

SLNC OFFICERS

CO-CHAIRS

Joseph Ferrell
Heather Carson

VICE-CHAIR

TREASURER

John Wingle

SECRETARY

Scott Plante

CITY OF LOS ANGELES
CALIFORNIA



SILVER LAKE NEIGHBORHOOD
COUNCIL

EMAIL: board@silverlakenc.org
PHONE: (323) 413-SLNC (7562)
MAIL: PO Box 26385, LA CA 90026
URL: www.silverlakenc.org

MEETING MINUTES - APPROVED

URBAN DESIGN AND PRESERVATION ADVISORY

Wednesday May 11, 2016 6:30 pm

Citibank Community Room

2450 Glendale Boulevard

Los Angeles, CA 90039

Meeting Minutes

1. CALL TO ORDER by Scott Plante at 6:33pm

2. GENERAL PUBLIC COMMENT

There were no comments from the general public, however everyone was reminded that Neighborhood Council elections would be held that Saturday from 9AM to 1PM at the Micheltorena School on Sunset and Micheltorena Street. Parking would be available. It was also briefly discussed that Caroline was present and that she would not be able to speak unless a UDP board member stepped out of the meeting. Scott also mentioned that there were brochures regarding mosquito control, shower pressure, and other environmental concerns in the back, as well as free shower timers.

3. MOTIONS & RESOLUTIONS

A. 738-742 Parkman. Lonner

Applicant has requested a design review. Project has not yet been filed with the city. No action will be taken.

Kristen Lonner and Derrick Flynn began the presentation. Kristen reiterated that they had not filed paperwork yet. They wanted feedback on the design from the community before they did. They passed out a ZIMAS map and site plan; and projected an artist's rendering of the building's façade. They were requesting to build 9 units on two lots under the small lot subdivision ordinance. Under zones 1.5-1VL, they could build to a height of 36 feet. Their

plan was in compliance with the requirements for a hillside property and they were not seeking any variances. There was a 10 unit max on the property and they were under the limit because they wanted to create some open space within the property. They also pointed to the artist's rendering of the façade to point out how they had worked to integrate the style of the neighborhood into their own design. They mentioned that they had artistically minimized trees that covered the front of the building so that the audience could see what they were planning to do. There would be entry access from the front as well as the rear.

Derrick added that they had provided for vegetation in their plan as well. They planned to leave open space in the center of the property. He said that they were trying to preserve a tree that was on the site. Kristen pointed out details such as the tiling on windows.

Scott asked what kind of tree they were trying to preserve and Derrick answered that it was an oak. Terry asked what the existing zoning was, and Kristen said it was 1VL. Another committee member asked what the existing properties were and Derrick said that they were single family homes. The lots would be combined. Each house was approximately 1800 square feet. Another committee member asked if they were occupied and the presenters responded yes. Another questioned whether the open space radius was enough for the oak tree that they were trying to preserve. Terry asked what size the tree was and they said less than 4 inches in diameter, which meant it was not a protected tree but that they would do their best to protect it in spite of that. Georgene asked about the size of the units and the presenters responded that they varied from 1600-1800 sq. feet. Barbara asked if they were aware that there were no rooftop decks in the Silver Lake area. She referred to the guidelines created by an ad hoc committee that was putting together a plan for the UDP. Scott and Liza said that the guidelines had not yet been formalized so they should wait on those concerns. Barbara continued that the open rooftop might be an issue with the project being on a hillside. She also asked if there were any guest parking. She said that there really wasn't any street parking and this might be an issue if people are purchasing condos, not just renting. Derrick said that they had considered guest parking but decided to prioritize open space.

At 6:45PM, Adam O'Neill, the developer arrived at the meeting.

Another committee member asked if the façade was stucco, and Derrick said yes. He also asked if the front decks had dog house protrusions and if there was a 20 foot setback to the property. Derrick said yes to both questions. Heather said that she was not clear on the elevation of the building—was there a difference in height on the two sides of the building? Derrick said that the perspective was distorted in the picture. The left side of the image wasn't quite showing to scale because of the hillside. Barbara asked what kind of rails they were considering for the rooftop decks and Derrick responded that they wanted permeable rails that were least impactful to sight. Others asked if the neighbors in the rear would be looking down on to the doghouses. The presenters responded that they would not because of elevation and because of a buffer space provided by the alley in the back. Additionally

they had set back the rooftop decks so that they were not right against the rear boundary. They were trying to be mindful of the neighbors' privacy which is also why they set the dog house decks in the front where they would not look directly onto another property. Georgene asked what the target price was and Adam said that it would depend on the market. Terry said that it was currently \$540-\$560 per square foot but Adam said he was not sure about that. Bobby said that he was concerned about the size of the units. He said that it would put the cost of each unit at over \$1 million each. The purpose of the Small Lots Ordinance was to provide affordable housing. He said that it seemed as if they were taking advantage of this and not making provisions for affordable housing. He added that something similar happened in Echo Park with the Blackbirds development. The units sold for \$800,000. Adam said that the sizing was decided on because they were building family housing. He said any smaller would be too tight. Bobby said that he lived very comfortably in an 1100 sq. foot home that he was able to purchase for a very reasonable price years ago. He said that it was manageable for his two-income household and he doesn't see how that would be feasible in this day. He added that they were displacing 3 single family homes to build luxury units. Derrick said that they could not add any more housing because of the restrictions. Bobby asked if they could add an affordable housing unit since they were building 9 units when the site was zoned for up to 10. Kristen said that it would be too tight to add another one.

Liza thanked the presenters for coming and reiterated the general concern regarding rooftop decks. She said that they were not really common in Silver Lake as they are in Venice and Hermosa Beach. People are concerned about noise and visual obstruction. The question returned to whether the developers could do 10 units instead of 9. It would drive the price down per unit if they were smaller, but still allow the developer to profit from the space. Adam said that everyone wanted 3 bedrooms. Liza said that they had designed something that would attract outsiders rather than something that renters in the area could possibly afford if they were looking to purchase. Would they consider reducing square footage to make it more affordable?

Joe added that he appreciated that the design fit in with the neighborhood and was not super modern. He added that they might want to consider adding design details similar to the ones around the doors, on to the windows. Regarding the rooftop decks and balconies, he asked if they might consider some sort of covering to limit noise (pointed out how the front balcony of a neighboring building had some covering on it). Joe added that he liked the exposed beams in the façade.

Terry reiterated that the style was good but also chimed in regarding concerns over the affordability of the units. He said that this was being built for the new Silver Lake not for the people who lived in the community currently. Barbara added that she would like to see the size of the rooftop decks reduced by 50% and that they should use opaque glass on them to increase privacy. She asked if there would be cantilevering and if the driveway was concrete or permeable. Derrick said they would likely be using pavers for the driveway. Another committee member asked if they would be doing any planting on the sides of the driveway

as it looked almost 20 feet wide. Adam said yes and that it was wide because they were trying to do private trash pick-up so that each unit would not clutter the street with unique trash bins. Craig added that he liked the well thought out articulations but he had questions about the flatness of the open space on the interior, as it looked like one of the walls was very stark. Carol said that she appreciated the design and the setbacks. She added that she thought the units were too big. She asked if there would be a bar/sink/additional plumbing on the roof decks. Adam said no.

B. Bellevue Park, Lisauskas.

Proposal to construct a small retaining wall and plant trees at Bellevue Park to resolve an erosion problem and a community request.

Scott explained that Bob had written this proposal but he was stuck traveling back from Miami, so Scott would present instead. He said this was coming out of the fitness equipment dedication. There was erosion on one side and they want to plant shade trees to block the park off. Sherri, the new director of the Bellevue Recreation Center, spoke. She said that every time that it rained, soil would filter down on to the kids' playground on to the walking paths. She said that they want to put up a barrier that would also double as a bench. They thought it would cost around \$10-15,000. Scott explained that what they were asking for was seed money. He said that \$5000 had been paid by the NC to install adult outdoor exercise equipment.

Liza asked where the money would be coming from and Scott said it would be from SLNC. Liza asked the size of the barrier and Sheri said 18 feet by 25. Terry asked if this was use it or lose it money they were looking to spend, since it was the end of the fiscal year. Georgene said no but that they could put it on the agenda for the July meeting. Joe asked if they could vote on it and Georgene said they could because they were voting to create a motion. Heather asked if that was the proper procedure since they were proposing an amount. Georgene said they could make a motion and propose a dollar amount. She added that it was a recommendation and that if it would make Heather more comfortable, they could re-discuss this at the next meeting after elections.

Scott made a motion to table the discussion and Genelle seconded the motion.

There was more audience discussion about the amount being proposed and Scott reiterated that this was seed money. Georgene added that if they were looking to cut costs they should consider planting 1 gallon trees instead of 10 gallon trees. She said that because of the damage done to the roots of larger trees in planters, the 1 gallon trees often grew to the same size as the larger trees in 3 years' time. She added that the trees that the city planted on Marathon Street were 10 gallon trees, and that she had planted trees at the same time on her property that were 1 gallon trees. She said that her trees were now bigger than the 10 gallon trees planted at the same time.

Motion Passed Unanimously

Yes (10):

Heather Carson
Carol Cetrone
Craig Collins
Terry Jackson
Joe Farrell
Genelle LeVin
Scott Plante
Liza Temple
Barbara Ringuette
Georgene Smith-Gooden

C. Adopt-A-Step, Carson.

Governing board voted to have UDP form a workgroup to revise language regarding the Stairway Program so that it works in better partnership with City Services. Per request of the City Attorney.

Carol introduced the agenda item. She said that the Green Committee was supposed to call a meeting. She said she has been in touch with both the Department of Cultural Affairs and Community Beautification. Community Beautification had agreed to incorporate their program into their own projects. She said that Jerry Valetto would be heading it. Adopt-A-Step would be treated as a city project. They have a form for people interested in adopting a stairway. The point of forming this community would be to compile all the issues important to stakeholders and the NC and to see how those issues mesh with the city requirements.

Scott Plante interjected that he would like to dispel rumors about the murals being painted over. He declared on the record that SLNC would not be painting over any. He said that a reporter from the *Los Feliz Ledger*, who had been asking about this, was supposed to be attending the meeting that night but that he was not there. Scott did not want these rumors to be further perpetuated—“this was absolutely not true.”

Craig asked what the city’s needs were for this. He also said that many people would like to be involved and that they want to know how they could help. Carol said that she wanted the city to take down the website that has incorrect information on it. The site incorrectly said that people could add art to the staircases and that events could be held on staircases. Craig asked if they could just clarify these issues on the site. He thought it was extreme to remove the page entirely. Carol clarified that she wanted the page to remain up but wanted the language changed.

Barbara said that the city could be maddening when it comes to the issue of liability. She said that the program under Community Beautification would offer liability coverage in case someone got hurt while working.

Liza asked for clarification on the motion—was it to create an ad hoc committee? Was this to advise the city attorney? Carol answered that the city attorney had asked to send it to the Green Committee but they had not met lately so it got sent to UDP. Rosa asked if an ad hoc committee and workgroup were the same thing. Scott said that an ad hoc committee was open to everyone but a workgroup was closed to the community. Rosa asked if what was on the agenda was an error as it said workgroup. Scott said, yes that it was and they could amend it. Georgene asked if they could approve an ad hoc committee—wasn't the SLNC board supposed to approve committee creation. There was a lot of confusion about terminology and what could be proposed by UDP. Scott said that he thought they could only create a workgroup. He added that they should approve the workgroup for now and then consider the issue of creating an ad hoc committee later.

Scott motioned to create a workgroup for the Adopt-A-Step Program and Genelle seconded the motion.

Carol asked if they could just vote on an ad hoc committee and then deal with the issue later. She mentioned that this had been discussed for over 9 months.

Georgene asked if this had been remanded back to the UDP Committee from the SLNC board. She asked if it had been on an agenda. Liza asked if a workgroup couldn't do the same thing as an ad-hoc committee. Carol said that the ad hoc committee had not been voted on by the board. There was some confusion as people looked on their phones to find details in previous months' minutes for the SLNC board meetings.

Carol thought the committee should be public. Scott added that it could be made public. The idea would be for the group to formalize the website and adopt language that reflected what was allowed with what the SLNC stakeholders and board would like to see in the program. Carol clarified that Community Beautification would be deciding much of that for them. The purpose of the workgroup would be to interface stakeholders' desires with those requirements.

Scott changed the motion and proposed that a workgroup be created with 5 members. Genelle seconded the motion.

Members of the workgroup are John Wingler, Robert Peppey, Rosa Max, Craig Collins, and Genelle LeVin.

John and Rosa volunteered to organize the workgroup. They would set up a time to meet soon. Carol said it would be important for everyone to convey what was important to them with regards to this program.

Motion Passed Unanimously

Yes (10):

Heather Carson

Carol Cetrone

Craig Collins

Terry Jackson

Joe Farrell

Genelle LeVin

Scott Plante

Liza Temple

Barbara Ringuette

Georgene Smith-Gooden

5. ADMINISTRATIVE ITEMS

A. Review and Adoption of Minutes

Scott motioned to approve the minutes for the April UDP committee meeting and Craig seconded the motion.

Motion Passed Unanimously

Yes (10):

Heather Carson

Carol Cetrone

Craig Collins

Terry Jackson

Joe Farrell

Genelle LeVin

Scott Plante

Liza Temple

Barbara Ringuette

Georgene Smith-Gooden

B. Committee Business

6. ADJOURNMENT 7:38PM