

URBAN DESIGN & PRESERVATION ADVISORY COMMITTEE
MONTHLY MEETING MINUTES - APPROVED
Wednesday, July 19, 2017
6:30 pm
Silver Lake Library Community Room
2411 Glendale Blvd. – Los Angeles, CA 90039

1. CALL TO ORDER

Co-chairman Scott Plante called the meeting to order at 6:30pm with a welcome to all in attendance.

Attending Committee Members:

Scott Plante, Co-Chair
Joe Ferrell, Co-Chair
Anne-Marie Johnson
Barbara Ringuette
Georgene Smith-Goodin
David Wheatley
Craig Collins
Liza Temple
Genelle LeVin
Bob Lisauskas

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

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

Anne-Marie recommended that we reduce speaker time. She shared the program, Planning 101, which educates the public on how the city operates and how planning decisions affect property owners and renters. Anyone wishing to learn more can email her for more information.

A resident requested an update on the status of Glendale Boulevard building construction. Co-chairman Scott Plante answered that to his knowledge they are building a structure concurrent with the zoning code for that site, perhaps a four-story building.

A resident requested an update on the status of current construction on the corner of Glendale, Lakewood, and Rowena, which is the former site of a gas station. Co-chairman Scott Plante answered that to his knowledge they are building three or four residential homes, condos or maybe apartments. Several attendees agreed with this answer.

Co-chairman Scott Plante shared with attendees that the Silverlake Picture Show will be taking place this Friday, July 21 at Triangle Plaza. They will be screening the film, A League of Their Own.

Co-Chairman Scott made a general announcement, introducing new attendees to the Urban Neighborhood Design Committee. He explained what the committee does and how it works.

3. CO-CHAIR ELECTIONS

Nominations were held for chairman of the committee and voting took place at 6:40pm.

Anne-Marie nominated Scott Plante for Co-Chairman

Scott Plante Accepted

Mark Seconded

Members of Committee Voted

Anne-Marie, Barbara, Scott, Carol, Mark, Cliff, Craig, Georgene, Joe, Liza voted yes. Bob and Rosa were not present for votes.

Scott Plante was voted in as Co-Chairman

Mark nominated Joe for Co-Chairman

Joe Accepted

Anne-Marie Seconded

Members of Committee Voted

Anne-Marie, Barbara, Scott, Carol, Mark, Cliff, Craig, Georgene, Joe, Liza voted yes. Bob and Rosa were not present for votes.

Joe was voted in as Co-Chairman

4. MOTIONS & RESOLUTIONS – Discussion and Possible Action

A. Sunset Auto Body / 3424 Sunset & Micheltorina

Case Number ZA-2017-2190-ZV-CLQ, ENV-2017-2191-EAF

Request for a second enclosed paint spray booth on site.

10 minutes: 5 min presentation, 5 min Q&A

Mailian

NC Region 4

Savanna Mailian and _____, Land Use and Zoning Consultants, were present to discuss the project. Sunset Auto Body is located across from Micheltorina school, within 500 feet. It consists of an auto body shop and an enclosed spray booth. It was established in 1949 with the spray booth established in 1997. There is a Q condition prohibiting new auto businesses or business expansions. Sunset Auto Body is requesting permission to maintain the current spray booth and add a second spray booth to the property. The proposed new spray booth will occupy 360 square feet of space. The owner, who was present at the meeting, is a member of the Chamber of Commerce. Neighbors of Sunset Auto Body are aware of the proposed growth and they support it.

Q&A

One neighbor stated that the owners keep a great, clean shop. They clean the sidewalk and the street in front of their business.

Chris Kennen asked for a clarification on the time and history of when and why Q conditions are imposed. Savanna Mailian answered that they are imposed when the neighbors feel like there is some use that is a bit too much. The location around Sunset Auto Body has a history of having too many auto body shops, and the Q conditions were imposed to prohibit new auto places.

Barbara asked several questions about Sunset Auto Body's employees and parking. She asked what the current number of employees is, what the employee number will be after the proposed expansion, and where will the employees park after the expansion, because sometimes she sees cars parked on the sidewalk in front of the business. The owner answered that although they will have new equipment, they do not plan on adding any new employees to the company. Currently, there are 12 employees. They all park in the lot within the company's property and there is a lot on the second story of the building that they use. Sometimes there are cars stopping on the sidewalk because there is a drive-through entrance and people use it to drop things off.

A neighbor asked whether the existing spray booth been grandfathered in terms of requirements. Savanna Mailian stated that Sunset Auto Body has a stamp from 1997 from the fire department and they are applying to clarify the requirements with the fire department for the expansion. The company is obligated to go through all the AQMD clearances. They use the latest filtration technology.

Barbara commented that the reason for a Q condition is to limit or reduce, not expand. This space could be used as a parking lot for local commercial businesses. Construction would mean more painting, more dust and more noise. The adjacent building's 3rd through 5th floors will be exposed to the detriments. She requested that Sunset Auto Body provide measurements of the AQMD toxicity levels from this operation. Savanna Mailian answered that Sunset Auto Body has support letters from the residential building and from the elementary school. Emission levels must be far lower than the threshold established by the state. The company will share those levels when they are available.

Co-Chairman Scott Plante motioned to approve the Sunset Auto Body's request for a second enclosed paint spray booth on site.

Anne-Marie seconded

Straw poll of audience

show of hands – 17 yes

Members of committee

Barbara – no, Rosa – present not voting, all other members voted yes

Motion passed 11 to 1

B. 1807 Edgecliff

Nieves

Case Number ZA-2017-2190-ZV-CLQ, ENV-2017-2191-EAF

NC Region 4

Convert 5 units into a bed and breakfast, no parking reduction.

20 minutes: 5 min presentation, 15 min Q&A

Wil Nieves, Project Representative, Sacs Apartments owner Paul Feingold Feingold, and the Project Designer, Tasha, presented their proposal to the committee. Their goal was to obtain an administrative determination to allow a Bed and Breakfast in up to five units of the Sacs Apartment building, which is a cultural and historic monument.

The Apartments consist of a campus garden style setting of five buildings with four to five units per building. It was designed by famous Architect Rudolf Schindler in 1927. There are currently 16 units in the complex. The owner, Paul Feingold Feingold, would like to take five units from the complex and convert them into a Bed and Breakfast to coexist within the residential facility. Since the structure has been renovated with such care, it is expected to present as a high-profile property that attracts high-end short-term residents and Rudolf Schindler fans, spending up to \$600 per night.

Wil Nieves referenced **city code section 1224.12** pertaining to bed and breakfast usage.

Paul Feingold Feingold stated his intent to live on the property as on-site manager. He expects guests to stay for two to three days at a time.

Paul Feingold Feingold began his segment of the presentation with a clarification: He stated that two years ago, when his plans for restoration were originally presented to the committee, Paul Feingold stated his intent to maintain the apartments as traditional rental properties. A year later, he returned to the committee and said he intended to run

a bed and breakfast. Committee members felt Paul Feingold was lying. To clarify, he did say two things, but only because half way through the year, a friend who worked for the city suggested having a bed and breakfast. Paul Feingold presented emails starting January 2016, which prove that halfway through the year he had new information that swayed his plans.

Paul Feingold wished to specify that he intended to have a legal bed and breakfast, which is very different than an Airbnb.

Paul Feingold noted that he has spent a lot of money renovating the building, considered the jewel of Silver Lake, to appeal to the high-end market. He stated that wealthy renters can enjoy the apartments for a few years, or the units can be taken off the market and many wealthy people can enjoy them a few days at a time. Schindler was known as a space architect and the highest use of the apartments would be to let as many people see them as possible. Paul Feingold theorized that he could give proven architecture students a discount in order to avoid being elitist.

The uniqueness of the complex is that not one unit or door, or window faces another. They all face a garden. There is a spreading of landscape and foliage, it is upslope and very layered. There is parking for each individual unit.

Q&A

One neighbor asked where people will park that stay at the bed and breakfast. Paul Feingold answered that there is a garage for each apartment that will open by remote control. Assuming the guests have cars that fit in the garages, they will park in the garage. Otherwise, they will park perpendicular to the garage. When people come from out of town, they most likely will use ride shares.

Alexandra lives in the property directly adjacent to the Sachs Apartments. She had a few questions. Where will the check in facility be located? When will this start becoming a bed and breakfast? What is a proposed nightly rate? How do you define the difference between the Airbnb & a regular bed and breakfast?

At this point there was an interruption on the floor to call attention to the documentary filmmaker who was currently filming the meeting. Feingold stated that the documentarian was making a film about the restoration of classic architecture in Los Angeles.

Co-Chairman Scott Plante asked if anyone present objected to the filming taking place. Several people referenced their own professional experience to state that the filmmaker should have posted a sign outside of the entryway door notifying all participants and observers of the meeting that they would be filmed upon entering the premises. The filmmaker agreed to obtain signed releases as participants exit the meeting.

Feingold resumed the presentation and commenced answering Alexandra's questions:

The check in facility would be located in the following location: When you are looking at the center building at Edgecliff Drive there is a middle courtyard. Walk down the steps and on the second floor there is a door with a 10 by 10 foot office.

The units should be finished by July 2018.

Nightly rates consist of a studio apartment for \$350 and larger units renting for \$350 to \$600 per night. The rates will be set by the market.

Differences between bed and breakfasts and Airbnb's are numerous: Airbnb began in 2008 and bed and breakfasts have been around a long time. In Silverlake there are

currently over 300 Airbnb's, however legal bed and breakfasts are currently non-existent. Nightly rent averages \$145 for Airbnb's. Bed and breakfasts start at \$300. As far as demographics go, people who stay at Airbnb's are usually looking to save money whereas people who stay at bed and breakfasts are looking for luxury. Airbnb is more hands-off experience, while bed and breakfasts are more service-oriented.

A neighbor raised concerns by the church about a liquor license going into the bed and breakfast. Paul Feingold assured him that there would be no liquor license, no bar, and no restaurant.

A neighbor asked how much is the current rent, and what is current rental status for the five units in question? Paul Feingold answered that two units are temporarily on Airbnb for long term rentals (30 plus days) and are making about 2800 per month. The other three are renting for \$680, \$1800, and \$1400.

Georgene asked if he had, in his own words spent "millions of dollars" on renovations and the costs were "going through the roof," why was the value of the permits only about \$100,000? Feingold replied that it was "common practice" to lowball the estimates and let the inspectors sort out the actual value. Georgene then asked if some of the work was unpermitted. Feingold said "no, but thank you for suggesting that."

Barbara stated that removing units from the market effects affordable housing supply. Paul Feingold could set a precedent for the neighborhood. Also, the parking is an issue. Very few people use the garages for their cars and parking is a huge deal on Lucile and Edgecliff. What arrangements would Paul Feingold have with tenants to encourage them to use the garages for their cars and not for storage? Paul Feingold answered that, 64% of units in Silver Lake are rentals. His removal of five units constitutes 3/10ths of a reduction in housing. New construction is currently adding 500 units to the market.

Linden, a neighbor, noted that the main difference between a bed and breakfast and an Airbnb is the kitchen. The kitchen would have to be taken out. How does Paul Feingold remove the units from the rent rolls without invoking the Ellis act? Paul Feingold answered that of the 5 units proposed, two are already in Paul Feingold's possession. One person was paid \$33,000 to move out. The other gave a 30-day notice the day escrow closed.

Blair has lived in the neighborhood there 42.5 years. He stated that this street is 18 feet wide, one way in and one way out, with parking on one side. Parking garages will not fit modern cars, because they were built when cars were much smaller. He asked Paul Feingold if he is really going to serve breakfast to these people? Paul Feingold answered that yes, a staff will serve breakfast.

Michael has lived in the neighborhood 20 years. He stated that the street is a parking nightmare and the neighborhood has become unaffordable to renters. He said that this bed and breakfast sets a terrible precedent. His building was just purchased and thankfully the new owner will not do what Paul Feingold is planning to do.

Paul Feingold said that to have a bed and breakfast, the owner must live on property, and Paul Feingold will live there. He said that the 5 units will have kitchenettes, which are allowed.

Chris lives two blocks up the hill, and works two blocks down. He stated that there are no hotels in Silver Lake and his clients have no place to stay when they visit because he

is not allowed to sent them to Airbnb's, so he is glad there will be a place to send his clients.

Carter asked where the kitchen to prepare guest meals, and the gallery space, will be? Paul Feingold answered that he will be living in the top apartment (penthouse) of one of the buildings. Below his apartment is a studio loft. The top will be guest space and below will be the kitchen and showroom.

Susan stated that people on her block have been displaced. This issue is about affordable housing. She asked, how will Sacs Apartment renters be affected by living with people coming in and out? She stated that if Paul Feingold is really concerned about cultural preservation, he should make it a cultural center. Paul Feingold answered that he would offer renters a discount and ensure that renters know about the impact going forward.

Co-Chairman Joe motioned to table the discussion in order to address it more thoroughly
Gerome seconded
Motion passed unanimously

- C. **4341 Sunset** Nieves 7:10 p.m.
Case Number ZA-2017-2190-ZV-CLQ, ENV-2017-2191-EAF NC Region 5
Change of use from retail take-out to new restaurant with beer and wine (Type 41).
20 minutes: 5 min presentation, 15 min Q&A

this issue was not addressed

- D. **3008-3012 Marathon** **Smith-Goodin**
Request mature trees be installed where removed along Marathon.
10 minutes: 5 min presentation, 5 min Q&A

_____ was in attendance for this presentation. She stated that the city plans to go ahead with the road-widening project. The developer had agreed to Plante mature trees along the widened street. However the developer has sold the project and the new developer is not aware of the agreement to Plante mature trees.

Resident Ianthe Zevos notified the committee that she wants to preserve the trees, which have been tagged for removal. She stated that widening the street by two feet is costly, involves removing much infrastructure, and will not solve the problem. A city report also stated that the threshold falls beneath the setting required. The new developer also plans to replace the mature trees with young box trees, which will take decades to mature.

A neighbor stated that the street is very narrow and two feet will make a lot of difference. The current trees cannot be preserved because they have wires running through them.

Gary stated that if you decide to waive the 2 foot widening, the planning department can issue a letter of modification. The developer may be convinced not to widen the street.

Co-Chairman Scott motioned to send a letter per Gary's suggestion to the City Planning and Council Office for support to get a letter of modification to not widen the street and preserve the trees.
Carol seconded
Motion passed 11-1

5. ADMINISTRATIVE ITEMS

a. Review and Adoption of Minutes

b. Committee Business

The committee discussed where to hold their next meeting.

6. ADJOURNMENT

Co-Chairman Scott motioned to adjourn at 7:50pm

Mark seconded

Motion passed unanimously