

**SILVER LAKE NEIGHBORHOOD COUNCIL
URBAN DESIGN & PRESERVATION ADVISORY COMMITTEE
MEETING MINUTES - APPROVED
Wednesday, February 8, 2016
7:00 pm
Citibank Community Room
2450 Glendale Boulevard
Los Angeles, CA 90039**

1. CALL TO ORDER

The meeting began at 7:05 pm.

Attending Committee Members:

Joe Ferrell, Co-Chair
Barbara Ringuette
Rusty Millar
Genelle LeVin
Georgene Smith-Goodin
David Wheatley
Mark Duncan

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Barbara Ringuette discussed an opportunity to discuss concerns about our area. This will be a meeting about concerns, discussions. Concerns should be addressed by a committee of the neighborhood council going forward. These are things that should be addressed by neighborhood council committee. The Visions and Goals meeting is tomorrow.

Mark Duncan asked how soon can we learn about new proposed developments before they arrive at the Urban Design Committee?

Joe Ferrell and Rusty Millar answered the question, saying that the information can be found on the City's website under early notification. But that is only for projects seeking variances, clarified Ferrell.

Georgene Smith-Goodin commented on by-right projects. We can't see them unless there are variances. Otherwise, there is no public process. Do you really want your neighbors to know about your plans to remodel your kitchen? It's a privacy issue.

Joe Ferrell announced that the Committee has two new members, Mark Duncan and David Wheatley.

Mark Duncan said that he is a new Silver Lake resident. He bought a house on Descanso. He had lived in Los Feliz for 10 years.

David Wheatley said that he's lived in Silver Lake since 1976. He bought a town house in 1980. He is a musician as well as an avid community minded person. He said that he is opposed to people pushing me and my friends around. He lives near Ivanhoe Elementary School.

Wheatley said that he is very concerned about the neighborhood and the amount of development going on. He explained that By Right means do what you want with your property. He also commented that projects seeking variances must come to the neighborhood council.

He said that he is very concerned about the neighborhood and the amount of developments coming in. By right is a giant loop hole that allows over scale and aggressive buildings. Wherever there is a public interest, there should be public approval and licensing for all development, especially in Silver Lake, added Wheatley.

Mark Duncan added that By Right may not be good for today. He said he wants to review By Right rules.

Georgene Smith-Goodin addressed both of them, asking them to get involved with Recode LA, a City initiative that will rewrite Los Angeles' zoning laws. That will change what is considered By Right. She added that there are two phases of By Right: remodeling versus purchase.

Recode LA is looking at function process that will radically change the City's zoning works if approved. Get involved with Recode sub committees, she urged.

Barbara Ringuette spoke about Plan Check LA, which meets the second Saturday of every month at the Los Angeles Police Department's Hollenbeck Station. This month's presentation is about reworking the general plan for the City, renewing community plans over the next ten years. Now with new funding, these plans may be renewed earlier.

There were introductions for everyone in the room.

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

- A. 3510 W. Sunset/Trois Familia
Case Number ENV-2016-4343-CE NC Region 4

Fran, representative for Trios Familia restaurant and John Shook, restaurant owner:

Shook said that he owns 7 restaurants, including this one. Six of them hold beer and wine licenses.

This will be an homage to Mexican food. It's French Mexican. It's very difficult with the minimum wage going up to survive without beer and wine, particularly as a dinner restaurant. There are expectations of what people come to us for.

We are working with Council Member O'Farrell to get a license. The restaurant now has limited hours because of labor costs. The food is made from scratch. That takes a lot of man power to put it together.

The project's hearing will be on March 7. We want the neighborhood to support the project.

Barbara Ringuette asked about the dinner and beverage menu. Shook said there would be some breakfast stuff and some lunch and dinner stuff. All of our restaurants have extensive menus. This restaurant has about 15-16 items. We try to buy ingredients from the farmers markets as much as we can.

Ringuette commented on the design diagrams and the small restrooms. Shook responded that space is limited. There is one bathroom. Waiting on City approval to install a urinal in the restroom. People pee in the open in the neighborhood, noted Ringuette. She is disturbed by this and asked for alternatives.

Shook said that there is a bathroom onsite. There have been no lines to use it. About all of our restaurants have about 25% alcohol revenue, compared to other sales. Our clientele is coming for food. That's what they like. We don't want to be a bar. We want to raise the check average.

Ringuette asked about the hours of nearby restaurants. Shook said 11pm.

Shook said he plans to spend a lot of time in Silver Lake. He's just starting to get into restaurants out here in Silver Lake, versus the Mid City area. It's a different experience and diners have different expectations.

Ringuette asked who is applying for the license. Shook said the four men in this room and their spouses. There is also a financier and his wife. This is the same group for all of their restaurants.

He noted that they are not asking for a full liquor license. We are seeking a Conditional Use Beverage Permit (CUP) for beer and wine. Both the LAPD and the Los Angeles Fire Department (LAFD) support this project.

Millar asked are you committed to not coming back and asking for a full liquor license. There's zero chance of that, said Shook. Are you planning a happy hour? No, replied Shook. We can't do that based on our prices. We'd have to give it away with free.

Millar noted that hours are until 11pm. Shook said that we'll probably stay open to 10pm but that gives us flexibility. Millar said he wants to support the motion with those amendments of no liquor license, no happy hour, and committee only support the motion going forward with those amendments.

Mark Duncan ate at the restaurant and it was delicious and it was packed. He asked about parking. Shook said that there is a valet program. Shook discussed the parking situation. All the bars, except Millie's, share the parking. 85% of staff lives within walking distance.

(Note: Rosa Max arrived at 7:29pm.)

Millar expressed complaints from neighbors about where the valet people park the cars. They get called into the Department of Transportation. Then they'll go after you for using City street parking.

Joe Ferrell asked where do employees park? Shook said most employees are from the neighborhood so they have no issue about driving.

Mark Duncan said that he is spearheading a Clean The Streets Initiative in Silver Lake. Can we count on you to help keep the streets clean? Shook agreed. Shook said that a messy station implies a messy mind, referring to employees in his office. Duncan said he wanted someone to clean the sidewalks.

David Wheaton asked what is the format for questions. I play in lots of churches, some with people who drink. How will you protect people in your restaurant from alcohol? How will you protect people

and property from drunk drivers. You start at 8am. That's easy, said Shook. The last call will be at 10:45pm.

Wheaton said the investor should be here. Shook said that he's not a part of the operations. We have a zero tolerance policy for employees who drink on the job. Regarding alcohol prices, he said that people in Silver Lake don't want to pay as much for alcohol as people in Mid-Cities.

There are about 250 employees in his organization, said Shook.

We open at 8am on the weekends. Some people will want a glass of champagne then. We work on a 10 percent margin. We want to provide more opportunity for neighborhood-based employees.

Wheatley asked last call is at 10:45pm? When do people leave, midnight? We manage our labor to the T, said Shook. Smith-Goodin commented that there is no one here tonight to complain about the restaurant, which has been open for a year. She supports the restaurant.

Georgene Smith-Goodin made the motion. Millar seconded.

Ringuette asked how do you decide your time between your seven restaurants. Shook said we have amazing opportunities. Another representative said we go to the restaurants daily looking for violations. Shook said we must manage guest expectations and keep the room under control.

Joe Ferrell praised their restaurants. They are quite stellar. These guys are celebrity chefs. He has total faith in them with beer and wine, he said.

Straw Poll of non-committee members present of motion with amendments:

8 yes votes

0 no votes

VOTE

7-0-0

PASSED

Yes Votes:

Barbara Ringuette

Rusty Millar

Genelle LeVin

Georgene Smith-Goodin
David Wheatley
Joe Ferrell
Mark Duncan

No Votes:
None

Abstentions:
None

- B. 2468 Glendale
Case Number ZA-2016-2864-CE

The representative is not here. This decision is postponed, said Ferrell.

C. Development Agreements

Millar said there was an article in the Los Angeles Times about the Mayor of Beverly Hills negotiated an agreement with the Wanda Group of China. They are building a new project in housing. There was an additional \$30 million sent to Beverly Hills by the Wanda Group over and above structures.

He was once on the Woodlands neighborhood council. We would look at developments as they came in and look at mitigating factors (e.g. a shopping center would be asked to pay for additional police and traffic control.)

Millar asked what did Beverly Hills do to get the extra \$30 million? He sent an email to them but the mayor didn't respond. He contacted the LA Times reporter about this.

This committee had spoken with Mayor Garcetti about getting a percentage of development coming into the area for pickup projects, like park sponsorships for our area for community benefit. Maybe if we were to address this issue in the Congress of Neighborhood Councils, asked Millar.

Smith-Goodin said there is mechanism in Los Angeles for this. We get a pittance from the Department of Neighborhood Empowerment, our annual \$42,000 budget. One neighborhood council in South LA does get independent funding through such a mechanism. Money should come back to the neighborhood council. Millar wants the money to come the community, not the neighborhood council.

Ringuette commented that having worked as the Budget Advocate. West Los Angeles does have money coming into that neighborhood council. Jay Handal, their President would be happy to give us a presentation about it. Note, however, that that area has much more development than we do so they have greater potential funding options.

The City is considering a vehicle to pay for infrastructure funding. If a stadium is being built there can be funds for low income housing for low wage employees. The City should be responsible for this. We have a lot of fees being charged to developers.

Five years ago, a Saturday shuttle in Silver Lake on Sunset Boulevard. A free bus to make parking easier.

Mark Duncan referred the group to the Wanda project in Beverly Hills as an example. May bring in \$850 million over the years with only \$3 million for low income housing. He also mentioned a 2% additional tax for new condominiums. They also have a higher than normal hotel tax. However, in Silver Lake we are looking at smaller developers, not Wanda, he said.

David Wheatley thanked Duncan for his research and said percentages are percentages. Can funding come in a way that doesn't affect our decisions? He asked about the Vision meeting and the development of a list what we'd like in our community.

Smith-Goodin commented that we may be looking at this the wrong way. We only have small lot developments. This is a way to dissuade developers from coming here too. Maybe it's a tool for preservation? We're losing a lot of our historic buildings. Lots of evictions.

Duncan said he wants to retain the charm of Silver Lake. If they are going to build anyway, builders should give something to the community. Smith-Goodin said Recode is reconsidering the single family home.

Capacity is an issue. We live along the most trafficked freeway in America. Someone will have to think outside of the box about transportation. Ferrell said that we will see if someone can come to the neighborhood council and speak about this perhaps Jay Handal or Beverly Hills to see whether we can take funds from the developer for the community.

Duncan said that everyone building something in the neighborhood must give back.

Wheatley said that he was dismayed at what the neighborhood is becoming. He said that he used to teach at USC where donors built buildings through endowments that included funds for maintenance. The owners have a responsibility to the community.

We must protect ourselves from the onslaught. We need lot more control. The City is overwhelmed. We must protect ourselves. What power does the neighborhood council and this Committee have?

Duncan asked if we vote against something here does that end it. Smith-Goodin said that that was a good question. Our value is getting people to come in and explain. We have power in getting people involved. We have had some developers come in and work with us.

Ringuette was involved with three large projects and forced improvements. It's good for the community to be notified. She mentioned that Community Impact Statements also have power. We can make it known how the community feels about something.

Smith-Goodin said to learn the codes and regulations. If you're emotional, they just laugh at you. You can change the way a project looks if you know what you're talking about. She suggested going to Plan Check. Also, you can involve someone from the Planning Department. We can have them come and conduct a planning 101 class.

Ringuette mentioned various examples. Duncan said that he likes inviting guests and seeing statistics and data and see how policy changes have affected quality of life. Regardless of money, our quality of life shouldn't be irrevocably changed.

Wheatley asked can we define quality of life in Silver Lake. He described the types of residents that live here and the neighborhood's colorful history. Duncan said it's being about to look at tree covered hills. He loves this about Silver Lake.

Smith-Goodin said that quality of life is extremely subjective. Before I had kids, I was out every night at fancy restaurants.

She then said that she has a quality of life issue. "Millie's" has completely taken over the sidewalk and they are not nice about it. We have to cross the street to avoid a waitress with hot coffee. It's

incredibly dangerous, especially trying to walk with kids. The sidewalk is only 18 inches wide. Ringuette said that's not acceptable.

Duncan asked how do we get the businesses to take pride and do the right thing? Ferrell said we are getting off topic. Wheatley asked can we put quality of life on a future agenda? Ringuette mentioned an adopt a street program. She created an email list but almost no one showed up. Duncan said every businesses should have a responsibility to keep its frontage clean.

Ringuette said we went into every store and asked them to keep it clean. We need more outreach with the stores? Duncan said there is a ton of money coming to the City from film permits. Wheatley commented how about a bucket of water and wire brush? That's within code. Duncan agreed.

Ferrell said we'll look into getting someone relatively soon. Wheatley asked can we have a researcher at the meeting to look things up? We get stuff answered and get more done during the meeting.

Ferrell asked if Wheatley was volunteering? Wheatley prefers if it's someone else. There should also be a list of businesses. It would be great to have maps and lists of businesses too.

4. ADMINISTRATIVE ITEMS

A. Review and Adoption of Minutes

Co-chair Scott Plante took those minutes. He is not here, said Ferrell.

5. ADJOURNMENT

Smith-Goodin made a motion to adjourn. Wheatley seconded.

The meeting ended at 8:16pm.