd offered comments about variation so that units along the row don't look so similar.

Here are new drawings. We changed the color scheme a little bit. We tried to incorporate natural and natural looking materials. There is natural stone. We have 16 trees on the property. There are pockets of greenery adjacent to the driveway. They were not included in the initial rendering but there were there all along.

We're trying to address as many community opinions as possible. However, we can't make everyone happy and we incorporated them as best as we could. We hope that more natural looking materials will address concerns. There are two alternate schemes: the window trim is now more silver.

Plante asked whether there were any project neighbors are here tonight. There are none.

Jerome Courshon:

Previous issues included elevation, greenery, and guest parking, he said.

Tracy, the project architect, said that we can add pockets of greenery along the fence and trees in green areas.

There is a building line along the street. It's 5 feet for small lot subdivisions. We need space to the street for the Fire Department. Instead of guest parking we chose landscaping. We focused more on outdoor space for owners rather than parking.

Jerome Courshon asked how much guest parking did you give up? Tracy said realistically one car because of the retaining walls.

Christine Kantner thanked them for bringing two alternatives and for addressing concerns. She had a question regarding guest parking.

Carol Cetrone said I like the changes made. I like the option with a darker look. Is the roof angling down? Tracy said no. That's a perspective.

The street is not exactly perpendicular so there's an extra triangle, said Keith Lee.

Georgene Smith-Goodin asked is anyone on the property now? Keith Lee said there is no one now. The units range from about 1750 sq ft to 2200 sq ft. in size, he added.

Carol Cetrone asked about the roof deck situation?

Keith Lee said my brother and I are agents as well. We know what people are looking for. A roof deck with an inside/outside feel would be most useful. The roof deck is only half of the top level. The other half is inside. That's a family room.

Viewing the drawings, Jerome Courshon asked this is the 3rd level? Keith Lee replied yes. Tracy said that it sets the units back.

Barbara Ringuette expressed concern about guest parking. You'll be on the market along with other new projects, the new small lot ordinance requires guest parking. You'd be required to have two spaces. I'd like to see all projects have guest parking.

She also mentioned roof decks. What will be the height? What is the height permitted? Are there homes around whose views will be impacted by the decks? Tracy showed photos of street level and neighboring homes. The homes above are way above. Barbara Ringuette said so there is no impact to anyone's views?

Keith Lee noted that our neighbors to the south have a tall modern-looking building. He said that a 45 foot height is allowed for their project. Tracy said the decks will be at 30 feet but the maximum building height will be 45 feet. Guest parking is only required for projects of 8 units or more so it is not required for this project.

Co-Chair Joe Ferrell asked are the kitchen and living room on the second floor? Tracy said yes. The bedrooms are on the third floor. Jerome Courshon thanked them for making changes.

Speaking about the roof decks, Keith Lee commented that it's not just a bedroom with deck, it's a family room with a deck. Plante thanked them for making changes. Keith Lee thanked the community for participating.

Joe Ferrell asked about the little wall in front. What are the materials? Ferrell said that he wants that to be darker. Tracy said that she isn't sure of the material.

Scott Plante made the motion. Carol Cetrone seconded.

VOTE
10-3-0
PASSED

Yes Votes:

Scott Plante
Joe Ferrell
Jerome Courshon
Georgene Smith-Goodin
Genelle LeVin
Christine Kantner
Liza Temple
Barbara Ringuette
Carol Cetrone
Bob Lisauskas

No Votes:

Anne-Marie Johnson
Ninotchka Regets
David Wheatley

Present But Not Voting:

None

**d. 3200 W. Sunset / All Day Baby
Case Number ZA-2018-973-CUB**

**Kuvhenguhwa
NC Region 4**

Full line of on-site alcohol sales for restaurant. Hours from 8am – 12am Sunday-Thursday and 8am-1am on Friday and Saturday. Patio hours to be 8am – 12am daily.

(The representative for “33 Taps”, agenda item 4.c, is not here yet.)

Eddie Navarette, representative:

We want a full line of alcohol sales for an existing restaurant. The owner is here. She also has the “Here’s Looking At You” restaurant in Koreatown.

You expressed noise and parking issues when we were here last time.

The site has a recessed patio. The patio is not out on the public right of way. It has a roof. It’s an open area. Above the property is the southwest boulevard of Sunset and Descanso. The patio is not on the corner.

There are 7 parking spots that are shared. We have 3 spots allocated for us in the back. We also have bike parking. There are 3 short term bike racks. There is also one long term bike rack.

We are not asking for variations on the parking requirements. However, we’ve been talking to the owner of the car wash. We have a draft lease for 12 parking stalls that would be maintained by a professional valet company. That’s our solution right now.

We have about 2,000 square feet at our restaurant. The new shorter hours desired would be 8am to 11pm Sunday through Thursday and 8am to midnight Friday and Saturday.

The neighbors expressed concerns about noise. We gave them contact information but we haven't heard from them. We did our best in addressing their needs.

Plante said that Mark Duncan, who lives near the restaurant, was here at the last meeting. He said that he was fine with those hours.

Barbara Ringuette said wow! I'm totally impressed. I will vote in favor of this project. I'm very pleased with what you did. Thank you!

Jerome Courshon asked about bikes. 3 auto stalls are being replaced by bike stalls? For building and safety only allowed the bike stalls, said Eddie Navarez. Courshon said 3 stalls seems a bit much. Navarez said there are 7 parking stalls in the back, those will be maintained.

Speaking of the proposed hours, Courshon said that for Friday and Saturday, I wouldn't have an issue with 1am.

Carol Cetrone said the menu looks yummy. I'm hungry. David Wheatley said I think it's good. I appreciate the changes. Carol Cetrone asked when will the restaurant be open? Navarez said December. The Owner said we'll shoot for late fall. The project's hearing with the Zoning Administrator to June 19, noted Navarez.

Scott Plante made the motion with conditions on the parking covenant and the revised hours. Georgene Smith-Goodin seconded.

VOTE

11-1-1

PASSED

Yes Votes:

Scott Plante
Joe Ferrell
Jerome Courshon
Georgene Smith-Goodin
David Wheatley
Genelle LeVin
Liza Temple
Ninotchka Regets
Barbara Ringuette
Carol Cetrone
Bob Lisauskas

No Votes:

Anne-Marie Johnson

Present But Not Voting:

Christine Kantner

4. ADMINISTRATIVE ITEMS

a. Review and Adoption of Minutes

Anne-Marie Johnson made the motion.

Barbara Ringuette wanted a change made for page 13 regarding her statements about the number of alcohol establishments nearby. There are 13 alcohol establishments nearby not 3.

Jerome Courshon wanted a change on page 3 to "Lost over 25,000". Also, on Page 9. Where it says that he lives in the part of Silver Lake where "noise" travels, not things travel.

Jerome Courshon seconded.

VOTE
Unanimous
PASSED

Yes Votes:

Scott Plante
Joe Ferrell
Anne-Marie Johnson
Jerome Courshon
Georgene Smith-Goodin
David Wheatley
Genelle LeVin
Christine Kantner
Liza Temple
Ninotchka Regets
Barbara Ringuette
Carol Cetrone
Bob Lisauskas

No Votes:

None

Present But Not Voting:

None

b. Committee Business

Johnson congratulated Carol Cetrone and Ninotchka Regets for being elected Co-Chairs of the Tenants Rights Committee. Jerome Courshon said that it was a good meeting with a nice agenda. About 12 people showed up.

David Wheatley recalled that a few meetings ago we discussed setting up a parking advisory group. Liza Temple said they were waiting for a follow-up. Georgene Smith-Goodin said that Tony from transportation is to put together a report.

Carol Cetrone spoke about the Precision Auto Silver Lake gas station that's around the corner. Tomorrow is the site visit. There will be a hearing in early June on the first Thursday. It's been there since 1941. The final hearing will be June 7.

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action -- REVISITED

c. 3725 W. Sunset / 33 Taps
Benjamin
Case Number ZA-2017-5098-CUB
NC Region 5

Full line of on-site alcohol sales with live entertainment. Hours from 6am – 2am daily.

Brian, the owner of “33 Taps” said that his representative hasn’t arrived yet. He’s in a hearing.

Brian outlined 7 conditions: live entertainment would be prohibited except for a DJ for trivia, bingo. Live music and dancing are not permitted. No dancing or cover admission charge is permitted. All doors shall remain closed during events with DJ or karaoke. All sounds are to meet noise regulations. There is no seating outdoors after 10pm. There would be no sounds audible after 9pm beyond 50 feet.

Ferrell asked there are no new hours proposed? Brian the owner they are just as proposed.

RECESS FOR 10 MINUTES at 7:30pm while awaiting the arrival of the 33 Taps representative.

The Meeting resumed at 7:44pm.

Gary Benjamin, representative, “33 Taps”:

He offered his apologies for being late. He said that he was at a Planning Commission meeting. Since most of you were here last time, I won’t go through everything.

The restaurant has good food and a good reputation. They host trivia events, karaoke and community fundraisers. The people here last time supported “33 Taps” and it proposed late hours. We want a full line open to 2am.

We did extensive outreach to the nearby area. We had an open house with 40 attendees. We did door-to-door outreach. Some 12 stakeholders gave letters of support. We have an additional 88 letters from the community.

Noise was the main issue from last meeting. We met with the Los Angeles Police Department a couple of weeks ago to discuss noise. We sought their suggestions. There were concerns about the patio, which has speakers outside. After 10pm, all speakers will be off outside.

Regarding live entertainment, that will be exclusively a single DJ for ambient backdrop music. There will be no cover charge, no dancing. There will be no separate sound system. A single microphone will be used by the host of the events.

After 9pm there must be no sounds audible beyond 50 feet. That's halfway into the parking lot. We would have to self-enforce this. The owner has earned that trust. We'll be in full compliance with noise regulations.

He visited the restaurant during a Ru Paul drag event. Once you're 20 feet away, you don't hear anything. Also, there are few homes nearby. There was a question about shorter hours. We're open to other conditions but the owner wants the longer hours.

Jerome Courshon asked about the patio hours? About 2am is unacceptable. We haven't done that with any Silver Lake restaurant. Tonight we did 11pm on the patio for another project. The Owner said the restaurant would close at 11pm during the week and at midnight on Friday and Saturday.

Jerome Courshon asked whether the speakers would be off at 10pm? Brian said yes on all nights.

David Wheatley said that the project is much improved. Can you make a mark in the parking lot at 50 ft so I'll know where to stand.? Can you get an audio device? Navarez said you can get those from the LAPD. I have faith in you guys. I think you'll do good. Can people hear noise at 50 feet? Navarez said no.

Barbara Ringuette said I like the changes you made.

Plante made a motion to support the project with conditions.

VOTE
11-1-1
PASSED

Yes Votes:

Scott Plante
Joe Ferrell
Jerome Courshon
Georgene Smith-Goodin
David Wheatley
Genelle LeVin
Liza Temple
Ninotchka Regets
Barbara Ringuette
Carol Cetrone
Bob Lisauskas

No Votes:

Anne-Marie Johnson

Present But Not Voting:

Christine Kantner

5. ADJOURNMENT

The meeting ended at 7:56pm.