

**Silver Lake Neighborhood Council  
Urban Design and Preservation Advisory Committee  
St. Francis of Assisi – Parish Hall  
1523 Golden Gate Avenue (north of Sunset Blvd.)**

**October 17, 2016 6:30 P.M.  
Open Meeting  
Minutes - APPROVED**

The following committee members in attendance:

Attending Board Members:

Heather Carson (not participating)  
Jerome Courshon  
Anne-Marie Johnson  
Bob Lisauskas  
Rusty Millar  
Scott Plante  
Barbara Ringuette

Attending Committee Member:

Carol Cetrone  
Craig Collins  
Genelle LeVin  
Rosa Max  
Liza Temple

**I. Call To Order**

Meeting called to order by Scott Plante at 6:31 PM. He explains the role of this Committee as an advisory board.

**II. General Public Comment on Non-Agenda Items**

Craig: Update to the proposed acquisition of Corralitas Red Car property that this Committee and other Neighborhood Councils have endorsed, has run into issues. It is a large space intended to be a bikeway to reconnect the backside of the hill above Glendale Boulevard to the East. *Trust for Public Land* is now involved to back our efforts but the Developer is currently proposing a large condominium project on this site instead.

The 22nd Annual Music Box Steps Day was a success on Saturday, Oct. 15.

Silver Lake Forward, SLIA, and Music LA are sponsoring a *Silver Lake Night* at The Frog Spot on Saturday, Oct. 22 from 5-8 PM with free live entertainment. It's the first annual celebration of the Silver Lake Reservoir Complex, called "Embrace the Lake", and will be on Sunday, Oct. 23 starting at 10 AM also at The Frog Spot. It includes fun guided walks around the lake so that people can learn about the history of the reservoir, the construction underway, and think about the potential of this public space.

Rosa: The Urban Agriculture Incentive Zone vote passed unanimously by the Commission. Next three months, hopefully less than, will be used to decide which of the many vacant lots can be used to start implementing these Urban Agriculture projects.

Barbara: Attended a *Planning 101* event that she encourages others to participate in the next round. The event explained Zoning information and Map Information System (ZIMAS) in-depth, the general plan, the community plan, etc. *LA Conservancy* and *Planning Department* sponsored a Preservation Day that informed attendees on how to move their community concerns through the local government system and have a better project from a group perspective.

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

#### A. 2251 Duane Street; NC Region 7 storey; Case No. VTT-74288-SL Slideshow of Tentative tract map for 5-unit small lot subdivision

**Presented by Simon of UDP Workgroup & Joseph, one of the property owners**

Slideshow begins with Simon sharing three past projects that demonstrate appropriate scale and how each design compliments and fit into the environment.

Simon: We went with a smaller lot for owner-ship benefit.

**Slide 1**: House 1 in Echo Park is dropped below street level, making the only visible part of house a floating carport. Also, trees can survive if design raises the ground to protect what is there.

**Slide 2**: House 2 in Echo Park was a location surrounded by trees so design used one tree to go straight through the house as a unique feature.

**Slide 3**: House 3 is Multi-family, made up of two housing units. Went with wood siding to blend into neighborhood off Mt. Washington. To prove that multi-family housing can fit into a natural environment with predominately single-family housing.

**Slide 4**: Site plan diagram backing decision to go with small lot instead of condo subdivision for ownership benefit. Developer's proposal allows for twice as much green space and separates the lots out to work more like town-houses or single-family dwellings.

**Slide 5**: Elevation Study for proposed project; perspective from the street.

#### Public Comment

Rachel Zimmer: As a five-year resident living in a rent-controlled building, why is there no low income housing option in the application? I'm concern about personal rights under the Ellis Act and appropriate payout if evicted.

Joseph: We are ready to follow the law. We are not required to provide low-income housing to counter-balance costs for low-income residence. The City does not have provisions to compensate for affordable housing units. It is an economic issue.

Bill Krauss: How far apart are the units?

Simon: 6 feet, code allows for 0 feet.

Bridgett Deetra: As a non-profit employed resident I'm concern because we are taking away three rent-controlled units that have low-income residents who have been there for

decades. Why not go bigger from 5 to 6 units and have the 6<sup>th</sup> unit as an affordable housing option?

Simon: The decision was made a long time ago that best density for this location was to go with 5 units. If this was not in the hills of Silver Lake, we could have gone the other way.

Joseph: The current residences that are in the rent-controlled Tri-plex won't be given notice until 120 days after our proposals get approved and we provide notice to the City. We don't know when that will be, possibly March 2017.

Bryan: How many parking spaces will each unit have? How many bedrooms are there and what are the actual size of each?

Simon: Unit size will vary from 2,100-2,000 sq. ft. Each is 3 bedrooms, 2.5 bathrooms, with an office. Each unit will get four parking spaces, two will be covered.

David: Curious about the numbers – what will each unit sell for, how much was the land, how much will it be to build each unit, what is the projected profit, how many adults will be living in each unit, and how many parked cars will this add? Calculations suggest a selling price of US\$ 1.5 million per unit or US\$ 7.5 million total, costing US\$ 2 million to build, netting the developers a profit of ~ US\$ 4.5 million.

Joseph: Two adults per unit with 1-3 kids. We don't know how much it will sell for because that depends on how long it takes to build after getting permits and the market price at the time. [The calculations are within target as discussed later during Committee Comment.]

Meredith Hightower: How much bigger is the proposed project compared to the existing footprint? I live across the street and don't what this going up against my line.

Simon: I have to take a look and don't want to guess.

### **Committee Comment**

Rusty: What is the height of property, how big is the rooftop deck, and what are you doing to protect neighbor from noise?

Simon: Height is 37-41 feet, below code. We semi-enclosed the roof-top decks. Design to reduce noise affecting neighbors from all four sides.

Joseph: 8 feet on each side with the front corner that looks out to Wayne street.

Barbara: How many floors will there be? Can the 'dog house' or covering for an interior staircase that adds to the skyline in an unappealing way be replaced with a more appealing exterior staircase? What materials do you plan to use that are represented in the existing neighborhood? Does the project conform with the *Recommended Code Amendment* to the Small Lots Subdivision code since your project will be competing with projects subject to the code when it comes to market?

Simon: Code has not been finalized, we comply with 80%, we are doing what is being asked. Character of the neighborhood is not definitive. We are still finalizing materials. 1<sup>st</sup> floor will be parking, laundry, and small office. 2nd floor will have kitchen, living, and dining room, door to outside backyard, and the 3rd floor will have three bedrooms, 2 baths, and fourth level will have a top roof deck. We eliminated dog houses instead built into roof line of the house.

Barbara: Concerns about the 1st floor office becoming a short-term rental.

Simon: Space is too small at less than 200 sq. ft.

Anne-Marie: What is the price per unit? I do not agree with small lot subdivisions replacing rent-controlled units. As a lifelong resident this is an ideal, diverse community that is overwhelmed with these projects that are not making it affordable to live here. We are lacking affordable options. We are turning into a rich and poor community.

Simone & Joseph offered estimated market price of US\$ 700- US\$ 800 per square feet in two years at 2,000 sq. ft. per unit.

Jerome: Based on the numbers Simon shared, I calculate the price point would be US\$ 1.4 to 1.6 million per unit. If the developers considered six units instead of five then how would the sixth unit be affordable? Would it be rent or sold?

Joseph: We would have to squeeze area to add a 6th unit and that is not in the plans.

Simon: The plans are complete. Community is encouraged to talk to their City Council to push the City to create programs that would allow for higher density to meet affordable housing concerns. Rent-control options are a state wide issue so communities need to influence their State Representatives.

Carol: How long have you owned the property? Do you own adjacent property?

Joseph: Owner for less than 1.5 yrs., the size is 1 .5 wide lot from 1920, or ~75 ft. It is one parcel, and this proposal is a family project. Family does not own any adjacent property.

Scott: Makes a motion to support proposed project. Results of vote:

Yes = 6, No = 4, Abstention = 1

#### **IV. ADMINISTRATIVE ITEMS**

##### **A. Review and Adoption of Minutes**

Scott: Moves to approve August 2016 meeting minutes

Anne-Marie: 2<sup>nd</sup>

Rosa Max Janelle: Following correction: Add Emilio

Scott: Moves to approve March 2016 meeting minutes

Anne-Marie: 2<sup>nd</sup>

Scott: Moves to approve July 2016 meeting minutes

Rusty: 2<sup>nd</sup>

Rosa: Following correction: Update the name of President at 'Ladies Rock Foundation' will be emailed to the board.

##### **B. Committee Business**

Recommendations to UPD Workgroup will be posted as a draft to website for those with any questions or comments.

Barbara: Makes motion to talk about Executive Committee.

#### **V. AJOURNMENT**

**The Next Meeting: November 7, 2016.**

Meeting Adjourns at 7:28 PM