

**SILVER LAKE NEIGHBORHOOD COUNCIL  
URBAN DESIGN AND PRESERVATION ADVISORY COMMITTEE  
MONTHLY MEETING MINUTES - APPROVED  
Wednesday, July 18, 2018  
6:30pm  
Silver Lake Recreation Center  
1850 West Silver Lake Drive  
Los Angeles, CA**

1. CALL TO ORDER

Attending Committee Members:

Scott Plante, Co-Chair  
Joe Ferrell, Co-Chair  
Carol Cetrone  
Jerome Courshon (arrived late, left early)  
Barbara Ringuette  
Cliff Towne  
David Wheatley  
Liza Temple  
Ninotchka Regets  
Doug Reed

The meeting began at 6:36pm with 9 members present.

2. GENERAL PUBLIC COMMENT

There were no public comments.

Co-Chair Scott Plante announced that the Committee has a new member, Doug Reed, who has been attending meetings since April. He has a background in construction and design.

Plante also made general announcements and discussed what the Committee is and does and does not do.

3. PRESENTATION 1032 N. Coronado: TOC development informational presentation

*Sammy, project representative:*

He said that this is a TOC (Transit Oriented Community) project created under Measure JJJ, which was approved by Los Angeles residents on a 2016 ballot. To boost density in areas near transit oriented areas, the City Planning Department gives you increased density in four tiers. The greater the density bonus, the closer you are to transit hubs. The density bonus used to be based on your base. Now they've added an extremely low income component based on total unit count.

Co-Chair Joe Ferrell explained that if you're in a TOC you can go bigger and denser. About 8% of units are reserved for extremely low income residents. There are four tiers ranging from Tier 1: when two local buses intersect and run every 15 minutes to Tier 4 when the project is located near a Metro train station. There 11% of units are reserved for extremely low income residents.

Sammy added that the number of incentives depends on how many extremely low, low and other affordable income units you have in your project. You have to have low income units if you're in a TOC area.

We're doing 33 apartment units. Some 11% will go to extremely low income residents (4 units). All of the units are mixed with 1-2 bedrooms.

This location is now a vacant lot. Our project will be designated Tier 3, with a 70% density bonus. In exchange for reserving 11% of units for extremely low income residents, we receive two incentives: a 10 foot height and a 5 foot side (instead of 7 feet).

Ferrell added that they don't have a public hearing. We don't really tell them what to do. He came here out of good will. The city will simply issue a letter, by rights. But you must go through the process because you're getting incentives.

Barbara Ringuette commented that that area is 1-2 stories. What kind of parking are you providing? Sammy replied 28 parking spots. Under Tier 3, you must provide ½ parking spaces per unit.

Ringuette said that defies the reality of the neighborhood. There would be two working adults per unit. They park on the street because they have tiny garages. People can't park if your tenants are all out on the street. Sammy said that in 10-20-30 years, there will be less driving of private cars. Ferrell said that's the purpose of this.

Ringuette said that the reality of today is probably the reality of tomorrow. It's totally unrealistic and it ruins the neighborhood. Extremely low income people have more cars because their vehicles are unreliable.

Ninotchka Regets asked a height variance question. David Wheatley asked how much rent do the extremely low income residents pay? Sammy said about \$400-\$500 per month.

Plante asked how do you qualify? Sammy said the Housing Department decides. We have to sign a covenant for 55 years. We must keep the low income units. The other units are market rate, which is currently about \$1,500 in Silver Lake. Ringuette said that rate is more like \$3,400.

Wheatley asked how do you sign up for those units? Sammy said there is a list. It's first come, first serve for those who qualify.

Cliff Towne asked how would the density bonus differ? Sammy said 14% very low and 23% low with rents from \$400-\$700 per month. Plante asked why did you choose extremely low units? Sammy replied that because fewer units are required. This was implemented last fall. None are open yet.

Plante noted that these types of developments are only allowed in multifamily zones, not single family zones.

Carol Cetrone said that she lives ½ block away from the project. There are three major bus lines. I don't disagree with the use. My problem is that this lot was not always empty. It had a historic house that was beloved by the neighborhood. We had a long term agreement that he would turn that house into a café. There was a loose agreement that that house would remain standing.

Instead, it was torn down in January with no notification. My problem is with the way this was handled. It's a bone of contention and neighbors who weren't notified. I have a

huge problem with how we arrived at this point, said Cetrone of the project, which is located at the intersection of Coronado and Sunset.

Sammy said I was not involved in the demolition. I was hired about 4 months ago. He said that he will look into it.

Plante asked where are the low income units? Sammy said that they are spread throughout building. They must be within 10% of the size of market value rate units.

Ringuette asked an enforcement question. What happens after all of the forms are filled out? For example, a student who begins to work, what happens to his or her eligibility in your building? Sammy said he doesn't know. Ringuette commented that if there's no enforcement, there is no assurance.

#### 4. MOTIONS & RESOLUTIONS –

a. 700 Lucile, Case Number AA-2018 3 small lot homes.

*Mr. Belliston, representative:*

He said that they were here last month. Plante said that people couldn't tell what the green space was and wanted to understand the project better.

Belliston said there were questions of design and what the project would look like. This is a 3 unit subdivision, a small lot development. There are three separate and individually spaced units. While there are yard spaces, there are no roof decks. There are three separate lots. There is stucco and wood in the front façade.

Ferrell asked about the front wall, will that be stone? Belliston said there would be a stone façade. Ferrell said that he doesn't like cinder blocks. They look cheap.

Plante asked about setbacks? Belliston responded that there would be a 12.5 foot setback. There is a driveway gate. This is set back from the property line by 20 feet.

Ringuette asked about the first floor. That looks like a bedroom and bathroom. (full), she said, looking at the design illustrations. What is the use of this? Belliston said they are sometimes purchased as a second unit. Ringuette asked where do guests park?

Belliston said that the ground floor is a habitable room. It can be used for short term rentals. The City has passed legislation about the use of short term rentals. It would be up to the end user. Ringuette asked about a covenant against short term rentals. Was that considered? Belliston said no but he can communicate that to them. We don't want to restrict the owners.

Carol Cetrone said I like the design. I am very familiar with the area. It's a hillside with lots of small lots coming in and looking nestled. This is a nice design. What is there now, she asked. Belliston replied that there are now two units on the lot: front and rear bungalows. They are over 50 years old. We are proposing demolition. One is occupied by developer's friend.

Plante said that this is becoming a revitalized commercial area. Belliston added that yoga studios and cafes are opening nearby. He added that there was

notification to the neighbors about the project. We sent out more than 600 notices. Wheatley asked do these postcards tell people what they are likely to lose?

Ferrell suggested to maybe set back the 3<sup>rd</sup> story from the front unit to make it less obtrusive. Belliston explained that they wanted to provide articulation and relief. Beam under 3<sup>rd</sup> story sticks out about 2 ft 10' for balcony on second story. That's more than the third story, about a foot.

Plante thanked Belliston for addressing the Committee's concerns.

*Plante made the motion. Doug Reed seconded.*

**VOTE**  
**9-0-0**  
**PASSED**

Yes Votes:

Scott Plante  
Joe Ferrell  
Carol Cetrone  
Barbara Ringuette  
Cliff Towne  
David Wheatley  
Liza Temple  
Ninotchka Regets  
Doug Reed

No Votes:

None

Present, Not Voting:

None

b. 2601 Ivan Hill Terrace, Case Number VTT-77087 5 small lot homes.

*Mr. Belliston is the representative:*

Plante commented that one neighborhood council member has issues with the project but she is not here tonight.

Belliston said that this is a 4-unit small lot subdivision. There are 5 parcels to keep the existing home. There will be no demolitions.

There have been minor changes since last month. The stairway housing has been removed. Only the interior units will have roof decks to reduce the massing. There will be access via Glendale. There is also a Grasscrete courtyard in the middle.

Liza Temple asked about dedication requirements. Belliston said we will probably modify the curb cut and sidewalks as needed.

Wheatley asked can you show us landmarks? Belliston pointed out the area on the map and said that there is a Whole Foods and a Starbucks nearby. Ferrell commented that this project is near the Fletcher and Glendale intersection.

Wheatley asked about the width of the driveway in the development. Will people back out? Belliston said they can't back out. All cars will leave the project head on. Ferrell said that that intersection is a disaster every day.

Ringuette said I looked at the property. In general I'm in favor of it. Why such a dark color? Belliston replied that he doesn't know. This is a trend towards black and grey.

Ferrell asked can the cinder blocks be changed? Belliston responded that they will use luxurious cinder blocks.

Wheatley asked about landscaping. What will you do to make sure that plants do go crazy? Belliston said that the materials chosen aren't the type to grow excessively. They selected material designed to enhance the building, not overwhelm it.

Cetrone said I like the design. It is well done. Also, the roof decks are not in front. She likes that. She expressed concern about traffic. That street is really vicious. It's exacerbated by bike lanes. Have you considered a turn lane to facilitate entry to the driveway? Otherwise, you've done a great job. Belliston said that the frontage of the lot is too narrow.

Cetrone asked is there a parking lane? Belliston said anyone turning into that driveway will affect traffic. That's why there is no driveway gate.

A Man noted that the access for the back lots is from Ivan Hill. Are there approvals for road use? Belliston said our memo will be distributed to various departments. They will comment. When we have the planning hearing, we'll discuss their recommendations. There will be submissions to the planner prior to the hearing. We don't have a hearing date. The project was filed over a year ago. We are dying to get a hearing date.

The Man asked have you driven by that spot? I can't imagine a new anything there having access to Glendale. It is so dangerous there. He rides his bike. During rush hour, this area is jam packed, he said. Otherwise, the place looks great. What's there now is a big vacant lot that looks overgrown right now.

Ferrell asked have you thought about any of the front for greater articulation? Belliston said the project is not trying to get taller or have roof decks. Ferrell asked how about bigger windows? Belliston said that's a question about geology and sheer strength.

Wheatley commented that I'm getting kind of a rock climbing vibe. Will you slope it? The roof goes out to capture storm water, said Belliston.

*Plante made the motion. Cliff Towne seconded.*

Straw poll of the audience: 13 people liked the project. No one disliked the project.

**VOTE**  
**9-0-1**  
**PASSED**

Yes Votes:  
Scott Plante

Joe Ferrell  
Carol Cetrone  
Barbara Ringuette  
Cliff Towne  
David Wheatley  
Liza Temple  
Ninotchka Regets  
Doug Reed

No Votes:  
None

Present, Not Voting:  
Jerome Courshon

## 5. ADMINISTRATIVE ITEMS

### a. Review and Adoption of Minutes

*Plante made the motion to approve the June minutes. Doug Reed seconded.*

**VOTE**  
**9-0-1**  
**PASSED**

Yes Votes:  
Scott Plante  
Joe Ferrell  
Carol Cetrone  
Barbara Ringuette  
Cliff Towne  
David Wheatley  
Liza Temple  
Ninotchka Regets  
Doug Reed

No Votes:  
None

Present, Not Voting:  
Jerome Courshon

### b. Committee Business

Plante announced that a developer is doing a 2-unit small lot project on Descanso Drive. They are offering the opportunity to tour the project. Send me an email if you're interested. Tours must be done by the end of August before people move in.

## 4. MOTIONS & RESOLUTIONS – REVISITED

### c. 2743 Locksley, Case Number AA-2018 4 small lot homes.

Plante noted that at least 11 neighbors are here for this project.

Jareth Brewer, a project representative, said this is the second small lot development that his family is doing in Silver Lake. There are family units. He's been in Los Feliz for 46 years.

Our objective is not only an economic return on investments but also to create quality housing and innovation in design that's consistent with Silver Lake architecture.

There will be two structures with two townhouses each. There is an existing duplex on the property. The area is zoned R2D2. About 36 feet is the maximum height. With bonus and variances 4 units are allowed. There are commercial and residential properties around the project.

The units are 3 stories with roof decks. Each unit will have 3 bedrooms and 3.5 baths. There will be one garage space interior and exterior with about 2,000 square feet of space. Setbacks will be 10-12 feet.

Simon, the project architect, said we're trying to integrate with the neighborhood as much as possible. Regarding density, the scale matches the buildings around it. The maximum height is 36 feet. There is a steep upward slope. Neighboring homes are 15 plus feet above this project.

The small lots lower the allowable density by quite a lot. There will be 43% green space. It's kind of an upside down wedding cake with all of the open space. We have roof decks but there are no dog houses. There was a discussion with neighbors about views. There are dense trees. Only 2 units will overlook the house.

Mary Anne Cadamer said that she lives on Loxley. This project is not in character with our neighborhood. It is considerably larger than anything here. This is not mixed use. This sets a bad precedent. This is totally out of character for our block.

Simon commented about the upslope side of Loxley. We try to use materials and articulate and plants to integrate as much as possible into the neighborhood, he said.

Jareth Brewer added that RD2 is the area zoning so this is allowed under the City's General Plan.

A Man named Dan said they are neglecting to mention that Loxley is a very narrow street. Parking is only on one side of the street. This is a two story juggernaut. Parking is already a nightmare. There is no room to accommodate the cars already there.

Simon said that by the zoning code, the City requires too spaces per unit. A Woman working with the project said there will be a net increase of two units. A stakeholder expressed concern about trees.

Mary Swift, a neighbor, said that there are twelve of us here tonight. She is a 12-13 year resident. We're all connected. It's a unique community in Silver Lake. We are all neighbors. This project changes the flavor of the neighborhood. Who are these people coming in? Simon replied that I assume that they will be like minded people.

Victoria Montes said I grew up on Locksley. Locksley is single family homes built in the 1920s. This does not look like that. The impact on the neighborhood is so severe. There will be a black box at the end of the block. This is too much for that corner. Just because you can, doesn't mean that you should. You can't see any of the commercial property from Locksley.

Jessica said that she's lived on the street for a year. You'll see this huge building whenever you leave your house. Can we petition for different type of architecture? Can we make a petition? This doesn't fit in with the neighborhood.

Jareth Brewer said the architecture reflects Silver Lake in general. Plante said they have the right to do what they want with their property.

Jerome Courshon said that he is concerned that we didn't get a view of structure in relation to the buildings nearby. We haven't gotten that. I want that before we vote. What is the height of neighboring structures? The point of the neighbors is well taken by me. I live across the street on Waverly. The only thing higher is the church. This will be 40 feet plus above our ground level.

Liza Temple noted that the first drawing of the apartment building is what the developer can build by-right without coming to the committee for approval. By building a small lot subdivision they are choosing to come here to engage with the neighbors and the committee. If these interactions with developers aren't productive, then we will see more developers choosing the by-right option which means no input from the neighborhood.

Cliff Towne commented that there are Spanish style 1920s structures on that street. The parking issue is also substantive.

Doug Reed said I live on a corner lot. I do feel for the neighbors. All the buildings around his are the same. They engage with the neighborhoods. I don't see this fitting into the neighborhood as well. I don't see the architectural language being communicated with the rest of the neighborhood.

Simon said we all live in this neighborhood, including the client. Other buildings are also out of context but they've been there so long. The building on the corner is boxy and it works. We're looking at the broader context of Los Angeles.

Cetrone said the problem not with design. It's in the wrong place. We are here to facilitate dialogue. It's important to listen to what I'm hearing right now. We're not seeing a comparison with neighboring buildings. I'm not going to support this project.

Ferrell said I like this project. This doesn't look like a small lot development but it's in the top 1% designwise. It looks more like a 1960s apartment building, not a small lot subdivision. For Silver Lake overall, it does fit.

Wheatley commented that there are ways to compare. It could be a lot better if it matches houses nearby. Comparison to something half a mile away isn't valid.

Ringuette said I agree with Victoria Montes. I've been on Locksley. It's a charming street. Every time people drive down Locksley they will wonder what happened. Silver Lake Auto and Paint Body on Rowena is comparable. That's

not a particularly attractive building. I disagree that you think that's good. It's truly ugly. Plante commented that that is subjective.

Ferrell noted the rooftop deck. This is first project where we see full grown trees. In terms of design, I think this is a home run.

Plante said to the developers, you don't have a hearing date yet. Are you willing to have further dialogue with neighbors? Jareth Brewer said that he doesn't want to have radical change. He referenced Neutra. Those architecturally distinct buildings don't fit either.

Plante said neighborhoods change over time. The question is do we vote on this tonight or can you return to address some of their concerns? Jareth Brewer said I want a vote tonight. We will meet with the neighbors on our own

*Plante made the motion, saying that he wants to preserve trees and privacy. Liza Temple seconded.*

Straw poll:

1 yes  
11 no

**VOTE**  
**3-7-0**  
**FAILED**

Yes Votes:

Scott Plante  
Joe Ferrell  
Liza Temple

No Votes:

Barbara Ringuette  
Jerome Courshon  
Doug Reed  
Carol Cetrone  
Cliff Towne  
Ninotchka Regets  
David Wheatley

Present, Not Voting:

None

Plante advised the developers to talk to neighbors and get a dialogue going.

Jerome Courshon told the developers that you're screwed on this. We can't vote again. If we can help you connect with neighbors, we can help.

d. 2220 Fargo Street, Case Number ZA-2014 Legalize previously built structure at rear of church, add to and remodel structure.

Not discussed. The representative was not there.

e. 1262 Hyperion Panahirad, Case Number AA-2018-1866-PMLA-SL NC Region 6 3 small lot homes.

Plante noted that there are no neighbors here. There have been no complaints.

*Edward, an engineer and the applicant:*

These are 3 bedroom units with 2 parking spaces with 5 feet front to back. There are roof decks. We are using less land than allowed by the City. Height is 40-41 feet. Each deck is about 9 feet. The staircases and patios on top are enclosed. Patios are surrounded by landscaping. We tried to be very respectful of the neighbors. You can't easily look down into the surrounding property. We're using about 50% of land. The rest is greenery. There is Grasscrete in the driveway. We want to make the site as green as possible. His parents owned the project, he said. The design is modern with dark wood to provide a warm feeling.

Ringuette said I drove by today and walked around. I'm puzzled. It looks like a building on a lot recently remodeled. There are little craftsman bungalows up the street. She asked a few people whether they had been notified. Were notifications sent out? Edward said yes. The neighbors have been contacted.

Ringuette asked what backs up to this property? Edward said that Griffith Park is behind Hyperion. Ferrell said that every property behind this towers over this property.

Towne said I like the design. I don't see neighbors here with problems. Temple said I like that this doesn't look exactly like every other project presented. It's unique and thoughtful.

Edward said it was kind of my dream to live in the neighborhood. I wanted to make a statement. Each unit is like a different house. It's like three houses.

Reed asked where does the power go? I believe it goes behind Unit C, said Edward. It would ruin the whole project to have something ugly in front of the building.

There is no hearing date.

Towne said the roof decks don't seem to interfere with the neighbors. Cetrone said your love of the project really shows. I'd like to see how this looks in comparison to neighbors. That's my only criticism. The landscaping of roof decks is intriguing.

Ninotchka Regets said I'm very happy to see this. Ferrell commented that we never see the glass on glass corner. We really do appreciate this. It's Schindler-esque. We haven't seen a full on wood roof deck. Some of roof area is enclosed and off limits.

Towne asked what's next to you? A dental office? Edward said that there is a rental unit next door, a single family home. There is no driveway.

Wheatley said this is in the top two of any design of anything I've seen on this Committee. I can't figure out where this project is. The design is beautiful. Some sort of bolt of lightning hit you guys. This is how the future of Silver Lake should look.

Ringuette asked will you live there? Edward said yes. Ferrell asked about the green wall, is that a vine? Edward said it's a living wall. Ferrell commented that you never see that in a small lot subdivision.

*Plante made the motion. Ringuette seconded.*

Straw poll:

2 yes

0 no

**VOTE**

**9-0-0**

**PASSED**

Yes Votes:

Scott Plante

Joe Ferrell

Carol Cetrone

Barbara Ringuette

Cliff Towne

David Wheatley

Liza Temple

Ninotchka Regets

Doug Reed

No Votes:

None

Present, Not Voting:

None

(Note: Jerome Courshon left early and did not vote.)

## 6. ADJOURNMENT

The meeting ended at 8:42pm.