

Silver Lake Neighborhood Council
Urban Design & Preservation Advisory Committee
Monthly Meeting Minutes – Special Meeting - DRAFT
Wednesday, January 10, 2018 – 6:30PM
Silver Lake Recreation Center
1850 West Silver Lake Drive

1. CALL TO ORDER

- a. In attendance (9): Scott, Anne-Marie, Barbara, Carol, Christine, Genelle, Georgene, Joe, Liza

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

- a. *The committee began with (b), case number ZA-2010-1244-CUB-PA*

2738 N. Hyperion / Trader Joe's
Case Number ZA-2010-1244-CUB-PA
Kam Fung Lau NC Region 6

Renewal of an existing CUB to allow the sale of a full-line of alcoholic beverages for off-site consumption.

- i. After a presentation from Kam Fung Lau, representative of Trader Joe's, there was a discussion.
- ii. Anne-Marie urged the committee to vote against waiving February's hearing and yes on the motion to renew the existing CUB.
 - 1. Kam Fung Lau stated that there would be an administrative hearing regarding the application and Trader Joe's will consider feedback from the community.
 - 2. Ann Marie stated that, procedurally, the current meeting was an advisory meeting. She said that she agreed with David Wheatley; Trader Joe's is a wonderful neighbor. However, her concern is that she would not advocate any waiver because the community has been burned by Trader Joe's neighbor, Tenants of the Trees. She does not want the Silver Lake Neighborhood Council to create a pattern of waiving things because the ZA is overwhelmed. She said that she would never support any type of waiver.
 - 3. Kam Fung Lau stated that Trader Joe's email requested the waiver and the waiver was suggested. Other applications may not be allowed a waiver request from the council district.
 - 4. Anne-Marie replied that she does not want this board to get into the pattern of waiving.
 - 5. Scott stated that the committee was not being asked whether or not to support the waiver.
 - 6. Julia stated that she would like to know the opinions on both, and see if the community would like to have the full hearing, which is an option to pursue. She said that waivers happen frequently with projects such as

single-family home additions when there is not a nuisance that it would trigger.

- iii. Barbara stated that parking is a nuisance and there are an inadequate number of parking spaces at Trader Joe's.
 - 1. Kam Fung Lau replied that Trader Joe's might be able to manipulate the parking layout a little bit, but they also have to consider safety.
 - 2. Joe asked if Trader Joe's ever considered changing the entry/exit into an exit only. Kam Fung Lau replied that the sidewalk area of the entry/exit is a public right of way, and Trader Joe's cannot change it.
 - 3. A resident stated that he and his partner are only two properties away on Ronan street, and the Trader Joe's employees will park on their street all day so tenants are not able to find parking on that street. Kam Fung Lau replied that Trader Joe's could find a way to accommodate for employee parking.
 - 4. Liza stated that council members and residents could all agree that parking is a problem; however, they could not agree that more parking is a solution to that problem. She recommended that the council members educate themselves on other solutions.
 - 5. Anne-Marie stated that Trader Joe's needs to place a "No Parking" sign on the optometrist's wall, because people park along there illegally, making it very dangerous to park in the designated spaces.
 - 6. The resident asked how many parking spaces would be taken away by the proposed project. Kam Fung Lau replied that no spaces would be taken away because the project will be in an area of the parking lot where there is currently no parking permitted.
 - 7. Barbara wondered if Trader Joe's could develop a parking plan that would alleviate parking problems. She said that other businesses subsidize employee transportation in different ways if they choose not to drive.
 - 8. The resident suggested that Trader Joe's rent employee spaces from the Gelson's parking lot. The council agreed that it would be very difficult to use spaces in the Gelson's parking lot.
 - 9. Scott moved to renew the existing CUB to allow the sale of a full-line of alcoholic beverages for off-site consumption with the insistence that Trader Joe's make a parking plan to alleviate current parking problems. Barbara seconded this motion. The motion passed unanimously.
- iv. Scott moved to support the Planning Department's suggestion that they waive the hearing due to the non-controversial nature of this applicant. Joe seconded this motion. The motion passed 6-3-0.

Yes (6)	Carol, Christine, Genelle, Georgene, Joe, Liza
No (3)	Anne-Marie, Barbara, Scott

- b. **614 N. Hoover / Barkeeper**
Case Number ZA-2017-4922-CUB
Gokcen NC Region 5
Store relocation from Sunset Blvd. CUB for retail store and Type 86 license for alcohol tastings.

- i. Daphne Gokcen was present to representing Barkeeper's owner, Joe.

1. Daphne stated that Barkeeper specializes in specialty bar products and the store has garnered a lot of press in the last few years. Joe is a silver lake resident and is part of many different organizations.
 2. He has been priced out of the Sunset Junction, and has found a new spot on N. Hoover. He is taking his ABC license with him but needs a new CUB. He is requesting a full line of alcohol. He also has a Type 21 license.
 3. The hours will be from 11:00AM to 10:00PM. The hours were originally requested to be from 11:00AM to 9:00PM, but Joe requested to change the closing hours to 10:00PM immediately before the current committee meeting began.
 4. Joe would like to add a Type 86 tasting license, which is very restrictive and limited. He wants to have tasting events for his customers, since he stocks unique products.
 5. The building at 614 N. Hoover already has a Type 20 license that a wine store is currently using in half of the building's space.
 6. The property owner is doing a lot of work on the building to refurbish it.
- ii. Barkeeper sent out a 500-foot postcard mailer. The business also reached out to Rampart VICE and CD13 and they expect to have a hearing in April of 2018.
1. Anne-Marie asked if the hour change request was on the 500-foot postcard that was distributed. Daphne responded that it was not on the postcard because it the change was requested at the current meeting.
- iii. Andrew Kolvet and his neighbor, Vince Lagrow, live around the corner from 614 N. Hoover and Andrew stated that they are both excited about Barkeeper moving in. He said that, although he respects the concern for following procedure, many of his neighbors would not have a problem with Barkeeper being open until 10:00PM, and other businesses in the area are open until 10:00PM as well.
- iv. Frank San Juan lives north of Bixby and is familiar with the building. He stated that his tenants are complaining that there is no off-street parking for them, especially since Hoover is experiencing fast drivers. He said that he knows the area: Cars try to go around each other near the proposed location for Barkeeper, and since there is no parking, he asked where customers would park. He added that the new residential development on Hoover brought in a lot of cars and his tenants are having a lot of problems with parking.
1. Vince Lagrow said that Silver Lake residents hear about parking everywhere, and the reality is that too many people park on the street for the whole week and never move their cars. He said that the parking problem would not be solved by not putting in new businesses.
 - a. Scott suggested that one option is permit parking.
 - b. Someone suggested that parking meters could help as well.
 2. Barbara stated that there are not sufficient off-street parking places for people who currently live there, and now that rent is so high people are sharing apartments, which increases the number of cars. She said that even though people are using public transportation, that does not help the parking situation.
 3. David Wheatley, resident, stated that he has been attending meetings for many years, and parking and traffic are always the two main issues at these meetings. He said the Silver Lake Neighborhood Council needed to

take a stand and tell applicants that they need to provide parking spaces until the council can solve the parking issues. He noted that whenever parking comes up, there is always deflection. He suggested focusing on what this particular applicant will do for parking and ask how they will solve it.

4. Christine stated that her business has been steps away from Barkeeper for years and they are upset that Barkeeper has been displaced. She is glad that Joe found a location nearby. She said that when customers go to Barkeeper, they are usually in the store for five minutes or so. The parking problem has more to do with residential developments being built with no parking spaces. She stated that Barkeeper would not solve the parking problem and it is not fair to put that burden on his business.
5. Frank San Juan said that he is not opposed to the motion, but he sees patrons at Cafe Organico that park in red zones, even though the LADWP has many open spaces in their lot.
6. Georgene stated that she frequents Barkeeper, and it is a local business. She said that the Silver Lake Neighborhood Council could not put the burden on finding parking on local businesses or Silver Lake will not have walk able streets. She suggested that the council have a roundtable on parking and find a solution so they can solve parking and also support local businesses. She stated that this is the third business in Silver Lake losing its lease but the liquor license stays with the land. This is not fair that businesses that jumped through the hoops to get licensed lose it when they move, and new businesses profit off of their efforts.
7. Barbara stated her appreciation for the business in the community and said that most patrons probably would not park there. She said that the council needed to focus on businesses that would dramatically increase the number of cars parked on the street, such as restaurants where people stay for long period of time.
8. Liza stated that she loves idea about a parking round table. She does not think the burden of parking should be placed on small business owners. She said that if the burden were on small business owners, neighborhood spaces would ultimately be leased by bigger businesses that could better afford the burden.
 - a. Anne-Marie disagreed with Liza, stating that big businesses also want customers and if there is no parking they will not want to be in the location either.
9. Anne-Marie stated that neighborhood councils are not putting enough pressure on City Council members regarding projects that are grandfathered in without meeting parking needs. She added that residents should also use their garages for cars instead of storage.
 - a. She agreed that the committee needed to rethink the process.
 - b. She clarified that Urban Design had said that they would not approve CUB's unless parking was provided. She stated that the mindset has changed. She asked when priority went to businesses and left the residents.
 - c. She said that neighborhood councils are not putting enough pressure on their representatives and neighborhood councils are approving projects without thinking about the residents.
 - d. Andrew Kolvet stated that he could not believe the huge residential building on Hoover was approved without parking.

He stated that Barkeeper is a small local business and should be approved. There are things that could be happening to improve parking, but putting the burden on Barkeeper is not the solution.

- e. David Wheatley noted that when it comes to Grandfathering, the status quo gets preserved without scrutiny. He said that “grandfathering-light” continues because of traditions that the community feels must continue. He stated that each application should be viewed as if it is being seen for the first time.
- v. Scott moved to support the CUB for retail store and Type 86 license for alcohol tastings, and encourage the DWP to open parking spaces. Genelle seconded this motion. The motion passed 8-1-0.

Yes (8)	Carol, Christine, Genelle, Georgene, Joe, Liza, Barbara, Scott
No (1)	Anne-Marie

- vi. Scott suggested having a parking forum in February. He will put it on the agenda. Anne-Marie said it would be a work group.
 - 1. David Wheatley suggested having a parking and traffic discussion as well.

c. *Joe recused himself from this discussion at 7:30PM.*

3921 W. Sunset / Junction Café
Case Number ZA-2017-4206-CUB
Friedman NC Region 5

CUP to allow the sale of a full-line of alcoholic beverages for on-site consumption.

- i. Jason Friedman, Josh, and an additional representative, were present from the firm, 360.
- ii. Jason introduced the property and new building project. Located between Hyperion and Sanborn, and is cleared for neighborhood commercial uses. The building would be two stories. The ground floor is proposed to house a restaurant with office uses on the second floor.
 - 1. The building would have thirty-six parking spaces located two blocks away on Santa Monica Boulevard. The building would also have onsite bike parking.
 - 2. The restaurant would be occupied by Tartine Bakery location called, “Tartine All Day.” The restaurant would be 3100 square feet, including a 2400 square foot patio in the front with 91 total seats. It would be open from 7:00AM to 2:00AM. Alcohol service is proposed from 9:00AM to 1:00AM on the weekends and 9:00AM to midnight during the week.
 - 3. The restaurant would have ten to sixteen employees at any given time. Valet parking would be provided from 5:00PM to close.
- iii. Josh stated that Tartine started as bakery in San Francisco’s Mission district. He stated that the restaurant would be open all day and be a place for people to come to work and get a quick bite to eat. Dinner would be a different experience that fits better within the neighborhood and the clientele. The restaurant wants to serve locals more than to be a destination for other people.

- iv. Anne-Marie asked about capacity and offsite parking. The representative replied that there would be 36 total spaces off-site, with 30 of the spaces reserved for the restaurant. The restaurant is expecting twelve to fifteen staff at any given time. He stated that the restaurant had different scenarios in mind to cut back on employee parking, such as subsidies for carpools and buss passes. He expects that hiring locally will encourage employees not to drive to the restaurant. He stated that if there were many employee cars, the restaurant would subsidize parking lot spaces with the landlord's parking lot.
- v. The representative stated that the hearing is scheduled for February 13. 360 did not yet do neighborhood notification because of the December holidays. Representatives have spoken with a number of neighbors and are working on support letters, but have not distributed fliers yet.
 1. Scott stated that, because of the hearing date, the committee agreed to address the case at the current meeting in order to give neighbors a possibility to speak on it.
 2. Georgene stated that the committee addressing this case at a special meeting with no mailing gives an appearance of a conflict of interest, especially with Joe on the board. Even if he recused himself, it gives the appearance of a conflict of interest, especially since fliers did not go out before the meeting. She said there is not a chance to have a fair hearing on the project.
 - a. The representative stated that they are not asking for a continuance. All CUB's are currently being scheduled for hearings 90 days after they are accepted. Her team had a conflict for the December meeting and that is why they need to be here and then they were not agendized.
 - b. Anne-Marie stated that, procedurally, she is not sure that this meeting should be happening
 - c. David Wheatley stated his appreciation for the concern for procedure. He said that it looks like it got slipped in, not nefariously, but they need to be held to the highest ethical standards. These procedures are here to protect residents, and if they have to wait a couple of months, that is their mistake.
 - d. The representative noted that these are policies, not procedures. They are not in the bylaws.
 3. Anne-Marie recommended that 360 send a notice and the council hold a special meeting to address the case.
 - a. Scott suggested having an urban design meeting at 6:00PM before the regular board meeting. He said that the board is risking having no input on this project at all.
 - b. Barbara suggested having a special meeting a couple of weeks before the regular meeting.
 - c. Liza asked if the committee did not vote at the current meeting, would that mean February 13 would happen anyway without the council's vote. Scott replied that the committee is advisory and they thought it would be best to have it tonight. He said that they could try and see if they would want to come back.
 - d. Carol asked what is the timeframe for notification. She suggested having a special meeting where everyone is notified.

- e. Scott suggested meeting the week of the January 29, 2018 at 7:00PM.
- f. Anne-Marie suggested have a placeholder on the regular board meeting agenda, which would not effect notification.
- g. The representative stated that they had not had any issues so far, and there had been relatively good reception about the project. She made sure that they would be properly agendized for the regular board meeting on February 7, 2018.
 - i. Anne-Marie stated that she would call the library and book the meeting space by the following day.
- h. The representative asked if there were any questions they could take so they could be prepared at the special meeting.
 - i. Barbara said that she was concerned about the covenant. She asked what the property is used for presently and what it will be used for in the future. What happens if the parking property sells, where would they be able to find additional parking?
 - ii. Carol stated that she was curious about the green zone on the map of the space and the purple zone. She would like a little walk through and to know how the upstairs differs from the downstairs.
 - iii. David Wheatley held up a color-printed packet that Trader Joe's had distributed earlier at the meeting for their presentation. David said that the packet was an example of a great presentation, and that Trader Joe's had copies in color in case the power point did not work.
 - iv. David asked about the difference between owners and operators. He said he would like a very specific presentation.
 - v. Carol stated that, contrary to David, she was dismayed to see the amount of paper that Trader Joe's passed around. She noted the amount of paper waste.

4. ADMINISTRATIVE ITEMS

- a. Review and Adoption of Minutes
- b. Committee Business
 - i. Anne-Marie stated that she was holding the community room at the library from 6:30PM to 8:00PM on January 29. She stated that the meeting would start at 6:45PM and end at 7:45PM.
 - ii. Scott stated that he would send out an email about the meeting.

5. ADJOURNMENT

- a. Scott moved to adjourn at 8:00PM and Georgene seconded the motion.