

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

Wednesday, March 13, 2019

6:30pm

Silver Lake Recreation Center
1850 West Silver Lake Drive
Los Angeles, CA 90026

1. CALL TO ORDER

The meeting began at 6:33 PM.

Attending Committee Members:

Scott Plante, Co-Chair

Joe Ferrell, Co-Chair

Carol Cetrone

Cliff Towne

Liza Temple

Doug Reed

Christine Kantner

David Wheatley

Bob Lisauskas

Non-Attending Committee Members:

Jerome Courshon

Mark Duncan

Ninotchka Regets

Georgene Smith-Goodin

Anne-Marie Johnson Genelle

LeVin

Craig Collins

Barbara Ringuette

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Liza Temple:

She said that she attended an update meeting on the Ivanhoe Elementary School expansion. There are plans to do a second phase of building that will add 11 classrooms. This will be a 2 story addition. The design is pretty good. The layout is fantastic. This will cost \$18 million for construction. This is unfunded. Their plan is not to increase enrollment. They suggest that their boundaries shrink. This will reduce class size.

Cliff Towne:

He spoke about a forum on March 23. Silver Lake Neighborhood Council Co-Chair Anne-Marie Johnson added that there is an SLNC Candidates Forum for the upcoming elections at the Jewish Community Center. This will be moderated by Charles Fleming, a reporter with the Los Angeles Times. This will be an opportunity to hear from all candidates. The event will begin at 12:30pm. There will be food.

Bob Lisauskas:

He said that the Green Committee has been hosting a lecture series about climate change and the environment. The last lecture was really inspiring. It discussed more efficient buildings. Maybe we should have a suggested list of items to make buildings greener in Silver Lake? It would cover roofing, water, etc. This will probably come to this Committee in a few months.

The lecture series is ongoing. March 21 is the next lecture date at the library at 6:30pm. Global climate Change and National Initiatives will be the topic. On April 18 the topic will be the Silver Lake ecosystem and wildlife.

David Wheatley:

He discussed a big bang theory and making boundaries for the tribes of people. He offered a tour of the boundaries of Silver Lake and the people who live and work here. He wants to give a guided tour in your minds, he said. He said to imagine exiting the 101 on Hoover and then turn right onto Fountain and move along Hyperion and then drive down the hill to Riverside Drive to the 2 Freeway and end up back at the 101 Freeway. This is the Silver Lake area.

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

d. Parking Workgroup Update

Co-Chair Scott Plante said that, per the Brown Act, the Parking Committee must now be ad hoc. Co-Chair Joe Ferrell seconded Plante's motion to form a Parking Workshop Committee.

Anne-Marie Johnson explained that the ad hoc will be assigned one task and must have a beginning, middle, and end. Meetings must be publicly noticed. Plante added that parking issues in general in Silver Lake will be discussed. The Committee will propose options. This is a temporary committee.

Carol Cetrone asked why not form a work group? Johnson replied that the previous workshop was illegal.

David Wheatley asked how specific are the instructions for this committee? What is it supposed to do and not do? Liza Temple said that it will address parking issues in Silver Lake and provide recommendations to the other committee on how to deal with them. It is advisory.

PRESENTATION:

Liza Temple offered a presentation on parking that is not related to the new ad hoc committee:

She presented a summary of a report entitled "Wasted Spaces: Options to Reform Parking Policy in Los Angeles". It was originally published January 2017 by the Council of Infill Builders. Developers, policy makers, academics, etc. helped to put this together, said Temple.

The key take-away is that we don't have a parking problem, we have a parking management problem. About 14% of all land in Los Angeles County is dedicated to parking. There are 18.6 million parking spaces or 3.3 parking spaces per vehicle. We have plenty of parking but we're just not using it correctly, she commented.

Parking mismanagement increases development costs and increases social inequity. The costs are passed to renters, even if they don't own cars. (This includes low income people).

Costs of units near transportation hubs include the cost of parking. There is an oversupply of cheap parking that makes the cost of driving artificially low. This takes funds away from alternative transportation. This deprives communities of revenue that could be used to fund alternate forms of transportation.

There are several potential solutions: Reduce parking requirements. Identify places where this can be done. The standard is 2 parking spaces per unit. That doesn't make sense in some cases.

Dynamic pricing meters (such as those used in Culver City, Santa Monica, and London) change pricing based on supply and demand. Use that revenue to improve alternative transport.

Employee cash-out programs (Santa Monica does this) for companies with more than 50 employees. Employees can cash out the cost of a parking spot if they don't have a car.

The report is a pretty good read. Everyone says we need more parking. That's a short term solution. We're moving away from cars. The idea that more parking will solve the problem may not be true, concluded Temple.

Joe Ferrell asked about employee cash out programs. Bob Lissauskas said that even companies downtown are doing programs like that. My company does it. We get option of a parking space, cashing out, or a Metro monthly pass.

Temple said that those parking spots opened up can be used for other purposes. Cliff Towne said that if you have 40 unit apartment building and they proposed 30 parking spots, people would say that's not enough. Even though we see reduced car ownership. Would efficient use of those parking spots be to sell them separately?

Temple said the general idea is that free parking is encouraging more car drivers. As long as there is plenty of parking, there will be more drivers and fewer people on alternative transport.

Johnson commented on the habit of Angelenos not using their garages for parking. Why do they need to reinvent the wheel? That would free up an incredible amount of parking. In Woodland

Hills, you must park in your garage, not on the street. People should stop using garages for storage. Temple said they did not address that. Johnson replied of course not.

With 3.3 spaces per vehicle, we can actually park every car in Los Angeles, said Temple. A Man commented that he thinks having multiple cars parked in garages and driveways may not be popular.

David Wheatley said that stronger amoeba have more things and organize weaker dumber amoeba. In terms of resources of cars, we have way too many cars. The better the economy, the more cars we have. When I see a full parking lot, I think there is a misallocation of resources and capital.

This has a pro development spin, he continued. How many cars are in Los Angeles County? What is parking like at different times of the day? Does this mean there are 100,000 extra parking spaces in the Simi Valley. I want more information, said Wheatley. Liza Temple told him to go to the report and see who is on the workgroup. It's pretty balanced.

Joe Ferrell asked what about congestion tags? Temple replied that we can't sustain the amount of cars that are already there and will continue to grow. That makes driving more expensive. We do know that there are trends with the younger generation of less car ownership. They are much more open to car sharing and less likely to get a driver's license at age 16. They are also more interested in renting than owning. This is shifting.

Johnson commented that this is disingenuous. The City continues to approve luxury condominiums. It continues to allow ride sharing companies. You're not sharing. You're paying for a gypsy car. Uber wants to get out of that business.

Stop building luxury apartments, urged Johnson. It's a bowl of poo poop. Without rent controlled apartments people will have to drive. There is not enough transportation to transport low and middle income people.

Bob Lisauskas noted that shared parking was also in this report. I can see the City doing more of this. It incentivizes businesses to use parking. Ferrell said we encourage that with restaurants seeking valets. Plante noted that the Los Angeles International

Airport (LAX) uses tiered pricing. Douglas Reed added that the freeways use this tiered pricing. On the Interstate 10 it's an inequity thing.

Temple suggested to allocate more money toward organization and looking at data, forming one source of parking data. We don't have anything like that now.

Wheatley commented that downtown parking structures would fill up yet the Shrine lots were empty. Maybe the city can provide liability insurance? Temple suggested that the City give penalties for non use. Speaking to Johnson's comment, Temple said that if you buy Silver Lake hillside property, providing 2 spots is very expensive. That is one reason why we are seeing so many luxury units.

Johnson asked why can't the City build public parking structures? Temple asked what can we do here in Committee? Plante said that Council Member O'Farrell is building 52 parking spaces at Sunset Junction.

Wheatley summarized that I think this is a great start. He thanked Temple for her presentation. He'd like to see more numbers. There have to be more think tank people who create social systems for us to live in that think it's a great idea for everyone to pile on the subway at the same time. Busses don't attract the most sane, balanced people in Los Angeles, he observed. If we could create something that doesn't package us so much I'd be a lot happier.

4. ADMINISTRATIVE ITEMS

- a. Review and adoption of minutes.

Plante made the motion.

VOTE to approve the February minutes

9-0-0

PASSED

Yes Votes:

Scott Plante

Joe Ferrell

Carol Cetrone

Cliff Towne
Liza Temple
Douglas Reed
Christine Kantner
David Wheatley
Bob Lisauskas

No Votes:

None

Present, Not Voting:

None

b. Committee business.

There is no Committee business.

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

d. Parking Workgroup Update -- CONTINUED

Additional Parking Discussion/Comments:

Douglas Reed asked about the 311 app use for parking in our neighborhood, like construction jobs and trash pick up. The City makes money for sub contracting. He's picking up trash daily. He's waiting to use parking until after the sweeper arrives and the street cleaner time passes. This is not efficient.

Johnson commented that trash trucks should be followed by a maintenance car to put trash cans back off the street. That would free up so much parking. When I was a kid, the trash person emptied the can and put it back on your property. That's another job and we need jobs. Ferrell added that street sweeping for two hours is a bit archaic now with GPS (Global Positioning System).

He commented the Los Angeles Marathon wanted GPS so that once the last person crossed, the street could be reopened. Wheatley said that waste management trucks should have routes like buses so that parking restrictions are only 20 minutes. Is there a way to know where buses are? Carol Cetrone said it's on the Metro app. It's pretty accurate to use "next bus".

Johnson commented on the issue of Uber and having more cars on the street. Temple suggested a tax for them. Johnson commented that Mayor Garcetti is supported by them so he's not supportive of a tax. Plante commented that 30% of traffic at LAX is now related to Uber. Johnson said we used to have Super Shuttle and vans. So, now instead of 15 people in a van, you have 15 Uber cars. It's crazy.

Wheatley said that he is curious about the Communist system and their decisions about how many people should have certain careers. Are people working on how much housing is needed? Johnson commented that it's horrible in Vancouver. They are tearing down everything to build luxury apartments that people can't afford.

a. 2326-2332 Glendale Saucedo
Case Number TBD NC Region 7 Density bonus housing project. Applicant seeking feedback before filing.

Not here.

c. 2220 Fargo Eden
Case Number ZA-2014-2764-CU-ZV-ZAA NC Region 7 Legalize previously built structure at rear of church, add to and remodel structure.

Not here.

b. 2771 W. Rowena Hayden
Case Number ENV-2018-5165-EAF NC Region 7 44 dwelling units plus 5 affordable units.

Matt Hayden, and Kip Kelly, representatives for the developer:

Matt Hayden said we didn't specifically outreach with neighbors. We thought they were coming tonight. They were here last month, he said. We gave a lot of information last time. This is a mixed use project, primarily a housing project. There is commercial zoning. Rowena is a more used thoroughfare. We wanted to retain some commercial elements.

We are seeking a density bonus entitlement. This has both market rate housing and very low rate housing set aside for 55 years. There is no public hearing yet. We want a project that works for the

community and for the City. This is near the fire station near Rowena and Glendale.

There is a design challenge from hillside location. There were concerns that the project had too much massing. There were also parking issues. Around Los Angeles, there are high rents. There is a lack of housing. This project serves the future so we proposed a lower parking ratio.

Kip Kelly said we appreciate the comments we got when we were here last time. We went back to the drawing board to seek a positive vote. We reduced the number of units from 43 to 39. We removed half of the upper floor. We set back the units so that it's difficult to see the upper floor units. We studied the architecture to create architecture to respond to the Silver Lake aesthetic and desire for progressive architecture.

Another major change is that we integrated another level of parking. We can now provide one parking place per unit, compared with $\frac{1}{2}$ parking space before. Now, there are 42 parking spaces.

A Man named Howard asked about visitor parking? Matt Hayden said guest parking is not there. We are hoping to see the project attract the type of tenant who needs less parking. Parking will be unbundled. We must rent the space. This will allow for flexibility in parking. It's a better solution.

A Man named Howard asked how many bedrooms are the units? Kip Kelly said that structural systems are now more complex because of the second level of parking. Parking can be accessed from two different locations, from Rowena and from Rokeby. Our inspiration for this was a Schindler building in Newport Beach from 1925. There are 2 two-bedroom units. The rest of the units are one bedroom.

Space from the removed units becomes outdoor space for the residents. There are great views of the Observatory from the roof decks. We pulled back residential unit to reduce overall scale of building. The section diagrams show how the top floor was pulled back.

There are 3 levels of residential in the building. There are great sustainable panels for the exterior of the building. We introduced

vertical elements to break up horizontality. There is floor to ceiling light into the bedrooms. That idea came from a Frank Lloyd Wright building. It's a really cool way to create vertical light, drama, character.

Plante said thank you for listening to us. You've addressed almost everything that we mentioned last time. The process that we have here works.

Kip Kelly said this is not a condominium. This is an apartment building. There are affordable apartments. There may be more parking. This is a business district. They will be happy to have more customers living here.

Howard commented that all parts of Silver Lake are not identical. There are four different bus routes on Sunset. They arrive at least every 10 minutes. You can't do that with Metro 201 bus that comes here. He added that the Metro 201 bus goes to Wilshire and Vermont.

Hayden said that transportation in Los Angeles isn't what it should be. It's worse here in Silver Lake. It's a constant battle from the beginning. We've added more parking as a result. E-scooters and bikes address deficiencies in the transportation system.

Howard said another problem is getting grocers from those locations. Groceries are heavy. There are no bike racks at Trader Joe's. You're creating situation that will be fine in a few decades but on day one everyone will have a car. This will negatively impact the neighborhood. It would be different on Sunset Boulevard where there is better public transportation.

Where does the money come from, asked Howard? Metro is fighting a bad image. I don't think Rowena is ready for this. There will be more multi family housing on Rowena. There will be more justification for Road Diet.

A Woman asked about commercial space. Hayden responded that it's a commercial zone. There is a ground floor element with some activity there to enliven the property. This is smaller than what we originally proposed. There is about 1,500 square feet that can be split up between tenants.

Cliff Towne asked a question about traffic patterns and the main entrance from Rokeby? Kip Kelly said the bottom floor access would be from Rowena.

There was a discussion of where people can turn left. Howard said the cut through traffic study says to make it a dead end or only right hand turn street. Towne spoke about increased density along the transportation corridor. It's close access to Interstate 5 freeway. Looking at the apartments, this is some of the types of housing that we're hoping for. There seems to be a lot to recommend this project. He added that I know the families so perhaps I should have recused myself? He has no financial interest.

Bob Lisauskas thanked them for returning with a much smarter project than in the past. He likes the way that parking is designed. He appreciates the setbacks and the reduction of units. Now it's a much nicer scale. He thanked them for adding affordable housing. What is height of neighboring buildings?

Kip Kelly commented on the interior to create some openings within that central hall area. Our focus has been addressing the exterior issues. We should have more detail when we return next month for approval.

Liza Temple thanked them for returning and changes. If there is extra parking perhaps it can be used by other nearby businesses? What is the art deco material and color, she asked. Kip Kelly said it's a compressed wood product.

Ferrell said that he echoes what others have said. You guys actually listened. While it still looks like something on the corner of La Brea and Santa Monica, now looks less like an office building and more like an apartment building. You did a decent job with listening to us and creating a more architecturally forward design.

Regarding the tree requirement, Ferrell said you're supposed to have 10 trees. Do the trees in the front count? Hayden said yes. We have a small lot development with mature trees on rooftop decks, commented Ferrell. Hayden said we can ask the architect about adding mature trees on the roof. Overall, I think this is significantly improved, commented Ferrell. However, it is still the biggest building in the neighborhood.

Plante said it's tough to do a multistory building with a modern vocabulary. Regarding vents on the buildings for dryers, have you thought about how you'll place dryer vents, he asked. Kip Kelly said that structural walls go from the roof down to the foundation. We can easily run vertical piping. There will be ample space for vents and ducts.

Wheatley said I think you read the room pretty well last time you were here. When I worked on my Bachelor of Arts degree, they focused on technical things. What are the different types of structures that can go into this space? You don't show buildings around it. We don't really get an understanding of what's around this.

He said that the main issue is does this structure fit into Silver Lake? This still looks big. On Rowena, we have auto body shops. The buildings are mostly 1 story. This is 4 stories. It looks too big. Send this back and come back with three other projects that may be cooler. Wheatley urged Committee to send this back for something more innovative that fits into the community in a more balanced way.

Kip Kelly said that because of zoning, there will be a lot will change over the next decade. We're not concerned about the neighbors. They probably won't be there in a decade. We need a process.

Ferrell said that lots of applicants mention architects Schindler and Neutra but their projects look nothing like it. You did incorporate elements from those renowned architects. I appreciate this.

Temple said that she lives around the corner from this property. Her neighbor is a subterranean parking with three units. It is noncommercial. There are buildings about this height in our neighborhood. The building next to me is horrendous. Plante said we haven't had any successful density bonus projects. You've come 3 times, that's more than most.

Plante made the motion. Douglas Reed seconded.

VOTE
8-1-0
PASSED

Yes Votes:

Scott Plante
Joe Ferrell
Carol Cetrone
Cliff Towne
Liza Temple
Douglas Reed
Christine Kantner
Bob Lisauskas

No Votes:

David Wheatley

Present, Not Voting:

None

Plante said to come to the neighborhood council next month.

In response to a question from Hayden and Kelly, Wheatley said that he has degrees in music.

5. ADJOURNMENT

The meeting ended at 8:24pm.