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CALIFORNIA

SILVER LAKE  
NEIGHBORHOOD COUNCIL

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Scott Plante



SILVER LAKE  
NEIGHBORHOOD COUNCIL

Serving the Silver Lake  
Community Since 2003

EMAIL: [board@silverlakenc.org](mailto:board@silverlakenc.org)  
PHONE: (323) 413-SLNC (7562)  
URL: [www.silverlakenc.org](http://www.silverlakenc.org)

MAIL  
PO Box 26385, LA CA 90026

**SILVER LAKE NEIGHBORHOOD COUNCIL BOARD MEMBERS**

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(4) Rusty Millar & Tracey Woolfolk (5) Bob Lisauskas & Caroline Pham (6)Betsy Smith Isroelit & Taryn Poole (7)Stacey Boucher & Terrence Jackson

**GOVERNING BOARD AGENDA**

Wednesday, August 3, 2016, 7pm - 9pm

Ivanhoe Elementary

2828 Herkimer St

Los Angeles, CA 90039

Parking. Bicycle parking available. Metro Bus 92/96/201

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the SLNC Secretary, at (213) 375-8836, toll-free at 311, or e-mail [secretary@silverlakenc.org](mailto:secretary@silverlakenc.org).

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at our website by clicking on the following link: [www.silverlakenc.org](http://www.silverlakenc.org), or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact [secretary@silverlakenc.org](mailto:secretary@silverlakenc.org).

**TIMES ARE FOR REFERENCE ONLY. ITEMS MAY BE ADDRESSED OUT OF THE ORDER LISTED**

- |   |                |
|---|----------------|
| <b>1. Call to Order (1min)</b>  | <b>7:00pm</b>  |
| <b>2. Roll Call (2min)</b>  | <b>7:01pm</b>  |
| <b>3. PUBLIC COMMENT ON NON-AGENDA ITEMS (12min)</b>  | <b>7:03pm</b>  |
| Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer.   |                |
| <b>4. Special Presentations and Reports (20 min)</b>  | <b>7:15pm</b>  |
| <ul style="list-style-type: none"> <li>• Mitch O'Farrell, CD13, - Mary Rodriguez</li> <li>• David Ryu, CD4, Adam Miller</li> <li>• Assemblyman Mike Gatto, Eric Menjivar</li> <li>• Assemblyman Jimmy Gomez, Stephanie Uy</li> <li>• Congressman Adam Schiff, Pam Marcello</li> </ul> |                |
| <b>5. ADMINISTRATIVE (10min)</b>  | <b>7:35 pm</b> |
| 5.1. <a href="#">Approval of June 15th 2016 Special Governing Board Meeting Minutes</a>   |                |
| 5.2. <a href="#">Approval of July 2016 Governing Board Meeting Minutes</a>  |                |

- 5.3. **Sergeants-At-Arms** - per SR17 Stakeholder Sergeants-at-Arms "The Governing Board will ask for one or more stakeholder volunteers to regularly serve as Sergeant at Arms during Governing Board meetings. The Sergeants at Arms will maintain order, assist stakeholders in filling out and submitting Public Comment cards, and will perform other duties as prescribed by the Board."
- 5.4. **Public Safety Liaison** - The liaison will serve as the primary point of contact on Public Safety Issues identifying community needs and communicating them to city agencies and reporting back to the Board.
- 5.5. **For Discussion and Possible Action:** Approval of Neighborhood Council Outreach Survey 2016-17
- 5.6. **For Discussion and Possible Action:** Approval of Neighborhood Council Strategic Plan FY 2016-17
- 5.7. **For Discussion and Possible Action:** Approval of Neighborhood Council Self Assessment FYE 2015-16.
- 6. FINANCE AND BUDGET (5min) 7:45 pm**
- 6.1. **Discussion and Possible Action (Treasurer):** Approval of July 2016 MER (2min)
- 6.2. **Discussion and Possible Action (Treasurer):** Approval of revised Fiscal Year 2016-2017 budget. (3min)
- 7. OLD BUSINESS (5min) 7:50pm**
- 7.1. **Discussion and Possible Action:** Discuss the SLNC's participation in The Clean Streets LA Challenge which provides information on how to maximize City resources in your community; networking opportunities with key Clean Streets LA stakeholders; training on how to host Clean Streets LA events in your neighborhood; assistance in developing a Clean Streets LA community plan and access to a Clean Streets LA cash prize to fund community clean-ups.  
<http://empowerla.org/clean-streets-la-challenge/> (5 min)
- 8. CONSENT (5min) 7:55pm**
- 8.1. **MOTION (Somilleda):** Move to send a letter to Jerry Brown asking to declare the homeless crisis a state of emergency and bring "concerted effort and resources needed to tackle this crisis" (per Assemblyman Sebastian Ridley Thomas)
- 8.2. **MOTION (Johnson):** New Language for Standing Rule #44 regarding CIS drafters (clarification on June 15th Agenda Item 4.2)
- 8.3. **MOTION (Johnson):** Additional language to Standing Rule #12 regarding clarification of actionable items on all agenda forms.
- 9. NEW BUSINESS (45min) 8:00pm**
- 9.1. **MOTION (Kantner/Sanborn Avenue Neighborhood Association):**The Sanborn Avenue Neighborhood Association moves that The Silver Lake Neighborhood Council submits a public comment on the Sunset-Silver Lake Project Draft EIR to The City of Los Angeles Planning Department asking that the city deny the developers the variances that would allow them to increase the density of their buildings by up to 35%. (10min)
- 9.2. **MOTION (Levin):** Moves that The Silver Lake Neighborhood Council approve up to \$250 for publicity materials for the 22nd Annual Music Box Steps Day Celebration on Saturday, October 15, 2016 at the Laurel and Hardy Park. **(up to \$250)** (5min)
- 9.3. **MOTION (Urban Design Committee):** The Silver Lake Urban Design and Preservation Advisory Committee moves that the Silver Lake Neighborhood Council (SLNC) recommend support for the sale of a full line of alcoholic beverages at Botanica Restaurant located at 1620 Silver Lake Boulevard. (10min)
- 9.4. **MOTION (Treasurer):** Move that the SLNC authorize payment to Epperhart communication in the amount not to exceed \$200 per month for remainder of fiscal year. **(up to \$2200)** (5min)
- 9.5. **MOTION (Treasurer):** Move that the SLNC authorize monthly spending not to exceed \$60 for office supplies (paper, ink, folders, scanning services) for the treasurer to process payments, expedite paperwork, prepare for meetings, etc. **(up to \$660)** (5min)
- 9.6. **MOTION (Treasurer):** Move that the SLNC authorize \$160 for Apple One for missed charges in FY 2015/2016 April and May. **(up to \$160)** (5min)
- 9.7. **MOTION (Treasurer):** Move that SLNC fund Mail Chimp for monthly email service not to exceed \$75 per month. **(up to \$900)** (5min)
- 9.8. **NOTIFICATION (Bylaws & Standing Rules Committee):** - Per the SLNC Bylaws which require a 14 day posting notification, Motion to change *Bylaws Article XIII Amendments* to be placed on the September Agenda for discussion and possible action.
- 10. REPORTS OF OFFICERS (5min) 8:45pm**
- 10.1. **Co-Chairs**
- 10.2. **Vice-Chair**
- 10.3. **Secretary**
- 10.4. **Correspondence**

<b>11. Committee Reports (5min)</b>	<b>8:50pm</b>
11.1. Committee Reports	
11.2. <u>Discussion Item:</u> The importance of Committee Reports	
<b>12. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS (3min)</b>	<b>8:55pm</b>
<b>13. ANNOUNCEMENTS (2 min)</b>	<b>8:58pm</b>
<b>14. ADJOURNMENT</b>	<b>9:00pm</b>

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – The public is requested to fill out a “Speaker Card” to address the Board/Committee on any agenda item before the Board/Committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board/Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board/Committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer.

**PUBLIC POSTING OF AGENDAS** – Silver Lake Neighborhood Council agendas are posted for public review as follows:

- Mornings Nights Cafe, 1523 Griffith Park Blvd, Los Angeles, CA 90026
- [www.SilverLakeNC.org](http://www.SilverLakeNC.org)
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at: <http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>

**THE AMERICAN WITH DISABILITIES ACT** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the SLNC Secretary, at (213) 375-8836 or email [secretary@silverlakenc.org](mailto:secretary@silverlakenc.org).

**PUBLIC ACCESS OF RECORDS** – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at Mornings Nights Cafe, 1523 Griffith Park Blvd, Los Angeles, CA 90026, at our website: [www.silverlakenc.org](http://www.silverlakenc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the SLNC Secretary, at (213) 375-8836 or email [secretary@silverlakenc.org](mailto:secretary@silverlakenc.org).

**RECONSIDERATION AND GRIEVANCE PROCESS**

For information on the Silver Lake Neighborhood Council’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the SLNC Bylaws. The Bylaws are available at our Board meetings and our website <http://silverlakenc.org/about/bylaws/>

**SERVICIOS DE TRADUCCION**

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a the SLNC Secretary, al (213) 375-8836 o por correo electrónico [secretary@silverlakenc.org](mailto:secretary@silverlakenc.org) para avisar al Concejo Vecinal.

**REQUEST FOR AGENDA ITEM SEEKING APPROVAL OF FUNDING, PROGRAMS, OR EVENTS**

**Date:** July 21, 2016

**Name/Committee:** Adam Somilleda

**Text of Motion on the Agenda:** • Move to send a letter to Jerry Brown asking to declare the homeless crisis a state of emergency and bring “concerted effort and resources needed to tackle this crisis” (per Assemblyman Sebastian Ridley Thomas)

**Describe the event/project in detail.** See Attached letter

**What is the total budget for the project?** N/a

**What is the timeline for the project?** Immediate

**From which budget line(s) are the funds to be drawn?** n/a

**How will this motion be implemented, and by whom?** The Secretary will certify and send letter on board's behalf

Governor Jerry Brown  
c/o State Capitol, Suite 1173  
Sacramento, CA 95814

(DATE)

Dear Governor Brown,

On any given night, there are over 115,000 homeless people in California – 21% of the entire nation's homeless population.

Counties across the state are facing a pervasive and deepening homeless crisis that imminently endangers the health and safety of tens of thousands of residents, including veterans, women, children, LGBT youth, persons with disabilities and seniors.

Nowhere is this more evident than in LA County – 47,000 homeless, including more than 6,000 parents and children – where the tremendous scale of homelessness threatens the economic stability of the entire region by burdening emergency medical services and the social services infrastructure.

It is time to treat this crisis like the emergency that it truly is. The increasing numbers of displaced homeless people and the lack of ongoing resources to stably re-house them require immediate and extraordinary action.

We urge you to support the request by the Los Angeles County Board of Supervisors to declare the homeless crisis a state of emergency and bring the concerted effort and resources needed to tackle this crisis in a meaningful way.

Respectfully,

Adam Somilleda  
Region 3 Rep  
Silver Lake Neighborhood Council

Scott Plante,  
Secretary  
Silver Lake Neighborhood Council

Cc: Asm. Sebastian Ridley-Thomas  
CC: (other state and local representatives – Ryu? O'Farell? Garcetti?)



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<b>Secretary</b>	Scott Plante

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## MOTION REQUEST

**Date:** July 22, 2016

**Committee/Requestor:** Anne-Marie Johnson

**Text of Motion:** The maker moves that the Silver Lake Neighborhood Council replace Standing Rule # 44 with the following language; Authorize 5 board members to draft and submit Community Impact Statements, which have been passed by a vote of the full board, through the City Clerk's online website system. Those 5 board members will be governing board co-chairs, the boards' secretary and two non executive board members and will have this authority for a year from the date of their appointment.

**Committee Vote:** Yes / No

### **Describe the event or project in detail:**

The Standing Rule # 44 states: *Community Impact Statements*  
*The Co-chairs, the Secretary, and one board chair from each of the Governmental Affairs and Urban Design and Preservation committees will be granted password access to the Early Notification System to submit Community Impact Statements (CIS). (Adopted October 5, 2005; Revised December 7, 2005; Revised November 5, 2014)*

The new language, proposed and approved during the SLNC June Special Board meeting, will streamline the process and help remove any confusion with regard to designated CIS drafters. Those 5 drafters approved on June 15th are: Co-chairs Heather Carson and Anne-Marie Johnson, Secretary Scott Plante, and board members Tracey Woolfolk and Rusty Millar.

### **What is the timeline for the project?**

Immediately following the motions' approval by the SLNC Governing Board.

**What is the total budget for the project?** N/A

**From which budget line(s) are the funds to be drawn?** N/A

**How will this motion be implemented, and by whom?** SLNC Governing Board



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<b>Secretary</b>	Scott Plante

[www.silverlakenc.org](http://www.silverlakenc.org)

## MOTION REQUEST

**Date:** July 21, 2016

**Committee/Requestor:** Anne-Marie Johnson

**Text of Motion:** Maker moves that the Silver Lake Neighborhood Council add this additional language to SLNC Standing Rule 12 and to the header of all SLNC agenda forms. "All agenda items are actionable unless otherwise noted."

**Describe the event or project in detail:**

The immediate approval and addition of this language to Standing Rule 12 and all agenda forms, will codify advice provided by a city attorney, to the former board, in the recent past. Since this language cannot be found in the SLNC's Standing Rules or Bylaws, in order to officially adopt this advice, it should be added to the SLNC Standing Rules and agenda forms. The addition of this language to the header of all agenda forms will streamline the agendas, remove any confusion, and make the drafting of the agenda less burdensome for the drafter.

**What is the timeline for the project?** Immediately

**What is the total budget for the project?** N/A

**From which budget line(s) are the funds to be drawn?** N/A

**How will this motion be implemented, and by whom?** The SLNC Governing Board

# MOTION REQUEST

**Date:** July 14, 2016

**Committee/Requestor:** Christine Kantner/The Sanborn Avenue Neighborhood Association

## **Text of Motion:**

The Sanborn Avenue Neighborhood Association moves that The Silver Lake Neighborhood Council submit a public comment on the Sunset-Silver Lake Project Draft EIR to The City of Los Angeles Planning Department asking that the city deny the developers the variances that would allow them to increase the density of their buildings by up to 35%.

## **Describe the event or project in detail:**

We are asking that The Silver Lake Neighborhood Council *not* support the Junction Gateway Development in its current state and to request that the city deny the developers the variances that would allow them to increase the density of their buildings by up to 35%. The developer is asking for variances in order to build 5 stories tall instead of the allowable 3 stories. The SLNC asks that the buildings be 3 stories in height with setbacks. This downsized model is the maximum allowable in the community plan.

If you wish to review a print copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00 A.M. and 4:00 P.M. at the City of Los Angeles, Department of City Planning, 200 North Spring Street, City Hall, Room 750, Los Angeles, CA 90012.

The Draft EIR is available online at the Department of City Planning's website at <http://planning.lacity.org> (click on "Environmental Review" then "Draft EIR"); and copies are also available for viewing at the following Library Branches:

1. Central Library, 630 West Fifth Street, Los Angeles, CA 90071
2. Silver Lake Branch Library, 2411 Glendale Boulevard, Los Angeles, CA 90039
3. Frances Goldwyn – Hollywood Regional Library, 1623 N. Ivar Avenue, Hollywood, CA 90028
4. Cahuenga Branch Library, 4591 Santa Monica Boulevard, Los Angeles, CA 90029
5. Atwater Village Branch Library, 3379 Glendale Boulevard, Los Angeles, CA 90039
6. Arroyo Seco Regional Library, 6145 N. Figueroa Street, Los Angeles, CA 90042

The Draft EIR can also be purchased on CD-ROM for \$7.50 per copy. Contact Karen Hoo at (213) 978-1331 to purchase copies. If you wish to submit comments following review of the Draft EIR, please reference the file number below, and submit them in writing no later than 4:00 P.M. on Monday, August 15, 2016.

## Please direct public comments to:

Karen Hoo  
Department of City Planning  
200 North Spring Street, Room 750  
Los Angeles, CA 90012  
E-mail: [planning.envreview@lacity.org](mailto:planning.envreview@lacity.org)

See renderings of the project [here](#).

**What is the timeline for the project?** deadline to submit public comments to the planning department is 4pm on Monday, August 15, 2016.

**What is the total budget for the project?** N/A

**From which budget line(s) are the funds to be drawn?** N/A

**How will this motion be implemented, and by whom?** The Secretary will certify and send in letter



## Sunset-Silver Lake Project

ENV-2011-3299-EIR

State Clearinghouse Number: 2012031080

Council District: 13, Mitch O'Farrell

Community Plan Areas: Silver Lake-Echo Park-Elysian Valley (sites 1 & 3); Hollywood (Site 2)

Project Location: 4000 Sunset Boulevard, 4002-4038 Santa Monica Boulevard, 1069-1075 Sanborn Avenue, and 1068 Manzanita Street (Site 1); 4100 Sunset Boulevard and 1071, 1077, 1083, 1085, 1087, 1089 Manzanita Street (Site 2); and 4301, 4303, 4311 Sunset Boulevard and 4300, 4306, 4308, 4312, 4314 Effie Street (Site 3)

**Project Description:** The applicant proposes the development of three separate sites within a three-block radius along Sunset Boulevard. Each site will be a separate development in terms of design and construction, and each will require separate approvals from the City. While three separate developments are proposed, all three are analyzed in one EIR because of a common applicant and proximity of the sites to one another.

### **Site 1**

Site 1 would be developed with approximately 79,064 square feet of floor area (FAR of 2.62:1) as a five-story building with a maximum height of 68-feet as measured from grade, containing 84 residential units, 4,678 square feet of creative office space, 3,699 square feet of restaurant uses, 2,001 square feet of retail uses, an 800-square-foot community room/cultural activity space, and 8,650 square feet of total open space. Residential development in the C2 zone allows for a density of one dwelling unit per 400 square feet of site area, which would permit a maximum of 73 base density dwelling units. An additional two units would be permitted with the 1,901-square-foot R3-1VL lot (at 1 unit per 800 square feet of lot area) for a total of 75 base density units. Site 1 would set aside 11 percent of the 75 base density units (or 9 units) for very low-income households, entitling the Project to incentives and waivers of development standards as well as a 35 percent density bonus under SB 1818 and the City's Implementing Ordinance (or 102 maximum units). To reduce the building massing and potential for parking impacts at this location, the Applicant only requests a partial 12% density bonus for 84 total units at Site 1. The Project on Site 1 seeks three development incentives and waivers of development standards to allow an FAR up to 2.62:1, to permit 5 stories (in lieu of the C2-1VL 3-story limitation), and a maximum building height of 68-feet (as measured from grade in lieu of 57-feet) and building envelope height of 63 feet (above the 56-feet, or an 11-foot height increase). Parking would include 123 on-site spaces in satisfaction of City Code requirements (with six required creative office parking spaces to be provided at Site 2).

### **Site 2**

Site 2 would be developed with an approximately 80,670 square foot building measuring 89' feet in height. The project would contain 91 residential units, approximately 10,000 square feet of restaurant uses, and 7,460 square feet of open space. The commercial spaces would be primarily located along Manzanita Street and at the corner with Sunset Boulevard. The Project on Site 2 would set-aside 11 percent of the base density units (i.e., 8 units) for very low-income households, and is therefore eligible for a 35 percent market rate density bonus (totaling 91 units). The Project on Site 2 also requests three development incentives/waivers of development standards to permit an FAR of 3.0:1, up to a 20 percent reduction in required open space, and to calculate FAR based on lot area. Site 2 would provide 112 parking spaces, including 6 required spaces for the Site 1 creative office use. An additional 44 public parking spaces above City Code requirements would be provided as a public benefit.

### **Site 3**

Site 3 would be developed with approximately 102,100 square feet of floor area as a four-story building (above a basement level) with a maximum height of 68-feet as measured from grade (56-foot maximum building envelope height). Site 3 would contain 122 residential units, 4,500 square feet of retail fitness center uses, 999 square feet of restaurant uses, an 850-square-foot community room, and approximately 12,450 square feet of open space. The Project would set-aside 11% of the 90 base density units (i.e., 10 units) for very low-income households, entitling the Site 3 Project to a 35 percent density bonus or 122 units. The Project on Site 3 seeks six development incentives/waivers of development standards, which would allow for an additional story and 11 feet of building height (total maximum allowable height would be 68 feet), an FAR of 3.0:1 on the portion of the Site zoned [Q]C2-1VL, 0-foot setback reductions along both Effie Street and Bates Avenue, vehicular access from a less restrictive (C2) to a more restrictive zone (R4) and calculation of density based on gross (as opposed to net) lot area, prior to any required dedications. While the incentive/waiver of development standard allows for an FAR of 3.0:1, the Project on Site 3 proposes an FAR of 2.96:1. Parking for Site 3 would include 159 spaces.

August 3, 2016  
From: The Silver Lake Neighborhood Council  
To: The Department of Planning  
CC: City Council

We are writing after careful review of the Environmental Impact Report (EIR) presented by Frost Chaddock regarding their three properties located in Silver Lake, a project commonly referred to as the "Junction Gateway."

Frost Chaddock has requested variances in order to increase their building sizes by 2 stories (in addition to the 3 stories they can build by-right, for a total of 5 stories). They are also requesting an increase in density of up to 35%.

The Silver Lake Neighborhood Council does not support Frost Chaddock's bid for these variances, as we believe these bonuses would make the scale of their buildings unmanageable for this area. By Frost Chaddock's own EIR estimate, their 3 buildings ***"could add up to 2,947 vehicle trips per day on its peak day week day."*** This neighborhood simply does not have the infrastructure or the parking necessary to sustain this flow, not to mention the amount of noise and pedestrian traffic.

In addition, these high-density properties could ***"produce long-term air quality impacts to the region...and CO standards could be exceeded at congested intersections with extreme traffic volumes...One intersection at Hoover Street/Fountain Avenue/Sunset Boulevard would remain significant in the AM peak...there is no feasible mitigation measure to reduce this impact to a less than significant level... The Project would have a Project-specific and cumulatively considerable significant and unavoidable impact at the intersection of Hoover Street/Fountain Avenue/Sunset Boulevard"***

Frost Chaddock's previous EIR was carefully inspected and widely opposed in the past for many of these same reasons. Now, almost 4 years later, the proposal is back and virtually identical in scope to the one a large percentage of the neighborhood rallied against before.

While we agree there is a need for housing, we believe the increased size of these buildings would negatively impact the quality of life in this neighborhood. We understand that change and growth are inevitable and necessary, but we also believe that the people who live in this area should have a say in what is built here and how.

Thank you for your time and consideration,

The Silver Lake Neighborhood Council