

**SILVER LAKE NEIGHBORHOOD COUNCIL
URBAN DESIGN & PRESERVATION ADVISORY COMMITTEE
MEETING MINUTES – APPROVED**

Wednesday, April 12, 2017

7:00 pm

**Silver Lake Library Community Room
2411 Glendale Boulevard
Los Angeles, CA 90039**

1. CALL TO ORDER

7:00 p.m.

Members attending:

Carol Cetrone
Craig Collins
Jerome Courshon
Mark Duncan
Georgene Smith-Goodin
Anne-Marie Johnson
Joe Ferrell
Rosa Max
Scott Plante
Lisa Temple
Cliff Towne

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

7:02 p.m.

Comments from the public on non-agenda items - up to 2 minutes per speaker

- Anne-Marie Johnson: We have been having problems securing this room and for the past year and a half; it has been impossible. This space is ADA compliant, the hours are very flexible and since 2008 we have been using this room without problems until for some reason the local manager of the bank assigned Rosa Max who is not affiliated with the council to keep the booking schedule for this room, which makes it very precarious because we are a city charter agency and our meetings have to follow through the Ralph Brown act: publicly posted beforehand. On more than one occasion we have secured the room and it has been removed from us. We are going to take the complaint to the city clerk's office to see if they can intervene to assist us to make sure that when this room is booked it is held and our rights are respected.
- Jerome Courshon: Next Thursday is a special governing board meeting. The issue that will be addressed is about the potential paths opening around the various reservoir points. One is the south dam and the other is the north west access point near Tesla. DWP is coming to attend. This is a non-actionable meeting. These path openings have never been in a previous actionable plan. The only place to get information is the Silver Lake Reservoirs Conservancy. Hopefully those who are for it will be at the meeting to explain what their views are. Meeting will be held at Ivanhoe Elementary school on April 20th www.silverlakenc.org for all information.
- Rosa: I jumped into this situation that Citibank wanted to shut this room down because it was causing problems. This room is free and is a courtesy of the city bank that we're keeping it open, the director and I together are trying to keep it open. There were several meetings that were not public which is exactly what the bank wants to avoid last year. The bank has this documented. It happened again March 29th last year, it was a special meeting.

- Scott Plante: That is not correct, it was a community forum. It was not secret or intended to fool you. I have gone over this with you several times; there was no misinformation about that meeting.
- Rosa: The point is that they found out that developers agency requested Scott to get the room for them because they couldn't do it directly.
- Georgene: I can pull up the email I sent to Scott after the meeting in question.
- Scott Plante: There is no consistent way to book the meetings.
- Anne-Marie Johnson: We'll take it to the city clerk because this building has been approved to allow the community to use and we are part of the city charter that is part of the community. We need DONE to handle it because it's being held by empower LA

3. MOTIONS & RESOLUTIONS - Discussion and Possible Action

- A. Lyric Theater Becker
 Case Number ZA-2012-69-CUB-PA1 NC Region 6
 Renewal of an existing beer and wine license.

Lyric Theater Presentation:

- Alan Becker: I purchased the Lyric Hyperion Theater in 2004. Has provided a home for the performing arts since 1989. Used to be the Frog restaurant before that. As a theater these past 28 years, we have been home to a Company of Angels, West Coast Ensemble, Moving arts and many other respectable theater companies. We have hosted Patton Oswald, Pete Davison, etc. We've also offered a home to professional acting classes, birthday party, play readings, neighborhood council meetings, film screenings and premiers, and just about anything else that the people of silver lake want to do in our space, except karaoke (haha). It takes a lot of work and love to keep this place alive. We don't get any grant money. Eight years ago, I revived and rejuvenated a cafe. We were allowed to have wines and beers five years ago, which has not changed much, but it has been a real big lifesaver for our bottom line. And now we ask for the neighborhood council's support once again to renew our beer and wine conditional use permit.

Board Questions/Comments:

- Anne-Marie Johnson: Have there been any concerns or calls?
- Alan Becker (answer): Sergeant Corosco comes in regularly and he's never relayed any problems at all which we're very proud of.
- Scott Plante: We haven't gotten any letters from this. I do have a complaint to bring up, but Alan and I spoke about this already...
- Alan Becker (answer): Yes, Scott forwarded an email from someone who found "twenty somethings" smoking on our patio. These people said that we let them smoke. We did not tell them they could smoke. If anybody ever sees that please come inside and tell us because we will march out there and point to the "no smoking" sign.
- Georgene moves to call the questions.

Motion to approve the renewal of Lyric Theater's existing beer and wine license called by Jerome and seconded by Craig. Motion passed unanimously.

B. LA Express Car Wash - 2580 N. Glendale Zohn

Requesting extended hours of operation:

- from 7 a.m. to 8 p.m. Monday through Thursday
- from 7 a.m. to 10 p.m. Friday through Sunday

15 minutes: 5 min presentation, 10 min Q&A

LA Express Car Wash Presentation:

- David Zohn (representing the owners): Want to extend ownership hours from 7am-7pm Monday through Friday, 8am- Saturday 9am-8pm and Sunday 11am-8pm to Monday through Thursday 7am-8pm and Friday-Sunday 7am-10pm. We were originally approved in 2008. No construction and alteration, just the change of hours. We have an 8ft 6in wall with some landscaping. We knocked on some doors, the apartment building adjacent to us. Based on the concerns of Gloria, a neighbor, we changed our requested hours to 7am-8pm weekdays and 7am-9pm on weekends.

Public Comments/Questions:

- Robin's Email: Strongly oppose expanding hours because of traffic, noise, and odors.
- David Zohn (answer): Traffic is a concern. With the later hours on weekends, specifically Sundays, we're having cars wait because we can't open earlier. We're hoping that by opening earlier we are actually pulling more cars onto the site so they are not blocking traffic. People are going to come to wash their cars anyway, and I don't foresee traffic being impacted too much.
- Martin James: I live on 2611 Glendale Blvd. I am vehemently opposed because the sound pollution. 7am-9pm encroaches on people's sensibilities. Especially now that it's summer with windows being open. Some of the noise pollution we can't do anything about, but this is far too early in the morning and too late in the evening. I live across on Glendale.
- David Zohn (answer): We did an acoustic study when the building was built. I reached back out to him to see what we can do to mitigate the noise. He is looking into ways to reduce the noise through the tunnel and vacuums.
- Terri Wong: The noise has been unbearable. I've had two tenants move out because of it. I had to spend \$15,000 redoing all of my windows. And now when I show prospective tenants they say they love everything but they can't stand the noise. I have to close the door before I can ask them any questions. If people want to sleep in on a Sunday morning, they won't be able to. They'll move.
- First name Montiel?: We have to close our windows because of the noise. But more than that, you have not said anything reasonable for why the hours should be extended. You haven't made a traffic study, and that you hope this will decrease the number of cars. From a business management perspective this is inexcusable. I am not done. I have a child under 5 years old and we had to adjust the bedrooms so she wouldn't be as affected by the noise. I'm not done. I think the reason you're here is because in the past the car wash has been running outside of compliance, without those regulated hours. We called our council members and they left a note. So what proof do you have that we can believe that you are going to commit to any proposed schedule? I'm not done. In the original proposal, you mentioned that the vacuums are not going to be in the open. They are, there's a roof but they are in the open which is

where all the noise is coming from. I know my neighbors cannot come here because they are also parents with young children and face the same problem with their children. Children go to sleep at 8pm and it is important for their brain development to have a noise-free environment. That consistent noise is not good for children. What's wrong with a schedule of 8pm to 6pm?

- David Zohn (answer): Prior to my being hired, ownership was operating earlier than they were supposed to. Due to the complaint, I was retained because they did not realize they were operating outside of the hours. We corrected all of the issues and have since been compliant. You can trust that we don't want to work outside of these hours but also we need to be
- Ramsey Chakra: I looked up the condition of use document for the car wash and it does mention that for the adjacent members that they would build a concrete wall which they did. But they also should have hired a sound engineer. The tunnel that has been built is open so it's like having a megaphone of sound. You can hear it crystal clear all the way up to Silver Lake. I don't know the qualification of that sound engineer that was hired, but if you built a wall on the other side it would help the neighborhood.

MOTION: To postpone this motion this until the sound engineer is consulted. We need to look to CUP and the agreement it made with the city. The sound mitigation has not been taking care of. There is a nuisance problem for the residence so a proper noise study, traffic analysis and the company adheres to the agreement it made with the city and neighborhood council.

Anne Marie made the motion, and Georgene seconded it.

Motion passed unanimously with one abstention to table the motion until next month.

Board Comments/Questions:

- Jerome Courshon: The chair was promised that noise would not leave the site. Clearly that hasn't happened; I think if you are coming back next month with a plan of how you're going to solve the problem and a commitment, that's good. I would even recommend you solve the problem and come back.
- Rosa: You knew there was a non-compliance so was it your employer or you that decided to leave that out.
- David Zohn (answer): We corrected it immediately and it was a matter of public record so I didn't think it was necessary to address in the five minutes we had.
- Liza Temple: I would like to suggest that we focus completely on noise and not on traffic. They are spending a lot of money I would rather they focus on noise.
- Craig Collins: We understand that it is a difficult site but my question is to understand what the technologies or building solutions are that will mitigate to the point that residents are happy. What can you do for the vacuuming and wind tunnel? What can be done?
- David Zohn (answer): I'm happy to focus on noise and I am happy to see what we can do, I'm sure there's something we can do.
- Mark Duncan: You seem like a good guy who wants to do the right thing. You came in saying we're happy to work on sound, but I think you should be doing that before you ask for any extensions.

- David Zohn (answer): I understand that, and since we weren't getting a lot of feedback from the neighborhood this is a good forum. We want to be a good neighbor so we will be back with some answers.
- Daniella: Should not be extended beyond regular construction hours.
- Martin James: This is constant, construction is not.
- Anne-Marie Johnson: The Los Feliz car wash opens at 8 and closes at 6:30pm with the same configuration as this one.
- Cliff Towne: If your facility was indeed designed by a licensed acoustical sound engineer as specified by the CUP, please have the documentation for us the next time we see you.
- Barbara Ringuette: You have further work to do.

4. ADMINISTRATIVE ITEMS

A. Review and Adoption of Minutes

Jerome made the motion to approve the minutes. Cliff seconds the motion. The motion to approve the minutes is unanimously approved.

B. Committee Business

- Georgene: Can we invite Millie's on Sunset in? They are rude and are advertising tables on the sidewalk and told me that I could not fit my stroller through, I was told to move to the other side of the street. You can't put a wheelchair through there. They put a coffee cart out there. I don't think it's authorized.
- Anne-Marie Johnson: Then we tell them that they are not authorized to do that, so they have to come see us. Tropical lost their outdoor tables by being called to the city.
- Georgene: We shouldn't do that, they aren't being good neighbors but we don't want people to lose their business.
- Mark Duncan: David texted me and asked if I could bring up these points since he couldn't be there tonight.
 - Can we teleconference these meetings for people who cannot attend? No
 - Is it possible to get a larger room? No
 - Do we have the budget for a secretary? We have a minute taker
 - Can we switch this group from adviser to advocacy? No
 - Should we post a notice that this committee does not protect us from developers? Hahaha

5. ADJOURNMENT

Move to adjourn the meeting at 7:52. Meeting is adjourned.