

**ARROYO SECO  
NEIGHBORHOOD COUNCIL**  
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**CITY OF LOS ANGELES  
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**OFFICERS**

Nina Zippay  
PRESIDENT

Valerie Harragin  
VICE-PRESIDENT

Martha Benedict  
SECRETARY

Andrew Ptashnik  
TREASURER

Teresa Bonsell  
REGISTRAR



**Planning & Land Use Committee**  
Christine Pierron, Chair

**Committee Members**  
To Be Determined

**GEOGRAPHICAL REPRESENTATIVES**

Andrea Moran, Hermon  
Judy Shane, Hermon  
Martha Benedict, Montecito Heights  
Roy Payan, Montecito Heights  
Darius Adle, Monterey Hills  
vacant, Monterey Hills  
Valerie Harragin, Mount Washington  
Padraic Cassidy, Mount Washington  
Andrew Ptashnik, Mount Washington  
Christine Pierron, Mount Washington  
Joseph Riser, Sycamore Grove  
Sergio Vidal-Echeverria, Sycamore Grove

**AT LARGE REPRESENTATIVES**

Teresa Bonsell, At Large  
Tony Torres, At Large  
Terry Saltzman, Community Non-Profits  
Randall Zorick, Education & Youth  
Nina Zippay, Environment  
Margaret Barto, Faith Based Organizations  
Annie Sakamoto, Healthcare & Seniors  
Ariel Van Zandweghe, Recreation, Culture & Arts  
Alfred Buhler, Wholesale & Services

**ARROYO SECO NEIGHBORHOOD COUNCIL (ASNC)  
PLANNING & LAND USE COMMITTEE**

MONDAY March 10, 2014, 6:30 P.M.

Montecito Heights Senior Center

4545 Homer St, Los Angeles, CA 90031

**MINUTES DRAFT**

**1. CALL TO ORDER. 6:37 PM**

**In attendance:** Loyd Katto (LK), Martha Bendedict (MBe), Roy Payan (RP), Padraic Cassidy(PC), Christine Pierron(CP), Michael Blatt(MBl), Jay Handel (JH)

**2. PUBLIC COMMENT.** None

**3. APPROVAL OF THE MINUTES.** Minutes from 02-10-14 approved RP 1<sup>st</sup>, Pc 2<sup>nd</sup>, all

**4. UPDATE: 822 & 828 ONEONTA.**

Developer notified chair via email at 4pm that in lieu of attendance they were issuing a letter stating describing the events and their actions. The letter was distributed at the meeting to committee and two stakeholders, Guru Sing and Joel Gerber.

The letter was summarized and the issue discussed. LK notified the committee that he had contact the Building Dept and requested a site visit and that a grading inspector was to come to the site on 03-11-14.

**MOTION:** Notify Council member Cedillo's office via email to put on record PLUC's concerns for safety for these projects and the possible cumulative impact that the third project at 808 Oneonta may have for slope stability.

Include in the email:

The two existing projects have 35 drilled caissons with approximately 25 unfilled for about a year and a half, potentially creating instability for the slope for the sites, for the road and for the adjacent neighbors. This is a landslide zone and the developers have also expressed their concern for the safety of their sites due to these unfilled caissons.

The developers have sought to remedy the situation by requesting city approval to complete the construction of the caissons by filling them with concrete. They have received building department approval to do so but planning department rejection because they do not have a current valid planning approval for the sites. PLUC discussed the option to fill and compact with earth the drilled caissons to remedy the situation and restore the hillside stability.



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PLUC believes that the safety of the road and hillside are most important for these projects and have requested a site visit to be conducted by a City grading Inspector on Tuesday March 11, 2014. (MBe 1<sup>st</sup>, RP 2<sup>nd</sup> all)

5. **APPLICATION REVIEWS/PRESENTATIONS.** Review development applications:
  - A. **808 ONEONTA** Project Compliance Submittal for a new single family residence for the Mt. Washington/Glassell Park Specific Plan. Applicant not present, item was deferred to a future meeting.
  - B. **3721 Marmion Way.** Conditional Use Permit to remove an existing 22 foot church sign and replace with a 45 foot unmanned wireless facility disguised as a bell tower church sign. Presentation by applicant.  
MOTION:
    1. PLUC expressed concerns over the bulk of the proposed bell tower and found it out scale with the residential neighborhood.
    2. PLUC was also concerned about the large size and light output of the two proposed digital displays
    3. Applicant to return to PLUC addressing these concerns with solutions at their discretion but it was suggested to either:
      - a. Refine the design of the bell tower to reduce its bulk and blocky nature.
      - b. Study the use of an alternate devise such as an "antenna tree." That could have an additional separate sign for the church (MBI 1<sup>st</sup>, RP 2<sup>nd</sup>, all)
6. **UPDATE:** motion from Councilmember Cedillo to designate Flat Top as open space.  
RP stated that Gloria Molina's office, the supervisor may be able to put up half the cost of the land purchase.
7. **UPDATE:** Marmion Way and Ave 45 project. HPOZ reviewed and approved on 02-25-14.  
PC attended the HPOZ hearing stating that he objected to the project because it did not meet the HPOZ's required findings. HPOZ stated that they had already discussed these items and approved the project unanimously.
8. **UPDATE:** Dash Bus Expansion.  
Hermon LI had requested a PLUC representative to meet with them to explain the project. RP to attend their March 13 meeting to bring it up in the Q&A with CM Huizzar. MBe to contact Maggie Barto to act as our representative.
9. **UPDATE:** Figueroa "LANDbridge" as a pedestrian and bike friendly "park" alongside the new vehicular bridge.  
ASNC Board vote from 02-24-14
10. **UPDATE:** LANCC parking meter system reform. (MB) report on speaker for issue. No updates.
11. **COMMITTEE MEMBER COMMENTS.**  
LK: attended PlancheckNC and notified PLUC of Peace in the Northeast march  
RP: talked with Sylvia Robledo who said that Caltrans was considering changing the bridge at the Ave 43 exit in spite of its historic designation due to safety concerns.  
JH: explained effort to fix problem of community and specific plans not getting updated due to lack of funds. Concept to impose and additional fee to new construction (amount undetermined) to fund updates.
12. **ADJOURN 8pm.**