

**SILVER LAKE NEIGHBORHOOD COUNCIL  
URBAN DESIGN AND PRESERVATION ADVISORY COMMITTEE  
MONTHLY MEETING MINUTES (DRAFT)  
Wednesday, April 11, 2018  
6:30pm  
Silver Lake Recreation Center  
1850 West Silver Lake Drive  
Los Angeles, CA**

**1. CALL TO ORDER**

The meeting began at 6:33pm with 8 Committee members present.

Attending Committee Members:

Scott Plante, Co-Chair  
Joe Ferrell, Co-Chair  
Carol Cetrone  
Bob Lisauskas (arrived late)  
Anne-Marie Johnson (left early)  
Jerome Courshon (arrived late)  
Barbara Ringuette  
Cliff Towne (arrived late)  
David Wheatley  
Craig Collins  
Christine Kantner (left early)

Non-Attending Committee Members:

Genelle LeVin  
Georgene Smith-Goodin

Silver Lake Neighborhood Council Urban Design and Preservation Committee Co-Chair Scott Plante said that two of the presentations will not be heard tonight. Representatives for agenda item 3.a, a project at 3415-3417 Bellevue, and agenda item 3.d, the Silver Lake Village Initiative, are not here tonight so their projects will be vetted next month.

Plante explained the Committee and its role in City government.

**2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

*Anne-Marie Johnson:*

She said that on May 1 one of first community meetings for the Silver Lake Master Plan, will happen at 6:30pm in the Friendship Auditorium. It is imperative that Silver Lake residents attend, especially those impacted by the reservoir. The event will be hosted by the Bureau of Engineering.

*David Wheatley:*

He expressed concern that the cool aspects of Silver Lake are being ruined by development. New people coming in to neighborhood don't come to meetings. It's up to us to protect our neighborhood. Ask rigorous questions to ensure that we get what we want in our neighborhood.

Barbara Ringuette:

Speaking as Budget Advocate, she urged stakeholders to go to [www.ncbala.com](http://www.ncbala.com) and take the budget survey. It's important to know what services people want and need.

### 3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

- a. **3415-3417 Bellevue** **Jun**  
**Case Number ENV-2017-5444-EAF** **NC Region 3**  
Demolition of existing 4 residential units for new construction, and maintenance of 14-residential units. Apartments will contain 20% (2) VLI units and 10% (1) LI units.

The representatives for this project are coming in May, said Scott Plante.

- b. **760 Hyperion** **Murray**  
**Case Number ENV-2018-610-EAF** **NC Region 5**  
VTT map for 14 single-family homes.

Plante noted that they made a presentation at the last Committee meeting for their 14 unit small lot subdivision project.

*Erika Iverson, Lazar Properties, representative for the applicant:*

She said that a tentative tract map is being requested. The project's density allows for 15 units. We proposed 14 small lots of 1,900-2,100 square feet. There will be 4 guest parking spaces as well as parking for the residents.

At your March 14 meeting, you expressed concern about the proposed rooftop decks.

(Note: Cliff Towne has arrived.)

There were also questions about streetscaping and massing. As a result, we are here with a revised plan. The rooftop covers have been eliminated. The stairwells have been eliminated. As a result, there is an 8 foot reduction in overall building height.

The current projects there have garages. There is no setback or landscaping. There are 4 driveway aprons for each property. We'll have one driveway. So there will be new street parking.

The minimum set back will be 10 feet. The ground floor units will be set back 15 feet. The higher stories will over hang. Regarding landscaping., the front units have open patios with walk up entry. There really is no change in height but reduction in some cases.

Plante thanked her for her presentation. He also noted that there were no neighbors of the project present at tonight's meeting.

Craig Collins asked about the narrow corridor between garage units. He wants landscaping there. He also said that he appreciates the landscaping in front.

Steve Wonderlich, the project architect, spoke about a communal landscape space. This was not something that the owner wanted. He added that grass-crete is possible.

Anne-Marie Johnson asked who is the owner of the project?

Erika Iverson said that Lazar Properties is the applicant. Jason Williams, a manager at Lazar Properties, said that we have investors. There is no specific owner.

Johnson asked do they list names of owners on website? Jason Williams said no. It would be nice if the committee did have the owners' names.

David Wheatley thanked them for the changes that they've made. However, we need to know the names of the owners. Maybe the top three at least, he said. Regarding the right of way, where do you begin to measure, he asked. Regarding setbacks, to me there's not a setback. I'm opposed to the project. We should send this back until we get the names of the owners and have them answer questions themselves. We expect to see photos of other buildings nearby, he added. This project is the opposite of what the neighborhood should be doing. He wants this to go back.

(Note: Bob Lisauskas has arrived.)

Barbara Ringuette said that she drove by the site. There are no buildings nearby with this style of architect. Can you make this a better fit?

She recalled that roof decks, and the limiting usable space for the roof decks to 50% was discussed last time. At the last meeting, there were also calls for setting back the decks from the roof edges.

(Note: Jerome Courshon has also arrived.)

*Steve Wonderlich* said that the roofdecks are set back. They will comply. Erika Iverson added that we pushed them back and railed them off.

Barbara Ringuette asked how do you exit the roof? Wonderlich replied that there is an exterior stair. He added that he grew up in the area. Some people at last meeting argued that this is what people want. This is the direction that the owner wanted to take. Ringuette responded that the project shows a lack of respect for the existing community.

Bob Lisauskas said that he appreciate the changes made since the last meeting.. This is the direction that we want to take Silver Lake and the City of Los Angeles.. This section of Hyperion really suffered from a lack of sidewalks. That makes it difficult for pedestrians. He added that this project does fit the neighborhood. The sensitivity to height is quite good.

Christine Kantner noted that we had two brownouts in the neighborhood in the past two years. Do we have the infrastructure for this?

A stakeholder said that we're overserving people who can afford \$1.5 million homes. We're underserving people who need RSO (Rent Stabilization Ordinance) housing.

Joe Ferrell asked what is the project height in relation to neighboring structures? Iverson said we're at or below those. Farrell added that he likes some of the changes made. He likes the huge windows in front.

He wants to see a third storey set back. Several projects have done that to reduce massing. The improvements are pretty good, he summarized.

Cliff Townsend asked how many RSO units are there currently? Iverson said that there are 10 existing units on the site. He's not addressing RSO units. Ask Lazar Properties about that.

Townsend asked are the units occupied? Williams said that several tenants have moved out and several more will move. The Ellis Act is in force, which allows owners to get out of the rental business.

A Woman asked how many people are being pushed out. Williams replied between 7 and 10. Monies are paid out of an escrow account based on Los Angeles standards.

Jerome Courshon said we're losing our RSO units. That changes the character of the City. Wiping out RSO units has to stop. We've lost over 2500 since 2001. Everywhere has

been hit. There is a glut of luxury housing units. He wants developers to build affordable housing or apartments.

Plante asked is there a fence along Hyperion? Wonderlich said there is a low patio wall made of concrete.

*Plante made a motion to support the project. He thanked them for addressing community concerns. Collins seconded.*

**VOTE**  
**4-5-2**  
**FAILED**

Yes Votes:  
Joe Ferrell  
Scott Plante  
Craig Collins  
Bob Lisauskas

No Votes:  
Anne-Marie Johnson  
Barbara Ringuette  
Carol Cetrone  
David Wheatley  
Christine Kantner

Present, Not Voting:  
Jerome Courshon  
Cliff Townsend

- c. **1754 Griffith Park**  
**Case Number VTT-82007-SL**  
7-unit small lot project.

**TBD**  
**NC Region 6**

*Keith Lee, one of owners:*

He said that he's a Silver Lake resident. He walked to this meeting.

The applicant is a family owned business. This project is financed by my family, he said. They purchased the property in 1999, which was originally built in 1921. We purchased it at auction with my father. We had to rebuild from the ground up. We moved in in 2005. This is a modern looking building

He said that he is a UCLA grad and he's been in the real estate industry for a long time. He has sold several small lot projects. These are for people who could not afford properties on the Westside. They are a better fit for today's young professional families.

Tracy, the project architect, is a specialist in these types of projects. She is local too.

This project is 7 units on Griffith Park Boulevard. This used to be a single property with 20,000 ft. We have 2 units on our lot and 3 units on adjacent lot.

During our escrow period, the neighbor threatened to sue for encroachment. The lot is now demolished. We wanted to eliminate a potential lawsuit. We want to make the transition as easy as possible for tenants. One tenant was relocated nearby.

The proposed units will be 1,750-2,100 square feet with 3 bedrooms and 3.5 baths. However, the rear units have 4 bedrooms. The front yard setback is 5 feet.

Tracy, the project architect said that this is a multifamily zone hill side property. The City building line is at a 5 foot setback. Along Griffith Park Boulevard there are a variety of structures, which include 4-storey apartment buildings. There is a walkway from the street to every person's front yard. There is a community area at the back.

There are roof decks that occupy only half the rooftops. Also, we are below the 45 foot maximum height. The materials to be used will include cement board panel with wood insets.

Regarding electricity brownout concerns, this project is held to new energy standards. It's very efficient, she added.

Plante asked what is the height? Keith Lee said that the roof deck is incorporated into the design. This is the top bedroom and family room or den. It's a supplement of indoor living. It's 35 feet in front and jumps up toward 45 feet in the rear.

A Neighbor named Danni asked this lot is zoned for how many units?

A Man named Mark commented that Silver Lake is losing trees. This will make Silver Lake not a nice place with not nice home values. Lee said our landscape architect wants to replace as many trees as possible. Mark said we need more mature trees. We want to keep Silver Lake a nice place to walk through.

Tracy said we worked hard with the grade to minimize gravel excavation.

A Woman asked about two car garages? How does that affect street parking? There is already such a limited amount of parking. Tracy said the project has no guest parking. However, a person can pull into the driveways. This will block units.

The Woman asked are these for sale or rent? Keith Lee replied probably just for sale.

Tim Silver, a property owner across the street, asked how will your project affect the curb face? Keith Lee said our new driveway will be in the vicinity of the current driveway. The neighbors purchased their property a month before we did. We understand that they will also do a small lot development. They haven't communicated with us.

Bob Lisauskas expressed concern about greenery. The previous project really greened up the street. How are you addressing landscaping at the North property line where you have the driveway? Is there an opportunity for landscaping? Tracy responded that the problem with the sites is that the width is just enough for setbacks. It's difficult to add landscaping. We can add greenery along the wall. That's the intention.

Courshon asked about the setbacks. Tracy said they are 5 feet in the front and along the side. They are 25 feet in the rear. The building is back 15 feet from the side yard.

Barbara Ringuette expressed concern about the repetitive appearance. From the street it's very repetitive. It should be broken up. It's too harsh. Commenting on proposed guest parking in front of garages, she said that the stairs are jutting out. Fire clearance is necessary to access the back lots. So that may not be a solution.

About 25% of parking spaces should be for guests, according to small lot guidelines. You should have two guest parking spaces even if you sacrifice a unit. Keith Lee said that he lives on Westerly so he understands difficult parking. He wants to address that as much as possible.

Carol Cetrone commented on the loss of green space. What kinds of trees are there? One tenant has left the property? Lee said he left before we closed escrow. The other tenant we helped find a new place to rent.

Cetrone said I agree with Ringuette. I love modern architecture but this is a bit harsh and icy looking. I like your roof deck idea that is incorporated into the living space. It looks really nice. However, I'm concern about the neighbor to the north. All the roof decks face that way. Is there a way to mitigate noise?

Lee explained that we can only talk to the neighbor's attorney. He bought his place a month before we did. We could not coordinate with them about the look and the architecture.

Tracy said we have to plant a number of trees. They are not illustrated on the graph. Lee noted that several of the existing trees are in poor conditions. Joe Ferrell commented that a lot of issues can be addressed with simple tweaks. Have you thought of moving green space to the front of the property? The back patio seems redundant. Lee responded that our lot is about 200 feet deep. Any further back and we'd have problems with the Fire Department.

Joe Ferrell mentioned the 5 foot front setback. I have a problem with that. He said that he wants to see more. For design, the front unit is monotonous. He likes having front edge balconies for the other units. Can you do that for the front unit? That can make the front unit look less boxy.

A Man asked about the color scheme. Lee said we want to avoid a cold look. People like a warm feel but with a modern look. We want to avoid metal, rivets.

The Man asked can you have stone or wood? Johnson said there is a consensus for greenery. I'm feeling a malaise or depression. My fear is that we are turning into Glendale. This will become the norm and we'll struggle to hold onto the Schindlers. I'm depressed. All small lot projects that come here look like very expensive barracks. This has nothing to do with you. It has everything to do with City Council. Please take what you're hearing under advisement, asked Johnson.

Lee said I don't want to be like all the other guys. I like to think we picked an architect with her own style. The biggest parameter here is geography. We're on a hillside. We have to go vertical.

David Wheatley said the site has been cleared off. It's misleading to show where prior buildings were located. This simply adds to the brownout problem. This will be here no matter where you like. I find that misleading. This sounds like a presentation to buyers not to neighbors. There is no public space at the back. So that is misleading. This project is the opposite of what we need for Silver Lake. He suggests rounding the corner. He is opposed to this. It wrecks our neighborhood.

Craig Collins said that he believes that the metal reveal is a more elegant solution. Regarding water capture, what is the storm water capture for slope? Regarding electricity, he said that installing photovoltaic on rooftops is the obvious solution. Lee said that for Title 24 we're going to have to.

Kantner asked can there be more setback? Maybe think about stucco? Plante said you did follow the context of the neighborhood. The character of the building can be traced to the early 20<sup>th</sup> century with an urban grill and historic architecture.

*Plante made a motion to table further discussion until next month. Johnson seconded to allow the applicants to address issues such as elevation, greenery, and guest parking*

A Man noted that increased density is killing this neighborhood. This is not Schindler, Noitre or the work of other famous architects.

**VOTE to table**  
**11-0-0**  
**PASSED**

Yes Votes:  
Scott Plante  
Joe Ferrell  
Carol Cetrone  
Bob Lisauskas  
Anne-Marie Johnson  
Jerome Courshon  
Barbara Ringuette  
Cliff Towne  
David Wheatley  
Craig Collins  
Christine Kantner

No Votes:  
None

Present, Not Voting:  
None

#### 4. ADMINISTRATIVE ITEMS

##### a. Review and Adoption of Minutes

Ringuette said that the correct website address for the budget survey is [www.ncbala.com](http://www.ncbala.com) .

*Plante made the motion to approve the March minutes. Johnson seconded.*

**VOTE**  
**9-0-2**  
**PASSED**

Yes Votes:  
Scott Plante  
Joe Ferrell  
Carol Cetrone  
Bob Lisauskas  
Anne-Marie Johnson  
Jerome Courshon  
Barbara Ringuette  
Cliff Towne  
David Wheatley  
Craig Collins  
Christine Kantner

No Votes:  
None

Present But Not Voting:  
Jerome Courshon  
David Wheatley

##### c. Ideas: Hawthorne

Plante said that Christopher Hawthorne will be the architect for the City. We want a list of issues to send to him. Nobody seems to know what he's doing. Johnson asked can we invite him to meet with us? Courshon commented that we don't want condos in the Silver Lake Reservoir. He wants to develop the reservoir, warned Courshon.

#### 3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

-- REVISITED

**d. Silver Lake Village Initiative Hemingway**

Initiative to name the area around Silver Lake Blvd./Effie.

There is no representative here.

**e. 3725 W. Sunset / 33 Taps**

**Case Number ZA-2017-5098-CUB**

**Benjamin**

**NC Region 5**

Full line of on-site alcohol sales with live entertainment. Hours from 6am – 2am daily.

*Gary Benjamin, a representative of Alchemy Planning and Land Use, and Ryan Floy, owner*

Both are residents of Silver Lake.

Gary Benjamin said the project is located in a mini mall at Sunset and Lucile. It was formerly called "Good Microbrew". The makeover was completed last fall. Our focus is on developing a healthy fresh menu. We are open all day for food.

33 Taps has positive media. Time Out said nice things for our vegan food. Locals keep coming back again and again. Ryan Floy has created a strong sense of community for the microbrewery. The manager has been in the area for 27 years.

We have continued popular events like a weekly Ru Paul event. There are also trivia nights on Tuesdays and Wednesdays. It's a great place for meet ups.

Ryan Floy sponsors charities such as the Gay Men's Chorus, the Silver Lake Mom's Club, among other organizations. The restaurant is also popular with dog owners. It offers a doggy menu.

Our regulars want a cocktail with their meals. They want late night dining options. At the moment in that area there is only the Black Cat and Condor for that. However, they are more upscale. Also, we host fund raisers.

The owner wants to serve a full line of alcohol with limited live entertainment, karaoke, DJs, and later hours.

In February we mailed flyers to the neighbors to discuss the CUP (Conditional Use Permit). 40 people came. Cliff Townsend was there. Several Silver Lake Improvement Association (SLIA) people were there. There were no objections. We received letters of support. They have spoken to the adjacent residents. There have been no formal nos. People seem like they really want this. We got an additional 90 letters of support from the area. We spoke to 22 of 32 households. There were no objections.

We're asking you to support our full CUP request. People are really supportive and want this. People are excited.

Plante commented that Christine Kanter has recused herself. He added that we received a letter of support from a neighbor who warned that that said if the noise gets too loud she will call the cops.

A Woman named Celine said that she lives near. She is disappointed that they didn't find her. She hears noise from the restaurant. That's not a problem when the restaurant closes at 11pm.

Ryan Floy said that a 6am opening is already approved in the current CUP. This is not a nightclub, he stressed. Celine asked what is in place if you're having live music until 2am? Floy said you're hearing the patio sounds. We can turn off the speakers.

Celine added that parking is very limited. It's a nightmare. Loy said that there is no demand for our parking lot. Our lot is chained at 11 pm.

Gary Benjamin stressed that this project is no expansion. We are just providing additional product to sell. Other businesses in the parking lot are not open late. Floy said we'll keep the parking lot open to coincide with our new hours.

A Woman named Judy who lives at Sunset and Hyperion, warned that sound travels up the hill. I feel that this will bring more people. We already have drunks on the street looking for their cars.

Kristen, who has been a homeowner since 2008 and lives very near, said that she is a patron. She comes in 3-4 times per week. Noise does travel up but I don't notice it that badly. She loves the extra hours. There is a very limited selection of places to get that type of food. She would vote yes. I think that it adds value to the neighborhood.

Floy explained his plans for live entertainment. We have a demand for DJs. Many of the Gay Men's Chorus events have DJs. They require some type of entertainment. Our idea of live entertainment is the Ru Paul events and the DJs for charity events.

Tamara Bolding said that she is Native American. 33 Taps has affordable mimosas. The owner sits with her. This is not just a restaurant that's there to make money. Floy immediately addresses concerns. She's here to support him. She lives within walking distance. She works for a nonprofit.

Floy said we serve nothing frozen.

Joan Grey said that she supports the license. She lives on Lucile Avenue. She's a trans woman, a senior citizen, and a sports nut. Where else can these elements come together? The place is rich in diversity. It's so unique. I moved here a couple of years ago from Chicago. Her pit bull loves the food too. The fact that we're meeting in a gymnasium tonight is a sign from above to support this application.

Courshon said he didn't like the previous restaurant. He's glad to hear that the food is fresh. He is concerned about possible late night live entertainment. He lives in a part of Silver Lake where things travel. If the Dodgers play, half of Silver Lake hears it. You'll have live entertainment not live bands? You would need a cabaret license from the Los Angeles Police Department (LAPD) for that, right? He's concerned about the DJs after midnight. He suggests to cut off the outdoor speakers earlier. That would make people comfortable.

Bob Lisauskas said that we have very responsible business owners in this area and Floy is one of them. He has donated and supported the Silver Lake Picture Show and other events. He won't abuse privileges. We must respect the neighborhood with noise.

Carol Cetrone said I love the restaurant. However, lots of times, when we allow music inside an establishment, sometimes the music gets too loud. Keep the music at respectable level, she urged.

Floy said there will be some seating on the front outside.

Barbara Ringuette said that she was concerned about hours and bill boards. The LAPD refers to this area as Sunset Strip East. She's concerned about setting a precedent with others bars then wanting the same thing including extended hours. 2am is too late.

They are 11pm during the week under the proposed hours, said Benjamin. Floy said that when you allow competition to happen, everyone can up their game.

Joe Ferrell thanked them for the thorough presentation. What other restaurants in area have 2am liquor licenses, he asked. Floy responded Black Cat, Condor, and Cliff's Edge.

Johnson said I'd rather you strike 2am from our proposal if that's not your intent. Music should not be heard beyond 100 feet from your door. People who live in the area will have to restrict parking. More people will come. There is a horrible amount of very limited parking in this neighborhood. That will adversely affect you. I can't support the extended hours. Strike 2am. Do the best you can in regard to sound.

David Wheatley said he has concerns about noise. What's a background DJ? There should be decibel restrictions. Also, there should be restrictions on hours. People shouldn't have to call the cops. That means that you blew it. You should know competitors rules when you come in. Your data gathering should be redone. This proposal should be cut back with lots of restrictions.

Collins said a little consideration goes a long way. Is a DJ necessary? Otherwise, a responsible late night place can be good.

Floy said that it seems like noise is the number one concern. We'll definitely look at that. This is not a club or bar. Patio sound can be completely turned off.

Benjamin said that he's happy to add language that the sound is no more than 5 decibels above ambient sound. We can write that into the application. That's the Los Angeles code, said Courshon. Benjamin said we can add that the door be kept closed at all times. We can do that even with the Ru Paul Drag Race and Karaoke. He added that he personally DJ's some nights.

Plante made a motion of support with hours to midnight Sundays through Thursdays and to 2am on Fridays and Saturdays.

Benjamin said there is support for later hours aside from noise. We want to offer a late night dining option during the week.

Plante moved his motion as it currently exists with a full line until 2am. Collins seconded. Patio hours would close at 11pm during week. Floy said that he's happy to reconsider patio hours. Benjamin said the priority is late night food. Floy said we want 6am to 2am. We can close the patio at midnight. We can restrict sound outside.

Johnson asked when will you meet with the Zoning Administrator (ZA)? Benjamin said in June but he can't recall the date. Johnson said I don't like negotiating with an applicant. She made a motion to postpone to allow everyone to get their ducks in a row. We need to know the ZA meeting date. Plante said that if it's June, this is your last chance. *He made a motion to table further consideration until the May meeting. He withdrew his motion.*

**VOTE to Table**

**10-0-0-1**

**PASSED**

Yes Votes:

Scott Plante  
Joe Ferrell  
Carol Cetrone  
Bob Lisauskas  
Anne-Marie Johnson  
Jerome Courshon  
Barbara Ringuette  
Cliff Towne  
David Wheatley  
Craig Collins

No Votes:

None

Present, Not Voting:

None

Recusals:

Christine Kantner

Johnson said this will be on the Board agenda for June.

(Note: Anne-Marie Johnson and Christine Kantner left the meeting after the vote.)

**f. 3200 W. Sunset / All Day Baby Kuvhenguhwa  
Case Number ZA-2018-973-CUB NC Region 4**

Full line of on-site alcohol sales for restaurant. Hours from 8am – 12am Sunday-Thursday and 8am-1am on Friday and Saturday. Patio hours to be 8am – 12am daily.

*Eddie, a representative for the project. Lynn, the applicant.*

Eddie said that they want to serve a full line of beverages. There is a new covered patio. The hours would be 8am to 12midnight during the week and until 2am on weekends. There would be no live entertainment or dancing requested.

This has been a restaurant space since 1963. In April 2010 the restaurant was sold. There have been two owners since then. We are updating the kitchen and adding a coffee counter and making the place ADA (Americans With Disabilities Act) compliant. There will be 7 parking stalls in back. Bike stalls too as well as valet parking and offsite parking. The LAPD Vice Officer had no issues. He wants the patio closed at night.

Lynn said that she owns a restaurant in Korea Town called “Here’s Looking At You”. It serves dinner only for 6 nights a week. We’re well known for our food. We’re excited about coming into Silver Lake. We hope to open an all-day restaurant and not close for breaks.

Lynn said that she is a Silver Lake resident. There are not a lot of off hours options. She wants the restaurant to reflect our lifestyles. The concept is for grown ups. Our one intention is to bring you joy.

A Man named Mark, who lives right up the street from the restaurant said that he’s not excited about the late night bar. People will walk out of restaurant at 1am being super loud. Why 1am? Especially during the week? We have a ton of other issues in that area.

A Man named Patrick who is a friend of Lynn’s, said that “Here’s Looking At You” has been nothing but a contribution to the neighborhood. All Day Baby would be a great choice for a restaurant.

Sarita Puri, who works at the University of Southern California, said I have walked up and down Descanso a lot at night. These are not people from the neighborhood. Walking up that street can be a safety concern. Also, it’s a one way street and people can drive the wrong way. People have blocked her driveway so parking is an issue.

Reed Johnson asked Where is the patio? The patio is on sunset, was the response. Johnson said we’ve lived above you for 20 years. If you telegraph fact that you’re open all day, it’s a 24 hour operation with deliveries, etc. We had major problem with Los Globos. Previous uses of that site were more limited. We support the Micheltorena Elementary School. We’re very organized and will deal with it, he warned.

Reed Johnson’s wife added that sleep is important. Being open 17 hours a day is a huge presumption. These people are an unknown quantity in our neighborhood. We like our peace and quiet.

Barbara Ringuette said your parking plan is totally unrealistic. There is no parking on Sunset at lunchtime. It's outrageous to replace auto parking spaces with unused bike parking. You need a parking plan. Where will employees park? Last night at 9:30pm I found 4 vehicles trying to turn around near there. She said that she is opposed to the project.

Eddie said that this has been an existing restaurant since 1994. This is not a new use. We definitely want to provide parking. Small businesses fail. We're interested in discussion on this topic.

Cetrone asked who owns the building? We didn't catch the name. You'll have to remove the aluminum store front. Courshon said that he agrees with Ringuette. You're losing 3 auto stalls for bike racks. Maybe 1 auto stall is enough?

Regarding patio hours, Courshon asked are you open to different hours for the patio? Eddie said that midnight daily is fine with us. Lynn said our intent is to serve good. Her partner is a chef. If no one is eating we will close.

Joe Ferrell said that he has a parking concern for 10 staff. He's visited their other restaurant. These people are legit, he said.

A Man named Ollie said that he supports the applicant. Regarding parking, people use ride sharing services these days. Collins added that we want to embrace a forward looking strategy for parking and transportation.

David Wheatley commented that Silver Lake is not Korea Town. This is mainly a residential neighborhood. Can you bring in data? How many people are taking Uber? Have parking spaces instead of stalls. This should read that it's a new application, not a new approval. That wording is presumptuous. We need more data.

Eddie said that July 16 is reading date.

Plante made a motion to Table further consideration to address noise, hours, and parking.

Eddie said we can come to you with a parking plan. Leo at Silver Lake Auto Sales and the owners of the ice cream place are willing to give us some spots. We'll do our best. Ringuette asked can you have a covenant? Eddie said that would be difficult to get.

**VOTE to Table**

**9-0-0**

**PASSED**

Yes Votes:

Scott Plante  
Joe Ferrell  
Carol Cetrone  
Bob Lisauskas  
Jerome Courshon  
Barbara Ringuette  
Cliff Towne  
David Wheatley  
Craig Collins

No Votes:

None

Present, Not Voting:

None

**Case Number ZA-2018-670-CUB  
NC Region 4**

Sale of beer and wine for an existing restaurant.

*Alex Woo, Genesis Construction:*

Silver Lake Ramen has been operating since 2013. It serves beer and wine now. We will maintain that. We will have no live entertainment. There will be no outdoor seating. Everything is enclosed. It's a ramen place that's done really well. We want to open a new place in Santa Monica. We want modified hours from 11am to midnight Sundays to Thursdays and until 2am on Fridays and Saturdays. This is a dining restaurant. There is no bar area.

Collins commented that the restaurant has 32 seats and the food is excellent.

Barbara Ringuette asked why isn't the owner here? People do eat outdoors. There are 7 stools. People are standing outside all the time. There are three alcohol establishments nearby. This is not a neighborly establishment. This place does not serve the neighborhood.

Bob Lisauskas said that this is a spectacular place with great food. It's good for Silver Lake.. I don't see a problem with this. Cetrone said I agree. I support this. Courshon asked about the hours? What are the current hours? Alex Woo replied that they are now 11am to 10pm. There have been no LAPD complaints. Plante said it's a great neighborhood institution.

David Wheatley asked can we table this for a complete application and data? Plante said that documents had been sent out to the Committee via email. Collins said I support this. Mark said I love it. We now curb alcohol sales at 10pm, said Alex Woo. A Man suggested maybe get a bigger place? He waited almost 2 hours for a seat.

*Joe Ferrell made the motion. Townsend seconded.*

**VOTE  
7-2-0  
PASSED**

Yes Votes:

Scott Plante  
Joe Ferrell  
Carol Cetrone  
Bob Lisauskas  
Jerome Courshon  
Cliff Towne  
Craig Collins

No Votes:

Barbara Ringuette  
David Wheatley

Present, Not Voting

None

**5. ADJOURNMENT**

The meeting ended at 9:14pm.