

**SILVER LAKE NEIGHBORHOOD COUNCIL
URBAN DESIGN & PRESERVATION ADVISORY COMMITTEE
MONTHLY MEETING
MINUTES – APPROVED
Wednesday, October 11, 2017
6:30pm
Silver Lake Recreation Center
1850 West Silver Lake Drive**

1. CALL TO ORDER.

The meeting began at 7: 07pm.

Attending Committee Members:

Scott Plante, Co-Chair
Joe Ferrell, Co-Chair
Anne-Marie Johnson
Jerome Courshon
Rosa Max (arrived late)
Barbara Ringuette
Cliff Towne
Georgene Smith-Goodin
Genelle LeVin
Christine Kantner
Carole Cetrone
Ninotchka Regets (new member)

Non-Attending Committee Members:

Craig Collins
Liza Temple
Bob Lisauskas
David Wheatley

2. GENERAL PUBLIC COMMENT

Genelle LeVin:

She announced that a week from Saturday the Silver Lake Improvement Association will host its 23rd annual Laurel and Hardy festival. It will be a family event that's lots of fun. It will happen across the street from the steps where Oscar-winning Laurel and Hardy short film "The Music Box" was filmed. There will be free food. The event will take place from noon to 4pm on October 21.

Co-Chair Scott Plante announced that Ninotchka Regets is a new member of the committee. He explained how the Committee works and its role in the City's planning process. He also noted that this is the Committee's first meeting at this location.

4. ADMINISTRATIVE ITEMS

- a. Review and Adoption of Minutes

Cliff Towne made changes to his statements.

Anne-Marie Johnson made the motion to approve the minutes for the Committee's first meeting in September. Barbara Ringuette seconded.

VOTE for September 13 minutes

11-0-0

PASSED

Yes Votes:

Scott Plante
Joe Ferrell
Anne-Marie Johnson
Barbara Ringuette
Cliff Towne
Georgene Smith-Goodin
Genelle LeVin
Christine Kantner
Carole Cetrone
Ninotchka Regets
Jerome Courshon

No Votes:

None

Present, Not Voting:

None

Anne-Marie Johnson made the motion to approve the minutes for the Committee's second meeting in September. Christine Kantner seconded.

VOTE for September 21 minutes

10-0-1

PASSED

Yes Votes:

Scott Plante
Joe Ferrell
Anne-Marie Johnson
Barbara Ringuette
Cliff Towne
Georgene Smith-Goodin
Genelle LeVin
Christine Kantner
Carole Cetrone
Ninotchka Regets

No Votes:

None

Present, Not Voting:

Jerome Courshon

b. Committee Business

A Woman said we didn't receive notice about this meeting. There was something in the mailboxes but all letters went to Mark. We were not notified again about the meeting.

(Note: Rosa Max arrived at 7:13pm.)

Jerome Courshon asked the Woman about her address. 2829 was the address used, she said. 2819 is her address but there was nothing addressed to that location.

Anne-Marie Johnson said that she would forward a link to a KCET story about the loss of affordable housing due to short-term rentals. She wants Plante to send this story out. Georgene Smith-Goodin said that she also wants the link sent to the story.

Johnson said that she will work with the Park Director to get this space every second Wednesday of the month. We have this location in November and December for the Committee meeting. However, starting in January, I don't know. There will be a new director then, she explained.

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

- a. 2829 Waverly Drive Shaer
Case Number VTT-74961-SL NC Region 6
Construction of a 16-unit small lot project.

Tarek Shaer, consultant to the property owner, Brian, the architect, and Anthony Eng, civil engineer:

We are here again. We were very appreciative about your feedback at the September meeting. We're here to continue to take your comments. We want to proceed with the support of the Board. We want to show changes. We're here to listen.

We came with a proposal last month for a 16-unit small lot home project on a one-acre site where zoning allows 28 units. We looked at different options. We felt this would be lower density than condominiums or apartments.

We looked at the existing trees. We proposed active and passive open space. We propose 7 parking spaces onsite where only four spaces are required, keeping the community open. This will not be gated.

Your comments were that it's dense. You also had concerns about a duck park, grading, and other issues. We're trying to achieve something really expensive.

He said Barbara Ringuette mentioned elevation and a monotonous look: that the homes all looked the same. We wanted to keep the size of homes small enough to be affordable.

We're presenting a modified project. For all intensive purposes, it's a different project. There is so much history with architecture in this area: Richard Neutra, Frank Lloyd Wright, Rudolph Schindler, etc. Over hang roofs and corner awnings are common feature in Silver Lake, noted Shaer.

He said that he and Brian put together image boards. Many of these images are Neutra's images with roof overhangs, facades, etc. We can't design the famous architects. We're trying to pick certain elements that are special to incorporate into our design.

The current site plan includes 13 homes, not 16. However, we can build 22 for the zoning. This was a costly business decision that addresses comments of the Committee.

We employ a mixture of tandem parking and side by side parking. This provides for a larger spectrum of home sizes with different price points.

Jerome Courshon had made a comment about noise. We set back away from the edge with landscaping greenery. Trees provide visual separation. Hopefully this also affects noise.

We created a community garden on Waverly. We provided 8 parking spaces where 4 are required. The community garden is open, not gated. The community is connected with Waverly. We have activated the yards. You now park in two car garages.

We broke the massing with a mid-block opening, he said in response to Barbara Ringuette's earlier concerns.

Regarding trees, Shaer said we talked to the landscape architect. We can preserve at least 2 of the 4 trees. The sight will be lush with landscape. Many of the trees are old and in the way of development. We're spending a ton of money. He also mentioned grading costs, infrastructure cost, retaining walls, etc. It's cheaper to build 28 homes, he said.

The view from Glendale will include overhangs and glazing. We took an interpretation from the neighboring buildings. It's a clean look. You've challenged us to come back with better architecture. It's a matter of taste, said Shaer.

Co-Chair Joe Ferrell said that he is recusing himself because he lives within 500 ft of the project on Waverly. He commented that this is a pretty big improvement. He said that he was surprised that you went down to 13 units. However, architecture can go further. He said that the solid panes of glass around the whole floor are still a bit monotonous. Everything is kind of the same color.

Shaer commented on the height issue. There are two code interpretations. We can go up to 42 ft. We're only going to 34 ft. following discussion with Co-Chair Plante and the Planning Department.

Ferrell said this looks like the hillsides of Silver Lake. I like how that looks. From waverly, it's kind of hidden. It's not obtrusive at all. From Glendale, it's a different story. He said that he is pleased that it's pretty well hidden from Waverly.

A man named Batton noted a small protrusion on the wood surface. He thinks that looks really nice. He asked about roof decks. They look like they are the entire length of the roofs. Is that true?

Ferrell commented on the glass corners. He really likes this. He wants more variation in individual units. Shaer said there was a concern that each will be

completely different and look like a cocktail. Ferrell summed up, saying that overall, it's getting there. This is a huge improvement.

Hugh Kenny said that he is concerned about coming to a funeral. We're talking about how we'll dress the corpse. I didn't realize that we're in agreement about this. I would like you to go away. However, that may not be politically feasible. This is awful what you're doing. He said that he fears that President Donald Trump is behind the project. Probably someone in another country is making an investment and I'm losing my neighborhood.

Kathy Mendelson said that she grew up here. She invites people to visit Waverly. It's rustic. She lives in a small apartment. She is single. This area is special. I love the drawings but this is still not Silver Lake. This is not the culture of Silver Lake. This looks like Montebello. She expressed concern about dog houses (roof decks).

She commented that on the Glendale side the area has suffered as trees have fallen because they weren't watered. This land should not be built on. She's here for people and the animals. We're losing nature.

Allen said that he lives across the street on Waverly. He mentioned the question of safety of the intersection. There is a school and a church. They are unprotected. Parents walk their kids to Ivanhoe along there. There is a question of walkability. Glendale Boulevard links neighborhoods along the sidewalk. There is no connection from Silver Lake to Atwater Village. He asked about the community garden. Who will maintain it?

Shaer said we believe this is the reason this is being done. The sidewalk is being improved and repaired. We want the street widened. We don't want a high wall. That will make the street unwalkable. Regarding the community garden, he said that there will be a management agreement to take care of the landscape. It would be managed by a homeowners association. He discussed the Auburn 7 project where each homeowner manages the landscaping there.

Jerome Courshon mentioned the traffic light and the intersection. In 2003/4 we were tired of car crashes every two months. I collected over 100 signatures regarding that. But, the Department of Transportation wouldn't consider a traffic light on a hill. Because of the Rowena road diet, this intersection has become an issue again. He mentioned an option to block off Rockeby at one end was considered back in 2003/2004 but ultimately rejected by Tom LaBonge.

Kathy Mendelson said I started that project. She wants a big round garden. Johnson said Fire Department rigs must be able to maneuver.

Mendelson said we couldn't have a traffic signal, because not enough people had died on Waverly.

Mark Matson asked what is the price point? Shaer said that will be based on market rates, which will be different in two years.

Barbara Ringuette said that the project is much improved. She noted that the dog houses appear to be the 4th story. Our small lot subdivision committee wants to see Dog Houses go away. She wants them to be angled.

Regarding deck size, she said roof decks should be limited to half the size of the roofs. I like what you've done, she added. She asked about adding street lights.

Shaer said he doesn't know the answer to her street lighting question. Civil engineer Anthony Eng said that every 150 ft must have a street light.

Shaer said that the square footage of the units will vary from 1300 square feet to 2000 square feet.

Rosa Max asked what are your environmental ambitions?

Brian, the architect, noted that each home will be wired for internet.

Carol Cetrone said you've done a great job listening to our comments. It does look really nice. She can't stand dog houses. She wants them eliminated. It detracts from the architecture. When I think about presentation, I think about diversity. This project will displace 5 apartments. I can't support project.

Shaer said we're not displacing. We're building spaces for 13 families.

Georgene Smith-Goodin said you've done a tremendous amount of work. These plans are much improved. She said that she wants to preserve affordable housing. \$649,000 is median price for a home in Silver Lake. It's over \$1m now with a \$6,000 monthly mortgage yet the median family income is \$58,000. I can't support small lot development that displaces actual houses.

Regarding the community space, will the neighbors know that they have the right to use the park and extra parking spaces? Shaer said we have to control street parking.

The community space must be managed by a homeowners association.

Johnson said that the community garden would be a disaster. If I were going to spend that amount of money I don't want strangers on my property. She doesn't want community parking spaces. You could have 1-2 spaces reserved by people who are homeless. Community means a lot of things to a lot of people, she warned. That said, this revised plan is an incredible improvement. I never vote to support these types of projects, she warned.

She referred to the horrific nightmare of Latitudes across the street. This is not the Committee's fault. It's Mayor Eric Garcetti's fault and the City Council people who continue to approve these projects. The six other families didn't have ability to purchase their homes. I would vote to approve this if I were the type of person to vote for something like this. She noted that many trees for the project are not indigenous to California.

You're going in the right direction. This process does work. They actually listened and took reasonable comments into consideration. We must educate our city council, said Johnson.

Courshon said that in front on Waverly, it looks like it's sloping upward. There's a 7.5 ft slope, said engineer Eng.

Courshon noted that a traffic count hasn't been done in awhile. About 50,000 cars pass through here daily. It is going to be noisy. Still, this is much better than before. He said that he agrees with Barbara Ringuette about dog houses/rooftop decks.

If this will be true community garden, it must have covenants. Commenting on the Auburn 7 project, I can hang out there. I agree that loss of affordable housing continues. There is a 12% vacancy rate for luxury apartments.

I would prefer an apartment complex. At least it would be more affordable than this. Regarding street lights, he said there are new street lights along there on Glendale, installed about 8 months ago.

Shaer noted that apartment in downtown Los Angeles rent for \$3,500 per month. There are no government programs for housing. Smith-Goodin said that these houses will be too expensive for Federal Housing Administration home loans.

Kathy Mendelson said this will cause construction. That will take a big toll on a lot of people. This is very noisy. The pollution from cars is a concern. This will be tons of dirt. Years ago, the City opened this and put in huge things to bring water to the lake.

She expressed concern about asthma and lung problems because of dirt and noise and pollution with pipes. She gets headaches now. There will be a lot of sick people. My lungs won't get better. The Spanish mansion project will also be huge.

This you don't need (rooftops), said Mendelson. Are these houses or apartment townhouses, she asked? Brian the architect said they are individual homes. There are property lines through each house.

Plante thanked Shaer for the presentation.

Plante made a motion to support the project. He noted that a covenant would be possible regarding the dog houses issue. We do not support the widening of Glendale Boulevard. Barbara Ringuette seconded the motion with an amendment calling for the maximum mitigation for pollution and noise.

Johnson cautioned that motions are made in the affirmative. It's just procedure. It doesn't mean anything. Courshon said I need clarification regarding Ringuette's amendment. You can have high end filters, said Ringuette.

Courshon said he wants to amend the motion with a covenant for the community garden. We ask for covenant for community garden that is open and available to the community of Silver Lake.

They'll continue to make improvements before the neighborhood council meeting. They will come back to the governing board meeting with changes, said Plante, adding that the study of the dog houses issue is part of the motion.

VOTE
4-6-1-1
FAILED

Yes Votes:
Scott Plante
Barbara Ringuette
Cliff Towne
Rosa Max

No Votes:

Anne-Marie Johnson
Carol Cetrone
Christine Kantner
Genelle LeVin
Georgene Smith-Goodin
Ninotchka Regets

Present, Not Voting:
Jerome Courshon

Recusals:
Joe Ferrell

Plante proposed a separate motion to not support widening of Glendale Boulevard. Johnson said it would be to preserve the width of Glendale Boulevard as it is.

Rosa Max had a question about dedication.

Smith Goodin said to write the motion to preserve the street width for all projects. Just for Glendale Boulevard at this location.

Barbara Ringuette said I object.

Shaer suggested wording of "configuration". Johnson noted that keeping the current configuration supports developers. This is purely about this section of Glendale at this location. *Smith-Goodin seconded.*

VOTE
10-1-0-1
PASSED

Yes Votes:
Scott Plante
Anne-Marie Johnson
Barbara Ringuette
Cliff Towne
Georgene Smith-Goodin
Genelle LeVin
Christine Kantner
Carole Cetrone
Ninotchka Regets
Jerome Courshon

No Votes:
Rosa Max

Present, Not Voting:
None

Recusals:
Joe Ferrell

Kathy Mendelson asked about notices. Shaer said I put my name on the notices. We get the names of homeowners and tenants. Everyone within 500 ft should receive them. They were mailed out two weeks ago on September. 29.

Responding to Mendelson's request regarding the owner of the property, Plante said we have no control over what she does with her private property. We'll recommend to the neighborhood council to leave the configuration of Glendale Boulevard as it is. We'll send a letter to not approve project to city planning.

Shaer said thank you for the input and feedback. We try to work with the community to the extent that we can. We are disappointed with ourselves that we couldn't deliver what you want. We'll continue to improve the project. We've heard your comments. We will try to address the 3 items on the previous motion that were turned down.

5. ADJOURNMENT

Courshon seconded a motion to adjourn.

The meeting ended at 8:48pm.