

ARROYO SECO
NEIGHBORHOOD COUNCIL
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Planning & Land Use Committee

Tamar Rosenthal, Chair
Helen McAlary, Homeless Advocacy

Committee Members

Tamar Rosenthal, Lynda Valencia, Roy Payan, David
Flannery, Padraic Cassidy, Ben Park, Michael Blatt,
Helen McAlary, Lynette Campe and Lenora Bejarano
Drawing members from the 5 Arroyo Seco Communities

GEOGRAPHICAL REPRESENTATIVES

Tony Howard, Hermon
vacant, Hermon
vacant, Montecito Heights
Roy Payan, Montecito Heights
Richard Schwanbeck, Monterey Hills
Lynda Valencia, Monterey Hills
Valerie Harragin, Mount Washington
Padraic Cassidy, Mount Washington
Helen McAlary, Mount Washington
Tamar Rosenthal, Mount Washington
vacant, Sycamore Grove
vacant, Sycamore Grove

AT LARGE REPRESENTATIVES

Teresa Bonsell, At Large
Lenora Bejarano, At Large
Harv Woien, Community Non-Profits
vacant, Education & Youth
vacant, Environment
Margaret Barto, Faith Based Organizations
Raul Esquivel, Healthcare & Seniors
Martha Benedict, Recreation, Culture & Arts
Lynn Moses, Wholesale & Services

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

Monday, July 13, 2015, 6:30 PM

Montecito Heights Senior Center, 4545 Homer Street, Los Angeles, CA 90031

OPEN TO THE PUBLIC – Please join us and find out what's developing in our neighborhood.

AGENDA

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72-hours) prior to the meeting by contacting Department of Neighborhood Empower, at (213) 978-1551 or toll-free at 311.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all members of the Board in advance of a meeting, may be viewed at the Neighborhood Council meeting or on the Neighborhood Council website by clicking or visiting www.asnc.us.

Any item below may be an action item.

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR A LA OFICINA 3 días de trabajo (72 horas) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR LLAME A NUESTRA OFICINA AL (213) 978-1551.

(References to names in aqua are committee members who will present on an issue.)

- 1. 6:30 PM. CALL TO ORDER.**
- 2. PUBLIC COMMENT** on items **NOT** listed on the agenda. Please let us know if you are here for an agenda item.
- 3. APPROVAL OF THE MINUTES.** Review /approval of May minutes.
- 4. REPORT ON PREVIOUS MEETINGS and results of resolutions passed.**
All letters sent by President of ASNC unless otherwise noted. Letters sent from ASNC since our last meeting:
4668 East San Andreas Ave Letter 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.** Review development applications: *Times are only approximate.*
There are no developer presentations tonight.
Should we review projects on Primavera and Ave 44 (See under #7) in August without the developers?



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6. NEW BUSINESS:

Hybrid Industrial Live/Work (HI) Zone. ([Tamar reports](#)) It is suggested that Northeast Los Angeles be designated as one of the two HI areas, the other one being Central City North. Does PLUC want to take a position on this? (*See handout*)

Baseline Mansionization Ordinance Amendment. Motion made by Councilmember Paul Koretz in May 2014 at the City Council. 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). City Councils are being asked to send letters in support of expeditiously and urgently adopting the amendment. Does PLUC want to take a position on this? (*See attachment for suggested text for letter.*)

Speaker Suggestions: Shana Bonstin, Senior City Planner, Los Angeles. Other suggestions?

Developments on contiguous lots. Are they mini subdivisions? ([Rosenthal and Cassidy report](#)) (*See attachment*) Meeting took place on July 7, 2015 to discuss projects like Ganymede in Mt. Washington and Barryknoll (Application made on April 28' 2015) in Glassell Park that are, for environmental impact purposes, mini subdivisions but are coming in to planning as smaller groups of single family homes. 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. Do we want to write a letter?

Ave 45 and Marmion traffic lights. ([Cassidy reports](#)) 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.

Discussion on Homelessness & The City of Los Angeles ([McAlary and Rosenthal update](#))

McAlary: Ad Hoc Committee for Homeless, Committee members, agenda, future speakers.

Rosenthal: Panel Discussion at Zocalo event, "What Keeps the Homeless Off the Streets?"

Monica Alcaraz, Northeast Regional Coordinated Entry System (CES) Coordinator will speak at our August Meeting.

Get City "Packets" (documents) in Electronic Form and get revised drawings sent to PLUC. ([Blatt update](#)) This was passed over a year ago by PLUC. Do we need to send a letter from ASNC requesting these in a formal way? Is the packet we receive from *the City* or from *the Developer*? How do we get revised drawings to get routed back to PLUC?

MISSION STATEMENT FOR PLUC At the June PLUC meeting it was suggested that our mission statement be :

"To give the community a voice in the built and natural environment." Suggestions for finessing it will be entertained.

728-748 Ganymede. The Mount Washington Homeowners Alliance has written an additional appeal about this project. Updates to follow.

Lack of Specificity about Grading in the Specific Plan ([Cassidy update](#)) 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 Department and cc to Ondrea Tye.

Moon Canyon ([Rosenthal/Harrington update](#)) At the present time it 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. Does PLUC want to take a position on this?

Open discussion on Road Bank / Land Bank. Glassell Park would like to join our plan for an Open Land Bank and Road Bank. Their roads in places are horrendous and almost impassable. How are the roads in Montecito Heights?

MND and EIR Process: ([Cassidy opens discussion](#)) CEQA Flow Chart and EIR & MND handouts. Should PLUC advocate for something different? Is there a conflict of interest for Planning Department vendors to talk to Neighborhood Councils?

7. **UPCOMING BUILDING PROJECTS** expected to be addressed at a later meeting:

Packets received from City Planning Office. Applicants have been invited.

Should present or We may review at next meeting:

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. *They have been invited to present for the August Meeting.*

1053 North Nordica Drive. Construction of a new second story, 681 SF addition. Construction of a new 472 SF 2-car garage. SPP Permit and Categorical exemptions request. *We have 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. *We received no answer from outreach to the developer. Blatt will continue to try and connect with them.*

Packets received from City Planning Office. Applicants will be invited. **No date for presentation yet:**

All packets received have been invited.

Notice of development activity received. **No packets received. Newest Activity in Orange.**

- **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 Olteanu (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**

9. **ADJOURN**