

URBAN DESIGN & PRESERVATION ADVISORY COMMITTEE MONTHLY MEETING MINUTES - APPROVED

WEDNESDAY, June 13, 2018 - 6:30 pm

**Silver Lake Recreation Center
1850 West Silver Lake Drive**

Parking / Bike Parking / Metro Bus 92

1. CALL TO ORDER

Attending Committee Members:

Scott Plante, Co-Chair
Joe Ferrell, Co-Chair
Anne-Marie Johnson
Georgene Smith-Goodin
David Wheatley
Ninotchka Regets
Barbara Ringuette
Carole Cetrone
Bob Lisauskas
Cliff Towne

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Anne-Marie Johnson: Slow Down Silver Lake signs are well-received and starting to appear throughout the neighborhood.

3. CO-CHAIR ELECTIONS

Plante handed the chair over to Johnson to proceed with the Co-Chair elections.

Ferrell nominated Plante. Plante accepted.

Wheatley nominated Cetrone. Cetrone thanked Wheatley, and declined stating she was very busy as Co-Chair of the Renters' Rights Committee.

Plante nominated Joe Ferrell for Co-Chair. Ferrell accepted.

Plante gave a brief statement, saying he appreciated the work of the Committee and educating the community while trying to look out for their best interests within the confines of what is legally permitted. Plante was unanimously elected.

Ferrell gave a brief statement, said he was a stakeholder at a gym and through his consulting work in Silver Lake. Ferrell stated he enjoyed the work of the Committee and has seen a big improvement in it's work and development over the last few years. Ferrell was unanimously elected.

4. PRESENTATION

1032 N. Coronado: TOC development informational presentation

Postponed until July.

5. MOTIONS & RESOLUTIONS – Discussion and Possible Action

- a. **4141 W. Santa Monica Blvd.** **Sayles** 7:00 p.m.
Case Number ZA-2018-1571-CUB **NC Region 5**
CUB to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a motel and restaurant.

Co-Chair Ferrell excused himself, stating he works for the consultant.

Zach, consultant: Seeking a CUB to allow the sale of a full line of alcoholic beverages for a restaurant to be located at a 54-unit motel. Restaurant is approximately 700 sf. Project was originally built as a hotel for the 1986 Olympics, and remains zoned as a hotel. Application hours are from 7am – 2am. Neighbors do not include schools or churches, there will be no adult entertainment, and will be a family motel. Restaurant will be half the size of Tartine, recently before UDP. Pool will not be open to the public. 50% of the guests are expected to take taxis and Uber.

Aleutia, architect: Remodel is about nested massing. No increase in height or mass.

Zach: Hearing is in July. Sgt. Carasco of LAPD had no conditions.

Richard Brennan: CUB only. No change in use. Motel since 1986. Alcohol only.

Neighbor: Could you explain pedestrian circulation? Where are curb cuts?

Aleutia pointed out the circulation and curb cuts.

Neighbor: Any different hours for the pool?

Zach: No different hours for the pool.

Cliff Towne: Will there be tables at pool? Waitress service? Food?

Zach: Food service, tables, yes.

Wayne Jacobson: Concerned about street parking. Has fought city for parking meters. Concerned about noise for neighbors up the hill. Building has failed 3-4 times. Vagrants. No reason for this kind of operation.

Zach: Not a stand alone bar, a quality sit-down restaurant. Parking is ample. Owners will not permit loud drinking: noise and bad service will affect reputation.

Lisauskas: Who will manage the restaurant? Professional operation?

Zach: Professional chef to manage. Yes on professional operator.

Johnson: Important for Silver Lake to have a middle of the neighborhood hotel. Would personally love a B&B. Beyond saturation point with AirBnB and this will help relieve that pressure on the neighborhood. SL needs a hotel, but against the alcohol. Suggest limiting service outside.

Goodin: How were residents removed? Long term tenants?

Elisa/360: Structure always a hotel. Not rent control. 30 days. Not full units, hotel rooms.

Neighbor: Pool moving?

Zach: Pool will be located at second floor of hotel, near manager's unit.

Ringuette: Employee parking?

Zach: Expect 8-9 full time staff, 1 manager. Will park in lot, walk, ride. Parked to code, which is 35 cars.

Elise: Will be a full time parking valet, which will increase parking capacity.

MOTION TO RECOMMEND

Seconded by Goodin

5 YES, 4 NO

b. 904 Benton Way

Case Number VTT-77138-SL

5 small lot homes.

Foss

NC Region 2

- Georgene to remain silent because she lives within 500 ft of the proposed development, will make first comment
- Georgene
 - Happy with layout, likes green space
 - Oak tree on the property not noted on the MLU document
 - all homes on Benton Way are 1-2 story in height
 - this development is completely out of scale and does not fit with the neighborhood
 - wants the developer to reconsider the style of architecture
- Developer's response (Steve)
 - Thinks there is a need/demand for small lots in Silver Lake
 - Appreciates the architecture of the area
 - Wants to save/salvage the inside of the current home on the property
 - Doesn't feel it's an eyesore
 - The project has nice green space/landscaping, that most small lots don't offer
 - People love modern design in LA
- Elisa (21 unit apartment tenant)
 - She is against the project
 - Design does not fit into the neighborhood
 - Doesn't look like Silver Lake
 - Concerns with construction
 - Believes the city/area has problems with preserving architecture
 - Asks the developer why is this project's architecture so far in the opposite direction than the current styles in the neighborhood
- Matt Foss
 - Believes it is compatible with the existing neighborhood
 - Disagrees with Elisa
 - It's an eclectic neighborhood
 - There is a housing crisis in LA and this project is helping the neighborhood in solving that crisis
- Jerry
 - States that he is pro development
 - Felt disingenuous that that the 21 unit apartment building was next door, it's across the street
 - Wants to hear more from adjacent neighbors
- Eric (adjacent neighbor)
 - Understand density
 - Not thrilled by the project but cautiously optimistic
- Matt Foss responds with "willing to provide promises in writing"
- Rebecca
 - Feels that this project is not about diversity

- Just an unintended consequence of the SLS
- Concerned with roof decks
- Wants roof decks facing inward and reduced in size
- Believes it is not providing a good quality of life
- Setbacks not big enough
- Matt Foss responds with: city planning roof top decks set back
 - Not designed for big parties
- Cliff
 - Wants renderings of the project with neighboring units in perspective
- Anne Marie
 - Taste in architecture is like taste in porn, it's subjective
 - Would rather see 5 bungalows on this property
 - The current project does not fit into this part of Silver Lake
- Carol
 - Agrees with Anne Marie
 - Feels like the proposed project goes against the feel of the neighborhood
- Barbara
 - Likes the design but feels it's not for this area of Silver Lake
 - She has been seeing more single family homes being redone in the neighborhood
 - Wants more of that going on
 - Mostly single family homes in the neighborhood
 - Believes we are losing the eclectic nature of Silver Lake
- Marice
 - Likes the architecture, but it belongs in Santa Monica, not in Silver Lake
 - The project is too tall
 - It's getting rid of the history of the current home
- Matt Foss
 - Wants to keep the oak tree, but the city might require dedication
 - The cost of a unit will probably be \$1 million
- Joe (public)
 - Likes the project
 - Not using the maximum height or FAR
 - Not a bad project
 - Will there be an open stairwell for the roof decks?
- Matt Foss responds
 - We have enclosed stairwells on 2 units
- Joe Ferrell
 - Likes the design of the project
 - This is what we have been asking, to step back the façade with each floor
 - Likes the layout of the project, appreciates all the green space
 - Not many small lots have this kind of open space or the amount of green space this project has
 - They are taking advantage of the site and creating something high quality
 - Not cheap looking like other small lots
 - Would like to see bigger windows on the sides of the units
- Scott Plante
 - Agrees with Joe
 - High quality
 - Taking advantage of the site
 - Lots of angels
- Scott makes a motion to support the project with the conditions of saving the oak tree and asking the city to not require the project to have additional dedication, and waive the 6ft wall the city requires on these projects
- Not sure who seconded motion

c. 700 Lucile
Case Number AA-2018-2484-PMLA-SL
3 small lot homes.

Belliston
NC Region 3

- Scott
 - Would like to see better renderings of the project
 - Would like to see what materials are being used
- Aaron responds
 - Materials are stucco and glass
 - Open product
 - 2 car garage for each unit
 - No roof top decks
- Barbara
 - Seen other small lots on Lucile, this isn't as big
 - Balcony looks like a 4th floor
- Aaron responds
 - Lots of outdoor space
 - Creates circulation
- Cliff
 - Wants to see renderings of the project in context with the surrounding buildings
 - What's the character of the lot to the north?
 - See's that there's not uniformity on Hoover/Lucile
- Aaron responds
 - The lot to the north is a one story structure
- David
 - Wants to know what it looks like with context of the neighborhood
 - Wants more renderings
 - Does square footage include garage?
- Carol
 - Wants more detail in the green space
- Doug
 - Wants the committee to table the project due to a lack of renderings/visuals
 - Believes that context is key
- Scott
 - Hard to tell what the green space is
 - Wants to know the materials and see more renderings
- Scott makes a motion to table
- Not sure who seconded
- No objections, tabled

d. 2601 Ivan Hill Terrace
Case Number VTT-77087-SL
5 small lot homes.

Belliston
NC Region 7

- Doug
 - Where are the trees going on the proposed project, not a lot of space
- Aaron responds
 - Trees will go in the space in front of parcel 1 and 2
 - Also some space behind 3 and 4
- Scott
 - Wants to see the materials used and more renderings
- Aaron responds
 - Stucco, more texture than typical small lots
- Carol

- Has questions about the 5 foot side set back
- Barbara
 - Questions about the grade of the driveway
- Georgene
 - Thanks the developer for keeping the house in the back of the lot
 - Has safety concerns with parcel D with pedestrians using the driveway as a walkway
- David
 - Wants to know the FAR of the neighboring lots and how it compares to this project
 - Likes the project
 - Wants a diagram of the neighborhood and renderings with the neighboring structures to give context
- Scott makes a motion to table
- Not sure who seconded
- No objections, tabled

e. 2743 Locksley Applicant
Case Number AA-2018-1838-PMLA-SL NC Region 7
 4 small lot homes.

- Scott
 - Tells the neighbors that they should work with the committee/developer to improve projects
 - Don't just say "you hate it"
 - Asks the developer to explain the design process for this project to help the neighbors understand
- Simon
 - The outside of the units will be a tempered cladding with dark façade
 - Wanted to interpret the terracing of buildings in Silver Lake and invert it
- Carol
 - Will you address privacy?
 - Looks like the windows facing south look down on the neighboring lot
 - Is the lot vacant?
 - Would like to see more neighborhood context and renderings
- Simon responds
 - Currently a duplex
- Old guy (neighbor)
 - Doesn't believe the project reflects the neighborhood
 - Too big and insulting to say it fits into the neighborhood
- David
 - Believes Scott shouldn't share his opinion about projects being presented to the Committee
 - Wants better renderings of the project
- Barbara
 - Wants a different design, more like a Mediterranean design
 - Wants doors facing the street
 - Disappointed with the current project
- Beau
 - Doesn't like the design
 - Will overlook into my house
 - What about the trees?
 - Believes it is a bizarre design that does not reflect the neighborhood or Silver Lake
- Diane
 - Believes the project is too big
 - Entirely different than anything else in the neighborhood
 - Concerns with Locksley and it being too narrow right where the project is located

- Has parking concerns, parking is already an issue on Locksley, can only park on one side of the street
 - Believes the project is out of character with the neighborhood
- Joe Ferrell
 - Didn't like it at first but after the developer explained the concept and philosophy behind the design of the project he likes it
 - Appreciates the thought and intellect that went into the design and layout of the proposed project
 - Doesn't look like any other small lot, doesn't look like a typical small lot
 - Looks like an apartment building from the side
 - Likes the huge windows on the south side the units, wants more/bigger windows on the front façade
 - Well done, well thought out small lot, very unique
- Scott makes a motion to table
- Not sure who seconded

No objections, tabled

f. Letter of support for El Cid

A letter to the owner and leasing agent to respect and preserve any historic elements as the property has been placed up for lease.

POSTPONED

6. ADMINISTRATIVE ITEMS

- a. **Review and Adoption of Minutes**
- b. **Committee Business**
- c. **Ideas: Hawthorne**

7. ADJOURNMENT