

**SILVER LAKE NEIGHBORHOOD COUNCIL
URBAN DESIGN & PRESERVATION ADVISORY COMMITTEE
MEETING MINUTES – APPROVED**

**Wednesday, May 10, 2017
6:30 pm
Silver Lake Library Community Room
2411 Glendale Boulevard
Los Angeles, CA 90039**

1. Call to order

6:32 PM

Members attending:

Carol Cetrone
Craig Collins
Joe Ferrell
Georgene Smith-Goodin
Anne-Marie Johnson
Genelle LeVin
Rosa Max
Scott Plante
Barbara Ringuette
Cliff Towne

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Cliff Towne: Just an announcement that registration is open for the Silver Lake ultimate frisbee summer league down at the rec center for kids aged 9-15. We play at the fields across from Mulholland. They can sign up at the rec center if they are interested. Also, I am involved with a camp up in Big Bear.

Genelle: Reminder that this Saturday is GPAC's spring fair. 10:30-4 PM

Craig Collins: There will be a meeting this Saturday 10-2, Mitch O'Farrell will be presenting plans to extend the pedestrian path all along the lake. The neighborhood council has completed the map and brochure of the silver lake stairways.

3. Motions and Resolutions

- a. **1347 N. Lucile NC Region 5**
Case number AA-2016-3793-PMLA-SL

Tim: We came here two months ago regarding the small lot subdivision, three homes on an RD2 lot. Two of the homes would be attached and there would be a separate detached family home in the rear at the end of a driveway. One of the units will be four bedroom, four bath, the other two three bedroom, three and a half bath. The sizes range between 2100 and about 2550 sq. feet, appropriate for RD2 zoning. A five foot setback is required, but the project will have a 10 foot setback in the rear of the property. We are presenting some rendering. the property will have 6 covered parking spots, 2 for each of the units. We've added additional landscaping to provide a better transition with the rest of the neighborhood. The design change we are presenting should better address the complaints previously voiced. We have not changed the project drastically, but we believe the project is appropriate to the zoning assigned.

Robert: I set up a rendering board similar to Tim's and had a meet & greet months ago to orient people for the refresh. I wasn't happy with what was brought either, so the material changes include clad windows, sighting views along the back and the front, our windows are made by Lincoln with a cleaner line. There is parking, which was a long-standing issue. I met 15-20 people early in the morning, the neighbors are in support of it, Max is in support of it, Henry at 916 is in support, he's owned his house for 20 years, Sam at 1335... Elijah and Pitbull seem to like my snacks. It's important to build something appropriate, while using the highest

investments of the lot. I'm happy to shed light on anything.

Tim: There's been significant neighbor outreach, and to the project to match it to the neighborhood. Each unit has their own separate trash enclosure. We are not adding curb cuts, so we are not taking away parking on the street, which is a strong issue.

Dominique Genero: I live to the right of the property. The problem is the three story plan. RD2 does not allow for that, I believe? There are no 3 story buildings on the street until you get to Sunset. It's painted white and it doesn't look visually different from before and will block the light. There are two story buildings next to it, and it's dwarfed by the planned building. It's a big difference there. I was told that the outreach was within zoning reach, so it is going to be three stories and this is disappointing.

Ken Richardson: I live behind the project at 1355. Is the projected amount of time to construct it still a year, and if so are you still planning to build on Saturdays, and between 8-6? Because I am a composer, which would cut the time I could work at home. I also echo the previous point about the appearance of the building not matching the neighborhood.

Flo: With reference to the convalescent home, I don't live here but I still own, how close are you to it? The project is in our backyard.

Robert (answering): Answering the time frame, about 9-10 months. We are allowed 8-5.

Tim: It will be fully compliant with city codes. 7 AM-5 PM Monday through Friday, 8 AM-5 PM Saturday.

Robert (answering): The total gross building area is 66, I believe. We can build it in less than 10 months due to our experience.

Question: Why 3 stories?

Tim: The zoning, it's an RD2 LDL height district. Ordinarily, it would allow a project to go 45 feet, and this goes 35 feet and change because this is a hillside area so it is cut back to 36 feet.

Kathy: I live at 1342 Merced. Regarding fire access... How can houses nearby have access to fire trucks. The back of the lot is extremely steep how will that be accommodated? I'd like to ask as well about seismic concerns relating to that hillside as well. Third, I'd like to know about egress for parking, and how you won't be cutting into the curb when you have two driveways instead of just the one that was there previously. I'd also like to hear about the environmental impact, heat, climate change, as well as the historic character of the neighborhood. In addition, I'd like to ask how this will benefit the neighborhood since small lot developments were aimed at a different kind of housing pattern. I'd like to know about scale and the ways that will affect all these other elements. Finally, what would you define as significant public outreach, as I live across the street, and I did not receive notices for anything.

Scott Plante: Let's address those comments right now, and it might address some comments that are coming later. First question, how are you addressing fire assistance on the site?

Tim: Under the fire code, there needs to be 164 feet from the front door to an approved fire road. We qualify for that, so we do not need driveway access for fire trucks. It's long enough for fire trucks to get hoses to the back unit, so it is fully compliant.

Scott Plante: And the seismic issues on the hillside?

Tim: This is characteristic of hillside lots. There is a very small grade differential, so there is not a significant drop, despite what it appears from the street. This is all legally binding through engineers and surveyors. If you want to see a contextually similar building, there are four similar 3-story buildings across the street. This is no taller than the purple one.

Scott Plante: How are you addressing the parking?

Tim: It is compliant with zoning code regulations with parking. We have a 29 foot square driveway in the back. There is an additional curb cut into the sidewalk, so it will affect one parking spot currently on the street. In lieu of impacting street parking, we are offering 6 additional parking spots.

Scott Plante: How are you addressing the environmental concerns?

Tim: This is CEQA compliant, which defines the environmental impact.

Scott Plante: How are you addressing the concerns on scale and can you explain your community outreach?

Tim: Look across the street, across Hyperion. There are projects with more units and 3-story tall buildings. Hyperion and Marathon have similar projects.

Robert: This area shares something with older neighborhoods; it's historically undeveloped. What is allowed there is far greater than what has been taken advantage of for years. This lends itself to resentment when development rights are taken advantage of. It creates issues when one building goes up that does utilize the rights of the property. I understand that it will be something different, and we have tried to as non-obtrusive as possible while taking advantage of the opportunity that this land is permitted.

Devin: I own the house on the corner America/Robertson for 8 years. We are not a big developer trying to disrupt the neighborhood. My heart is in Los Feliz and Silver Lake. I want to purchase one of these units, to live on the lot. I know there is a giant apartment building on the hill. On the right, there are 2-story buildings. I think it's a matter of taste that people don't like the large white structures, but at the same time there's a purple building across the street. I wouldn't tell them what to do with their property. We could have put four units, but didn't.

Genelle: I assume the rendering includes the greenroom. That it's going to look like the rendering when you finish.

Tim: we're doing our best to accommodate a good space for the people who live there, as well as everyone else.

Robert: I like privacy. I would love to break up the front and the sides with hedge trees. I would love to plant creeping fig along the wall. The more plants the better. That one tree isn't representative of our goals with the property.

Anne-Marie Johnson: I'm a committee member and co-chair of the neighborhood council. I have nothing against the developers, but I have everything against the development, the mayor, council member. We are collateral damage. They've allowed developers this kind of luxury to invade our neighborhood. I've lived in Silver Lake 56 years, so I have seen the differences. We have to respect growth. These kinds of developments are not respectful to the character of anything. Mitch O'Farrell is doing his best to cover his bases with these new motions. We have to make sure that when the city council votes on this, we are there to speak on it. Developers are going to do what they are going to do, and we need to redirect our aggression to our representatives who are not representing us.

Craig Collins: I think our committee does best when we can try to achieve a solution that nuances a design. I wasn't at the previous presentation, but I have a question regarding the materials. I'm going to have to say it's not a good solution. I don't think it's going to be successful. I think the front balcony can soften some of that, but I suggest we consider new material choice.

Robert: Sure. I'm not married to white. I would go with Coventry gray and a red farm window. I don't want it to look like a box.

Tim: Our previous design had more designs and colors but was uniformly criticized

Peter: The picture at the top shows an old tall tree, will that tree survive?

Tim: It will not. It's there to give a sense of scale. I know it's not what people want to hear, but it will actually

improve the view from the street, as the building is not as tall as the tree.

Dominique: This will block out our view, and unlike nicer buildings within eyesight, this is an eyesore. This is blocking people's views.

Georgene Smith: I'm a committee member. For the benefit of the neighbors, committee members were sent the floor plans prior to the meeting. My concern is that the layouts of the first floors, especially the single family home, meet the city definitions of flexible unit requirements. This can easily turn into a duplex. There is not enough parking to match.

Tim: That someone can enter through a sliding door does not make it a separate unit.

Georgene: At least one will be considered a separate unit, and I went over this with my own house, which is why I know this so well.

Tim: We'll look into that.

Flo: Have they changed the zoning laws per lot or per community? Is it per lot or per community?

Tim: This is 3 single family homes which are allowed per the zone.

Miles: I sympathize with my neighbors; I'm dealing with a similar project, far too big, on a hillside. I reached out to my developers, but they don't do enough for a community. We could give back to the community, how do you plan to?

Tim: The scale of this project will allow for money going back into the community through contributions to the Parks & Recreation fees, school fees. The scale is not at the point that affordable housing is an option. That's been part of other developments. This project cannot.

Robert: I can address that later.

Craig Gilmore: I own multiple properties within the neighborhood. I am chiming in to support my neighbors. The aesthetic concerns will affect all my tenants. I own two big buildings across the street, and I have spent as much time to match the aesthetics of the neighborhood. No one has their view blocked by my properties. I know that I'm going to be staring out the window of my own house, and see a bunch of air compressors, which is a real eyesore for me. My big concern is that it does not match the character of our neighborhood at all.

Scott Plante: Can you address the roofscape comments?

Tim: Regarding the roofs, we will have the same screen as the fence in the front as on the roof. The fence would hide the compressors from view.

Carol Cetrone: Question for you and Scott. We worked on guidelines for developers; did you see the guidelines prior to first presentation?

Tim: Yes, it is compliant with all but three of the guidelines. Two are vaguely worded; the third one is parking if it is a multi-family dwelling over four units. It is three units. It's silly, as it would make a duplex provide seven cars.

Carol: The point is that we are trying to encourage developers to shrink their projects. This is too big. It's designed so that it's square all throughout, the white increases the starkness throughout. Do you know what is the prevailing setback on the street, and does it match your proposal?

Tim: Regardless of code, the prevailing setback is right up against the sidewalk.

Carol: Is there any thought to doing a solar study for your neighborhood? You're going to throw a permanent shadow on that house. In closing, this smacks of being designed for square feet per dollar of income. It's

irresponsible to build every unit over 2000 square feet.

Tim: You'd be violating the code to build less than 2000 square feet.

Joe: What is the material of awnings? I like some of the changes, I don't think you went far enough. It's just flat walls with lines of windows. It's very boxy.

Tim: The entirety of the three homes is smaller than the one tree. We are reducing shadows thrown.

Scott: Do you have the hearing date?

Tim: Yes.

Barbara: The windows should look not identical. They look identical. The second and third building seem to echo the first building. It does not fit the context of the community. The height is unreasonable. The design is only part way.

Robert (questioner): What is on the property now?

Robert: There's been no one there for two months. The previous owner stayed for 8 months, and moved out in January.

Paul: I'm a neighbor, I live across the street. These are three single family houses... Will it go to market? Will the developer retain one of the units?

Robert: I don't know.

Paul: New units are often turned to Air B&B, will this be happening?

Robert: No. These will go to single family.

Rose: Do you own other lots in the neighborhood?

Robert: No.

Scott: The applicant has asked for a vote tonight. We are an advisory committee. If this passes this committee, this committee will go to neighborhood council and there will be vetting there. If not, we will send a letter to planning that this was not recommended by the neighborhood council.

Scott motions for a straw poll to support the project. Craig seconds. 21 nos.

Motion: If passed, to discuss the planned development in the neighborhood council. If not passed, to draft a letter to Planning that the development was not recommended by the neighborhood council.

Scott motions for committee vote.

Carol: No

Craig: Yes

Mark: Excused

Joe: No

Anne-Marie: No

Genelle: Recused

Rosa: Yes

Barbara: No

Georgene: No

Cliff: No

Yes: 3

No: 6

The motion does not pass. A letter will be sent to Planning that the council does not approve.

b. **2837 Sunset**

NC Region 2

On-site consumption of beer and wine sales for an existing 44-seat restaurant

Case number ZA-2017-103-CUB

Patrick: A shopping district east on Sunset, it has 6 business in it. Myanmar has asked for a beer and wine list. The location was licensed in the past. There's no new construction, just adding beer and wine. There is no dancing or live entertainment and no outdoor patio. No residential property access. We've had no opposition to this request. It does not open until 4, and it is no longer legal to bring their own bottles, so we are trying to get this license. We are hoping for support from this committee. Our hearing date is May 23rd at City Hall, so I probably won't have time to take this to the neighborhood council that meets next month. I am in contact with Sgt. Caruso. I haven't contacted the councilman's office, but we are expecting their support.

Scott: We didn't receive any emails regarding comments. Are there any neighbors that live within 500 feet?

Miles: I'm not sure, but I live close. I love this restaurant. The food is good, and you have the nicest staff. I see no problem with excess noise. It's very self-contained.

Scott: Any other neighbors? No?

Barbara: I am 900 feet from it, approximately. I do have concerns. The parking lot is almost always full. There was at one handicapped space that was available. The parking situation is extremely difficult. Every space along Occidental is virtually full day and night. There is a yoga studio next door. Yet our neighbors are screaming to allow for parking. I would want to hold this issue until a verified parking plan can be in place.

Patrick: The use is established on the property, there is no requirement in this request for more parking. We could look into a valet, if necessary, but with a 44-seat restaurant, it really isn't cost-effective. It would require the whole shopping district's support.

Barbara: I am asking for a confirmed parking plan for your employees. People are screaming. We are going to have to go to permit parking.

Patrick: This is a state enterprise zone, which alleviates parking requirements to encourage businesses to open without a parking plan.

Scott: Is there a plan for employees?

Patrick: Is she recommending parking on the streets?

Barbara: What I want to know is what your parking plan is. It appears you do not have one.

Patrick: I would have to ask the owner, I do not have that information.

Barbara: Oh, am I speaking again? I want to see a parking plan. I do not want to go to a permit parking but we may have to. I am helping you. The other businesses have a parking plan.

Christine: With all due respect, this is taking things too far. This is a 44-seat restaurant with reasonably priced food. We're lucky to have this business. If it's public parking, it's public parking. It's not fair to push that on the restaurant.

Georgene: Are you adding employees?

Patrick: No.

Georgene: I believe they just took the meters off Coronado because it wasn't financially viable. There is a

stretch of Sunset that is meterless that might be ideal for employees.

Carol: How many employees?

Patrick: 4-5 per shift.

Carol: Are you taking over a former restaurant?

Patrick: It was closed.

Anne-Marie: I wouldn't expect businesses to assist with parking. Communities have to agree to work on a parking plan. Restaurants are not obligated to have off-site parking. Residents pay 36 dollars a year, depending on the number of permits. I encourage residents to pursue the parking permit process.

Motion: To support Myanmar's acquisition of a beer and wine license. Scott motions,
Carol seconds.
Carol: Yes
Craig: Yes
Joe: Yes
Anne-Marie: No
Genelle: Yes
Rosa: Yes
Scott: Yes
Barbara: No
Georgene: Yes
David: No

Yes: 8
No: 3
Motion passes

Scott motions, Carol seconds.

Carol: Yes

Craig: Yes

Joe: Yes

Anne-Marie: No

Genelle: Yes

Rosa: Yes

Scott: Yes

Barbara: No

Georgene: Yes

David: No

8 yes, 3 no. Motion passes.

Scott motions to adjourn 7:47 PM, Other items will be dealt with at the next meeting.

5. Adjournment