

**SILVER LAKE NEIGHBORHOOD COUNCIL  
URBAN DESIGN & PRESERVATION ADVISORY COMMITTEE  
MEETING MINUTES - APPROVED  
Wednesday, January 18, 2017  
7:00 pm  
Citibank Community Room  
2450 Glendale Boulevard  
Los Angeles, CA 90039**

**1. CALL TO ORDER**

The meeting began at 7:00 pm.

Attending Committee Members:

Joe Ferrell, Co-Chair  
Scott Plante, Co-Chair  
Heather Carson  
Carol Cetrone  
Jerome Courshon  
Anne-Marie Johnson  
Christine Kantner  
Rusty Millar  
Barbara Ringuette  
Liza Temple  
Cliff Towne

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

Joe Ferrell presented a glossary of urban design terms he has developed.

Notice of a Coalition2PreserveLA forum on Measure S would be held on January 31, time TBD, at the Neutra Institute.

There were introductions for everyone in the room.

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

- A. 3719 W. Sunset / Kombu Sushi / NC Region 5  
Case Number ZA-2016-3397-CUB  
CUB to allow onsite beer/wine sales.**

Representative noted the previous owner's beer/wine license had lapsed. The original license was obtained in 2000, and had not been

renewed since 2008. New owner has purchased Kombu and is seeking to activate the license.

Existing restaurant is 1,600 sf with 43 seats. Eight parking spaces at rear. No parking is required.

Ms. Wan, owner, is seeking our support with any recommendations before their hearing on January 24.

Heather Carson noted she loves Kombu.

Carol Cetrone made a similar comment.

*Jerome Courshon made the motion. Cliff Towne seconded.*

**VOTE**  
**10-1-0**  
**PASSED**

Yes Votes:

Heather Carson  
Carol Cetrone  
Jerome Courshon  
Joe Ferrell  
Christine Kantner  
Rusty Millar  
Scott Plante  
Barbara Ringuette  
Liza Temple  
Cliff Towne

No Votes:

Anne-Marie Johnson

Abstentions:

None

**B. 3129 W. Sunset / Diablo Taco / NC Region 4**  
**Case Number ZA-2016-3392-CUB**  
**CUB to allow full line of onsite alcohol sales.**

Representative stated the location has had a CUB since 1988, from 10-2am. Never exercised the late hours permission. Zero infractions. LAPD and LAFD are regular customers. No complaints against restaurant.

License is to increase ticket sales. Goal is 70% food/30% alcohol.

Question on rumors on social media about alleged ties to Los Globos owner Edelson. Owner stated there is no ownership, pays rent to a third party every month.

Westerly exit will be used for emergencies only, to move pedestrian traffic away from neighborhood.

Letter of support from Stacey Boucher read, noting Diablo's heavy commitment to the community at Rose Scharlin.

Proposed hours of operation are:

Monday-Thursday	11 a.m. - 11 p.m.
Friday-Saturday	9:30 a.m. - 1 a.m.
Sunday	9:30 a.m. - 11 p.m.

Would like possibility of extended hours 3x a month to accommodate late-running sports or political events, if necessary.

Mark Duncan noted there is a lot of street trash in Silver Lake, such as cigarette butts.

Owner Summer indicated her staff cleans around the restaurant every day and would consider installing cigarette receptacles.

Rusty Millar asked if you would ever transfer the Type 47 to a Type 48 license? Owner indicated there will be no live music or dancing. No interest in a Type 48 license.

Barbara Ringuette asked about the relationship with Edelson; parking availability for a dense neighborhood; and where do employees park?

Owner responded there is no relationship with Edelson, though he owns the building. Rent checks are mailed to Sonny Raul. There are 8 parking spaces plus 1 HC space, at the intersection of Descanso and Sunset. Many employees live in the neighborhood and bike/walk. Summer uses the parking lot.

Christine Kantner noted this is an independent business owned by a woman. There is not a tsunami of cars in this neighborhood. Valets have noticed a drop in parking need due to Uber, walking. This is a good set up for parking.

Connie Acosta asked if this will be a full restaurant vs. a bar? Will large TVs be considered entertainment?

Owner answered no on both questions.

Heather Carson noted the restaurant configuration of a potential bar running down the middle of the space. Would that encourage a drinking dynamic? Is the parking contractual? Could the landlord terminate the lease at any time?

Intent is not to create a bar. Parking is contractual.

Anne-Marie Johnson asked if the “3x a month” for events was an effort to avoid a Type 77 license? Owner responded no, it was to allow a venue if sporting events or the like went overtime – which can occur.

Neighbor who lives on Hamilton Way that while he initially had concerns about the use of “urban taco fabricator” in their signage, he is a regular customer and they are very good neighbors.  
*Scott Plante made the motion. Rusty Millar seconded.*

**VOTE**  
**7-4-0**  
**PASSED**

Yes Votes:

Carol Cetrone  
Jerome Courshon  
Joe Ferrell  
Christine Kantner  
Rusty Millar  
Scott Plante  
Liza Temple

No Votes:

Heather Carson  
Anne-Marie Johnson  
Barbara Ringuette  
Cliff Towne

Abstentions:

None

**C. Recommendations to Developers / UDP Workgroup  
Review the workgroup’s progress.**

Workgroup's recommendations were read. Group was thanked for their efforts.

David Wheatley noted the recommendations do not go far enough. Should have models, photographs, should come back multiple times.

**VOTE**

**11-0-0**

**PASSED UNANIMOUSLY**

**D. Development Agreements / Millar**

Millar noted a recent LA Times article noting the actions of Beverly Hills in getting funding from developers for community improvements.

A member noted, for example, funding could be used to repair sidewalks.

Questions discussed: how does this legally work? Would this be considered a shake-down for project approval?

Courshon noted that Jay Handel said West LA does this. Perhaps we invite him to a meeting.

Liza Temple noted that Montecito Heights has specific hillside ordinances that allow smaller developments, but you pay more in grading. Harder to build, costlier homes. Will research further.

Noted that BSS does require specific street improvements with each project.

The discussion was postponed pending further information.

**4. ADMINISTRATIVE ITEMS**

**A. Review and Adoption of Minutes**

**5. ADJOURNMENT**

*Plante made a motion to adjourn. Ferrell seconded.*

The meeting ended at 8:30 pm.

