



Serving the Silver Lake Community Since 2003

P.O. Box 26385  
Los Angeles, California 90026

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**Treasurer**  
**Secretary**

Heather Carson  
Anne-Marie Johnson  
Jerome Courshon  
Patty Jausoro  
Scott Plante

## MEETING MINUTES - APPROVED

### URBAN DESIGN AND PRESERVATION ADVISORY COMMITTEE

Wednesday June 8, 2016 6:30 pm  
Citibank Community Room  
2450 Glendale Boulevard  
Los Angeles, CA 90039  
Meeting Minutes

1. **CALL TO ORDER** by Scott Plante at 6:30 pm
2. **CO-CHAIR ELECTIONS**

Motion by Anne-Marie Johnson to move Item 5.C. to top of meeting. Nadine Trujillo seconded. Moved that Scott Plante and Joe Ferrell be re-elected as co-chairmen. Item was seconded. Statements were made by Plante and Ferrell that said they wished to continue the good work the committee has been doing. Roll call vote taken.

#### **Motion Passed**

#### **Yes (10):**

Craig Collins  
Jerome Courshon  
Terry Jackson  
Anne-Marie Johnson  
Joe Ferrell  
Genelle LeVin  
Robert Peppey  
Scott Plante  
Liza Temple  
Georgene Smith-Gooden

#### **No (1):**

Rusty Millar

3. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

Genelle LeVin noted that Make Music LA will be held on June 21, all over Silver Lake and Los Angeles.

Jerome Courshon noted that a meeting with CD4, CD13, and DWP about re-filling the Silver Lake Reservoir on June 30, 7 pm, Ivanhoe School. Craig noted it will also discuss the future of the reservoir.

Nadine Trujillo noted there will be an SLNC Public Safety Committee Meeting on June 28, 6:30 pm, Silver Lake Library. Elections will be held for Co-Chairs. First phase CPR class was organized and held. CERT training is planned for the rest of the year.



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Joe Ferrell updated the status of City Planning’s Small Lot Ordinance revisions, which are open for comments through August 8.

Scott Plante made an announcement regarding the purpose of the Committee, as well as its’ role as part of the Neighborhood Council. The announcement will be read at the beginning of all future meetings so stakeholders understand the role of the Committee. Johnson asked if we would put this on the UDP page, and Plante noted we would.

**4. MOTIONS & RESOLUTIONS – Discussion and Possible Action**

**A. 1620 Silver Lake Boulevard      Botanica**

*Conditional use permit for the sale of a full line of alcoholic beverages for on- and off-site consumption. Establishment will have a small retail market, 34-seat restaurant, and outdoor patio.*

Presentation of the concept by land use representative Kerri Young. New 1,000 sf full-service restaurant with 34 seats inside, 31 seats on outside terrace. A small market will feature grab and go, staples, and local produce. A liquor store will be part of the concept. Botanica will be open for breakfast, lunch, and dinner. Idea is neighborhood oriented restaurant, host cooking demonstrations, and partner with local schools. Cuisine will be seasonal, local. Proposed hours of operation are 7am -12am Sunday through Thursday, 7am – 2am Friday and Saturday.

Restaurant will building walls to contain noise. Committed to working with the neighborhood. Patio will be landscaped to mitigate noise. Fully enclosed trash enclosure to be built, does not currently exist. No deliveries from Silver Lake Blvd. With change of use, additional parking requirements have not been triggered due to size of restaurant – under 1,000 sf. No variances being sought at this time. Botanica will enter into a valet pool system with other restaurants on Silver Lake Blvd. Employees will have parking nearby, public transportation to be encouraged. Parking currently on site is not legal, and only one ADA space will be permitted by the City. No change of use so no parking triggers for additional parking requirements.

Heather Sperling noted the goal of Botanica was to be the most beneficial contributor to the community. Interested in creating healthful, accessible food. Inspired to open a restaurant that takes into account things they feel are missing in existing restaurants. Clarified they never intended to be open past midnight; morning opening will be at 8 or 8:30 am. Not a bar or club. Landlord requested they apply for the maximum hours in their CUP.

Plante noted there will be two questions that keep coming up: parking and hours of operation. Address thoroughly now to alleviate repetitive questions.

Sperling noted they will open at 8 or 8:30 am, available for breakfast. Market available from that time on. Probably close for a few hours in the middle of the day for family meal, staff time. Reopen for a dinner service, ending at 11 pm. Close at midnight weekdays, no intention of going after that. On parking, we get it. Parking of concern for them. They have talked to tons of people on the block and are doing everything they can to get the best possible solution. Sperling continued that the 4 spots at Silver Lake Liquor are not legally recognized, and City will not allow them to use the spots. That area will become one ADA parking spot. They have talked to Satellite for spots during the day, Montri Auto for spots at night. Valet will be provided every day at night, all day on weekends. Will consider valet all day during the week if things get crazy.



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Johnson asked for a clarification on the hours. Sperling replied the most would be 8 am – midnight every day.

Kerri clarified the application will have the maximum hours and they are willing to pull back the hours. Hours proposed are Sunday through Thursday, 8 am -11 pm. Friday and Saturday, 8 am to midnight. Sperling noted she is not sure if they are going to be open 7 days a week.

Frederick, a neighbor on West Silver Lake Drive, called the valet parking plan ridiculous. He noted the restaurants in the area have valet parking and you are supposed to have a secure spot where you are parking cars, not on the street. He has called many times to have the cars removed as they are taking up from his neighbors and friends. Where are you going to park? They have permit parking; where are you going to park as the valets take up spaces?

Kerri noted one valet runs the whole block.

Sperling noted it is good to know about the valet as that is part of their due diligence. Great to hear that from neighbors as the valet is not going to tell them. They will ask the questions to determine.

Steve T., neighbor, noted that one less car on the street means that people who go to Dreams are going to park further into the neighborhood. He lives above the area, and when there is a popular band drunk people drive away and leave garbage all over the street. He notes lots of people don't use valet and they will drive into the neighborhoods to park. His biggest concern is the outdoor patio. Whenever there is a party low, the noise travels up the hill and is incredibly loud. You are proposing people to have a party every single night. Are you going to allow people to drink and not eat? This is a residential, not commercial, neighborhood.

Heather Sperling noted the patio will be surrounded and covered. They are not opening a party restaurant. Atmosphere comes from what owners create.

Johnson asked to collect questions and answer at once.

Neighbor asked if they would make an offer on her home. She bought a house where her backyard is now going to be your party area. You are going to kill her sleep and kill her liquidity by depreciating her property. If she wanted to buy a house with a bar in her backyard, she would have bought on Sunset or Glendale where there are multiple restaurants. She bought in what she thought was a quiet, peaceful neighborhood. You will impact the people that rely on her – students, and now she will go to work sleep-deprived. Night after night she is suffering from sleep deprivation, which is a form of torture. Her husband serves millions of people throughout Southern California for the Gas Company. Your choice affects more than the community on this street, because they serve the community. And now we are going to do a worse job serving the community, because we are sleep deprived, because your hours are outrageous? If you want to operate there, reconsider your hours to make them more reasonable. Normal working people do not want to go to dinner until 11:00 at night. Your hours make me wonder what your prerogatives are.

Tanya on Occidental asked where the employees are going to park? She doesn't have a driveway and can't often park at her own house. Wondered how with the maximum number of liquor licenses in Silver Lake you can get a license.

Manuel lives behind the proposed location. What exactly will you do to soundproof?



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Scott Plante

Anne doesn't want to open her front window and see people. Doesn't know why you are putting this there.

Unknown neighbor says with an outdoor patio they are going to drink and be loud. Neighbors will not be able to open windows and enjoy the night air. If you really care about the neighbors, then you will stop your hours at 10 pm. Terrible, terrible idea.

Kendall, a neighbor, asks could you limit the hours on the patio so sound is done by 8? Parking will always be an issue. If you don't like it, go somewhere that has underground parking. Thinks this is a wonderful idea. Would love to go to the market. (Someone suggested she go to 7-11.) She said she doesn't want to pay \$8 for milk.

Another neighbor said she loves the liquor store. How did you get the lease?

Steve thought the notice for the meeting read like a press release and thought it was inappropriate.

Responses: Sperling noted they never talked about fully soundproofing the space. They will spend money to soundproof and educate the staff to keep diners in check. Do everything within their power to create a calm and tranquil space.

Plante asked if you would consider limiting the hours on the patio?

Sperling stated that since it is half of the seating, they will consider it. But can't promise.

Young said they will consider it and they are here to listen to comments. Apologized it says 2 am on the application.

How did you get the liquor store's lease? Heather stated the liquor store did not have a lease. Building was sold last summer and it was stated the liquor store had no lease. They were month to month. New building ownership talked to them and they did not respond. Owners then listed the space for lease. Botanica was selected from a group of tenants that included large restaurant chains, a bar. Landlord thought this was the best community-oriented use.

What can you do to address parking? Heather will look into parking spaces, create an incentive program for staff.

Joe Ferrell asked how many staff do you plan to have? About seven at a time.

Can you order drinks without food? Heather responded yes, legally. Not that type of place.

Terry asked how much of a percentage increase in the number of restaurant seats in the area are you providing? Emily stated they are going to have 59 seats, probably less. Terry thinks this a 30% increase.

Craig Collins asked if they are doing full package alcohol sales? Heather responded only beer and wine. Any basic calculations on your overall sales of packaged vs. restaurant sales? No specific calculations for the market as it is a work in progress. Craig asked about all the alcohol storage listed in the plans. Response was that was a mistake by the architect. Storage is actually about 5' x 6'.

Plante asked what is the timeframe? Sperling said they take over the space August 1, several months for renovations, hope to open in January.



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Young noted the process is expedited. Restaurant is by right. Working through Plan Check. Dealing with issues bringing up the building to current codes. No hearing date as of yet.

Georgene is trying to reconcile the floor plan. Empty two story house behind. Unused patio. Two existing buildings being joined.

Robert Peppey asked if you would consider having a link on the website for Uber/Lyft so when people make a reservation they could arrange a ride? Yes. Also consider promoting walking? Heather noted that is their hope.

Johnson stated the community does not want this. You are creating something for your needs. This is not a starvation neighborhood for restaurants. This is purely to satisfy your needs, which is great – but do not bamboozle my community. Do not tell them people are going to walk. We have lived through this so many times. Moby, Tenants of the Trees. You cannot guarantee the behavior of your customers. You are going to ruin the quality of life for people who spend tens of thousands of dollars on their homes. Parking is an issue that is not easily solved. Announced she has a petition started for permit parking in this area.

Plante made a motion to postpone the application until July so that further information can be obtained. Seconded by unknown.

**Motion to Postpone Until July Meeting Passed Unanimously**

**Yes (11):**

- Craig Collins
- Jerome Courshon
- Terry Jackson
- Anne-Marie Johnson
- Joe Ferrell
- Genelle LeVin
- Robert Peppey
- Scott Plante
- Liza Temple
- Georgene Smith-Gooden
- Rusty Millar

**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.*

*Further information necessary for a vote was not yet available.*

**Motion to postpone until July passed unanimously.**

**C. Adopt-A-Step**

**Referred by SLNC**

*Governing Board voted to have UDP form a workgroup to revise language on web page regarding the Stairway Program so that it works in better partnership with City Services. Per request of City Attorney. (END WORKGROUP)*

Craig Collins read the workgroup product. Terry asked why this was brought forward. Johnson left the meeting so Heather Carson could participate. She explained the history, and stated she would see



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if we can get a review of the language by the City Attorney prior to the full Neighborhood Council meeting.

**Motion to recommend sending the revised language to the board passed unanimously.**

**Yes (11):**

Heather Carson  
Craig Collins  
Jerome Courshon  
Terry Jackson  
Joe Ferrell  
Genelle LeVin  
Robert Peppey  
Scott Plante  
Liza Temple  
Georgene Smith-Gooden  
Rusty Millar

**D. Notice to Developers**

Review the workgroup's progress.

**UDP Workgroup**

*Item was moved to July meeting.*

**5. ADMINISTRATIVE ITEMS**

- A. Review and Adoption of Minutes
- B. Committee Business
- C. Co-Chair Elections

**6. ADJOURNMENT at 8:20 pm**