1. CALL TO ORDER

The meeting began at 6:40pm with 6 Committee members present.

Attending Committee Members:
Joe Ferrell, Co-Chair
Liza Temple, Co-Chair
Scott Plante
Carol Cetrone
Cliff Towne
Sarah Ullman (new member)

Non-Attending Committee Members:
Jerome Courshon
Georgene Smith-Goodin
Anne-Marie Johnson
Genelle LaVin
Craig Collins
David Wheatley
Douglas Reed
Bob Lisauskas
Ninotchka Regets
Christine Kantner
Barbara Ringuette
Mark Duncan

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Cliff Towne:

Tomorrow at 6pm the Transportation and Safety Committee meeting will look at a proposal from the Hemly-Horn study about making a small section of Angus become a one-way street.
Carol Cetrone:

She mentioned a demolition issue discussed at the last meeting that affects Silver Lake and other areas. We sent a letter a year and a half ago to Councilmember O'Farrell and it was ignored. A group will meet Monday August 19 at 7pm at a location to be determined. Email Carol for additional information.

Liza Temple:

She announced that Board Sarah Ullman is a new Committee member. Temple said that regarding the parking work group, there is no ad hoc committee at the moment. This is postponed to a later date.

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

a. Letter to the Owner of 2320 Fletcher Drive

Temple 6:40 p.m. Region 7

On May 5th, 2019 a fire caused a power outage at the strip mall at 2320 Fletcher Dr. Since that date, eight business tenants in the strip mall are losing revenue, customers, and as time goes on, their livelihoods. Request to send a letter from the UDP to the owner to take steps to restore power.

Lisa Temple said that she is withdrawing this motion.

b. 3925 Sunset Boulevard (Old El Pollo Loco)

Gokcen 6:45 p.m. Case Number ZA-2019-1707-CUB Region 5 CUB request for sale of beer and wine for on-site consumption

Beth and Eric are the representatives:

The site looks really great. This is a casual restaurant serving healthy fast food. There are over 90 locations. Lots of construction work has been done on this site. There are 48 seats in the restaurant. Hours will be 9am to 11pm daily. There are 29 parking stalls in back. We have met with the Los Angeles Police Department (LAPD). There were no issues. We also spoke with Council District 13 (CD13). August 27 will be the hearing date with the Planning Department. They brought sample menus with salads and bowls.

Liza Temple suggested that if the parking spots are unused they can be used by someone else to address the parking problem in Silver Lake. Eric said that is something that we will consider. We use valet parking at other locations. Eric said it’s a possibility.
Jeremy Black asked what happens to leftover food? Do you give it to the homeless? Eric replied that we keep tight costs. We take delivery 7 days a week. We don’t have leftover food.

A Woman asked what is the closest location? Eric replied in Hollywood at Sunset and Gower.

Carol Cetrone asked those other locations have beer and wine? Eric said this will be our first with beer and wine. The average check in Los Angeles is about $12.50.

Sarah Ullman asked about a parking plan? Eric responded that it wasn’t required by Code. Lots of people bike around here. Sarah Ullman asked about sourcing of ingredients?

Eric replied that we partner with an organization at each location. He mentioned La Best, which is under the Mayor’s office. We provide afterschool care for 25,000 kids in Los Angeles. We’ll donate all sales to this school on the first day. We provide other incentives and support as the business continues. Kids will be invited into the restaurant. We have pledged funds to Food Corp. We have a local list in all restaurants and order locally and transparently.

A Woman asked about other locations with alcohol? Eric said this will be first in Los Angeles. Joe Ferrell asked about the hours for the Hollywood and downtown locations. Eric replied 9am to 11pm for Hollywood and shorter hours for other locations.

Sarah Ullman asked about their policy for bathroom use? Customers only? Eric said we don’t have anything in our policy against restroom use. There are codes that we give out.

Jeremy Black asked if you don’t get the liquor license will you want the same hours? Eric said yes. Jeremy Balck said the design is fantastic.

*Joe Ferrell made the motion. Scott Plante seconded.*

**VOTE**
**6-0-0**
**PASSED**

**Yes Votes:**
Joe Ferrell
Liza Temple
Scott Plante
Carol Cetrone
Cliff Towne
Sarah Ullman

No Votes:
None

Present, Not Voting:
None

c. 2590 N. Glendale Boulevard (Modern Eats) 7:00 p.m. Case Number ZA-2019-3536-CUB Region 7 CUB request for the continued sale of beer and wine for on-site consumption

Representatives for Modern Eats:

This restaurant, at the corner of Glendale and Fletcher, was established in 2012. We serve a robust menu. We want the same operating hours. It has the same square footage and same number of indoor seats, however we are reducing the size of the patio. We use no harmful ingredients. This will be business as usual. We are reaching out to the LAPD and CD13. We brought support signatures. There is no Planning Department hearing date yet.

Ianthe Zevos said I think it's great. Cliff Towne concurred. Carol Cetrone said they offer great food.

Sarah Ullman said that she is a big fan of the tofu scramble. She asked about their policy for use of their restrooms? The Male Representative said that that can be an issue. The restrooms are not locked. If it's not busy, non-guests can use the restrooms. There is no policy.

A Woman asked about the hours? The Female Representative said 7am to 11pm daily indoors. Patio hours are 7am to 10pm Sunday through Thursday and until 11pm on Fridays and Saturdays.

Cliff Towne asked have there been issues with noise regarding the patio? The Male Representative said no.

Joe Ferrell made the motion. Cliff Towne seconded.

VOTE
6-0-0
PASSED

Yes Votes:
Joe Ferrell
Liza Temple
Scott Plante
Carol Cetrone
Cliff Towne
Sarah Ullman

No Votes:
None

Present, Not Voting:
None

d. 3322 W. Sunset Boulevard (Night + Market Song) 7:10 p.m. Case Number ZA-2013-3789-CUB-PA1 Region 4 CUB request for the continued sale of beer and wine for on-site consumption

The Female Representative said that there would be no modifications, she said. They want to carry on as usual. The Male Representative said that lunch hours would be noon to 3 for lunch and 5pm to 11pm for dinner. The Female Representative added that weekend hours would be 11am to 1am on Fridays and Saturdays.

Joe Ferrell asked about parking? The Female Representative said that none is required.

Elaine Harris Roark said that she is a neighbor and she seconds this. Ianthe Zevos concurred.

Sarah Ullman asked about their policy about use of restrooms? The Male Representative said that officially it’s just for guests. However, we’re across the street from a school so parents can sometimes use them. Ullman commented that we’re trying to think thoughtfully about the homeless and others. The Male Representative said we always have a manager on site. It’s at their discretion. Our primary concern is the guest experience.

Joe Ferrell made the motion. Liza Temple seconded.

VOTE
Unanimous
The Female Representative has a request for our letter, about waiving the hearing. She wants this in the letter.

Joe Ferrell asked whether they have had issues or violations? The Female Representative said no. Ferrell said we’ll incorporate that into our letter with an amendment with language about approving the waiving of a public hearing. Carol Cetrone seconded.

e. 2820 Rowena Diaz 7:25 p.m. Case Number VTT-82550-SL NC Region 6 Demolish a single family home and duplex and replace with (6) six new three story 33' high with roof tops decks, single family small-lot homes.

Tracy Stone, architect, and Fernando Diaz, representative:

She said that this is a 6-unit small lot subdivision project with C2 zoning. We could use R4 density, which would allow us to build up to 24 units. Instead, we are doing 6 units. Each unit is 3 stories tall with a rooftop. The first level is garages and the next two are for living.

We are applying for a height adjustment to even it out. There will be a 10% increase in height. The City already approved that for a nearby property. It’s for the guardrails for the roof decks. Also, we are going to excavate a bit.

Tracy Stone said that at your last meeting there was a question about trees. She mentioned the Tree Report. The four significant trees will be replaced on a 1-to-1 basis. There are four major trees. These are Evergreen trees that grow up to 20 meters tall.
They showed what the project would look like in regards to the context of the area.

Tracy Stone noted that there had been a comment during the previous meeting that building was too repetitive. We have reversed the color scheme. The dark has been replaced by white in front. We changed the accent color too.

She noted that the Committee had previously had a concern about the height of the front tower. It’s now cut back and angled from the street.

Tracy Stone noted that the Committee had wanted them to talk to neighbors when they made a presentation at the last meeting. Jason did the outreach to the neighbors. Most people thought I was selling something and asked me to get lost, said Jason. However, people who saw the plans said they looked nice.

Stone noted that the setbacks will exceed 5 feet and will represent a small improvement from the current 3-foot setback for the rear building.

Debbie Slater recalled the last meeting and noted that this project includes 6 three-story units. There will be 2 parking spaces per unit, noted Tracy Stone. Debbie Slater expressed concern about congestion with new cars. How will you offset that to avoid a negative impact on the community? Fernando Diaz said we have garage units. No cars back up into Rowena so there will be minimal traffic impact.

A Man asked about guest parking? Tracy Stone said there is no requirement for guest parking. The Department of Transportation (DOT) will weigh in with their requirements. Fernando Diaz said that because it’s a secondary street, they’ll waive it.

Debbie Slater said I like the changes and appreciate them. What is the hearing date? Fernando Diaz said there is no date yet.

Jeremy Black asked how will the change of colors affect heat? What will the accent colors look like in 20 years? Will they be an eyesore?

Ianthe Zevos asked about RSO (Rent Stabilization Ordinance) units. Jason said we will follow RSO rules.
Howard Peterson said he wants clarification about the tree issue? Can I see a tree when I walk by? Tracy Stone showed him on the plans. Buzz Court has almost no vegetation. The same is true for another nearby development. So you can do substantially better than those projects. Tracy Stone said that’s not a problem.

Ferrell asked about putting something in the retaining wall? Tracy Stone said that’s a good idea. A Woman asked about average square footage, whether there will be a homeowners association (HOA), and pricing?

Liza Temple said the unit size would be about 1,900 -2,400 square feet including walls and shafts, etc. Functionally they are smaller.

Fernando Diaz responded to the HOA question, saying the units are fee simple so they try to keep it to a bare minimum. There definitely will be an HOA.

Ferrell asked about trash cans? On trash day, the whole front of building will be full of trash cans. Tracy Stone said the City no longer does that.

The Woman asked about prices again. Jason said the units would be at market prices, near $1 million.

Cliff Towne asked you want a vote today? Fernando Diaz said yes. Towne asked for RSO tenants, do you have any additional assistance for relocating them to similar rental situations nearby?

Diaz said they will give us a list. We present to housing. They get information from current tenants, then they determine what we need to do, whether we pay them, help them move, etc. The Housing Department has a specialist that coordinates the entire process. Towne said that affordable housing has been really disappearing. Our system is not functioning well in that regard.

Carol Cetrone said I’m not fond of the color changes. I appreciate the height reduction. Aesthetically, the project looked better last time. There’s a duplex and single family home there now. Jason said one of them is my cousin so he knows situation. One of tenants is a super busy lawyer. The other works with commercials.

Carol Cetrone asked did you attend the Ellis act workshop sponsored by the Housing Department? Diaz said no. Cetrone asked whether the height change is a variance or an adjustment? Stone said it’s an adjustment. Cetrone said that she is concerned
about setting this precedent for future projects. A Man said that has already been established.

Diaz said this is standard throughout Los Angeles. It’s about how the project slopes up. Cetrone said lots of projects have extra high ceilings to give a greater sense of height. Stone said yes. It’s considered a nice amenity to have high ceilings. Cetrone recommended that the applicant reduce the height of the ceilings to eliminate the need for a height adjustment.

Scott Plante said that he wants more muted colors. These can look dated. Jason responded that the future owners are free to repaint. It’s a little bright. He wanted it a little softer. Stone said we intended to vary colors but these are not the final colors.

Scott Plante said that with LED lighting some projects are overlit. He said I suggest that you come up with lighting plan. Have a diagram for roof drains so they don’t look like eyesores. Plante explained that he has a project that has a horrible situation with drains.

Liza Temple thanked the representatives for coming twice. She appreciates this. We’re seeing lots of this, replacing 3 RSO units with 6 luxury units. I’d like to see developers go above and beyond with open space or something to help with issues that the neighborhood struggles with. Thanks for taking our feedback.

Ferrell said the colors can be changed and can be lighter. It looks more cookie cutter now. Now it’s like the 1970s. He asked about the roof decks? Stone said that open space is recommended in the Design Guidelines so they addressed that need in the roof top decks.

Sarah Ullman asked there is solar on each unit? Diaz said yes. Ferrell said I don’t like the rooftop decks. I don’t support the height adjustment. I’m not crazy about the colors. I can’t support the current iteration.

Debbie Slater said I’m not in favor of this. Last week the Board passed a penalty tax. It wasn’t clear at the last meeting that these would be sold, not rented.

*Joe Ferrell made a motion to support the project. Scott Plante seconded.*

**VOTE**
1-5-0
FAILED

Yes Votes:
Scott Plante

No Votes:
Cliff Towne
Carol Cetrone
Liza Temple
Joe Ferrell
Sarah Ullman

Present, Not Voting:
None

Stone asked about the size of the Committee. Ferrell said it’s usually up to 12 members. We’ll send a letter to City Planning stating our concerns. There will be presentation before the Board.

f. 2916 Waverly Drive Gibbs 7:45 p.m. Case Number NC Region 6
Demolish a single family home and replace with (6) six new three story single family homes

Curt Gibbs, Gibbs Architects:

Liza Temple will recuse herself because she is a neighbor.

Curt Gibbs said we can build 7 units but we’re only building 5 units. These will be 3 bedrooms with 2.5 baths and a size of about 1,800-21,00 square feet. No height variance is being sought. The garages are sunken about 3 feet.

The project is not visible from the street because of trees. However, there is a view from Waverly. The most prominent view will be from the alley. The project slopes 20 feet from top to bottom. We’re not sure what the City will ask in terms of parking. We’ll do what they ask. Waverly is a substandard street. We like the rural feel of it. There is a single family home there now.

A Librarian interrupted the meeting to say we have to close the room now. Joe Ferrell said we’ll table this.

A Woman said I live next to the project. She asked a question about their diagram. The Woman said there is limited parking.
We’re glad you’re keeping the trees, which are used by owls and hawks. She expressed worry about the construction.

She also noted that many families lived there before, she said. Gibbs said the owner sold the property and it is vacant now. We’re trying to have someone there to prevent problems. Scott Plante expressed concern about the bars on the windows. Gibbs said they will be changed. Plante also wants the grey boxes broken up.

Ferrell agrees and also wants a huge setback and parking off the alley instead of the street, and for the elevation to blend into the neighborhood. The design is a little stark. It looks like a mansion in Beverly Hills. It should blend into the neighborhood. He wants less glass, he wants the project to appear softer, like the last project that you did on Waverly with more wood and softer natural interiors. This is a decent one.

The Woman who lives next to the project said this is right across from an elementary school. She expressed concern about traffic and parking.

Sarah Ullman asked what are the glass boxes? Gibbs said those are neighboring properties. A Man asked about setbacks. Ferrell asked will you entitle this and sell it? Gibbs said that Yoshi, the owner, will build it. Yoshi is here, he said.

Joe Ferrell made a motion to table. Scott Plante seconded. Ferrell advised Gibbs to take our comments and suggestions into consideration for your next presentation.

5. ADJOURNMENT

The meeting ended at 7:52pm.