

SILVER LAKE NEIGHBORHOOD COUNCIL  
URBAN DESIGN AND PRESERVATION ADVISORY COMMITTEE  
MONTHLY MEETING MINUTES (DRAFT)

Wednesday, November 14, 2018

6:30pm

Silver Lake Recreation Center  
1850 West Silver Lake Drive  
Los Angeles, CA

1. CALL TO ORDER

Attending Committee Members:

Scott Plante, Co-Chair  
Joe Ferrell, Co-Chair  
Carol Cetrone  
Jerome Courshon  
Barbara Ringuette  
Cliff Towne  
Liza Temple (left early)  
Ninotchka Regets  
Doug Reed  
Christine Kantner (arrived late)  
Georgene Smith-Goodin (arrived late)  
Bob Lisauskas

The meeting began at 6:34 PM with 10 members present

2. GENERAL PUBLIC COMMENT

*Jerome Courshon:*

Courshon said that Roma workshop on Friday. The Silver Lake Neighborhood Council Board member said that this is not something that can be corrected in July. These minutes say that he left the meeting early. He merely went outside to interface with neighbors to plan a meeting. It is incorrect to say that he left the meeting. He did come late but he was here for the rest of the meeting.

*Salvador Sanchez:*

He said that he helped to found the Silver Lake Neighborhood Council in 2003. He wanted to introduce himself as a candidate running for a seat

on the Los Angeles Unified School District (LAUSD). The District 5 seat will be decided by a special March 5, 2019 election.

*Carol Cetrone:*

The bid for historic preservation of the gas station failed. The City Council's Planning and Land Use Management Committee failed it last Tuesday. The proposal had passed in other committees. They are still looking to move the building and turn it into a concession stand.

Scott Plante said that the agenda item related to the Chandelier tree has been postponed to January. (agenda item 3.b).

Plante then explained what the Urban Design and Preservation Committee is and does and its advisory role.

### 3. MOTIONS & RESOLUTIONS –

a. 2827 W. Sunset Boulevard / Gobi BBQ Case Number ZA-2018-  
Renewal of liquor license. Sale of beer and wine for on-site consumption

*Kiyosi Graves and Albert and Paolo:*

Kiyosi Graves said we underwent a change of ownership. The new owner of restaurant, Paolo, is here. He will explain what they will do.

The owner's existing restaurant, The Drawing Room, is located at 1802 Hilhurst. The new project at the Gobi restaurant location will have the same operations plan.

The change of ownership is purely administrative. The same plan was submitted and it will be the same process. However, there is a change of hours in the new request. We want to extend them so that the restaurant will be open from 10an-11pm Sunday to Thursday and to midnight on Friday and Saturday. This is the only change in the application.

Paolo, the owner, said that the restaurant would serve Italian food that is homemade made by him and his wife. We received our beer and wine license about 18 months ago. We want to do the exact same thing on Sunset, with some of the same staff. During the day it's a deli so people can get sandwiches.

Plante noted that there are no neighbors here. No letters have been received. Cliff Townsend said it's a great place. He is happy to see same thing at the Gobi location.

A stakeholder who lives across the street from the proposed restaurant said I'm excited. I'm looking forward to it. Carol Cetrone also said that she was very happy. However, she is sad that the Mongolian barbeque is leaving.

*Plante made the motion. Barbara Ringuette seconded.*

**VOTE**  
**12-0-0**  
**PASSED**

Yes Votes:

Scott Plante  
Joe Ferrell  
Carol Cetrone  
Jerome Courshon  
Barbara Ringuette  
Cliff Towne  
Liza Temple  
Ninotchka Regets  
Doug Reed  
Christine Kantner  
Georgene Smith-Goodin  
Bob Lisauskas

No Votes:

None

Present, Not Voting:

None

(Note that Christine Kantner has arrived and did vote.)

Kiyose Graves added that the hearing date for the project with the Planning Department is scheduled for January 15.

b. Chandelier Tree Support keeping the Chandelier Tree lit.

Scott Plante said that the agenda item related to the Chandelier tree has been postponed to January. (agenda item 3.b).

d. 1758 Griffith Park Boulevard Case Number VTT-82275 12 small lot homes.

Plante said we heard this case in September. We asked for changes. He said that he and fellow Co-Chair Joe Ferrell met with the architect and owner a couple of weeks ago.

*Tony Russo, project representative:*

This is a 12-unit lot small lot subdivision. We met back in September. Our homework was to do serious work on the design. We also brought the client, Bob, with us tonight.

We did outreach. We reached out to as many adjacent neighbors as possible. We met with your Committee Co-Chairs Plante and Ferrell. We felt we addressed lots of concerns.

Bob, the owner, said we did a lot of neighborhood outreach. We want to see what the neighborhood wants. This is a big project. Because of outreach and feedback, we're now doing about 25% of what we can build. We do want to be responsible builders.

We put two single family houses in the front and a peek-a-boo in the back. You shouldn't see more than five units today. We put retaining walls in the back. We put in retaining walls and lowered the back by 20feet so that sentially you're getting two stories.

Our main concern is to make something that looks good that the community will like. We have a team of architects. This looks like a five unit project. We made the street wider.

We have 3 legitimate parking spots. There are 2 spaces per unit. You can fit extra cars, so you have an additional 13 spots because of wider access. Bob also noted that the bedrooms are scaled down. We want it to be like a live work community space for tax reasons.

The Project's Architect said we reduced the appearance of scale and don't show the driveway. We also added a fire truck turn around at the front. The height of the back unit, the height above grade is about a story and a half. Through neighborhood outreach, we eliminated an entire floor in the front two units. Additionally we pulled back railings on roof decks by 5 foot.

Mark, a stakeholder who attended the outreach meeting, said that it was really nice. They listened.

Noting that there were few stakeholders present with views about this project, Carol Cetrone commented that people may come later having assumed that as it's further down on the agenda it would not be discussed so soon.

Bob Lisauskas discussed the height issue. He said I appreciate getting rid of a floor. What is the charcoal grey thing that goes up the side of the building? The Project's Architect said renderer didn't get instructions to add vines to that.

Cliff Townsend commented that it makes it feel like a 4 story building because the charcoal/vines make the eye travel up toward the roof. Courshon agreed. It adds to masking of the project. Courshon added that he'd prefer to have this not go above the roof.

A representative said that the height of the project is 40 feet. The Project's Architect clarified that the height is 32 feet, 4 inches to the roof. Courshon asked the roof decks are set in from the side? Bob the Owner said yes.

Cetrone commented that this is so much better and different. Congratulations. You listened to our points. I agree with Lisauskas. It does create illusion that it's taller than it really is. I don't see the point of it.

For the current building on the property, are there tenants? Bob the Owner said it's vacant. The old owner thinks that it's still kind of their property and still uses it. I let the oldest person stay there. They left in October. They were not evicted.

Russo said we're comfortable with clipping off the black tower feature.

Liza Temple asked about trees. Russo said that a neighbor said there were two illegal tree removals done on the property. There was an urban forestry report. We reached out to them. These weren't identified during the tree report. They are using a 4 to 1 tree replacement ratio. There will be 4 trees on the front, 2 on the side, and 2 trees on the back. Temple said that it would help if the oak trees in front were bigger and more mature.

Bob the Owner said I want something that you guys are proud of. That's how our stuff gets presold. We want that excitement.

Christine Kantner asked Bob the Owner to study the character of the neighborhood and community that you're coming into. She urged him to lose the tower and the white space. That has nothing to do with our community. In the long run, your customers will want to buy into something that is more Silver Lake-like.

Bob the Owner responded that we really want to fit into the neighborhood. If the towers suck, they suck. He added that we pay over \$1,000 a day to carry this project. Neighborhood outreach was costly. The longer it takes to build, the more it costs. The neighbors can sell their homes and move into here.

Ferrell said I agree about the towers. They look like bottle openers. If you walk North and look at the first unit, it's kind of plain. There is more going on when you walk South. Someone walking up the street should not be looking at a white wall.

Regarding roof decks, Ferrell said that he is not a fan of flat railings. They make it look like an office building on Wilshire. Change the railings to the same material as other railings. The Project's Architect said we recommend the glass railings for sound absorption.

Ferrell continued saying that the front units well done and well designed. He appreciates the renderings. We want this for every unit. A Man suggested pushing the project back 10 feet. The Project's Architect said we're as tight as we can be back there.

Barbara Ringuette said that she likes the front units. The grey structure needs to be reduced in height. She would be happy to lose the tower. Ninotchka Regets said that she is reiterating what everyone says.

In response to a question from Ringuette, the Project's Architect said there is painted stucco for the façade.

A Woman who said that she lives in the nearby green buildings on the architectural rendering said that the project is overwhelming. I don't care how it looks. It's eating up the whole block and doesn't fit into the nature of the block. It's another one of these things that is taking over Silver Lake. The neighborhood is going away from lovely cottages and trees. Why do you want to build here?

Bob the Owner said I like Silver Lake. I've always wanted a project near sunset. I believe it's a lower priced area than the Abbot Kinney Boulevard area in Venice. We come here with my family.

He likes the fish taco places in the neighborhood. My wife attends yoga around here. So she likes it. That front unit which originally had 6 bedrooms was to have been our unit. I love the area. We like coming here. We come to eat. We like the area and wanted to move here. We don't assume that everyone will use all the parking but we put it in because we thought everyone would want it.

The Project's Architect said these units are all 3 bedrooms.

The Woman said other neighbors are coming.

Georgene Smith-Goodin said that she has a few concerns. She asked to see tree survey at least meeting. Scott said it was in the packet sent to Committee members.

Russo explained the tree issue again for Smith-Goodin and The Woman. Protected trees must be replaced in a 4 to 1 ratio. We are doing that. Smith-Goodin said there are about 6 trees on the property. These are of two types. Images from a year ago showed far more trees. Joe Ferrell said that information is in the Dropbox.

Cetrone said the bottle opener towers were like dog house. Did you explore alternatives? The Project's Architect said yes. The Planning Department said no exterior stair case was allowed so we put them as far back as possible. Cetrone said It looks bigger than a normal dog house. Next to a dog house, it looks almost like a shade element. The Project's Architect said yes.

Douglas Reed asked about the size of the construction.

The Woman asked about the meaning of the term "doghouse". Cetrone explained. It's an enclosed stairway, added Townsend.

Tim Sullivan, a neighbor who just arrived, said that he met with them two weeks ago.

Ninotchka Regets asked about the price of the units. Bob said about \$995,000 to start. It would be about \$1,700-\$1,900 per square foot for the back units. The largest units are about 2,300-2,400 sq ft.

Tim Sullivan asked about the renderings and new neighboring property.

A Woman asked about a condo association. She expressed concern about a new lot next door. Tony, an architect who lives nearby in the green building, said that some of the units have no daylight. There should be a few feet between each house for light so they are more like houses. The overall character of the architecture seems whimsical. The project lacks a vocabulary that creates a theme for all units.

A Woman asked having this big whatever you call it, how will that affect our light? The Project's Architect asked her you're in the neighboring yellow building? The Woman said yes. A Woman asked you're taking down bamboo strip? The Project's Architect replied that to reduce massing, we must excavate.

Plante said they met with us in September. They addressed our comments and questions. They met with the neighborhood about two weeks ago. They have met with neighbors. I'll make a motion to call the question. Meet with the neighbors to address their concerns. Tony Russo will address your concerns, said Plante.

*Ringuette seconded Plante's motion.* Plante said we offer support but with removal of the bottle opener structure and with reduced height.

**VOTE**  
**6-5-1**  
**PASSED**

Yes Votes:  
Scott Plante  
Joe Ferrell  
Jerome Courshon  
Barbara Ringuette  
Cliff Towne  
Liza Temple

No Votes:  
Bob Lisauskas  
Douglas Reed  
Christine Kantner  
Georgene Smith-Goodin  
Ninotcha Regets

Present, Not Voting:  
Carol Cetrone

c. 2771 W. Rowena ENV-2018-5165-EAF 44 dwelling units plus 5 affordable units.

Plante said this project is for input only.

*Mathew Hayden, land use consultant:*

He said that this is a mixed use project, both housing and commercial. An application has been filed with the City. We want the density bonus. The project is going through review with the City. We want feedback tonight on the proposal.

This is a single lot of 13,000 square feet that is commercially zoned at Glendale and Rowena. Currently there is a mixed use development. The property has been in the owners family for over 50 years. They have been in the community since the 1930s. They want to benefit the area. With commercial zoning, they want to retain commercial space on ground floor.

He said that he's attended many community meetings. There is a shortage of housing. Mayor Garcetti has plans to build more housing. He mentioned that under an SB18 program there is a set aside for very low income households.

No specific tenant or user has been identified yet. Ingress and egress will be through a side street. There will be a variety of unit types above the ground floor, one and two bedroom units, each with a private balcony.

The City requires common open space. So there is a common deck area on 5<sup>th</sup> deck looking toward the sky. There is also a patio deck area. There will be solar power and we will meet "green" guidelines. The material will feature contemporary design and stucco metal.

The building has a triangular element. We want a mixed use property so the density bonus is being sought.

Ninotcha Regets said I'm a fan of contemporary architecture. This does not look like Silver Lake to me. It looks like Burbank. This is too far out of character for the neighborhood. She added that there is only half a parking space for each unit. I can't support that. There is also the massification issue. You will take away what makes the neighborhood so attractive.

Hayden asked is there a style of architecture feedback or direction that you can suggest? Is there a specific type of architecture that we should consider? Ninotcha Regets mentioned architects Schindler, Neutra, and others.

Ringuette said that I agree with everything that Regets said. It's jarring and overwhelming. There is nothing nearby that is so high or massive. There is very little articulation on the side. Looking at the height, it would be more accessible if the upper floors were set back. We need low income housing but we don't need to lose the character of the community. Regarding parking, Ringuette said you will have two wage earners in each unit. Where are they going to park? Parking on the street? That's a fantasy!

Plante said the scale is not broken down very well. It's very pancaked and layered. It's not characteristic of anything in Silver Lake. It doesn't fit the character of the neighborhood at all. I think the elevation and scale need a lot more work.

(Note: Liza Temple left the meeting at about 7:54pm.)

Ferrell said this looks like the corner of La Brea and Santa Monica, not like something in Silver Lake. We need something more extreme. This is too cookie cutter. It looks like an office building. This is massive for this area. Nothing comes close to 5 stories for up to a mile away. Maybe take some elements of Schindler? Perhaps more glass? More angles would be better. This is not Silver Lake.

Ferrell said that he appreciates the density bonus and the affordable housing. He added that Temple recommended breaking up the space. The commercial space will only attract a certain type of big box client. If you break it down it will be more inviting to local businesses. Hayden said they would be about 1,900 square feet. Plante said that's about  $\frac{3}{4}$  the size of this room.

Cetrone said that Wilshire Boulevard came to mind when I saw it. This design is really bad for this neighborhood. Traffic is already horrendous on that street. Parking too. It's too big. It needs to be scaled down and redesigned.

Hayden responded that the parking issue is something that we've struggled with. Either we add another level up or below, which is more expensive. We want to incentivize people away from vehicles. If there are more parking spaces, there would be more commuting.

Cetrone said I object to the density of the project. How do you deal with commercial vs. residential parking? Only 4 spaces are reserved for commercial use, said Hayden. Data shows that some people are choosing to drive less, he added.

Cliff Townsend asked whether Dr. Kawaki is the property owner? Hayden said yes. Townsend said that he echoes the concerns of committee members. That's a lot of units. He mentioned the Rowena road diet and having the entrances and exits for vehicles on side streets.

Courshon said I agree with everything that's been said. Regarding parking, he said that people need options. People on Rowena come home late Will there enough time to come back here? Hayden said that there is no hearing date set. Courshon said to go up and down Rowena. See what is already there. We do need apartments in Silver Lake. We're losing SRO (Single Room Occupancy) units.

Kantner said it's ironic that you're the owner and this is incredible. Where is the loading zone? Where will employees park? What about space for inventories? Hayden said that trash pick-up will be on site. Cetrone noted that delivery trucks park in the middle of Sunset for a mixed use space there.

Doug Reed said the architectural style doesn't fit Silver Lake. He wants something less than half this scale. Lisauskas said this section of Rowena has the possibility of becoming a great walking street. Be more strategic with retail tenants. You're providing nice amenities for tenants. He said that he's not worried about style, scale and proportion.

In response to a question from Smith-Goodin, Hayden said the units would 560-856 square feet in size. She expressed concern about laundry mats. An in-unit laundry is very valuable. Silver Lake is losing laundromats. It's a profitable business, no employees are needed. Smith-Goodin, a retail consultant, recommends having a laundromat that would be open to the public. Ferrell commented that there are at least 2 laundromats within a 3 block radius. This could go the way of a buy right apartment building.

Plante said he hopes that the comments were helpful. Hayden said they were. *Plante made a motion to table the discussion. Cetrone seconded.*

**VOTE to table**  
**11-0-0**  
**PASSED**

Yes Votes:

Scott Plante  
Joe Ferrell  
Carol Cetrone  
Jerome Courshon  
Barbara Ringuette  
Cliff Towne  
Ninotchka Regets  
Doug Reed  
Christine Kantner  
Georgene Smith-Goodin  
Bob Lisauskas

No Votes:

None

Present, Not Voting:

None

e. 2267 Duane AA-2018-5018-PMLA-CN Parcel map for condos.

*Erin Belliston:*

This is his third time here this year. He filed to subdivide into 3 units. He requests subdivision for condominium purposes.

Ringuette said I'm confused. This is already under construction. Plante said the building is by rights a condo. Ringuette asked what are the materials on the outside? Belliston explained. They anticipate project will be done in 2-3 months.

Cetrone asked was this part of a bigger project? Belliston said he wasn't aware of this. The new owner thought it was ready for condos. It was approved for apartments, by right.

Courshon posed questions about roof decks and parking spots. Belliston said the roof decks are set back from the front and the rear. The driveway side is not set back.

*Plante made the motion. Regets seconded.*

**VOTE**  
**7-1-3**  
**PASSED**

Yes Votes:

Scott Plante  
Joe Ferrell  
Barbara Ringuette  
Cliff Towne  
Ninotchka Regets  
Doug Reed  
Bob Lisauskas

No Votes:

Carol Cetrone

Present, Not Voting:

Christine Kantner  
Georgene Smith-Goodin  
Jerome Courshon

4. ADMINISTRATIVE ITEMS

a. Review and Adoption of Minutes

Ron should be Elon on page 2

Cetrone said there is no "e" at the end of her name.

**VOTE for September minutes**  
**10-0-1**  
**PASSED**

Yes Votes:

Scott Plante  
Joe Ferrell  
Carol Cetrone  
Barbara Ringuette  
Cliff Towne  
Ninotchka Regets  
Doug Reed  
Christine Kantner  
Georgene Smith-Goodin  
Bob Lisauskas

No Votes:

None

Present, Not Voting:  
Jerome Courshon

## 5. ADJOURNMENT

Plante made a motion to adjourn. Courshon seconded.

The meeting ended at 8:32pm.