

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

Monday, July 13, 2015 6:30 PM **Carlin G. Rec Center Main Room** 511 W. Avenue 46 Los Angeles CA 90065
MINUTES

Attendees:

McAlary, Rosenthal, Valencia, Cassidy, Kampe, Blatt, Flannery

Not in attendance: Park, Bejarano

- 1. MEETING CALLED TO ORDER AT 6:58PM**
- 2. PUBLIC COMMENT** No public comment
- 3. APPROVAL OF THE MINUTES.** Motion to approve by Kampe, seconded by Blatt. McAlary, Rosenthal, Valencia, Cassidy, Kampe and Blatt voted in favor.
- 4. REPORT ON PREVIOUS MEETINGS and results of resolutions passed.**
466 East San Andreas Ave: Letter was written in support of the project and submitted to ASNC for approval. It did not make the deadline so it will be acted on during the August Neighborhood Council meeting.
- 5. APPLICATION REVIEWS/PRESENTATIONS.**
There were no developer presentations. Steve Brabson will present on 3627 Primavera Ave. for August PLUC meeting. Representative will be asked to present on 504 W. Avenue. 44 will present at a later date.
- 6. NEW BUSINESS:**
Hybrid Industrial Live/Work (HI) Zone. Rosenthal reported that It is suggested that Northeast Los Angeles be designated as one of the two HI areas, the other one being Central City North.

Public Comment - Eddie Rivera from Northeast Daily News asked if there was a timeline. Documentation given to PLUC did not include a specific timeline.

PLUC members discussed and support as a general concept. HI could be a vibrant model for new development. Buildings zoned for industrial would be allowed to convert into live/work/retail. Zoning on North Figueroa currently includes mixed use commercial. The primary area in ASNC is San Fernando, although there may be some other smaller pockets of areas. The following concerns were discussed:

- Lack of parking. Cassidy said it is potentially troubling that conversion of existing buildings does not require any parking at all. Blatt noted that is a general trend in the City for already developed areas in order to preserve the character of the neighborhood. Cassidy suggested off site parking be included in plans. Minimal parking discourages use. Document does not even require existing substandard parking be maintained.
- Green Space. Kampe to make some specific recommendations about open space and green space as well as concerns about developers following through on commitments for green space.
- Traffic. San Fernando has been relatively quiet due to significant construction at Figueroa. When construction is finished traffic will return to the street as a main throughway.

Discussion is tabled for August meeting when PLUC will give direction to Blatt to write a letter in support that also includes recommendations and concerns listed above.

Baseline Mansionization Ordinance Amendment. Councilmember Paul Koretz made a motion in May 2014 at the City Council meeting to amend the Baseline Mansionization Ordinance. Traditionally, an amendment takes a lot of time to get written and

passed. Although interim Control Ordinances were passed temporarily for select neighborhoods, unprotected areas have no recourse at present (which include the neighborhoods of Arroyo Seco). Neighborhood Councils are being asked to send letters in support of expeditiously and urgently adopting the amendment. The following items were discussed:

- Koretz's amendment includes eliminating the green building bonus, decrease the base floor area ratio, eliminate the attached garage exemption and the eliminate the double height entryway.
- The current moratorium in certain neighborhoods doesn't specifically stop new development but stops tearing down existing houses. In ASNC the specific plan and hillside ordinances stop this kind of development so this probably would not have a huge impact on ASNC neighborhoods.
- Blatt had reviewed a pre-draft of the proposed ordinance. Developers building mansions in neighborhoods diminishes the volume of light and air for neighbors.
- Blatt said he doesn't have objections to mansions as long as the view from the front of the house looks to scale of the other homes in the neighborhood. It may be better to build large basements to increase square footage because basements are exempt.
- Blatt says early draft ordinance wants to discourage people from building into the backyard zone and allow people to build up to the street.
- One request in the draft letter submitted was to accelerate the amendment process from the 18 month timeline. It may be a problematic to accelerate the timeline.

PLUC decided it was not appropriate to respond to with a letter without doing some outside research and data gathering. At the meeting there was not a copy of the specific language in Koretz's amendment. Cassidy to send amendment to everyone and to do research and come back to report to the board in August.

Developments on contiguous lots. Are they mini subdivisions? Rosenthal and Cassidy attended meeting with City Planning and Land use on July 7, 2015 to discuss projects like Ganymede in Mt. Washington and Barryknoll in Glassell Park that are, for environmental impact purposes, mini subdivisions but are coming in to planning as smaller groups of single family homes. At the meeting issues of down zoning (as relates to the *Very Low Residential Land Use Designation* adopted by the City in the Northeast Community Plan), Zoned R-1 vs R-11, CEQA reviews, etc. were discussed in relation to protecting the Mt. Washington and Glassell park neighborhoods from unmitigated impacts. Ganymedeproject is five lots and Barryknoll is seventeen lots. Both projects look like they are being developed lot by lot rather than as a mini subdivision in order to avoid CEQA reviews, EIR, etc.

Cassidy says if City enforced existing grading guidelines on Ganymede then the entire development would look different and that it seems like that would be the same for Barryknoll. The topography and the grading would reshape the development per existing grading guidelines. If grading was actually enforced the development would probably turn into a project that made sense for the property. Cassidy says problem with some of these projects is that City trusts that the architects and developers submitting know what they are doing when in fact working with hillside lots requires specific knowledge and expertise. In letter that Cassidy is drafting regarding will include language about holding developers accountable and additionally PLUC would like to request the planning department to ask on planning permits if applicant will be developing neighboring lots.

Ave 45 and Marmion traffic lights. Cassidy reported Ave 45 and Marmion traffic lights with RXR barriers produce long waits. At the last meeting a motion was passed that Cassidy write a letter and request agreed upon resolution to the problem. Cassidy will poll the community and see how many people report that this is a problem in order to include that information in a letter to be drafted in time for August PLUC meeting. Cassidy motioned that ASNC purchase Survey Monkey annual subscription, McAlary seconded,

Padraic also to send information to Linda on Survey Monkey fees to purchase for PC motion/HM seconded and McAlary, Rosenthal, Valencia, Cassidy, Kampe, and Blatt voted in favor. Cassidy to send information to Valencia.

Discussion on Homelessness & The City of Los Angeles Rosenthal reported that this sub-committee will be pulled out of PLUC and become an ad-hoc committee of ASNC.

Get City "Packets" (documents) in Electronic Form and get revised drawings sent to PLUC.

A motion was made by Rosenthal and seconded by Flannery to request Ondrea Tye's boss that she come to speak at a PLUC meeting in the future. Among items to be discussed would be how revised drawings get routed back to PLUC and electronic documents. McAlary, Rosenthal, Valencia, Cassidy, Blatt, and Flannery all voted in favor. PLUC may need to pay for Tye to attend meeting and will report at next meeting whether that is the case. Blatt to follow up.

MISSION STATEMENT FOR PLUC New mission statement was revised to be, **"To give a voice to the community in both the built and natural environments of the Arroyo Seco."**

728-748 Ganymede. The Mount Washington Homeowners Alliance has written an additional appeal about this project. Cassidy to work on letter about grading, see below. City Attorney said that there is no specific language that allows the planning department to stop the project.

Lack of Specificity about Grading in the Specific Plan At the June meeting it was voted on that Cassidy was to take the general grading issue, combined with concerns about 728-748 Ganymede Drive, write a letter and send to City Grading in the Building Department and cc to Ondrea Tye.

Blatt asked if the developer is allowed to make changes to grading after the permit has been issued, PLUC unsure. It was recommended that Planning include a box check to determine if a project is part of a multiple project development and if grading is conforming (see above). Request that the city has a better enforcement mechanism than what is currently available. Blatt asked if there should be a requirement that the City should hold a bond. Suggestion was made that MW Homeowners Alliance might be better off using resources to pursue legal action against developers who are leaving properties vacant, that might have a better result and impact than appeals about low residential land use designation.

822 & 828 Oneonta LA Department of Building and Safety conducted an inspection of the sites at ASNC request and wrote the following response to ASNC:

I have received a copy of your letter, dated January 26, 2015 to Pascal Challita, Assistant Bureau Chief of the Inspection Bureau, relative to your Association, Arroyo Seco Neighborhood Council (ASNC) concerns pertaining to 822 and 828 Oneonta Drive.

Upon receipt of your Association's concerns, my Staff conducted an investigation of the site and found the following:

- *No construction activity was taking place,*
- *A Temporary Electrical Power Pole was located on the Lot but not connected*
- *Proposed, incomplete foundation [some exposed, some covered] caisson and friction piles excavated but not poured with concrete for the proposed Dwelling existed*
- *A Construction Fence was installed around the perimeter of the property .*

The Owner of the property has re-submitted their Plans to the Department's Permit and Engineering Bureau for review in an effort to obtain a new permit:

14010-10000-03575	B14LA15329	Bldg-New	Verifications in Progress 2/23/2015	New single-family dwelling with attached private two-car garage.
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However, in view of the above, the Department is in the process of issuing an Order to Comply to the Owner of the property to:

- *Secure and maintain the property from unauthorized entry by means of an approved fence around the perimeter of the lot.*
- *Remove all excessive trash, debris and excessive vegetation from lot, and*
- *Provide approved protection of all open, exposed Caissons and Friction Piles which currently constitute and hazardous condition.*

Moon Canyon Rosenthal updated that Moon Canyon Park is slated to have a gate put in (normal, triangular metal gate put at entrances to parks) but locked only if the Parks & Rec Department can add the gate to their route. If they cannot, the gate will close but will not lock. There is a request by the neighbors to have an official park sign mounted on site with hours posted. PLUC not taking any position at this time.

Open discussion on Road Bank / Land Bank. It was reported that Glassell Park would like to join our plan for an Open Land Bank and Road Bank. After the meeting an email was sent to all PLUC members informing that Helene Schpak who represented Glassell Park Improvement Association at meeting on July 7th (see above) and serves on PLUC for Glassell Park NC is personally interested in the Land Bank concept but does not represent or speak for the NC. Board member asked how are the roads in Montecito Heights - Cassidy reported many retaining walls in horrible shape currently, if those were to fail the public right of way would be in danger. Valencia reported many roads with problems. Rosenthal to look for a speaker to talk about land bank at a future meeting.

MND and EIR Process: Cassidy does not see the point of an EIR on single family home or small development of single family homes. Blatt says if you are doing projects on lots and streets that already exist EIR is not necessary it's when you do significant grading or need to add roads that an EIR is important. Public often confuse an emotional reaction to a project with a need for an EIR. Blatt says rather than confronting developers with CEQA or EIR, PLUCs role is to have developers listen to community and be open to suggestions and questions from neighbors and stakeholders. Lay people who are not involved in development may not understand that the conditions of the specific plan already build into the process mitigation for many problems.

7. UPCOMING BUILDING PROJECTS expected to be addressed at a later meeting: Packets received from City Planning Office. Applicants have been invited.

3627 Primavera Ave. DIR-2015-2195-SPP. Construction of New SFD. Requests Specific Plan Project Permit Compliance and Categorical Exemption. Steve Brabson (323) 850-1400. Brabson to present to PLUC in August.

1053 North Nordica Drive. Construction of a new second story, 681 SF addition. Construction of a new 472 SF 2-car garage. SPPP permit and Categorical exemptions request. PLUC has been notified that this is being redesigned and will not be ready to present for a few months.

504 West Ave 44. ZA 2015-958. Incorrect email was put on the application. Currently not ready for presentation in August and will present at a later date.

Notice of development activity received. No packets received.

- **4641 E San Andreas Ave.** 90065. DIR-2015-2335-SPP. Request both Specific Plan Project Permit compliance and Categorical exemption. Marc Frohn (323-552-8807).
- **504 W. Avenue 44.** 90065. Construction of a new 2-story, 2908 SF, SFD, on a vacant lot. Adrian Martinez (310) 337-1327.
- **460 N. Crane.** Demolition of existing house and construction of new 2,438 sq.ft. single-family residence.
- **4755 W. Glenalbyn.** 500 sq.ft. second story addition
- **962 W. Ave 37.** Environmental Assessment for New Single-Family residence within Mt. Wash/Glassell Pk Specific Plan
- **4209 W. Sea View Drive.** New Single Family residence.
- **720 N. Crane Blvd.** 90065. Construction of a new SFD, 1606 sq. ft. plus two-car garage. Requestor: Claudia Olteaunu (949) 395-0090.

Projects that need additional information to proceed:

- **850 N. Rome.** Addition to an existing SF residence.
- **348 West Museum Drive.** 90065. Certificate of Compliance. Regina Rodriguwz (323) 221-4168.

8. COMMITTEE MEMBER COMMENTS No comments.

9. MOTION TO ADJOURN AT 9:01 PM by Cassidy, seconded by Blatt. McAlary, Rosenthal, Valencia, Cassidy, Blatt, Flannery voted in favor.

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