

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

Wednesday, June 19, 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:

Scott Plante

Joe Ferrell

Jerome Courshon

Rosa Max

Barbara Ringuette

David Wheatley

Anne-Marie Johnson

Georgene Smith-Goodin

Bob Lisauskas

2. GENERAL PUBLIC COMMENT on NON-AGENDA ITEMS

Comments from the public on non-agenda items- up to 2 minutes per speaker

Barbara Ringuette: Budget/Project Day, Saturday. There will be three budget representatives from each region attending. Everyone invited to attend. There will be a free catered breakfast and parking at City Hall. Head of budget and finance will be attending. There will also be the editor from Los Angeles Times there, to discuss long term budget themes. ncbala.com to register online.

David Wheatley: As a long term resident and owner, he has seen the neighborhood change a lot. David joined this committee because he thought there would be chances to curb development within the neighborhood. Instead he feels that all projects get approved, and wishes the committee to consider changing the name. David believes the committee should have more power than just acting as an advisory.

3. MOTIONS & RESOLUTIONS - Discussion and possible action

A. **Cliff's Edge**

Gokcen

Case Number ZA-2017-1574-CUB

NC Region 4

CUP for on-site sales of full line alcoholic beverages. Expansion of patio.

Dafne represents Cliff's Edge's claim needs to be reviewed and approved

Proposed changes:

Dafne:

Asking for an increase of square footage for the patio. Cliff's is asking to correct a mistake from the past, wanting to include the patio in the new adjustments. The existing space is already there, with more seating. Cliff's Edge wants to change the hours for Sunday, 11a.m. to 8p.m, for the interior of the restaurant. Cliff's also wishes to extend patio hours for one extra hour at night. It is Cliff's goal to have hours more aligned with the rest of the week, so extending hours would bring more balance to those hours. There is also a prohibition on happy hour city wide and we would like that removed. As it stands Cliff's is not allowed to include alcohol on the outside menu or have happy hour specials. We want to have the ability to have our menu posted outside, with alcohol options listed. Cliff's main entrance is in the back, not the front, and

having more freedom with what is able to be posted and advertised would bring more awareness to the entrance.

Dafne also addresses parking saying that in the year of 2000, the city's parking requirements and needs were different for off sight parking. They (Cliff's) don't want to stop valet, but instead wants the city to be a little less rigid on parking requirements. There are 16 stripe stalls at a dentist's lot across the street that closes at 7pm most nights, 4pm on Saturdays, and closed on Fridays and Sundays. It does not hold the required 52 stalls, but does feed the need. Cliff's wants the required amount of spaces lowered. Dafne points out an argument for their case, remarking that parking needs have lowered since ridesharing has become so popular. Cliff's asks these issues be approved by committee: that the striped stall requirement be changed from the required 52 stalls, the allowance for an adjustment of their hours to coincide with other businesses and the times, and a ten year contract for next term limit.

Public/Committee Comments

Barbara: Where do the staff park?

Dafne/ Pierre: They bus, bike They find parking where they can.

How many staff are working during the evening when are doing valet and want to extend these hours?

Owner (Pierre) : 20 working, Maybe 10 are actually parking

Barbara: It may impact people who live in the city, having to accommodate those workers looking for parking in the neighborhood. People will want to avoid valet, and look for other parking.

Last week, maybe two weeks ago I saw a car pulling into Sawyer, and pulling into the lot for your restaurant. A couple weeks before that I saw a car parked on Sunset Boulevard and the valet took the keys to that parked car to their key box at Sawyer. I am concerned with staff parking on street. As large as Cliff's Edge is there should be parking incentives, bus fare, Lyft, a parking plan to try and get people from not parking on the street. One by one several areas are asking for parking permits for residents. That may create issues for people working.

Scott: Would you be willing if this gets approved to create a parking plan?

Dafne/ Pierre: Yes

Julie: Given the fact that they are out of compliance, I am not comfortable to renew it, for disregard of the process. I want to prevent the neighborhood from not being able to renew it for 10 years. Instead a motion that includes one year with conditions, allowing the extended hours and happy hour to be allowed.

Scott: So are you suggesting a substitute motion for the time?

Dafne: It is common that restaurants put in more seats within their spaces without telling anybody. We just want to be honest and say that what exists now is what we are asking for. We could have filed for approval and lied about seats, but we didn't. The happy hour rule isn't really enforced in the city, we just want to be transparent with the community and given a little more flexibility.

David: You mentioned that parking needs have gone down in recent years and that a large percent of people use rideshare these days. I want to know what is that percent of people who use rideshare? I want more background on this.

Dafne: Does not have an exact percentage, but everyone she speaks to in the area talks about the decrease of parking and increase in rideshare.

Barbara: Reviewing material on restaurants within the area mentions there are 23 conditions, many partially compliant, almost all are about seating. So is this compliant (Referring now to Cliff's Edge)?

Dafne: Yes, I personally counted all the seats

Barbara: As it stands there should not be any discounted drinks, or happy hour. Do surrounding restaurants have it?

Group: Yes

David: So you want less parking stalls?

Barb: I do not agree with asking for less stalls as you are expanding, because you already have. 52 is really good, call it 50 or 45 if you want, but it shouldn't be open ended, especially if it is wildly popular restaurant.

Scott: So it sounds like what is being recommended is a one year time limit with a chance to revisit?

David seconds.

Main Motion: APPROVED 9 yes / 2 no

Substitute Motion: Not removing the required parking, bring in the hard data on percentages of those that use rideshare as compared to parking.

Scott: Same motion, with one year limitation, before it goes to board data on valet information?

Passes by:

(information will be provided from Scott)

- B. **LA Express Car Wash- 2580 N. Glendale** **Zohn**
Case Number ZA-2006-10209 (CU) **NC Region 7**
Requesting extended hours of operation from 7 a.m. to 8 p.m. Monday through Thursday and 7 a.m. to 10 p.m. Friday through Sunday

Dave: representing LA Express

Scott: So since you have been here last you were to meet with the sound engineer, have there been any changes?

Dave: I reached the sound engineer. We conducted a detailed study, including where the noise is coming from and who it is impacting. We have added insulation, both to the engine area in the tank and around the tank. 7 decibels have been lowered in adding this installation. We figure it's a good start, working on more solutions to lower it even further. In looking into the manufacture's information the tank is actually suppose to be 9 decibels lower than what it is even after what we have done. The manufacture is looking into it, saying it is the insulation, but it is not, we talked to numerous experts. Another option that is possible include adding barrier walls. The north and north east is the focus for noise escaping. We took measurements and the sound is equal around site. The noise is 2-3 decibels over ambient, which is good since the city says it needs to not go above 5 decibels. We are currently below city requirements. I also spoke to neighbors and was asked to lower the extended time from 10 p.m. to 9 p.m.

Public Comments:

Joseph: (a nearby neighbor) Has there been conversation of doing away with the blower? How about just doing hand dry?

Dave: We haven't considered it.

Joseph: Most car washes don't have blowers, they hand wash. If it was gone, I would be comfortable with the longer hours.

David: how has it been the last two weeks?

Joseph: I don't know, I'll check.

Scott: One neighbor, David Wong, does not approve. He is not here today.

Barbara: I am concerned with sound being amplified with relation to valleys and hills in the area.

David: One thing we are considering is creating a barrier wall, to city standard 6-8 to block the noise. It is something we will consider as a last gasp, since the city may not like it.

David Wheatley: I love the car wash, but why isn't it 0? What about other options for noise cancelation, such as concrete, flaps, etc. What about measuring at neighbors' property?

David: We did measure noise from a neighboring apartment.

Anne-Marie: Why not use hand drying instead of the blower? You will get more support from neighbors and committee if it was blower free. It would be more work for workers, which you could use to justify your longer hours.

Scott: When is your hearing?

David: August 24th is our city hearing. I will also work on 9 decibel issue and blower versus hand drying.

Postpone motion until next month

**C. CIS: Affordable Housing Ringuette
Motion to support Council File 17-0274**

Barbara: Meets with housing departments, planning departments.

Planning department has a large role in developing affordable housing.

Barbara skims through reading article she passed around, *The Housing Crisis Deepens*. San Francisco, San Diego, Seattle, Boston, among other cities have fees that goes toward affordable housing. We are the only city that has no permanent funds for affordable housing. Los Angeles needs not delay forward, but instead move forward in linkage fee. Jack Palmer is proposing and fought city, to ensure that the city does not enforce affordable housing. Lots needs to be figured out still such as plans as to where housing should be and how the money should be spent.

Public comments:

Ann- Marie: If this would pass, would this allow developers to add more height?

Barbara: They haven't figured this out exactly.

Ann-Marie: Would it be a CIS?

Barbara: yes

Janine: I support the concept, but I don't trust the city. The fee needs to be re-evaluated, including how the fee will work, and net increase in floor area. The fee also needs to include flat rate for every unit taken off the market. An example would be: Units 1-5 \$1 square foot, 6 and up \$12 a square foot. The fee should not penalize people building smaller spaces for rental.

Bob: I support linkage fee, but not how the city doesn't say how it will be spent. What in a good way will this fee do for us?

Barbara: Since money is drying up for affordable housing, there will be none. It is not acceptable as it stands.

David: The reason they don't say, is because it will create a split. David also voices that he wants a requirement that developer is required, not just promising, housing to be built.

Propose to send a letter clarifying concerns.

Janine: We support this, if we can get clarity on how money will be used, the fee structure needs to not penalize those building smaller, multiple housing.

Janine : Will send paragraph to Barbara

Motion to Neighborhood Council letter of intent (CIT) : letter to board in July
Second by David
Yes: passes

4. ADMINISTRATIVE ITEMS

a. Review and Adoption of Minutes

April minutes: approved,
Jerome and David: present not voting

May minutes approved.
Jerome and David: present not voting

b. Committee Business

July meeting, 3rd Wednesday

Millie's: canopies put in sidewalk. This is a violation and we are trying to get them removed today. Tables exceed allowance.

Glendale project with affordable housing will now be by-right, straight to city.

Jerome: Trees are getting cut on Rowena. I recently even saw a tree stub directly in front of a billboard. Jerome would like to address this issue on next month's agenda.

Barbara: Tenants rights June 28, Empower LA. This regards renters rights, there will be specialists here in library.

5. ADJORNMENT 7:45