1. CALL TO ORDER

The meeting began at 6:34pm.

Attending Committee Members:
Liza Temple, Co-Chair
Joe Ferrell, Co-Chair
Ninotchka Regets
Barbara Ringuette
Cliff Towne
Carol Cetrone
Christine Kantner
Elaine Harris-Roarke
Debbie Slater
David Wheatley
Mark Duncan

Non-Attending Committee Members:
Sarah Ullman
Georgene Smith-Goodin
Bob Lisauskas
Scott Plante
Ianthe Zevar

Co-Chair Liza Temple explained what the Committee is and how it works.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Cliff Towne:

An Education and Democracy program is happening at Marshall High School regarding initial drafted plans for the Silver Lake Reservoir. They are seeking community input. You can take their survey online.

Carol Cetrone:
She attended the most recent meeting of the Echo Park Neighborhood Council (EPNC) Planning and Land Use Committee, among other events in regards to the new Community Plan. It’s very well underway in Echo Park. Since there is only one community plan for our area, it makes more sense for us to join that effort than start something new. Their work is very impressive.

*Barbara Ringuette:*

She spoke representing the Governmental Affairs Committee. She said that there have been several meetings where the Community Plan was discussed. There are lots of resources to look at. Nevertheless, the EPNC survey shouldn’t and couldn’t be our survey. If we want to have our own survey, we must start thinking about it quickly. There will be a Governmental Affairs meeting by December. Everyone should be involved.

Carol Cetrone asked why wouldn’t their survey be our survey if it’s the same community plan? Barbara Ringuette said it’s possible but we should see whether it really suits us. Carol Cetrone said that Echo Park started that survey hoping that other groups from nearby communities would participate. Barbara Ringuette said the Community Plan is for three neighborhood councils but the survey has to be specific to each neighborhood council.

*David Wheatley:*

If all applications and new building permits were placed together on a Bell Curve, what comes before this particular Board would be on the fringe of that curve. This is for bars that want to stay open later, be louder, or sell harder alcohol and developers who want to build higher, wider, or closer to the street or their neighbors than building codes allow all come to get permits.

The vast majority of building projects do not come before the SLNC, or similar bodies across the City. Therefore, if you have opinions about how building is going, this is a great place to discuss it. But for the most part it’s happening somewhere else unaffected by group’s like us. If you want to have a say over what the center of the Bell Curve is doing, it’s happening in meetings other than this. (He stopped speaking because of the noise of setting up chairs.)

I am frustrated because I want to see substantially different growth plans for Silver Lake compared to what we are getting. By being a Committee member -- he said he’s honored to be on it -- we only deal with a hand full, a thimble full of an ocean full of development. He requested that Venice Neighborhood Council to join us. He has not heard back. He’s also approached the Eagle Rock and Echo Park neighborhood councils. We need more involvement.

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

 a. 2822 Avenel Street Arthofer NC Region 6 Demolition of existing building for the construction of five (5) small lot homes
Tracy Stone, architect and owner’s representative. Her colleague Aaron is here too.

Tracy Stone said that this project is a small lot subdivision of an existing lot at North Avenal and an alley. It has 8,295 square feet, a 30-foot height, and can accommodate 6 units. The lot currently has two units on it. The neighboring lot up the hill has a 6-unit apartment complex and a single family home.

The zoning to the South is zoned C41D and there is a mix of projects. We propose 5 houses. Each with attached garage with 2 parking spaces. Also there is a possible rental unit that can be used as a family room or small office. The additional parking space can be used by guests.

Each unit has 3 bedrooms. There would be parking access via the alley. We propose a new sidewalk down the alley. Public rooms would be on the 3rd floor on the front with a deck. The front unit would be separated from others by 6 feet. The 3rd and 5th units have raised decks. 3 other units have patios at the back. The front setback is 15 feet and the rear is 10 feet. We propose at least 5 feet to the side. Dark board and stucco siding are proposed.

We’re near the Avenal Coop. A neighbor said he has no opinion at the moment. Another neighbor asked whether they are seeking a waiver. Liza Temple explained that small lot developments automatically trigger a public hearing.

Currently there is a duplex there on two lots. That will be divided into five lots, said Cliff Towne.

A Man asked whether they will even out the sidewalk? They said yes. Tracy Stone said there will be solar panels, in response to another question from the Man.

The Man asked whether there will be a low income unit designated? Tracy Stone said she doesn’t know. It’s a for sale property. She can’t speak for the owners. The Man said that he wants the Committee to require a low income unit, as a rental. The extra unit, the ADU.

Cliff Towne asked can we say if that front unit is rented, can it be affordable? Liza Temple cautioned that for market rate housing, you can’t force that on homeowner. You can ask for that when you ask for increased density.

Rick Corsini said that he is a neighbor. He said that a couple of his neighbors are concerned about trees. He said that he is glad to see that 3 new trees are proposed in the front. How do the trees frame the architecture? Often a large proportion of the front facade is taken up by parking, typically in small lot subdivisions. He suggests reorganizing the first floor.

Tracy Stone replied that’s a really good rationale for parking. It’s worth taking a look at. Now we enter at the second floor.
Joe Ferrell said we have a letter from a neighbor: Liza Temple read it. The neighbor wrote that she received no postcard of development, and is concerned about the loss of trees. No trees should be destroyed through this project.

Carol Cetrone asked how many trees will be destroyed? What about existing housing? What happens to occupants?

Tracy Stone explained that most of the existing trees are right along the alley. It's not possible to keep them and provide access. We will replace them where we can. Liza Temple asked what kind of trees are they? Tracy Stone said she didn't know. Cliff Towne asked whether all perimeter trees are coming out? Tracy Stone said yes.

Mark Duncan commented that they take down mature trees and generally plant small "Home Depot" trees. We're losing our mature trees at an alarming rate. Tracy Stone responded that the smaller trees grow faster.

Aaron said there is one tenant. We've given her notice. We've extended her tenancy for a year and given her access to relocation funds. The other duplex is empty. It's rent controlled. So we are removing 3 rent-controlled units and replacing them with 5 market rate units, asked a Committee member? Mark Duncan warned if you Ellis Act this, it can't be rented. Aaron said we're subdividing them.

Barbara Ringuette said I don't see any rooftop decks. Cliff Towne noted that there is a deck in the front that faces the street. You can see the neighbors' front yard.

David Wheatley said that he did receive a postcard that didn't say much about what we would be discussing. I consider it misleading. We've seen these types of presentations before. The vicinity map is too small. What is the location of schools? A major Silver Lake elementary school was omitted. Where is this place? So we can't tell what the impact would be for schools. This is the exact opposite of what we need to be doing in Silver Lake: multi-unit high rises. I wish that the community had woken up to this type of development influx which is so detrimental to our community. This is gentrification at its worst. There is no low income housing. Trees will be torn down. There may be an illegal rental there. This is extremely aggressive. I urge the Committee to send it back.

Barbara Ringuette asked about a parking lot next door.

Mark Duncan said I'm a little worried about Silver Lake for small lot developments with no new parking. It looks like there are a lot of small lot projects around. I urge you to make this more interesting. These units are changing the character of Silver Lake.

Elaine Harris-Roark commented about the trees. She likes the project. It fits the neighborhood and works quite well. Liza Temple said I agree with Elaine Harris-Roarke. You took a lot of our concerns and guidelines into account. We
appreciate that. Will the Bureau of Engineering do any street improvements? Tracy Stone replied that she doesn’t know but there will be curb cuts.

Joe Ferrell said I agree with Liza Temple. This is one of the better small lots that we see. All entryways are on the alley. He said that he likes the first unit balconies and variation. He likes the planters. Prefers that it’s not cement, which looks sterile and industrial looking. He wants something warmer. He also prefers a lighter color paint. Design-wise, it’s pretty good. It’s well integrated with the 15-foot setback.

Liza Temple wants to know what went wrong with the mailer. Aaron said that that was my fault. I thought the meeting was last week. A couple of neighbors went to Ivanhoe as a result, said Paul Bowen. Aaron sent second mailer that they also saw.

A Man asked is there a study to determine the impact of parking on the street? Or, perhaps they can build parking structures for visitors? Joe Ferrell cautioned that this is too small to trigger a traffic study. Multiple developments on a block don’t trigger a study.

Rick said it’s an excellent project for the neighborhood. You’ve created a good interface between the street and the building. You have included space for large trees on the front and the side. It would be quite beautiful, showing 4 trees on the side. It creates a beautiful shade canopy in the alley. That’s a good deal. Trading one shaggy tree for four beautiful shade trees. That’s a good deal.

Joe Ferrell made a motion to table this until next month to allow proper outreach and mailers. Also, he asked can you include a more thorough landscape plan in relation to neighboring buildings? Cliff Towne seconded.

VOTE to table
10-1-0
PASSED

Yes Votes:
Liza Temple
Joe Ferrell
Ninotchka Regets
Barbara Ringette
Cliff Towne
Carol Cetrone
Christine Kantner
Debbie Slater
David Wheatley
Mark Duncan

No Votes:
Elaine Harris-Roarke
Present, Not Voting:
None

This is tabled until January. There is no meeting in December.

b. 1811 Griffith Park Blvd Reynolds NC Region 6 Demolition of existing building for the construction of two (2) small lot homes with a reduction in front yard setback from 15 feet to 5 feet

Rory and Mandy are the owners. Rory is the architect

Rory said that this is a small lot subdivision. We want to merge two existing lots and re-subdivide them. We want to reduce the setbacks to 5 feet, which is the prevailing setback of this street. The maximum height is 45 feet. The existing home is one story. The neighboring homes are also one story. There are 3-4 story homes across the street.

The two lots are zoned as one lot. This is near Hyperion. There is an existing one story house. We want a 5-foot setback. The neighbors are in support. They have signatures. This is a non-conforming lot with a shallow depth of 60 feet. The rear 40% of the lot is steeply sloped with trees. We have made a submission to the Urban Forestry Division. We support the Committee goal to build smaller more affordable units.

Barbara Ringuette asked whether the garage is on Griffith Park Boulevard? They said yes. These will be two car garages.

Joe Ferrell asked the only thing being sought is a reduction of the setback to 5 feet? They said yes.

Liza Temple commented that this is not normally how we see presentations. Rory said there is a digital file. Mandy said they’d never been to such a meeting. She apologized. Liza Temple said she’s excited about seeing something different architecturally. She’s loving what she’s seeing. She wants them to come back with a more thorough presentation.

There is no hearing date yet. Mandy said we live here. We’re not doing this as developers. We haven’t decided what to do with the other units. A Committee member asked Is it a house? The house is being rented to someone right now, said Mandy.

Barbara Ringuette asked about the materials on the exterior. Rory said we propose wood. David Wheatley said these are cool colors. This looks pretty cool. I’m concerned about the overhang. It looks like Star Wars. I’m concerned about developments that go straight up. What will happen to existing tenants? There is no affordable housing.

I was born in another century and hoping for a different vision of Silver Lake., said David Wheatley. Design-wise you’re on the right track but I’m still opposed to it.
Mark Duncan commented that it’s intriguing. He’s concerned about the setbacks and the massing at the front. Silver Lake is starting to feel like a canyon of things that go vertical.

Rory responded that it’s a 4-story home but you only see 2 of them from the main street. Mandy said we’re financing this ourselves so it will be our home. It would be great if we can rent the other unit. Cliff Town said we like what you’re doing.

Mandy said we live in Los Feliz and we’d like to live in this home for years. Carol Cetrone asked about the tenants. Mandy said there is no rent control. We like our tenants. They are supportive of this.

A Man asked about the existing sidewalks. There are cracks in the front. Will you redo the sidewalks and the driveway? Rory said it’s in our best interest. It depends on the Bureau of Engineering and the Housing Authority.

Joe Ferrell made a motion to table to January for a more thorough presentation, with better renderings. David Wheatley seconded.

**VOTE**

8-3-0

**PASSED**

**Yes Votes:**
- Joe Ferrell
- Ninotchka Regets
- Barbara Ringuette
- Carol Cetrone
- Christine Kantner
- Debbie Slater
- David Wheatley
- Mark Duncan

**No Votes:**
- Cliff Town
- Elaine Harris-Roarke
- Liza Temple

**Present, Not Voting:**
- None

Liza Temple told them to send notice to the surrounding neighbors. David Wheatley added to tell them what it’s really about, not like on the postcard that we got.

c. 2220 W. Fargo Ave. Eden Group NC Region 7 Legalization of an 885 sf single family dwelling into an accessory classroom/study room, and to legalize the
conversion of a 221 square foot one car garage into a conference room, and to allow construction of an additional 1,706 sf building and deck to an existing 2,233 sf deemed to be approved church building.

Kevin Franklin, Eden Group, and Joseph Eden:

Kevin Franklin said this project is an addition and remodeling of church buildings that were built in 1911.

In June 2018, they told the zoning administrators that they wanted to expand. There will be a 221 square foot addition as a conference room. They want to turn an 885 square feet single family dwelling into a classroom. They will also build up.

The hours of operations would be unchanged on Saturdays and Wednesdays. The membership about 100 people. There is no live entertainment. This is a very quiet operation.

Joseph Eden added that we are adding an ADA (Americans With Disabilities Act) compliant ramp in front. We are adding a second floor in back. The front look is unchanged. This is an historical building. We want to preserve the architecture.

We are adding a deck in the middle. We are enclosing a one-car garage there. That will become a conference room. The Church has been operating for 25 years under a Conditional Use Permit (CUP). We must resubmit our application to seek variances. About 685 square feet had been added without permit. We’re legalizing that. We’re also adding 558 square feet on the second floor for baptisms. The second floor is a proposed deck. There will be two office rooms and a baptizing room overlooking the church hall.

Jack Tang is the Zoning Administrator for this project.

A Man asked are you taking away parking on the site? Are you acquiring parking at another location?

Kevin Franklin said they’ve applied for a no parking variance. There has never been parking. Cliff Towne asked is there a single family residence next door? Joseph Eden said yes. There are several single family dwellings nearby. A Woman commented that a priest lives in a neighboring residence.

Barbara Ringuette said I’m confused. You have two lots and two buildings on each lot. None of the square footage adds up to what’s on our agenda. Things have been in the works since 2014. What happened in between? How is an unpermitted building currently used?
Joseph Eden explained that the Planning website is often different from City records. There are always discrepancies. Barbara Ringuette said that the discrepancy was several hundred square feet. It’s all very puzzling.

Joseph Eden said that several City agencies have examined this. Kevin Franklin summarized that what is being sought: expansion of an existing church, turn a garage into a conference room; turn a single home in the back into a classroom, allow a building to be used as an accessory, add a second story to the main building, and the construction of a deck. Barbara Ringuette commented that this is a very complex project.

Joe Ferrell summarized: legalizing conversion of the garage and family dwellings. Allow 558 square feet of second story to the main building and 685 square feet to the second building. Also, the construction of a deck. There are three construction components.

Joseph Eden said we’re requesting to allow us these items. These are determinations. The Planning Department had us resubmit 3 times because of errors on their side. It kept dragging on.

Joe Ferrell said that of the 3 construction components, two are already done. When was construction on the back done? Joseph Eden said we don’t know. It was unpermitted. Perhaps 2011? The second story is the only real construction, along with the deck. We are seeking approval with some conditions, said Joseph Eden.

Liza Temple explained that they are trying to legalize unpermitted work. I hesitate to ask them to come back. Joe Ferrell asked if we table it, what do you want? Cliff Towne said I propose not to table.

David Wheatley said I’ve been around churches a lot. You guys seem off the grid to me. It looks like the religion wants to do cool things. There was a time when neighborhoods would say great about churches. How much outreach did you do? Seems like you built it without waiting for the State. Is it ADA approved? Did you abide by the rules?

Kevin Franklin said we’re here to assist them in legalizing use. They are trying to do the right thing. Mr. Eden is a structural engineer. There will be a tight review. Several City officials are involved. Fire sprinklers are not required. This is an R1 zone. There are no flammables. There is no cooking. There are no uses to cause fires. We don’t use candles.

David Wheatley asked what is the denomination? Joseph Eden said 7th Day Adventist. David Wheatley asked what if you rent it out? Joseph
Eden replied we don’t plan to do that. A Woman said there is a liability cost to renting. A Man said if they rent, they have to file a CUP.

Joe Ferrell made a motion to approve the expansion of the garage, to legalize the conference room, to legalize the additions, the main house and the deck. Ninotchka Regets seconded.

VOTE
7-2-2
PASSED

Yes Votes:
Liza Temple
Joe Ferrell
Ninotchka Regets
Cliff Towne
Carol Cetrone
Debbie Slater
Mark Duncan

No Votes:
Barbara Ringuette
David Wheatley

Present, Not Voting:
Christine Kantner
Elaine Harris-Roarke

d. Transit Oriented Community Policy Discussion Cetrone NC Region all Follow up on TOC discussion with retired city planner and adjunct professor at USC, Dick Platkin.

Joe Ferrell said that the professor is not here.

Cliff Towne said I’m impressed with this letter. The affordable housing language wasn’t clear to me. Joe Ferrell read that section. Debbie Slater thanked him for following up.

Carol Cetrone said her friend will come in January. That will add a lot. I’m reticent to approve the letter without more input. Cliff Towne asked is there any downside to delay?

Carol Cetrone said I put him and Darcy Harris, Chair of the Echo Park Neighborhood Council (EPNC) together. We can have a good discussion tonight and hammer out details.
Cliff Towne said I want to see us joining other groups. Wilshire is seeking a lot of these types of projects. Let’s show some leadership and involve other neighborhood councils.

Mark Duncan said there is no infrastructure. Rather than wait for the City to build a Metro train line on Sunset, say without that level of service TOC 1 should not be allowed.

Liza Temple said there is an active lawsuit regarding TOC 1. That’s how this came onto my radar. She read an article about Transit Oriented Communities (TOC). The TOC program was established under Measure JJJ, which was approved by voters three years ago as a solution to homelessness. The program loosens requirements for developments near major transit stops.

City officials have not made good on construction jobs. The lawsuit says the programs violate City and State laws and should have been approved by the City Council before going into effect. City officials used it to rezone the City without approval. They also provided developers with incentives like increased height and density that exceed what was authorized by voters.

The lawsuit challenges policies for all TOCs. They want the Planning Department to start over again. We must have a public process.

David Wheatley said I like their hardball attitude. I’m confused about page 6. You need to create 12 instead of 6. Joe Ferrell said that David Wheatley had the wrong font. David Wheatley asked no less than 50% of what? Liza Temple explained that is combined. We suggest that 50% total of a project should be affordable.

David Wheatley said we should go for it and send it out tonight. We can revise it in January. They need to know what we think and what we want.

Liza Temple expressed concern about waiting until January. Carol Cetrone explained that this letter is basically taken from the EPNC letter. It deals with basic improvements to the existing TOC system. When my friend Vic, a former City Planner, comes to speak, it’s more about the flawed approach that got us to where we are now. I don’t mind us moving this now. Down the road, we’re not joining the lawsuit.

Liza Temple said there is more than one lawsuit. They are using this as an angle to stop shelters. It’s complicated. There have to be incentives for homelessness solutions. This letter works. It addresses very specific things regarding replacing units. Let’s get the other neighborhood councils in David Ryu’s area about this too.
Barbara Ringuette said I’d like to see this go forward today. I’m aware of one of the lawsuits that relates to shelters. The court must give its blessing to that. That may happen in December. This won’t relate to shelters.

Mark Duncan said I’m in favor of more affordable housing. Can we add something that they can’t build unless there is already transportation there, “real transit”? This building will affect the entire community. Liza Temple said if we wait for transit it will never happen.

Mark Duncan said that the way they define TOC 1 should be readdressed. It’s a chicken -- egg thing. We don’t have the infrastructure. Downgrade from TOC 1 to TOC 2, he suggested.

David Wheatley said that housing construction can’t begin until the transportation is completed. Carol Cetrone said you have to define transportation. Mark Duncan said that if you’re going to have TOC you must have the transportation.

Elaine Harris-Roarke asked about the affordable housing component: 50%? Mark Duncan said last month we said let’s shoot for what we want and then there will be a negotiation.

Cliff Towne asked currently TOC is 10%% affordable? Elaine Harris-Roarke said yes. They sold Measure JJJ as if it would help with affordable housing. Market forces aren’t bringing down rents. It’s ridiculous.

Elaine Harris-Roarke asked do we reduce to 40% affordable housing? Christine Kantner said developers are overly into this. It’s a way of concern. It’s been almost six months.

Carol Cetrone offered a correction. Can we say “homes and businesses”? Liza Temple said yes.

Joe Ferrell made a motion to add changes (no less than 50%). David Wheatley seconded.

VOTE
11-0-0
PASSED

Yes Votes:
Liza Temple
Joe Ferrell
Ninotchka Regets  
Barbara Ringuette  
Cliff Towne  
Carol Cetrone  
Christine Kantner  
Elaine Harris-Roarke  
Debbie Slater  
David Wheatley  
Mark Duncan  

No Votes:  
None  

Present, Not Voting:  
None  

Mark Duncan said that he wants to write a separate one. Liza Temple said we’ll have a presentation in January.

4. ADMINISTRATIVE ITEMS  

a. Review and adoption of minutes  

September minutes  

Carol Cetrone pointed to language regarding Waverly Drive where she supposedly said I appreciate that you do have a roof… She said the opposite.  

Barbara Ringuette said that she had several concerns. She will give Joe Ferrell corrections.

VOTE for September minutes  
11-0-0  
PASSED  

Yes Votes:  
Liza Temple  
Joe Ferrell  
Ninotchka Regets  
Barbara Ringuette  
Cliff Towne  
Carol Cetrone  
Christine Kantner  
Elaine Harris-Roarke  
Debbie Slater
David Wheatley
Mark Duncan

No Votes:
None

Present, Not Voting:
None

October Minutes

**VOTE for October minutes**

11-0-0

**PASSED**

Yes Votes:
Liza Temple
Joe Ferrell
Ninotchka Regets
Barbara Ringuette
Cliff Towne
Carol Cetrone
Christine Kantner
Elaine Harris-Roarke
Debbie Slater
David Wheatley
Mark Duncan

No Votes:
None

Present, Not Voting:
None

b. Committee business. Urban Design and Preservation Advisory Committee

Christine Kantner noted that several Sunset Junction store owners are concerned about that entire block. There is a rumor that the block will be torn down. They are not renewing leases. Someone has posted something on Facebook about a possible demolition. That was taken down. Some businesses have a year left on their leases. This is at Lucille and Hyperion on Sunset, the south side. Owners of most of that block are selling the buildings. They are in escrow and will be completed in a few weeks. The buyers are talking about demolishing buildings.

5. ADJOURNMENT
The meeting ended at 8:36pm.