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**CITY OF LOS ANGELES
CALIFORNIA**



**SILVER LAKE
NEIGHBORHOOD
COUNCIL**

Serving the Silver Lake
Community Since 2003

EMAIL:

board@silverlakenc.org
PHONE: (323) 413-SLNC
(7562)

MAIL: PO Box 26385, LA
CA 90026

URL: www.silverlakenc.org

SILVER LAKE NEIGHBORHOOD COUNCIL BOARD MEMBERS

AT-LARGE REPS: Heather Carson / Amy Clarke / Charles Herman-Wurmfeld / Anne-Marie Johnson / David Modern / Kinoka Ogsbury

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**URBAN DESIGN AND PRESERVATION ADVISORY COMMITTEE
MEETING MINUTES - APPROVED**

Wednesday, October 14, 2015 6:30 pm

Citibank Community Room
2450 Glendale Boulevard
Los Angeles, CA 90039

1. CALL TO ORDER

The meeting began at 6:32 pm.

Attending Committee Members:

Scott Plante, Co-Chair
Joe Ferrell, Co-Chair
Leni Fleming
Craig Collins
Genelle LeVin
Heather Carson
Jerome Courshon
Anne-Marie Johnson
Rusty Millar
Renee Nahum
Liza Temple
Jeff Wayne
Terry Jackson
Barbara Ringuette
Christine Kantner
Matthew Mooney (arrived late)
Cliff Towne (left early)

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Renee Nahum mentioned a Halloween pageant at the Silver Lake Dog Park on October 24. The event is free both dogs and people. The dogs will be in costume. However, people will not be required to have a dog there in order to attend. There are flyers about this event in the room.

Anne Marie Johnson asked how many of you have gardeners? Several people indicated yes. She reminded them that the use of gas leaf blowers is illegal. There are fliers that you can print out, she said. Lots of homeowners are ignoring this pollution, she noted.

Genelle LeVin said on Saturday there will be the 21st annual festival at Laurel and Hardy Park. This event attracted 300-400 people last year. It features Laurel and Hardy look alikes. There will be free pizza, drinks, and raffles. The event takes place from noon to 4pm at the Vista del Monte Park, just south of Sunset.

Renee Nahum said that there was an illegal boot camp meeting at the meadow in the park in Silver Lake. The organizers did not have a permit. A City ordinance prohibited this. The organizers were cited and given a warning. They were charging clients \$200- \$300 per month and meeting at 6am with a boom box. They also met in the evening. We worked with the neighborhood prosecutor to end this problem.

Heather Carson said that the Silver Lake Arts Collective will have an opening Saturday night at the Neutra Museum from 6pm-9pm. There will be refreshments.

Co-Chair Joe Ferrell said that the recently approved Little Pine restaurant has posted different hours than what we approved. He emailed them and they haven't responded yet. Rusty Millar said so they are open longer than agreed? The restaurant hasn't opened yet but these are the hours written on the door, said Ferrell.

Jerome Courshon asked what do we do? Co-Chair Scott Plante said nothing yet aside from the letter.

Courshon said that a pedestrian was struck on Rowena on Sunday night. This older man went to the hospital. Be careful crossing Rowena, warned Courshon. We will have new street lighting on Rowena soon. There is also retrofitting of existing lampposts to create more light.

Co-Chair Joe Ferrell said there will be a feasibility study about having a crosswalk there through the City's Department of Transportation.

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

A. Gateways

Pelsman

Case Number: ZA-2009-3302-ZV NC Region 3

Conditional Use Permit: Required to report back to the Neighborhood Council as a result of the original approval.

15 minutes: 10 minutes presentation; 5 minutes Q&A

No one is here.

B. Rose Scharlin

Alexander

Case Number: ZA-2015-1109-CU NC Region 7

Conditional Use Permit: Extension for use as a nursery school

25 minutes: 10 minutes presentation; 15 minutes Q&A

No one is here.

C. Micheltorena

Aulicino

Case Number: AA-2014-4159-PMLA-SLNC Region 4

Small Lot Proposal: 4 units

20 minutes: 5 minutes presentation; 15 minutes Q&A

No one is here.

D. Tenants of the Trees Johnson

Discuss the potential LAMC and ABC violations by the owners/management of Tenant Of The Trees, a bar with Type 48 and 77 licenses, located at 2810 Hyperion Blvd. Several residents living on Angus St. and Rowena Ave and business owners located on Hyperion, have expressed concerns regarding nuisances caused by owners/management and the patrons of Tenant Of The Trees.

20 minutes: 5 minutes presentation; 15 minutes Q&A

No one is here.

4. ADMINISTRATIVE ITEMS

A. Review and Adoption of Minutes

There was a correction for the August minutes. The speaker was Carol Cetrone, not Cristine Kantner

Scott Plante made a motion to approve the August minutes. Anne Marie Johnson seconded the motion.

VOTE to approve the August Minutes
Unanimous
PASSED

Plante made a motion to approve the September minutes. Rusty Millar seconded.

VOTE
15-0-2
PASSED

Yes Votes:

Scott Plante, Co-Chair
Joe Ferrell, Co-Chair
Leni Fleming
Craig Collins
Genelle LaVin
Heather Carson
Jerome Courshon
Anne-Marie Johnson
Rusty Millar
Renee Nahum
Terry Jackson
Barbara Ringuette
Christine Kantner
Matthew Mooney
Jeff Wayne

No votes:

None

Abstentions:

Liza Temple
Cliff Towne

B. Committee Business

Terry Jackson said that we need a discussion of the economics of these transactions. I know costs of apartment buildings. I understand the underlying profitability. There is short-term

thinking. Economics support small lot development. It's easier to gain concessions. Jackson said that he wants to make a presentation in November. He said that he is a CPA.

Renee Nahum offered to bring a representative from Council Member O'Farrell's office here to discuss affordable housing, Would there be any interest? Committee members indicated yes. Carol Cetrone has arranged for an attorney to address the Committee in November about this, noted a Committee member.

Johnson said she wants to agendize our philosophy regarding alcohol licenses.

Carson spoke about the Bedouin Café on Belleville. The applicant lied twice to this Committee Clint Lukens is selling the adjacent property so that corridor will be heavily developed between Silver Lake and Benton.

Towne noted that Eddie Navarette was the advisor for that approval process and referred to him as "Fast Eddie."

A former Committee member said that developers are now seeking luxury apartments instead of small lots because developers don't want to deal with neighborhood councils anymore. Plante said the luxury apartment applicants can't come before us. We only have say for variances, apartments are generally entitled.

There was a meeting last Wednesday regarding the Micheltorena tunnel under Sunset. It was held at the Christian church.

Johnson asked hasn't Council District 13 decided that that tunnel will be closed. Carson said they put forth a motion for City Hall to look into the cost of closure. That's gone through several committees. It may be repurposed as a community art space. The principal at the Micheltorena Elementary School has just supported this.

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

A. Gateways

Pelsman

Case Number: ZA-2009-3302-ZV

NC Region 3

Conditional Use Permit: Required to report back to the Neighborhood Council as a result of the original approval.

(Note: Genelle LeVin is recusing herself from this discussion and leaving the room.)

Maya Pelsman, Executive Director, Gateway Hospital (323-644-2000, ext 274. Hotline 550. 323-644-2030 for Hoover Street facility):

She has been with Gateway for 19 years. She said that they manage several properties.

There are zoning conditions. They had to go back in front of zoning administrator within 27 months. That meeting happened yesterday. She originally presented this project in 2013 to the full Silver Lake Neighborhood Council board. She wants a letter of support.

Plante asked can you explain about the neighborhood watch?

Pelsman said they used to meet every quarter. They are now meeting every six months. Mary Rodriguez, senior field deputy for Council Member Mitch O'Farrell in Council District 13 (CD13) was there in August along with the Los Angeles Police Department (LAPD). There were about 45 attendees. The homeless camp under the 101 freeway at Hoover was a big topic. We had a fire two years ago that destroyed two storage buildings. They have several buildings around Hoover and Commonwealth. The 440 building is permanent housing for the mentally ill. Gateway began in 1953.

Nahum asked how many beds total? There are 53 beds for all buildings, said Pelsman. Johnson asked what are the requirements to be a tenant. Pelsman said you must be a

disabled adult for transitional housing. Those residing there receive 3 meals, medication, and doctors on staff 24/7. For permanent housing at 444, you must be homeless for over 6 months. The process can take 4 months.

Towne asked what is the average length of stay? Pelsman said about 2 years. It takes a long time to stabilize an individual. Their families typically don't want anything to do with them. We transition people to Long Beach or Antelope Valley.

What is threshold for mental illness, asked a Committee member? Pelsman said there are a lot of substance abusers. Mental issues are secondary. There is substance abuse treatment.

Straw poll:
11 yes votes
0 no votes
4 abstentions

VOTE
Unanimous
PASSED

(Note: Matthew Mooney has arrived at 7:02pm after the vote.)

Pelsman said that Silver Lake Neighborhood Council Co-Chair Anthony Crump comes to neighborhood watch meetings. Gateway sponsors them.

(Note: Genelle LeVin is now back in the room.)

B. Rose Scharlin Alexander
Case Number: ZA-2015-1109-CU NC Region 7
Conditional Use Permit: Extension for use as a nursery school

Anne Alexander and Joy are the Rose Scharlin representatives:

Plante gave a brief history. This is a nursery school that's been in Silver Lake since the 1940s. Jerome Courshon facilitated a meeting with Rose Scharlin and the neighbors two weeks ago. He will facilitate this tonight. The Committee seeks closure. Compromise will be necessary.

Courshon said it was an arduous meeting two weeks ago. It was 4.5 hours in 90 degree heat. Not the ideal situation. We hammered out something that both sides could agree to. Still, outstanding issues are written on the board. These are not serious major issues in my opinion.

The conditions include morning weekday hours plus one additional day that allows the school to operate until 4:30pm for a play group on Tuesdays plus one additional day, which wasn't specifically negotiated that day. They are flexible.

There is an Issue now about that day of the week now. They can choose that day of the week for the school year. It may change each year. This is to be set at a neighborhood meeting.

Beth, a woman who lives next door to the school and runs a business from her home and leads the Lakeview Avenue neighbors group, said I run a business and I need specific hours. Courshon said that specific date wasn't set. Thursday had been discussed.

Amid vocal disagreement about what was and wasn't agreed at the last meeting among stakeholders in the room, a former committee member took the floor and threw a letter towards Co-Chairs Plante and Ferrell. She said she'd had it with Rose Scharlin. She walked out.

Johnson asked was there an archival document from this negotiation. Alexander and Joy both took notes, said Courshon. Was there an official note taker, asked Johnson. No, said Joy.

Johnson said we thank Jerome Courshon for taking this on. We don't want to take up time with a debate of what did or didn't happen. That's a waste of time. What is best way to move forward? We can't delay this any longer.

Courshon asked can neighbors agree to a specific day? A man asked what is the purpose of the afterhours? Courshon said it's to have meetings. It's not for playtime.

It's not a nursery school, it's a co-op, said the Man. He said his kids went there but we didn't have after hours back then. We did not have meetings on Saturdays. If it's truly a coop, are you a coop or nursery school?

Joy said Saturday meetings are for maintenance. That would be once a month. This is part of the CUP for housekeeping and maintenance. Courshon asked can everyone agree to Friday until the end of the year until 4:30pm? This can change yearly based on meeting with neighbors. There was no disagreement. We've handled that, said Courshon.

The next issue is Saturday hours for maintenance. 9-4pm or 9am to 1pm? This would be once a month from 9-2pm. Plus another Saturday from 9am to 4pm. These are maintenance days. It was requested for every Saturday in the original CUP. Now it's only 1 Saturday a month, plus one half day additional during school year.

Beth said we have a lot of Saturdays that we're talking about. We live right next door.

Courshon said Saturday hours would be monthly from 9am-4pm 12 months a year. Plus every other month there would be additional hours 9-2pm on a Saturday for 18 Saturdays total per year. This was reduced from 52 originally. This additional time is for parent education or meetings, not for kids.

Beth said I don't really see it as fair. I'm upset with this. She spoke through tears, saying "this is not cool. We live next door." She said she thought the Saturday hours would be 9am-1pm plus one additional Saturday. "I feel like I'm being ganged up upon here." Plante said that's a wrong assumption.

A Man asked why not rotate the meetings among your homes? Joy said we don't have large enough homes.

Courshon asked a question about children on Saturdays. We agreed that there would be no children for any of this. Joy said we're all parents with kids.

Johnson asked when is this due for the City? Alexander said the hearing date has been postponed. Johnson said that, procedurally, this is not our responsibility. You guys should have taken better minutes and agreed before coming to this Committee. We have to table this or we'll be here until midnight.

Plante said I want to move this forward. Alexander said the school is comfortable going forward with open items, without agreement.

Another woman said that she attended the last neighborhood meeting. I thought we reached complete agreement. She is a parent of the school. She said that if the CUP was sent to the neighbors in writing, they would support it with no problem. Alexander said she thought everything was sorted out.

Courshon said if you don't want to get this done tonight, you can go to City Planning. It will be out of our hands. Our goal was to get everyone on the same page. If we can't agree, we can't agree. He wants 5 more minutes. You can have another meeting.

Plante said we're not going to waste any more time. There is a neighborhood council meeting if this is approved. Also there will be a Planning Commission hearing on a date yet to be determined.

Fund raiser hours were not set at the last meeting. Courshon recommends that we leave that alone. I don't think that we should tie their hands. So long as they agree not to go past 8pm with amplified music. Any issue with that? There was none.

Regarding Condition 9 language of "outside of school hours" we need to strike this, said Courshon. Alexander said there are sometimes boom boxes being used. Courshon referred to letters from a woman named Diane and from Beth, which referred to the end of amplified music that's already occurred.

A Woman said you have to send us a copy before meeting. Courshon said we didn't agree that there would be another meeting once they agreed to the language. Alexander said we were hoping to get responses to this before this meeting.

Courshon summarized what was discussed. He asked Rose Scharlin to revise the CUP and to provide it to the Committee so we can review it before the neighborhood council board meeting in November.

These revisions include 4:30 pm hours for additional day. Alexander said we'll specify the day of the week later. It will be decided each year. Condition 9 needs to be clarified. Beth said there should be definitions for that. Courshon said the City is very vague about this.

Courshon asked about the fund raising hours. What is the duration. Alexander said usually they last 4 hours. But there is set up and clean up time too. There is no music after 8pm, said Courshon.

Johnson made the motion to approve the application. Barbara Ringuette seconded.

Straw poll about the revised cup reflecting tonight's discussion.

18 yes
0 opposed
8 abstentions

VOTE
13-0-3
PASSED

Yes Votes:
Scott Plante
Joe Ferrell
Leni Fleming
Craig Collins
Genelle LaVin
Jerome Courshon
Anne-Marie Johnson
Rusty Millar
Liza Temple
Jeff Wayne
Barbara Ringuette
Christine Kantner
Matthew Mooney

No Votes:

None

Abstentions:

Terry Jackson
Renee Nahum
Heather Carson

(Note: Cliff Towne left the meeting early and did not vote.)

Plante said you can all speak about this at the neighborhood council meeting in November. Courshon asked Alexander when can you revise the CUP and disseminate it? Alexander said within a week. Plante said we will send a copy of the draft minutes.

Johnson referred to an item to begin at 7:45pm. I'd like to proceed because the LAPD is here for this. Is that acceptable?

D. Tenants of the Trees Johnson

Discuss the potential LAMC and ABC violations by the owners/management of Tenant Of The Trees, a bar with Type 48 and 77 licenses, located at 2810 Hyperion Blvd. Several residents living on Angus St. and Rowena Ave and business owners located on Hyperion, have expressed concerns regarding nuisances caused by owners/management and the patrons of Tenant Of The Trees.

Anne Marie Johnson said concerns about what was formerly the MJ Bar were brought to us over a week ago. She did outreach to the owner/management of Tenants of the Tree, the new bar. She said there is a concern that has been expressed by a tenant in an apartment complex on Rowena. The place is a nuisance. The bar tenants are abusing their CUP that was grandfathered from the MJ Bar.

Sound is the major issue, said Johnson. There is amplified music beyond 2am. They are allowing smoking inside the bar. They are irresponsible in regard to trash. I want this Committee to support a motion regarding the position of the Committee as an advisory motion to the governing board to send the LAPD, Los Angeles Fire Department, and other city agencies to investigate.

Jamie, who originally contacted the Board about this, lives at 3020 Rowena in a corner top unit. The bar is extremely loud every night of the week. She is playing a video of the noise from Monday night. She said there is a live band on the patio, near her bedroom. She works at 5pm. She can't sleep.

Johnson said they have 2 licenses: type 47 and type 77 for special events. Their outside area can only be used 4 times per year. That's a concern.

Michelle Korena, who lives on Angus Street, said the noise started at 11pm last night. This is something that happens on regular basis.

Johnson noted that the MJ Bar had been subject to an ABC regulation that forced them to keep noise inside. No noise can emanate the beyond premises.

Farrell asked you have pictures? Johnson said yes. The outside area used to be parking.

Michelle Korena said that the ABC forced the old bar to cover the patio.

A Woman named Nina said she'd brought this to the attention of one of the co-chairs six months ago. There was construction blocking the driveway. There is only one handicapped parking space that was taken by someone from the bar. Then they should park in the driveway. They don't want to work with businesses.

They constructed a wall adjacent to handicapped parking place. That makes things difficult for the handicapped.

A Man named Steve who lives on Rowena Avenue in same apartment building as Jaime, said the October 6 decibel reading was 66. 50 is limit. In the Trader Joe's lot it read at 85 decibels.

Another Woman said the place is filled with smokers. Another Man from same apartment building as Jaime, said there is really loud music every night. It's quite disturbing.

A Woman named Lisa said they have food trucks parking there a few times a week. It's difficult to get in and out.

Glenn Herrell, owner of Say Cheese:

He said that he's the 3rd owner of this place, which is located next door to the bar. My customer is all ages. His business shares a driveway with the bar. It was an alleyway that was exchangeable. The bar owners feel that they control the alleyway.

I was friends with my neighbors, said Herrell. After a couple of months, he discussed 5 times with them about the parking problem in driveway. The bar owner didn't care so it kept happening.

They also use the Say Cheese restroom for 20-30 minutes and leave it a mess. That is not neighborly. They cussed me out in front of customers because we started a petition.

He's thought about approaching the Police Department. He got attorneys involved. Reza, the bar owner, is a bully. Herrell has sent letters to get people involved.

I don't understand, how do you own and operate a business and get rid of existing parking that you have. How do you build up a wall? How do you park in handicapped parking that blocks the Fire Department, asked Herrell. There are cigarette butts, defecations, etc.

Herrell said that he was raised in Silver Lake. We support our neighborhood. A young lady who is pregnant came into Say Cheese over the weekend. She said it's nice to know that I can come to somewhere in Silver Lake and find something that is still the same.

David Hines, manager, Trader Joe's:

The trash has been horrible. There are hundreds of cigarette butts too. It is a fire hazard. The noise levels are ridiculous. We had cut our hours from midnight to 11pm from midnight, as a result. Now they take our parking spaces. We have to tow them.

We're losing business now. They are taking our parking spaces. We've had to tow as many as 15 cars a day. We're working to get more parking but that will take a year. The trash and noise are ridiculous. When we had a problem with MJ's, we'd discuss it and things would get better.

Plante said this is a public nuisance. A Man said that he was at Trader Joe's on Monday, it was like being at the Forum.

Lenny, an LAPD Officer:

This is first I've heard about this. I'm going to definitely resolve this. What we need from everyone is an email summary of what occurred. 26028@lapd.lacity.org is his email. Send times, dates, photos, etc. to him.

We will have our supervisor there. We can't do much about parking if the property is private. You should contact an Americans With Disabilities (ADA) lawyer. Send letters. Also open a complaint with the Building and Safety Bureau regarding the wall. Gabrielle Taylor is the City Attorney's neighborhood prosecutor out of our station. In the meantime, call us if there's loud noise so we'll have a record.

Regarding the Los Angeles Dodgers Lenny said I hope they lose. The World Series Playoffs take up so much of our resources and time.

Regarding the bar, he said to email me that information. That's the important thing. Be as specific as possible. If you email him, he'll let you know about community meetings. Also cc him your emails, said Johnson, who added that a vice detective will also be assigned.

Johnson made a motion to send an advisory motion to the board, to send a letter on behalf of the Committee that will be sent to the Building and Safety Bureau, Council District 4, ABC, LAPD, LAFD, City Planning, and Gabrielle Taylor. that Tenants of the Trees have violated their ABC licenses and their CUP and that they are on notice. Barbara Ringuette seconded.

Straw poll:
25 yes.
0 no
0 abstentions

VOTE
Unanimous
PASSED

C.

Micheltorena

Aulicino

Case Number: AA-2014-4159-PMLA-SLNC Region 4

Small Lot Proposal: 4 units

Robert Aulicino and Joe, architects:

This is an introductory thing, said Robert. We propose at 1626 Michetorena a 4 lot subdivision that would be 2 stories. There would be two outside larger units at 2500 sq ft. The inside units would be 2200 sq ft.

There is a proposed 15 ft setback. The lot slopes from left to right. 25 ft. on the left. 34 ft on the right. We are proposing roof decks for all units. There would be 2 cars parking per unit underneath. The bedrooms would be upstairs. 2-3 bedrooms. The neighborhood is very mixed for building types. He showed a color code analysis of the neighborhood to the audience with types of homes. Some homes are single family, he said.

The project would be built in a contemporary modernist style with wood on the outside. There are some larger trees in the rear that we want to preserve. This is preliminary.

A Man named Jimmy, who lives on Micheltorena, said your plans are great. What's at the property now? Robert said it's a duplex damaged by fire a couple of months ago. That's 1800 sq ft. So you want 11000 sq ft property instead, asked Jimmy?

He asked what is above the property? Another duplex, said Robert. Jimmy asked so you want to build this huge structure to accommodate four town houses? Isn't that too much for this street?

We're building way less than what we're allowed, said Joe, the second representative for the project. Your question is subjective. We're far from the opposite extreme. Plante said that zoning law does allow what they are doing. RD2 is the zoning.

Brian Betts, who lives at 1649 Micheltorena, said that he likes project. He wants his side of the street to have the same free zoning. There is retail on Micheltorena. The street is basically a thoroughfare these days with parents dropping off kids. You're following the city's mission. Good for you.

Another Man asked a question about height. 45 ft is allowable height limit. We're significantly under the height limit, said Robert. If this is zoned for this, why are you here, asked the Man? Plante said the City makes them come.

There is no variance being sought. A land subdivision triggers a public hearing, explained Joe.

The subdivision allows for reduced setbacks. We did build to more severe setbacks. 2,000 ft is being sacrificed. Small lots have zero setback required but they have 15 ft. 5 ft is required in back. We're going 15 ft, said Joe.

A Man asked this is not an apartment or a condo? You can build an apartment without being here. This is condo versus small lot. The difference is land ownership. You're trying to do something that's high risk in a mixed area. Why?

Robert said it does cost more and take more time. But it's a better product though. You'll have people who are invested in the property. We think you'll get more when you sell. The Man asked is the driveway shared? Yes, said Robert.

Another man said you got rid of the balcony for the Fire Department? This is 11,000 sq ft total? Does that include the garage? I wish we could stop this. This is vulgar. These will pop up all over Silver Lake. We need affordable housing. This is not what we need. He said he owns properties and businesses in Silver Lake. His kids go to school here.

There will be 9 cars here. Parking is out of control already. What will happen during school? This is nice. It looks like something from Brentwood. It doesn't fit Silver Lake. Why not do something that represents the community? He added that the rooftop patios have to go. The places are too big.

Robert said the residential area is 9640 sq ft. The 11,700 sq ft includes the garage. Regarding roof decks, he said we can reduce the size of decks to have fewer people up there. Is there a concern about parties?

The Man said I can hear from roof decks already. This increases the odds that someone will have a get together. Another Man said nobody in the area has roof decks. A Woman said that the people near us expanded their home. As a result, she lost the view from the back of their house. How is this fair to people uphill? Plante said nobody owns views in this city. That is not enforceable.

Robert said this is a transitional area. If you're unhappy, buy in an R1 zoning area.

A Man said that 22x28 for rooftop decks is "outrageous" at about 800 sq ft. Plante asked would you consider reducing size of roof decks? Yes, said Robert.

The Man who may be losing his views said that his grandmother bought his house after WWII. "This is horrific". We want someone to rebuild the duplex that's there. He wants single-family homes and one-story duplexes on that street. This would be an atrocity. He showed chart of neighbors we are opposed.

He said he won't be able to use solar power once the building is done. You have substantial views because you're destroying my view, he said. Cities are fragile. We used to have the same zoning at Redford Street.

There were no notices sent to people within 500 ft. The representative said that this man did receive notice, which the man confirmed.

This is not process. It's really greed. We need affordable housing, said a Man. How many other buildings do you own? He is partners in 4 other buildings.

You should eliminate the rooftop decks. No one will buy them. We may protest so you won't be able to sell. It's so frustrating. This makes me sick to my stomach.

Another Man said I want to echo what he said. He said he's lived her since the early 1990s. People love this neighborhood. However, it's changing character as people move in. He wants to preserve what makes the neighborhood special.

A Man who lives behind the proposed property read a letter aloud. He said that he is losing his view. He represents 15 people who couldn't attend. He said he forwarded the email to Plante, who said that he received it.

Liza Temple commented on roof access. I'm not against the idea. Do people actually use the roof decks? They may not be a good selling point. For open space requirement, maybe a small yard or patio?

Courshon asked the man who is losing his view, where is your house located. He said his house is above the project. Courshon asked will you use lighter or darker wood? Robert said that's not decided yet. Courshon asked the kitchens are on which level? The middle level, said Robert.

Courshon said that he hates rooftop decks. We have valleys and mountains. Sounds carry. I can hear neighbors 5-6 doors down. I can't support this project. Small lot developments are an albatross to LA. I give you credit for not building 5 units. If you eliminate roof decks that would be helpful.

Craig Collins asked materials question. Stucco or wood sidings, replied Joe. Matthew Mooney noted that small lot guidelines encourage roof decks.

Ringuette said there is a very high fire hazard.

Johnson said it is not your fault. It's local government's fault. We have to vote out Mayor Garcetti. These completely ruin the neighborhood. She made a motion to table the discussion. Plante said he wants to hear from others first.

Zoning equals money said Terry Jackson. \$700,000 is affordable housing in this neighborhood now. People didn't use to think about zoning. What you saw in the neighborhood was what you got. There are builders who want to make money. This has to happen at legislative level.

Heather Carson said developers are not historians or preservationists. To rebuild a cute little duplex could make profit.

Robert said the windows at main living level won't have a view.

A Man said to get rid of the rooftops. Make the places smaller. This is too big. It doesn't fit in with the neighborhood.

Plante asked can you do a streetscape to more clearly show scale? Robert agreed.

Bill Mahoney said there is nothing happening in the capital markets so \$16 trillion is going to more risky ventures. People looking to make money and get the heck out to make a quick buck.

Mooney said it's the responsibility of planners to plan for the future and to identify spaces that can accommodate growth. When you move into community, it will evolve.

Courshon referred to rooftop decks. The City calls for open space, not roof decks.

Ferrell said I have an issue with roof decks. He wants a more clear rendering of railings and setbacks on roof. We're fans of staircases on the side. They don't increase massing. You have space to build that into your design. What outreach have you done, he asked. He reminded neighbors that it is possible to fight these projects.

Joe said I sent adjacent neighbors a letter. We heard from 4, met with 3. Robert said we can internalize the stair case. We can internalize drainage.

Joe said that he sent 350 copies to neighbors.

*Plante made a motion to table this till next month for more neighborhood outreach.
Johnson seconded.*

**VOTE to table
Unanimous
PASSED**

5. ADJOURNMENT

The meeting ended at 9:04pm.