

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

**c/o EmpowerLA - DONE**  
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**OFFICERS**

Valerie Harragin  
PRESIDENT

Martha Benedict  
VICE-PRESIDENT

Lenora Bejarano  
SECRETARY

Lynda Valencia  
TREASURER

Teresa Bonsell  
REGISTRAR



**Planning & Land Use Committee**

Tamar Rosenthal, Chair  
Helen McAlary, Secretary

**Members**

Lenora Bejarano, Michael Blatt, David Flannery, Hans Herst,  
Lynnette Kampe, Ben Park

**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  
VACANT, Mount Washington  
Tamar Rosenthal, Mount Washington  
Helen McAlary, Mount Washington  
VACANT, Sycamore Grove  
VACANT, Sycamore Grove

**AT LARGE REPRESENTATIVES**

Teresa Bonsell, At Large  
Lenora Bejarano, At Large  
VACANT, Community Non-Profits  
VACANT, Education & Youth  
Lloyd Kattro, 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 and Land Use Committee Meeting**

Monday, October 21, 2015 6:30 PM Montecito Heights Senior Center 4545 Homer, Los Angeles CA  
**MINUTES**

**Attendees:**

Rosenthal, Flannery, Park, Blatt, McAlary, Kampe, Herst, Bejarano

**Not in attendance:** None

- 1. CALLED TO ORDER at 6:30PM**
- 2. PUBLIC COMMENT** - No public comment
- 3. APPROVAL OF THE MINUTES.** Motioned by Park, Second by Flannery. Motion carries unanimously.
- 4. REPORT ON PREVIOUS MEETINGS and results of resolutions passed at ASNC meeting.**

*All letters sent by President of ASNC unless otherwise noted. Letters sent from ASNC since last meeting:*

**504 West Ave 44.** Letter sent to Planning

**Parcel S.** Letter went to State officials in addition to local council member.

**Marmion Ave & Avenue 43 traffic lights.** Letter and update. Letter was forwarded by Sylvia Robledo to DOT and is going through the process at Council office.

**Etta Street.** Planning did not approve a project that PLUC brought concerns forward.

**5. APPLICATION REVIEWS/PRESENTATIONS.**

**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).

Addition to an existing house. They have planning approval from City of LA and approval through the MW/Glassell Park specific plan. Do not necessarily need to present to PLUC since they have already received approval. Architect still went through the project with the PLUC committee. House is approximately 1300 square foot and the addition is just shy of 500 square feet and is an enclosed space under the existing deck. Rear yard is flat so no grading, cutting or filling, no impact to sight lines, no deep footings. Roof of the 500 square foot addition will be an addition to the existing deck for additional outdoor space. Blatt reviewed the project and there are no set back issues, no issues with square footage. Only question was on total height but project is well within what is allowable. Blatt asked where the entrance is to the downstairs space and architect pointed it out.

**700 W Rome Dr.** 90065. ENV-2015-2699-CE. DIR-2015-2698-SPP. Specific Plan Project permit compliance for 612 sq ft addition, new 531 sq ft guest house, and new swimming pool. Contact: Martin Krompf (310) 455-9650. Entitlement Application date: July 23, 2015.

Architect believes that project is approved by planning but that they are waiting for the official letter from City Planning. Home is 1-story split level, post and beam, mid century. Current square footage is 1918 and adding 600+ square foot addition in the back to give more space. Total allowed area on the land is 3,400. Home is on four lots. There will be a small addition in the front, the second addition is a master suite where the deck and hot tub are currently located. Additions keep within the existing architecture. Second component of the proposal is a free standing guest house and pool house. Blatt points out that because of the existing deck the project is not actually changing the height of the home, therefore it's fully compliant. Kampe reviewed the planting list for landscaping and noted there is a mix of plants and heavy use of native plants. Phase one is estimated at 4-6 months. Herst motions to write a letter in support, Kampe seconds, motion carries unanimously.

**1008 Oban Drive.** 90065. DIR 2015-2891-SPP. New Hillside, 2-story, 1,795 SF with 467 SF detached garage using site retaining walls. Net Zero House. Permaculture Garden. Contact: Ross Hirsch: ross.hirsch@doj.ca.gov

This is being built as a netzero home. The netzero concept is about generating as much energy as you use. A local architect in Mt. Washington is designing home, he does lots of work along the river. The lot is 7,400+ with gentle uphill slope. There will be a large outdoor area incorporated into design to maximize outdoor space and make it easily accessible. This is a two story house with 2,200 square foot including the garage. Blatt has a few concerns regarding side-yard and building separation. Currently plans show a 6' side yard but based on height required to have a 7' side yard. Normally the separation between two buildings needs to be 10' and there is only 5'. Blatt says when you combine the structures it's one building and the front setback becomes the garage. The prevailing setback was calculated using the lots across the street. Hirsch reported that the correction letter from Planning pointed out three items that have been corrected including the setbacks. Blatt recommends that when Hirsch receives an approval from planning any variances that are necessary need to be requested at that time because if those variances are requested later it voids the permission. Blatt says only two retaining walls over 3' are allowed on the property, but you can have many garden walls that are at 3'. 44' is the overall structure height so there will be an 8' side yard requirement rather than the 7' discussed earlier. Blatt asked in terms of design why the kids rooms are placed where they are rather than where the deck is - the building is then taller at the front than at the back. There are no plans for gas to the property - all solar. Blatt recommends that Hirsch returns when drawings are final. Blatt motions to draft a letter in regards to compliance concerns and that we otherwise like the project and to copy that letter and all future letters to presenters, seconded by Park, motion carries unanimously.

## 6. NEW BUSINESS:

**Hearing:** 3787 N Glenalbyn Dr. PLUC discussed sending a letter delineating problems in the development but instead asked Developer to present after they had made changes. Rosenthal reports that this may not be good practice because developer may or may not get back to us. Rosenthal communicated back and forth several times with the developer without resolution and then PLUC has received a NOTICE OF PUBLIC HEARING for the development. This means that developer has applied for permit and variances and are receiving a hearing downtown. Rosenthal asks if a PLUC member should attend. Blatt recommends that we not spend any additional time on this project.

**Hearing:** Fees Collected from New Developments for Park maintenance and accessibility. Meeting will be 6-7:30 pm, Thurs October 22. Deaton Auditorium,, LAPD Headquarters, 100 West 1st St. Flannery reports on the "Quick-Guide" fee study for developer fees. Los Angeles is not generating enough revenue from new developments. Current fee is \$2,643-\$7,000 per new dwelling(s) depending on zoning and goes toward parks. The proposal is to raise to up to a maximum of \$18,000 per unit but is based on a fairly complicated formula. The document details the reasons for this cost. This will generate \$5 billion for new parks. Subject properties are new dwelling units, accessory units, and mixed use. Developers would be required to dedicate land or pay fee. There are two standards depending on whether under or over 50 units. Exemptions exist for remodel, replacement, legalization of existing illegal structures, and affordable housing. Parks Department is looking to phase in over three years and 30% of park funding currently comes from fees. Blatt asks if there is a way to demand that the funds are spent locally. Kampe says the plan includes a radius in which the money should be spent. Blatt says can we find property that we want in our land bank and recommend that people dedicate that rather than paying the fee. Glendale fee is \$17,000 per dwelling; Pasadena varies by bedrooms. Staff hearing on 10/22/2015 from 6-7:30 at the LA Planning Department. Rosenthal to ask Sylvia Robledo what Cedillo's position is.

**Small Asphalt Repairs:** Bureau of Street Services have scheduled truck for Arroyo Seco on Nov 13. Need any new problem areas reported to them by Nov 5. This was posted on NextDoor, facebook, and twitter. Over 20 requests came in through Next Door. Only 15 requests can be scheduled.

**Planning Appeal: 4701 N Glenalbyn Drive. 90065. ZA-2015-3616-ZAD-SPP** Seeking relief from improvements per 12.21A. 17(E)3 and 12.21A. 17(E)2 and project permit compliance pursuant to LAMC 11.5.7 for MWSP. Otoniel Solis (313) 382-0134. Blatt reports that the road is not 20' wide so a ZAD is required. PLUC should receive a packet on this but sometimes with ZAD PLUC does not receive information. It appears based on above information that Solis has requested to not do road improvements and must have been denied and is seeking appeal.

**Review upcoming building projects** that have been on the list for awhile.

## 7. UPCOMING BUILDING PROJECTS hopefully addressed at later meeting.

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

**Should present or we may review at our next meeting: 1053 North Nordica Drive.** Construction of a new second story, 681 SF addition. Construction of a new 472 SF 2-car garage. SPPPermit and Categorical exemptions request. *We have been notified that this is being redesigned and will not be ready to present for a few months.*

**Notice of development activity received. No packets received.**

- **512 North Rustic Dr.** 90065. DIR-2015-3571-SSP and ENV-2015-3572-EAF. New 2,255 SF. SFD with attached garage. Ronny Levy (818)506-6671
- **433 W Del Norte St.** 90065. DIR-2015-3300\_SPP and ENV-205-3301\_EAF. New 1,700 SF Single Family Dwelling with detached garage. Juan Kmitos (818) 243-0764.
- **4785 N Glenalbyn Dr.** 90065. ZA-2015-3223-SPP. Construction of a new two-story single family home on a vacant lot (parcel 1 after a lot line adjustment). Contact: Cesar Rossignoli (626) 689-4375. Application date: August 31, 2015.

- **4750 N Glenalbyn Dr.** 90065. ENV-2015-3222-EAF. Also: AA-2015-3220-PMEX. Also: ZA-2015-3224-ZAD-SPP. New Construction of two, single-Family homes on two lots after a lot line adjustment from three to two lots. They are asking for a parcel map exemption. Contact: Cesar Rossignoli (626) 689-4375. Application date: August 31, 2015.
- **460-62 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.** 90065. Addition to an existing SF residence.
- **348 West Museum Drive.** 90065. Certificate of Compliance. Regina Rodriguez (323) 221-4168.

**8. COMMITTEE MEMBER COMMENTS**

- Park comments the experience with Hirsch on Oban Drive is ideal so that committee can give input before the project is very far along. Blatt says it is nice if people can present early to get meaningful feedback. Blatt recommends putting something on the website that is an open invitation for presenters.
- Rosenthal mentions future agenda item for discussion is the teardown of County public housing in Montecito Heights and building condos. Development is right up against Debs Park.

**9. ADJOURN @ 8:54 Rosenthal motions, second by Flannery, motion carries unanimously**

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