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**CITY OF LOS ANGELES
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**SILVER LAKE NEIGHBORHOOD
COUNCIL**

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Community Since 2003

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URBAN DESIGN AND PRESERVATION ADVISORY COMMITTEE

Wednesday March 9, 2016 6:30 pm

Citibank Community Room
2450 Glendale Boulevard
Los Angeles, CA 90039

Enter directly from the parking lot. Parking / Bike Parking / Metro Bus 92

MONTHLY MEETING MINUTES - APPROVED

1. CALL TO ORDER 6:30 p.m.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS 6:33 p.m.
Comments from the public on non-agenda items – up to 2 minutes per speaker

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action 6:40 p.m.

A. 1119 Sanborn Quach 6:40 p.m.
Case Number: AA-2015-3153-PMLA NC Region 5
Small Lot Proposal: 4 units adjacent to Circus of Books
20 minutes: 5 minutes presentation; 15 minutes Q&A

The project has addressed the scale of the neighborhood, successfully bridging the scale between the large Circus of Books building and the smaller residential homes to the north. Tree in front yard is preserved. Materials reflect neighborhood. Design reflects Silver Lake mid-century, though there was a desire to see a full-glass corner window. Project is situated to maximize front yard open space. Parking is ample.

Concerns about safety and fire access to the alley were expressed, and it was noted that City has a rigorous process and that nothing will be permitted that is not vetted by Fire officials, per City rules and regulations. Desire expressed to move some windows, applicant indicated he would review with architect.

Motion: PASSED 7 Y 4 N 2 A

B. 4330 W. Sunset Blvd. Taylor 7:00 p.m.
Case Number: ZA-2016-66-CUB NC Region 5
Conditional Use Permit: Allow the sale of a full line of alcoholic beverages for a proposed 1,850 sq. ft. restaurant with indoor seating for 57 patrons and a 95 sq. ft. outdoor seating area along the public right-of-way for 12 patrons, with hours of operation from 7 am – 2 am, daily

20 minutes: 5 minutes presentation; 15 minutes Q&A

Restaurant is locally owned. Menu was discussed, and concern was expressed that the prices could be high for the neighborhood. Applicant/chef explained this was a very preliminary menu, for the application, and the menu has been further developed.

Concern was expressed about the lack of parking. Building is grandfathered in from further parking requirements. Valet parking location is being sought.

A motion was made to table the item until next month, pending confirmation of the valet parking, but the motion to table failed.

Motion: PASSED 12 Y 1 N 0 A

C. Small Lot Ordinance Revisions UDP Workgroup 7:20 p.m.

Review the workgroup recommendations for a letter to be sent to the Department of City Planning and the City Council regarding the Small Lot Ordinance.

Wording was reworked to accommodate committee members' suggestions. References to design, which is subjective, were removed and/or reworded. Letter was refined to provide more teeth, less opinion, and more objectivity so it will be taken seriously.

Motion: PASSED UNANIMOUS

- 4. ADMINISTRATIVE ITEMS** 7:45 p.m.
 - A. Review and Adoption of Minutes
 - B. Committee Business

- 5. ADJOURNMENT** 8:00 p.m.