

## **SSNA Board Meeting – December 6, 2017**

*Minutes prepared by Daniel Brook on 2/4/18, with additional notes from Conrad Starr on 2/4/18 and 2/6/18, and approved by the Board on March 8, 2018.*

Meeting Called to order by SSNA President Conrad Starr at 7:06PM

A quorum was present. Board members in attendance included Mr. Brook, Mr. Starr, Giorgio Bosso, Joy Calisoff, and Sarah Cohen. Additional SSNA Members in attendance included Lane Maser, Sue Horwitz, Rich Erickson, Amanda Peppe, Rob Schoenberger. Guests included Jason Wimberly of the Wall Fitness and Julia Duncan (arrived at approximately 8pm), Senior Planning Deputy from CD4.

Mr. Starr reported that July 2, 2017 minutes are still outstanding from former SSNA VP Sue Horwitz. Approval of November 2017 minutes was postponed.

SSNA Treasury Report: nothing to report

SSNA Land Use Committee Report:

Application for the Beer and Wine CUB permit at 759 S La Brea Restaurant, “Met Her At A Bar” – Under Review. Mr. Bosso said the requested hours are from 7am to 12am daily. He will connect with Miracle Mile Residential Association (MMRA) and get back to the board on their plan/position. Mr. Brook said that parking has to be addressed. Ms. Cohen said that parking or valet needs to be provided

952 S Citrus – Seeking a R1 variation for home remodel. Giorgio is following up on the variance. He will call the applicant and the planning department.

9<sup>th</sup> and Citrus - This was a halfway house. Now rented to Russian 24 bed hostel. Accessary living now – Now a business. Giorgio will follow up with the CD-4.

The Wall (New Gym) – Giorgio discussed the concerns for parking and noise. Mr. Jason Wimberley from The Wall spoke and said that 47 parking spaces were allocated in the building garage with 90 minutes free with validation. 40 people max per offered class. Mr. Wimberley addressed the concerns of the board.

**Giorgio raised a motion to support The Wall by writing a letter of support to CD4 and GWNC Land Use Committee.** SSNA Board voted unanimously to draft a letter of support for The Wall.

SSNA Citrus Traffic Committee Report:

Joy – Presented Updates. Report that Officer Manning’s Final Report. Recommendation for a new no left turn sign from Olympic Blvd. onto Citrus for East bound traffic.

Joy will speak with officer and work with Giorgio.

SSNA Communication Committee Report:

SSNA Archive Site being created by Mr. Starr.

Google Group created by Mr. Kirchmer

Metro Center Opening – brief discussion

Community Meetings

GWNC Outreach Committee: Mr. Starr reported on Disaster Preparation efforts underway. Mr. Starr asked attendees who would be interested in joining the effort to organize the neighborhood: Mr. Senigram, Ms. Maser and Mr. Erickson expressed willingness/interest. Ms. Calisoff suggested rain barrels as a way to stockpile water. (Sarah – Water Gallon. People buying Water Barrels; 55 Gallon 5-year emergency water tanks; Free Rain Barrels)

Crime Report

CPAB – Mr. Starr reported that the Community Police Advisory Board’s November meeting included a discussion of the recent news stories of crimes at local libraries involving people experiencing homelessness.

Crime Reviewed. – Doorbell that records sound and video.

Ms. Calisoff reported that tools were recently stolen from a worker at 911 S. Citrus. Mr. Brook said he has not experienced people entering his construction site on Orange Dr. since he installed a strong lock.

Unfinished Business

BRE – Mr. Starr reported that CD4 has not provided an update yet regarding funds available through the BRE/Essex traffic mitigation funding.

Street Repairs - Daniel Brook will begin research into paving streets that are in disrepair. (Giorgio – Re-painting street – Non-reflective paint used.)

Neighborhood Watch: Ms. Cohen Spoke with Los Feliz group. Exploring ACS security. Will explore further neighborhood watch programs and report next meeting.

Non-profit status for SSNA: Steve investigating. Ms. Maser said she’s familiar with the steps, and that there are grant-writing classes; she also was president of a non-profit; she said the steps needed are easily viewed online. It was suggested that NOLO.com is a resource.

R1 Discussion with Julia Duncan from CD-4: Ms. Duncan explained the options available for R1-zoned homes on Citrus Ave. and Orange Dr. and took questions from SSNA members. The conversation included the following information:

- (Interim Control Ordinance) ICO Expiring in July 2018.

- Giorgio – Review of different zoning issues in comparison with Brookside.
- Issue regarding proposed new single family unit homes. In 2016 the first thing Councilman David Ryu did was implement the ICO in Sycamore Square at the behest of SSNA.
- Beverly Grove ICO was applied to S.S. and expires in 2018.
- The LA City Baseline Mansionization Ordinance (BMO) already updated in March of 2017.
- The new BMO changes the zoning code affecting single family homes. Some of the many changes include a requirement for the articulation of second story side walls.
- Julia Duncan presented on the differences between the new BMO and neighborhood specific standards. She focused on discussing RIV3. She used neighborhood maps and other handouts that described the potential zoning options.
- SSNA board members discussed these options and agreed to review further and make a recommendation.
- SSNA board members expressed concern about the ability of the R2 zoned buildings to become significantly larger.
- Citrus and Orange have different floor area ratios
- The BMO and new R1 zones have the same encroachment plane, and articulation. The difference is the Residential Floor Area (RFA) – the new BMO limits RFA to .45; under the ICO the maximum RFA is .53 (including bonuses in 5 categories)
- Backyard privacy was raised as an issue by members.
- The scale most consistent with the BMO would be “3” as “R3,” “F3,” or “V3”
- No arguments heard for F3
- RFA is dictated by lot size.
- Projects previously permitted are vested.
- Eventually, the whole city will have new zones.
- In Sycamore Square, the median lot size is 7,506 sq. ft.; the mode is 6,221; the average building size is 2,064 sq. ft.; the median is 1,921, modes is 1,872; the FAR average is .28, median is .27.
- Mr. Bosso noted the characteristic of the neighborhood is with rear garage, whereas new construction often places the garage in front with more green space in the rear.
- It was noted that RFA means the livable space, and FAR can subtract 200 sq. ft. for the garage if in front or 400 sq. ft. if in the rear, with a cap of 400 sq. ft.
- Mr. Brook noted that new driveways must be 9 feet wide with car turnaround space in the rear, while old driveway requirements were 6 feet wide
- Ms. Duncan noted that Councilmember Ryu would be unlikely to support the less-restrictive BMO, nor would he be likely to support a larger FAR as in “Column 2” (e.g. R1R1 or R1V2)
- Ms. Duncan noted that the 12/19/17 hearing would be important for the collection of stakeholder input and feedback to be included in the staff report; she then detailed the next steps, from CPC recommendation to PLUM Commission, then full LA City Council, with public comment opportunities along the way. She encouraged the SSNA board to take a position by 12/19/17 if possible.

- Ms. Duncan explained that City RecodeLA is undertaking multifamily variations starting with the Downtown area, and that it's the same basic concept. She said it will take a long time before the new multifamily zones are ready for Sycamore Square.

Annual Meeting 2017: Mr. Starr collected board member signatures on thank you letters to donors of time and raffle items. He agreed to send letters.

Board Comments: no additional board comments were heard at the meeting.

Public Comments: no additional public comments were heard at the meeting.

The meeting was adjourned by Mr. Starr at 9:25pm.