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**SILVER LAKE  
NEIGHBORHOOD COUNCIL**

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

**Wednesday January 13, 2016 6:30 pm**

Citibank Community Room  
2450 Glendale Boulevard  
Los Angeles, CA 90039

**1. CALL TO ORDER**

Attending Committee Members:

Scott Plante, Co-Chair  
Joe Ferrell, Co-Chair  
Barbara Ringuette  
Christine Kantner  
Georgene Smith-Goodin  
Jeff Wayne  
Jerome Courshon  
John Wingle  
Carol Cetrone  
Cliff Towne  
Craig Collins  
Doug Tornquist  
Genelle LeVin  
Liza Temple  
Renee Nahum  
Rusty Millar  
Terry Jackson

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

### 3. PRESENTATION

- A. Sabrina Venskus, a tenant/landlord and environmental lawyer, will speak on affordable housing, Ellis Act evictions, and tenants rights (to be confirmed).
- B. Report on 3008-12 Marathon small lot project (to be confirmed).

(Notes begin at about 6:50pm. The meeting was already in progress.)

*Representatives for the Marathon project: Chris and a young woman. (Neither is an architect.):*

Committee members expressed concern that the project plans don't look concrete. When people come before this board, they usually have more detailed drawings. Your building looks great but why there isn't more a definitive product here. We haven't been able to get to that point, said the female representative. You want us to buy into this without really knowing what it will look like, asked a male committee member.

Usually people have blueprints, elevations, more information. It's hard to put it all together and gain perspective without this information. How will the project fit into the neighborhood, asked a female committee member. Chris said we hired an architect. He showed drawings. There are looks from different sides of the project.

The concern is how will this be integrated into the neighborhood? Right now it's a free standing building with no buildings around it, said a female committee member.

Co-Chair Scott Plante said there is a lack of contextual buildings nearby for reference. This view is the Marathon Street side.

This started as a modern building, and then became Spanish, and then the City denied some changes. There were lots of concerns raised. The dog houses were addressed. What were other concerns, asked Plante. He referenced an email from Barbara Ringuette which has five points.

Point #1: valid set of drawings by licensed architect.

We hired architect Stephen Marzuki who lives in this area, said the female representative.

Ringuette asked where are the adjacent buildings? Chris said that wasn't in the email. Ringuette said she wants to know where windows line up. She also expressed concerns about privacy. Plante asked can you send that info to Ringuette before the hearing?

Point #2: a maximum height of 2 stories along Marathon. With a 29 ft. maximum, including a one story living area, loft. The first floor is the garage. Total area is about 1,300 sq ft., including the garage. which is about 600 sq. ft.

Carol Cetrone asked why did you move lot #1 back? Chris said to provide parking and landscaping.

A woman referenced in the email said she wants more detail. She noted that one of the units still has a roof deck. Chris said there is no outdoor space. She asked whether the corner piece faces Marathon?

Ringuette asked why did you put the tallest point at the most visible point where people enter Silver Lake? You have a 3 story tall tower. Everything around it is 2 stories. It's out of character. The buildings on that block are entirely Italian. The wooden features that you're discussing have nothing to do with Mediterranean features. A committee member said more Mediterranean features were requested many times. Chris said that wasn't in the email.

(Note: Jerome Courshon arrived late, about 7pm)

The maximum height is 38 ft along Silver Lake.

Point #3: Removal of dog houses. Chris said they were all removed. The architect came up with balconies and roof decks. There are no interior stair wells.

Carol Cetrone asked about the average sq ft. of the roof decks? Chris said each unit has one. The average size is half of ground floor footprint, about 400 sq ft. She asked will there be amenities on the roof? Kitchenettes? Bars? Chris said probably power outlets. The outdoor space is for plants, star gazing.

Point #4: Elevations with greater detail.

All windows are wooden windows. Plante said the elevations are more articulated than in the last version that I saw.

Liza Temple commented about the materials on the roof decks. White stucco with wood is beautiful. You've done a good job with massing, etc, she said.

Ringuette asked are the roof decks set back? Chris said they are 3-5 feet from the edge. It's pretty but not Mediterranean, said Ringuette. If you have a lot of white in one spot, it's very reflective. How will you reduce glare, she asked.

Plante explained that Ringuette is concerned with paint color? Maybe use some more off white?

Ringuette added that the little fences in front are perfect for graffiti. How will you deal with that? Renee Nahum recommended planting flowing vines that flow over the walls.

Ringuette said that she wants to keep the vines that were in the previous plans. Chris said we can try to keep the vine.

Craig Collins said this has come a long way. This process does work for everyone. This is coming together as a coherent statement. The level of detail that we're discussing now, can be fine tuned with color changes.

John Wingle asked are planters integrated into the building? Are there ground floor entries into the units? Chris said there are wooden rollup doors. There are no planters along Silver Lake.

Plante asked can you discuss the trees on Marathon? Chris said they are gone because the City wants widening. The new mobility plan is already approved. There is a law suit.

A woman said that Marathon is too small for that. This must be discussed with the Council office. Georgene Smith-Goodin said that we discussed this with Council District 13 (CD13) as a group. We spoke with them for 3.5 hours. They shot down every one of our ideas. The woman said it's not worth killing the trees just for a 2 foot widening.

Ringuette said that there are 6 buildings in the public right of way already so widening would be crazy. Accidents occur at the 5-way intersection at Marathon. I can't imagine not widening Marathon. Chris said the Department of Transportation won't approve the plan without widening.

Co-Chair Joe Ferrell asked will you plant new trees if you remove old trees? Jacaranda trees are there now.

Point #5: master land use plan application filed with the city.

Chris said the hearing is scheduled for January 20. It will probably be moved to February. Ringuette asked, the hearing is placed on hold pending receipt of plans from you? Chris said yes.

Plante proposed a motion to the Board for February that we preserve the trees on Silver Lake and on Marathon. He will propose this.

Ferrell asked, in the 3-story units, are kitchen and dining units on the 2<sup>nd</sup> or 3<sup>rd</sup> floors. Chris wants them on 2<sup>nd</sup> floor. Having kitchens and dining on 3<sup>rd</sup> floor might encourage rooftop use.

Jerome Courshon said the kitchens should not be higher than the 2<sup>nd</sup> floor. Otherwise, it encourages rooftop use. He doesn't like rooftop decks.

Cetrone asked a question about architectural renderings. She also said I agree that this is beginning to look nice. Bravo for making smaller units. Can the Marathon corner stairwell height be modulated to fit character of marathon? Chris said sure.

Ringuette commented about seeing 3 different sets of plans that she got from the City? What's happening? She said that she likes the balconies going across. Chris said to use the latest version of the plans.

Plante said this is a much more successful building than the last one what you showed. It's a night and day difference between the current plan and the initial plans.

Terry Jackson said when the Marathon reps mentioned they had hired an architect to do the renderings, I asked them if they had retained an architect prior to this and they responded that they had not retained an architect until they recently hired Marzuki.

Frank Escher, who lives at 813 Silver Lake Boulevard, said that he is one of the people who spent a lot of time with Chris. This is a huge improvement. When you think of Mediterranean, you think of North Africa. This is architecturally matching up. If Marathon disappears, I hope that that will be replaced or at least more aesthetically pleasing. He said has no objection to the roof terraces. It's important to provide outdoor space. Overall this is a huge improvement.

Another Man said we don't have to visit the Mediterranean. This is world's different than what you brought before. It's beginning to fit into our neighborhood.

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

None

## 5. ADMINISTRATIVE ITEMS

### A. Update on Sachs Apartments

### B. Review and Adoption of Minutes

Adaption of minutes for November. This is being delayed till next month.

Plante said he wants to table approval.

Wingler said that Manzanita Street is misspelled.

### C. Committee Business

*Rosa Max, the new Chair of the Green Committee:*

She discussed a project that she is working with on Silver Lake Boulevard. This is a triangle shaped lot bordering the library. Three houses will be built there. It was approved a long time ago. The owner doesn't have to come to this committee. However, the architect wants feedback. So does the owner.

As a result of the project, Macke said that this Citibank conference room won't be available so much in the future. The 3 houses can be done in any style.

A Straw poll on preferred type of design for the project: No one voted for a modern design. Plante said style is subjective. That depends on the neighbors.

Macke noted that on one side are Craftsman homes. This Citibank building has been bought. The new owner wants to build multiple stories. Owner of that property wants to have meetings on his property. Is that possible?

Georgene Smith-Gooden said the site must be ADA (Americans With Disabilities Act) compliant. It must also meet Brown Act accessibility requirements. It's not an actionable thing. Wingler noted we're running out of places to meet. Courshon said we need space.

Ringuette said we would need an ADA accessible bathroom. Macke said we can only use the proposed space for 2-3 years until the houses are ready.

Christine Kantner said if the developer wants feedback, it depends on the surrounding neighbors.

The Woman referenced in the Marathon project email asked what happens next with the Marathon project? Smith-Goodin said the motion failed to support. There was no motion against. It's in limbo.

Courshon asked they can go back to the governing board? Plante said yes. We can recommend that they do. Smith-Goodin said to plan for a neighborhood meeting.

## 6. ADJOURNMENT

The meeting ended at 7:50pm

