

SILVER LAKE NEIGHBORHOOD COUNCIL
URBAN DESIGN AND PRESERVATION ADVISORY COMMITTEE
MONTHLY MEETING MINUTES - APPROVED

Wednesday, February 13, 2019

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
Barbara Ringuette
Cliff Towne
Liza Temple
Doug Reed
Christine Kantner
Mark Duncan
David Wheatley

Non-Attending Committee Members:

Jerome Courshon
Ninotchka Regets
Georgene Smith-Goodin
Bob Lisauskas
Anne-Marie Johnson
Genelle LeVin
Craig Collins

The meeting began at 6:41pm. It was late because of kids playing basketball. The Committee meeting happens on the basketball court.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

A Woman:

She said that she lives on Waverly at Glendale Boulevard. This is a follow up. I came here and they turned the architect down. The place was built in 1948. They are going to destroy it now. The woman who bought her

property bought it for commercial use. She told the audience to express yourself. There has been lots of debris and slides because of the recent rains. Because I expressed myself, the architect will now have to include a retaining wall, instead of just plants.

The people who put in a 65 condo complex where the hospital used to be, they had promised to include a sidewalk and they didn't. Now the architect and owner will have to pay for a 15 foot sidewalk. That might be because I said that the Mayor wants the area near the Los Angeles River to be nice. It's gone to Planning. By Friday, they're supposed to bring up blueprints.

They tried to evict us in 2007. I went to Council Member Ryu and his deputy told me that Silver Lake and Los Feliz are where growth is going, more than anywhere else. Our neighborhood is changing and it's all going to be little boxes. She also mentioned the Los Angeles Tenants' Unit.

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

a. 2326-2332 Glendale Saucedo 6:35 p.m. Case Number TBD NC Region 7 Density bonus housing project. Applicant seeking feedback before filing.

Silvia, who works with the developer on entitlements, along with the architects and the owner/developer:

The project is 2 blocks, a multifamily project. It has a density bonus ordinance to incorporate affordable units. There will be 3 affordable units and 21 at market units.

The project will be four stories and include a mezzanine. There will be 25 parking spaces underground.

The entire project is within the entitlement box of zoning regulations. The zoning is r3 for multifamily. We can build up to 19 units by right but up to 26 units with density bonus. The height is limited to 45 feet. With the density bonus we can build to 56 feet but we are only going to 55 feet. The site is designated as hillside and a high fire zone. Most requests would be approved without a hearing.,

There will be one parking space for each studio and 1-bedroom unit and two spaces for multiple bedroom unit.

There is a 12 foot setback in the rear. We are requesting a 20% modification. In the front, as a result of a 10.5 foot dedication, the

building is set back 7.5 feet instead of 16 feet which is required by code.

Summary of Requested Variances:

Height increase from 45 feet to 55 feet

Reduction from 15 feet to 12 feet in back

Reduction from 15 feet to 7.5 feet in front.

There is now a 19 foot setback from the sidewalk.

A Project Architect:

He said that he's lived in Silver Lake for several years. He's been in practice for 30 years. He said that the topography is challenging and varies from 0 to 12 feet.

He said that they dropped the scale and mass of the building to be more similar to the surrounding buildings. There is a green buffer around the property. He hopes that the scale and density embrace and engage with surroundings.

The Roof decks have been pushed to Glendale Boulevard, not toward the back area. The main idea was how to take the building to break the scale and density.

The landscape is zero tolerance. Sustainability is important. It is also drought tolerant.

The roof space allows fewer people. Regarding the sun, we don't want shadows cast on neighboring properties. We had designed a building next to Schindler house without shadows.

The design process is complex. The clients responded to the desire to create breathing space.

Committee Co-Chair Scott Plante said we appreciate the model.

Nancy Donlen said that she lives right behind the project. She said the soil samples were not solid and were prone to liquefaction.

Silvia said that the soil report doesn't indicate that. We have an updated soil report. Nancy said that she is referring to a soil sample of 3 years ago.

This project will take my view. It will put my unit in shadow. It has windows in the back that look right into my unit. My privacy, my view, my life, my well being will be destroyed.

A representative explained that the building design is in proportion. The architect said we can work with you regarding windows. We can look at shadows

A Man asked what is your FAR (Floor Area Ratio)? Do you have to have a hearing to increase FAR?

Silvia said the zone allows us to do a 3 to 1 FAR. With the density bonus this is 4 to 1. The project is at 2.5 to 1. We are significantly less than that. We can build all through the box but we decided not to.

Another Man asked do you have permits for this now? Silvia said we haven't yet submitted to Planning. We are not seeking a 4 to 1 FAR. We could build more but we build less.

Carlos, who lives a few doors down from the project, asked when you say 55 feet, will it really be 55 feet.? He expressed concern about the loss of trees nearby. He is worried that the street will be less lush. You are making my property values go down. He won't see the trees on the lake, instead he'll see a white box.

Chris, an architect and neighbor to the project, said that it's offensive. Where are the trees? People who live here want to see an actual depiction of what the project is. It's scale and mass are different than other buildings. That is so much beyond the context of the neighborhood. This is not an abstraction – he was interrupted by Scott Plante because he took too much time. However, another man yielded his time to him.

He then argued with Co-Chair Plante speaking about time.

He continued that there is the issue of similarity and differentiation. It is a long process. The point is you don't have to do much to make money here. He mentioned the loss of character. Also, the landscaping is too minimal.

The project Architect said there will be other presentations. He is most concerned about doing a box. This is our best. There are issues, I understand. I'm not the developer.

A Woman commented that there's going to be a heck of a lot more traffic here. During rush hour it takes 8 minutes to go 2 blocks. In regard to view, the owner was very excited about the view from the proposed project. Do these people matter, she asked.

A Man who lives directly behind the project said I like the density. The design is not awful but too high. The back box is the problem. It's out of character with the surrounding neighborhood. It will impact my view as well. I just bought my place last year. My appraisal includes the view. He also said that he's for density and low income units.

Another Man said that it's a beautiful design but I can't see looking at the back wall of that every day. This is not a bonus to me. It will knock about \$100,000 off our investment. In Silver Lake we are coping with traffic and noise. It will get worse.

Melvin said that it's pretty much impossible to cross. Dean Street is how we get somewhere. This will create a problem. This won't have safe access to the neighborhood. It's a quiet neighborhood. There will be a lot more cars.

Mark Duncan said that the design is pretty okay. However, he is super concerned about the loss of trees in Silver Lake. I strongly hope that you can address that. I'm pro-development. However, we're not short on luxury one bedrooms. We're short on 3 bedroom units for families. The back section is way too tall for the neighborhood.

Douglas Reed said we're losing trees on every property. He's happy about the unit mix. This has a good mix of spaces.

Liza Temple commented that the by right height is 45 feet. You're asking for 55 feet? We're all excited to see higher density with one units and studios. You've done an amazing job with massing. But I'm hearing from neighbors that that extra 10 feet is a big deal.

Christine Kantner asked who are owners? What are their projects? Shomie, the project, identified himself. Kantner said you do have to negotiate something with the neighbors. You're demolishing homes and landscaping. If you want variances, you'll have to give a little. Take the top level off.

Silvia spoke about the variances. This is a density bonus. The term variance implies a separate process. It will be the same process.

The project Architect said that the state wants to provide more affordable housing. If you provide affordable housing, you can have greater density. Based on client request, let's find a way to design a solution that responds to what you are allowed to do. There are always arguments against this.

Mark Duncan said you're asking for density, not height? The Architect said we tried to address big box concern.

Plante explained that this is a good solution to the parameters they were given. People are reacting to the height.

Mark Duncan said that not doing all you're allowed to do, doesn't make it right.

The Architect said we want to create solutions to mitigate issues. We're here to have a discussion. Plante said they are here to get feedback from neighbors.

Carol Cetrone said I appreciate many things about this design, including the variety of units and the special aspects. She asked about the top unit box. Does that have higher ceilings than other units? Almost every project that comes before this Committee says we could have done this but instead we did this. This is not a gift. It's kind of offensive, she said.

The Architect explained that the client wanted smaller units like studios. The client also wanted better architecture.

Carol Cetrone asked is it possible to take the box off the top? The Architect noted that there are some 3 bedrooms. It's a mix of units. Silvia said there is one 3 bedroom unit.

Cetrone asked does that contain ceiling heights that are higher than normal. Silvia said yes, they are higher, about 18 ft. walls.

Barbara Ringuette said I like the architecture. How large are the units? Are there projected rents? How many working adults will be living in those units? How many cars? Where will a second car park?

Silvia said these would be 600 to 760 square unit units. The rent will be market rate, said the owner, about \$2,100 for studios. Ringuette noted that that takes two working adults. The owner said we haven't figured out where a second car might park.

Barbara Ringuette said a solution would be a good idea. Not having cars is not reality.

David Wheatley said I hope this Committee will send this back and respect the views of the community and ask for more information. I'm put off by the "we could have made it much worse" argument. It's offensive. He said that he wants the owner to speak to defend or advocate views. As with so many of these presentations, it would be great if we could have a presentation that includes all the information that we need. When you return, let's fill in the blanks.

Co-Chair Joe Ferrell had a question about the front façade and the windows. Can you see through the windows? The answer was yes. Ferrell said this design is better than most projects that we see. I'm happy to see the mix of units. This is on the way to being a good project but the consensus is to drop the height.

A Man named Peter said he's lived here for 7 years. We'll be evicted if this goes ahead. How does the coolest neighborhood in America become an Orange County suburb?

Plante asked the owner and representatives of the project, would you be willing to meet with neighbors? The project Architects said yes. Plante said they'll probably have to come back next month.

Silvia asked for neighbors' information. Cliff Towne said to the Co-Chairs to give her your information.

b. Red Lion Tavern / 2360 N. Glendale Zohn 6:55 p.m. Case Number ZA-2018-6894-CUB-CU NC Region 7 CUB for the on-site sale of alcohol, in conjunction with an addition to the kitchen, new storage cooler, new outdoor seating, and an ADA-accessible restroom.

David Zohn, Burns and Bouchard, Inc., representative for Red Lion, dzohn@burnsbouchard.com, (310) 802-4261, www.burnsbouchard.com:

David Zohn said the applicant is requesting minor renovations to the Red Lion.

He is here with Stephanie Power, an owner of the Red Lion, and Joshua, a colleague from Burns and Bouchard.

Zohn said they want to redo the kitchen and dining area and outdoor dining area. This will be a significant upgrade. There will

be an expansion of the outdoor patio. There will be 832 feet of total expansion with the indoor and outdoor combined.

They are requesting a CUP (Conditional Use Permit) to continue the restaurant and bar. There would also be work on the parking lot, including landscape upgrades.

The Red Lion has been around since 1959. The establishment is pretty involved in the community. We want to continue that legacy. However, we've experienced dwindling sales. We want to restore profitability. We want televisions on the patio, with normal volume. We also want modifications for greater indoor entertainment.

We want to extend the hours from 12pm to 2am daily to 10am to 2am daily for the indoors. For the outdoors patio the hours would be 11am -11pm Sunday to Thursday, then closing at 1am on Friday and Saturday nights.

A Man expressed concern about their signature sausage plate? Zohn reassured him that that menu item would remain. Another man asked about the loss of profitability.

A Third Man said that he loves the Red Lion. He lives about 75 yards from the back patio. He said that it's really loud during football games. Can that sound compression be expanded?

Zohn said that we will be required to look at sound. We are open to anything we can do to continue that. If we expand the patio it will be in front, towards Glendale Boulevard.

Mark Duncan said that he's super excited. However, there is a lot of creep as restaurants want longer hours with more alcohol so he is concerned.

Zohn explained that the hours expansion is crucial to our request. However, we can look at noise mitigation and better control of patrons. We want the patio open until 2am. The restaurant is already open until 2am. There will be less than 20% overall expansion, including about 12% for the outdoor patio.

Stephanie, one of owners, said that the outside now seats about 7 people. We will update equipment and add a couple of tables. Mark Duncan advised to figure out the sound thing before extending hours. Zohn replied that this will take months for approval. We will be back.

Cliff Towne said you were here before. Were neighbors aware of your hearing? The deal we struck with you a couple of years ago seems to work for the neighborhood. We don't want to change that. Zohn said that issue has gotten better. A Man concurred that they've been a good neighbor. Stephanie added that we're more than willing to make accommodations for you guys.

David Wheatley said to come back in a month with a bigger diagram. We want this sent back. I like the red lion. It's quirky and weird. However, I'm concerned about neighbors. Come back with a sound studio. Do a sound studio to record sound levels. Also, you have closing time creep. It's just too late.

Barbara Ringuette said I am wondering about tv and games outdoors and rowdy noise. There is also the parking issue. It's a steep way to go to a parking lot. Is there a way to mitigate the steepness? Zohn said that there will be ADA (Americans With Disabilities Act) improvements.

Stephanie said that the parking lot is just for employees. Several Committee members said they park there. Barbara Ringuette asked are you losing parking spaces? Zohn said that there are 32 parking spaces now. We will add trees and landscaping, so we may lose 2 parking spaces. However, we will add bike parking.

He added that an acoustic study could take 4-6 weeks. We don't have a hearing date, said Zohn.

Plante said to table this. He wants an acoustic study. Plante asked does the Committee want the acoustic hearing here or at the Board level? Committee members said here.

A Woman said that many years ago I went there on a date. Upstairs there were little coves. I went a few years ago but they are no cove. There were lots of people drinking and making lots of noise. It seemed like it was a restaurant before. The bar scene bothered me on later trip. I went downstairs to have dinner. It was not memorable. Something was gone.

Stephanie said that business has been on a slow decline for the past 5 years. We can't keep everything open any more. However, we do keep it open on weekends.

A Man who lives next door said that it's not unreasonably loud. The extension won't have an impact. I don't think there will be any significant increase in noise.

Douglas Reed commented that the current hours are pretty plentiful. There will be television and speakers on the patio? Zohn said we are also looking at morning hours. If we get more morning hours for soccer, would that be preferable for outdoor televisions?

The proposed hours are 10am -2am daily for the indoor area. For the p the hours would be 11-11pm for patio now on weekdays but closing at 1am on Friday and Saturday night.

A Woman suggested to have the televisions closed circuit and captioned. Zohn said there would be a little volume but can be capped.

Plante made the motion. Mark seconded

VOTE
Unanimous
PASSED

Yes Votes:

Scott Plante
Joe Ferrell
Carol Cetrone
Barbara Ringuette
Cliff Towne
Liza Temple
Doug Reed
Christine Kantner
Mark Duncan
David Wheatley

No Votes:

None

Abstentions:

None

4. ADMINISTRATIVE ITEMS

a. Review and adoption of minutes.

Cliff Towne noted a correction regarding the hours of folk singing with Jay.

David Wheatley noted a typographical error.

Barbara Ringuette noted errors on pages 2 and 14.

Plante made a motion to approve the amended minutes. Wheatley seconded.

VOTE
Unanimous
PASSED

Yes Votes:

Scott Plante
Joe Ferrell
Carol Cetrone
Barbara Ringuette
Cliff Towne
Liza Temple
Doug Reed
Christine Kantner
Mark Duncan
David Wheatley

No Votes:

None

Abstentions:

None

b. Committee business.

None

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

c. 2771 W. Rowena Hayden 7:15 p.m. Case Number
ENV-2018-5165-EAF NC Region 7 44 dwelling units plus 5 affordable
units.

Matthew Hayden, land use consultant for the Rowena project:

He said that this is our second time here. We want more specific comments and feedback about the project. We are proposing a mixed use development. Originally, there were 43 apartments including 5 low income units plus commercial space. We have a

density bonus application filed in September 2018. We asked for incentives to increase the floor area and decrease the parking.

We are trying to figure out how to accommodate housing in the area. The zoning is R4 for multifamily usage. The surrounding area is mixed. The project is near Rowena and Glendale. It is at a lower grade than the Reservoir.

Project revisions include reducing the scope and scale. We are reducing the project by 4 units to 39 units but still keeping the affordable units. We removed half of upper floor of the building to reduce massing. We lowered the prominent architectural feature at the corner. We also revised our building materials.

Kip Kelly, the project architect:

He said that he established his firm in 1995. He is a University of California, Berkeley graduate. His firm is located in Culver City. This property has been in George Waddy's family since 1967. He wants a great place for people to live.

Silver Lake is a great history of modernism and architecture. It has diverse architecture. He referenced Neutra. He said the Silver top building is an inspiration. There are two bedroom units and 1 bedroom units in the project.

A Woman said that she wanted to know more about the project and what's surrounding it. She expressed concern that a shop will be open every night. She also mentioned the parking issue. Hayden said we're pushing people to not use cars. We're using incentives to reduce vehicle parking. We want people to choose about transportation options. People can take public transit or bikes.

Mary Robinson said that she is concerned about parking spaces and a lack of traffic signals. This will have huge traffic jams.

A Man said that my wife is pregnant. We bought a Spanish colonial fixer for over \$1million. This is trash. He did restoration work. This is driving me nuts. There are 50 apartment units under affordable housing. It will be based on median income. This is a disgusting project. I hope it doesn't see the light of day. There was a traffic fatality there recently. He added that it is also zoned incorrectly.

Hayden said that there is a need for housing. The Man said everyone agrees with that. Hayden said we're allowed to have mixed use commercial. A Man said this is a sham. Put this along riverside drive.

Another Man said that he's had a place for 25 years near there. This is for Wilshire and La Brea. It has nothing to do with architects Neutra and Schindler. You need to do a DOT (Department of Transportation) survey on the traffic. Several streets should become one way streets. 43 bike spaces to add units won't solve problem. I'm totally against your project. This is not architecture. You guys are doing it for profit.

Hayden said we have done a traffic study. The DOT compares what's existing versus what is proposed. This is below that number. Residential uses have less traffic than commercial units.

A Woman said I can't believe a 5 story building will fit into that neighborhood. Traffic near Ivanhoe Elementary School has been horrendous. Cars are honking day after day before they are backed up. No one will be able to turn left.

Another Woman said I've lived here 40 years. I'm 73 years old and feeling very talkative. I've lived in Silver Lake for about 63 years. I'm going to be evicted. Where do I go? 40 year ago, there was a stop sign. Someone was killed there. I started a project because people were being hit monthly. I worked with DOT and Council Member Tom LeBonge. I came up with the project. This project will mess up that corner. I almost hit someone last night. There is no parking. None of this should be there!

A Woman said she's lived in Silver Lake for over 10 years. She is a homeowner. There is no way that adding units won't affect the street, she said. Rowena is already backed up. Hayden said that the project has not yet been approved. It still has to go through the City process.

A Man commented that the project will have 20 parking spaces for residents. Another Man had plumbing question. Hayden told him that we can look into it.

Christine Kantner said this is much better than last time but there is a long way to go. Mark Duncan said I appreciate the changes but you have a long way to go. The neighborhood has spoken. This doesn't fit with the nature of our area.

David Wheatley said it's too high. Take the top story off. This picture is misleading. There is a street, not a plaza.

Barbara Ringuette said the plan to provide a half parking space per unit isn't viable even though it's allowed. The project is adding to the congestion of the Waverly/Glendale Boulevard intersection. There are two bus lines. One ends at 7:30pm. They just go to the galleria. One is mostly empty. That argument is not applicable to this site.

Hayden said that if there was more parking, there would be more vehicle trips.

Ferrell said this plan is better than the one from last time. This could turn into a by rights project, like others, the way things are going. I think it's the wrong project for this neighborhood. It looks like Santa Monica and La Brea.

Plante said we can take vote tonight, which may fail, or can you come back next month? Hayden noted that parking, design, and height are concerns. We're going to have to meet. We don't know when there will be a public hearing. If we take the vote tonight, we'll be in a position for a formal comment.

Plante said to vote to table.

VOTE to table
Unanimous
PASSED

Yes Votes:

Scott Plante
Joe Ferrell
Carol Cetrone
Barbara Ringuette
Cliff Towne
Liza Temple
Doug Reed
Christine Kantner
Mark Duncan
David Wheatley

No Votes:

None

Abstentions:

None

Ferrell referred to a Glendale project. Several stakeholders angrily expressed concern about the short notification that they received about this meeting.

5. ADJOURNMENT

Plante made a motion to adjourn. Wheatley seconded.

The meeting ended at 9:07pm.