

URBAN DESIGN & PRESERVATION ADVISORY COMMITTEE
MONTHLY MEETING (DRAFT) MINUTES
WEDNESDAY, September 13, 2017
6:30 pm
Silver Lake Library Community Room
2411 Glendale Blvd. – Los Angeles, CA 90039

1. CALL TO ORDER

Attending Committee Members:

Scott Plante, Co-Chair
Joe Ferrell, Co-Chair
Carole Cetrone
Bob Lisauskas
Anne-Marie Johnson
Jerome Courshon
Barbara Ringuette
Cliff Towne
Georgene Smith-Goodin
Genelle LeVin
Liza Temple
Christine Kantner

Non-Attending Committee Members:

David Wheatley
Rosa Max
Craig Collins
Mark Duncan

The meeting began at 6:30pm with 12 Committee members present

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Liza Temple mentioned that there is an active building permit for a single family dwelling on the empty lot on the corner of Glendale and Rowena.

Cliff Towne said that he's been thinking about urban design issues. We should actively educate ourselves more on the future of the urban environment. The rate of change with automobiles will be very quick. In 14 years people won't own cars. This will help do our jobs better.

Anne-Marie Johnson said that problems continue with the Tenants of the Trees bar. She had met with the Los Angeles Police Department and the City Attorney about this.

Christine Kantner donated several books and DVDs regarding architecture and preservation to the group including "The High Cost of Free Parking" book, the "Rebels With a Cause" DVD and several other titles.

Scott Plante said that there will be a community meeting September 21 at 6:30 regarding the Shindler Apartments at the Ivanhoe School. Who will be there? About six committee members indicated that they wanted to attend. Georgene Smith-Goodin asked have the neighbors been notified yet? Scott Plante said that they were beginning that process.

Plante explained to the audience how the Urban Design and Preservation Committee works and what its actions mean for development projects.

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

- a. 2395 Glendale Gokcen
ZA-2017-3163-CUB NC Region 7
Expansion of sales area greater than 20% requires a new CUB.
One additional hour of sales requested, from 9am – 11pm (rather than 10pm currently).

Daphne Gokcen, Silver Lake Wine representative:

She said that the project is literally next door. It opened in 2003. The nail spa next door will close. That space was offered to Silver Lake wine. They will expand but they won't change their business. Their most recent Conditional Use Permit was from 2012. They also have two ABC (Alcoholic Beverage Control) licenses allowing full line of alcohol for offsite consumption and beer and wine for onsite consumption.

They want to continue that. They want a license that allows liquor tasting. These would be ¼ oz. pour (maximum) but can't sell. They are also asking for an extra hour in the evenings, to 11pm, instead of 10pm. The space would be limited to 25 patrons. They want to allow more people because it would be a bigger space.

There is no requirement for additional parking. The neighboring record store has limited hours. So, for half of their opening hours, the wine store will have access to the full parking lot.

She added that the win store has obtained several letters of support. They have also spoken with the Vice Squad personnel of the Los Angeles Police Department and with officials representing Council District 13. Randy, the owner of the wine shop was introduced. He said that he's happy to be here.

A Neighbor expressed concern about plans for the wine store to be open an extra hour. Randy said he has no plans to post extended hours but wants the legal leeway.

Amy, another neighbor, also expressed concern about the extended hours, citing increased the increasing homeless population in the area. Randy said that he'd asked one of the homeless men, John, to move back to Boston. We try to help homeless people as much as possible, he said.

Amy said that the trash bins are a magnet for the homeless. Randy said the dumpsters are now locked. She said the lids are still left open. He said he can talk to Dave and Wayne, the building owner, to take over the trash.

In the past year, bottles have ended up in our yard. Much of this is documented. The trash and the people are a concern, said Amy.

Drew, a neighbor and student, also spoke.

Anne-Marie Johnson said that you are a great business and a good neighbor. But, consistent with her feelings about accessibility for alcohol in Silver Lake, loitering, louder voices, etc., she is worried about granting that extra hour. Things could change so you may take advantage of that extra hour despite your statement about not using it. This would lead to expanded issues for neighbors too. I'll vote no.

Barbara Ringuette seconded Plante's motion.

VOTE
11-1-0
PASSED

Yes Votes:
Scott Plante
Joe Ferrell
Carole Cetrone
Bob Lisauskas
Jerome Courshon

Barbara Ringuette
Cliff Towne
Georgene Smith-Goodin
Genelle LeVin
Liza Temple
Christine Kantner

No Votes:

Anne-Marie Johnson

Present, Not Voting:

None

4. ADMINISTRATIVE ITEMS

a. Review and Adoption of Minutes

Barbara Ringuette said that she has changes.

Anne-Marie Johnson seconded Plante's motion.

VOTE

11-0-1

PASSED

Yes Votes:

Scott Plante
Joe Ferrell
Anne-Marie Johnson
Carole Cetrone
Bob Lisauskas
Barbara Ringuette
Cliff Towne
Georgene Smith-Goodin
Genelle LeVin
Liza Temple
Christine Kantner

No Votes:

None

Present, Not Voting:

Jerome Courshon

b. Committee Business

Cliff Towne recommended that his friend Andrew Gardner speak with the group. Mott Smith was great.

Barbara Ringuette said that 1-2 more people can attend the Los Angeles World Airports meeting. She invited people to join us. LAWA is meeting with budget advocates. Their Chief Financial Officer and general manager will meet with us.

Plante said that there will be a Christmas party in December. Georgene Smith-Goodin offered a restaurant suggestion for that event.

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action --
REVISITED

- b. 2829 Waverly Drive Shaer
Case Number VTT-74961-SL NC Region 6
Construction of a 16-unit small lot project.

Liza Temple says that she is a neighbor.

Art Shine, consultant to the property owner and Brian (with another man):

There will be 16 homes. These will be small lots at Waverly and Glendale Boulevard.

We wanted to talk to to you all before submitting our application documents. However, we were directed to submit first. We submitted July 11. We are requesting a waiver of street dedication, among other things.

We are here because to get input and to listen. We know that we can't please everyone. We want a nice looking project that we can be proud of and that you'll be happy to see.

There are 4 lots. 42,000 sq ft. Currently, this area is occupied by a duplex and a four plex. We want to build 15 small lot homes with ample open space, neighborhood amenities, a community garden, and onsite parking.

The units would be 1400 sq ft or larger with 3 stories and roof decks. The guest parking required is 4 parking spaces. We are providing 7 spaces.

Design elements include integration into the neighborhood and terracing the project into the slope. We're digging into the grade. A third element will be views. We want to have homes opening themselves up to the community so that there is interface between the homes and the street.

Regarding trees, two can be protected in their existing location.

We are requesting a waiver from street dedication and widening. The street has to be about 43 ft from the center line of Glendale Boulevard. If we have to widen the street, we'd need a 12 ft wall. We are applying for a waiver because otherwise the location wouldn't make sense. There are existing conflicts. We would have to cut through existing structures. We want to improve the street front and connect the project down to Glendale Boulevard.

Joe Ferrell said that he lives within 500 ft. of the proposed project. He will comment and then recuse himself. Are you open to making them side by side for parking? Overall design, you're open to changing it to match the neighborhood. Are you still open to that, asked Ferrell?

Will you push back from the edges? This is a big development on a tiny street. We want more dedication on Waverly, at least at the intersection.

Ferrell expressed Concern about the monotony of it. New guidelines ask for every third building to be set back a bit. Also, they also call for more variation of design, colors, to break up massing.

Anne-Marie Johnson said that each person has the right to converse with the City Attorney. Jerome Courshon is not a property owner. Liza Temple is a property owner so she would have to recuse herself. Joe Ferrell can choose to recuse himself.

Courshon offered a point of information. Your financial interest is determined by the City Attorney. The fact that you own property does not mean that you have a financial interest. That is not true for past city attorney rulings. However, everyone in the City Attorney's office gives different answers.

Liza Temple said that she will comment and recuse herself. She appreciates the smaller units. Also, it would be cheaper for them to build higher instead into the slope.

A big issue is that street widening may not be the best decision. She expressed concern about the intersection. The sidewalk needs to be fixed. This is a chance for us to get something done there. It's a great opportunity for this community to work with developers. This could be a positive thing. She urges the committee to be as specific as possible.

Catherine Mendelson said that she lives in the back part. She's lived in her apartment for 38 years. This has an emotional impact on me. I'm against this. It will change the environment.

She added that people come down Waverly so she is concerned about getting hit.

This development was turned down. DWP (Department of Water and Power) power lines were issue. We fought it. The money would only sustain us for one year.

We had no notice of this. This is very rude. I've lived here 38 years. I would lose my home. The landlady has no interest in keeping the property up. There are safety issues that could lead to litigation. The last time the City visited, she received 17 violations. She is going to take this beautiful piece of land that is home to animals and people and give it to a person who does not honor such things.

She said she'd give me money to make up for it. However, there was no contract. No payment happened.

Georgene Smith-Goodin asked this was your first notice of this? Mendelson said she first learned of this project a month ago when she saw geothermal men on the property. He told her that her house would be torn down. When she bought it, she talked about it. Polly Wong told Winnie (the owner) to not develop until prices rise. This is a worse time to find a new place to live. There are high property issues.

Plante asked the audience to focus their comments on the project, not the landlord.

A woman named Cathy said there is a safety issue here regarding a hose. She is angry about the project. She is concerned about the environment: birds, squirrels, etc. Is there some historical preservation so this place isn't torn down? Maybe a connection to movie studios? Can your committee find out more about its history?

A Man who lives nearby spoke about a big beautiful tree there. My fear is that someday someone will sell the property and tear down the tree. He said that Cathy is right. That place was full of beautiful trees. I'd like to see all those trees preserved. He appeals to try not to destroy the trees.

There are several neighbors here who live on the property. Six units are to be demolished.

Georgene Smith-Goodin said that if they didn't receive notice, we can't hear this. That's our policy. Plante said that people were notified on Monday. Carol Cetrone said no one received notification by mail. They received notice on Monday.

Barbara Ringuette asked what can be done about design? She's concerned about the front door to the street and about variation of the façade. There should be variation every other unit. Perhaps use different colors? There are many possibilities. It's boring now. She wants to see a map regarding the setbacks required by the City. She is concerned about integration into the neighborhood.

Regarding side by side parking, she said that there is a tandem parking issue. 2 parking spaces per unit is to accommodate two cars.

Johnson asked how much soil will be removed? She wants an environmental analysis about carcinogens. Regarding trees, she said that 2 for 1 is great. but trees lived there longer than any of us. Try to save everything there. This will get more bang for buck with advertising.

What is the cost of the condos, she asked. Would they be for the middle class or the ultra rich? What is the timing of your hearing? When do you break ground, she asked.

Bob Lisauskas asked has this been discussed with the Urban Forestry Department? He has building elevation concerns.

Christine Kantner asked who is the owner? That person is different than the landlord. I'm uncomfortable sitting here discussing design when tenants are being displaced? Where is the owner? Where is the landlord? I have a problem with it.

Brian the representative for the project said that he appreciates all questions and comments. The owner is named Winnie. She is

not here because she retained us to speak on her behalf. She has language problems. She retained a property management company. I have nothing to do with property management. That's not why I'm here. She seems to be open to feedback. I'm sure she'll do the right thing for tenants.

Plante asked why don't the heights match the sections? Responding to questions, Brian said there would 3 floors or 4 floors. He hasn't yet spoken with the Urban Forestry Department. Regarding costs, the units would be sold at market rates. Sh doesn't know anything more.

Brian noted that these homes are smaller than most so they are cheaper. They are more affordable. Regarding carcinogens, an environmental assessment form has been submitted. That will be part of the staff review process.

Regarding visual variation issues, Brian noted that the project density is half of what's around. Ringuette asked what are you considering? Wood and stucco was the response. Ringuette said this is boring and repetitive. Also, the front door is not emphasized. I don't see the beauty here. Can you return with design changes that might meet with more goodwill from the committee?

Johnson said that she wants him to get back to the neighbors.

Courshon said that he was unclear about the desired waiver. He'd like to see an environmental review. Some 9,000 cubic yards of dirt are coming out. That's significant and could lead to respiratory issues.

He noted the dog park near neighbors. This could affect neighbors only 20 ft away. Move the dog park, urged Courshon.

Liza Temple didn't get a flier and she lives within 500 ft. of the project. This needs to get to everyone. In regard to the tree count, she noted that 3 trees were mentioned on the report but there are 4 trees there.

Brian said that the tree report said there are 100 trees on property. Certain trees have reached life expectancy. There are four protected trees. Courshon said that on the front, to the first driveway, it only shows 3 trees.

Neighbors commented that for the similar Latitude project, prices for one bedrooms start about \$600,000 and rise to \$900,000 for bigger units. None of use can afford that. We'll be displaced. We can see that half of the Latitude units are either empty or being used for Air BnB. Is that what Silver Lake is becoming?

A Man named Jesus said that this will be beautiful but none of us will be able to afford it. Another Man said that we saw a naked man on the balcony at Latitude.

Another person said that there are over 100 trees on the property for the proposed project in the report yet the reality is that there are closer to 200 trees. Are the reports accurate? The trees are decades old.

Another man cited the historical architectural context for this. Take that into account. A woman recalled that we had a tremendous land slide on this property years ago. Glendale Boulevard had to be closed as a result. Courshon said that he took samples across the street. The woman said that a mountain was cut in half. She is concerned about another slide.

Johnson asked Brian you'll bring back these concerns to the property owner? Can residents do a tree count? A Woman noted that the owner is cutting down trees all the time. Brian said I can only deliver the message. If the tree count is off by 100, we have a big problem. Johnson said the City makes mistakes.

*Plante made a motion to table the discussion of the project.
Johnson seconded.*

5. ADJOURNMENT

The meeting ended at 7:44pm.