

**SILVER LAKE NEIGHBORHOOD COUNCIL
URBAN DESIGN & PRESERVATION ADVISORY COMMITTEE
MONTHLY MEETING
(DRAFT) MINUTES
Wednesday, November 8, 2017
6:30pm
Silver Lake Recreation Center
1850 West Silver Lake Drive**

1. CALL TO ORDER.

The meeting began at 7:03pm

Attending Committee Members:

Scott Plante, Co-Chair

Joe Ferrell, Co-Chair

Craig Collins

Liza Temple

Bob Lisauskas

Christine Kantner

Jerome Courshon

Rosa Max

Cliff Towne

Georgene Smith-Goodin

Ninotchka Regets

Non-Attending Committee Members:

David Wheatley

Anne-Marie Johnson

Barbara Ringuette

Genelle Lavin

Carole Cetrone

2. GENERAL PUBLIC COMMENT

Cliff Towne said that he went to the afterschool program lunch. They don't charge and they do academic tutoring. If you're looking for a way to support local youth, consider this.

Co-Chair Scott Plante explained how the meeting works and the committee's role is in City government.

3. MOTIONS & RESOLUTIONS –

a. 628 N. Coronado
Case Number ZA-2017
Requesting a variance for an additional dwelling unit
renovation of existing single family residence.

Owen Croak, representative:

This is the remodel of a single family residence. It adds a second story unit, a 4-car carport, and a 26-ft height. Tonight, we're dealing with the unit in the rear. The house in the front will be unchanged. Demolition of the roof will allow another family to live on the second floor. Demolition of the garage will allow for the creation of a 4-car carport.

Croak said that Max Isaacson, the owner, feels responsible to tenants, the environment, the community.

Mark Cedavalous will also speak.

Iverson, the owner and manager for the project, said that he's lived in the neighborhood for about 5 years. He bought this property last December. After the long term owner died, the property sold to company that wanted to make a quick buck. They were shady. They got rid of tenants. They sold the building for a \$200,000 gain after a few weeks.

The company that bought it from them had to remodel. One tenant stayed through thick and thin, Natalie Moore, 90. She's lived there for over 40 years. She's going through hell.

The last thing we wanted to do was adversely affect Natalie. But buildings in Silver Lake are expensive. You can't get a 30-year mortgage. The easiest thing to do was create one rental unit to cover our costs forever. The goal is to own the building for decades. He's there a few days a week to begin renovation. I'm invested in the neighborhood.

He said I want to plead the case that what we're doing is good for the neighborhood. We want the back unit to look like the front. We want something that you can barely see that won't adversely affect the neighborhood. The most important thing is make sure it feels like it belongs.

A Woman representing the project said that she wants to discuss community outreach. They knocked on doors to neighbors. She and Max visited neighbors with the plans. We explained the project.

One of the community concerns was parking. When we told them about the carport they were impressed. They were also impressed that you couldn't see the project from the street.

We've gotten over 20 signatures from neighbors. That's a good amount of community support. We wanted to do something in the community that helps and doesn't hurt. Plante commented on a letter of support from a neighbor.

Anne Hart, a neighbor and community activist, said I've attended your meetings against developers. Now I'm supporting this. This is exactly the type of development that we want to encourage. This can be a model to other developers.

We took care of Natalie for a long time. The last developer made changes, but under duress. Natalie loves Max. My husband is there a lot. We are all really happy in the neighborhood about this.

Georgene Smith-Goodin thanked them. They found a really creative way to create RSO units, she said. I'm thankful. This is a super creative way to preserve these units. For previous developer we had to get press to force changes.

The variance sought would involve the inclusion of the initial unit. The additional unit would bring the number of units to 6. Now there is no side yard. We're requesting an adjustment for this, said Croak.

Don Beard said that this is a great project that our neighborhood wants to have. He said that his only concern is setting a precedent where we build right up to the lot line. There are some other projects towards Alvarado where they are less sensitive to the neighborhood. He's concerned about setting precedent.

Cliff Towne said it's pretty rare that I'm thinking we should give someone a gold star. Everything that we have seen about this is everything we want to see every time. We need increased density. It's good to have it tastefully done.

Bob Lisauskus offered a design comment. He expressed concern about the wall next to the stairs. Can it be more porous? Is there a need for it at all? If you remove it, it creates a better interaction with the neighboring property.

Sonia, one of the project architects, explained that there is a fire issue. Max Isaacson said that he's willing to discuss removal of that wall. Plante said the wall does look a bit thin compared to the mass of the building.

A Woman asked what if the wall had some green? Max Isaacson said he'd spoken to Rebecca, the next door neighbor, about this.

Craig Collins asked does the wall not provide a level of privacy? Isaacson said it's more of a design element. The wall goes to the roof deck. Collins asked about lead work. How will you manage water that collects on the roof. Isaacson said if we can capture rainwater that's great. The main thing I want to do with the front building is add paneling. Craig said that he concurs with that.

Jerome Courshon said I want to commend you guys for retaining the RSO units. It's a big deal for a lot of people in this community. He asked about the roof deck. What is the size of it?

Regarding outreach, Isaacson said we haven't spoken to the neighbors across the street. It's difficult to get into that building. Courshon said he's concerned about visibility for people with bedrooms.

Marcia Davalos, principal at City Land Use and a representative of the project, noted that the townhouse is higher than the roof deck. We did touch base with the neighbors on the side. Both said that's wonderful that you're doing this. Both of them signed letters of support.

The first story of the building behind us is parking. From our roof deck to three storey building, we would be lined up with the second story, said Isaacson. He noted that we have an avocado tree in our backyard.

Courshon suggested foliage along the edge of the roof deck so that the deck won't go to the edge.

Joe Ferrell commented that it's so much nicer to see this than a small lot subdivision. However, design-wise I don't like it. it's too boxy. It needs more articulation, especially along the side way. Take that away. Now it's a completely flat fall.

If the front stays the same, have the middle bar not be on the same plane to provide a break from monotony? Isaacson said that's possible.

Ferrell asked do you have a hearing date? They said they've submitted. They expect a date to be scheduled for early next year. Ferrell asked have you any indication yet from the City. Sometimes they oppose precedents. Davalos said we don't know that this is a slam dunk.

Plante asked have you talked to CD13? Davalos said yes but they want to defer to the neighborhood council.

Croak said this moment is probably the best moment to have this conversation. We've had an 18% increase in homelessless, he said expressing frustration. We're talking from a variance from a 30-year-old code. No one wants to create a precedent but there's an openness.

Georgene Smith-Goodin said the City is doing some retroactive variances. Does this fit within those variances? If it fits in with what they are already approving, it's even less of a variance. She noted that the new planning deputy at Council District 13 just started working two weeks ago.

Plante asked would you be willing to consider what we've discussed tonight before approaching the neighborhood council Board? Isaacson said yes.

Liza Temple said this presentation is exactly what we've been trying to get from developers. Did you read the notice to developers that we put on our website, she asked. Croak said we spoke often with Plante. That was very helpful.

Plante made the motion. Collins seconded. Plante offered amendments: look at the wall and look at setbacks for roof decks with foliage.

Isaacson expressed concern about vine on the wall. But there should be something green over there. I have to figure it out. Ferrell added that the articulation on the front is also an issue.

VOTE
Unanimous
PASSED

Yes Votes:

Scott Plante
Joe Ferrell
Craig Collins
Liza Temple
Bob Lisauskas
Christine Kantner
Jerome Courshon
Rosa Max
Cliff Towne
Georgene Smith-Goodin
Ninotchka Regets

No Votes:

None

Abstentions:

None

Plante said we'll forward this to the neighborhood council for the December meeting.

4. ADMINISTRATIVE ITEMS

a. Review and Adoption of Minutes

Courshon said that he wants to add background on pages 6-7.

Cliff Town seconded Plante's motion.

VOTE

11-0-0

PASSED

Yes Votes:

Scott Plante

Joe Ferrell

Craig Collins

Liza Temple

Bob Lisauskas

Christine Kantner

Jerome Courshon

Rosa Max

Cliff Towne

Georgene Smith-Goodin

Ninotchka Regets

No Votes:

None

Abstentions:

None

b. Committee Business

c. No December meeting

5. ADJOURNMENT

The meeting ended at 7:46pm.

