

ASNC Planning and Land Use Committee

Tuesday, August 21, 2018 7PM

Ramona Hall

APPROVED MINUTES

Attending: Lynda Valencia, Derek Ryder, Lynnette Kampe, Neiel Norheim and Michael Blatt. Excused absence: Ben Park. Also attending: Brendan Curran.

1. *CALL TO ORDER* at 7:06 PM by Valencia.
2. APPROVAL OF MINUTES – postponed.
3. GENERAL PUBLIC COMMENTS: (On non-agenda items.) None.
4. NEW BUSINESS:

a) 945 Ganymede Dr.: New SFD on extremely narrow lot (30' at midpoint). **Motion:** To send a letter in support of the project with conditions that project comply with rear yard retaining wall requirements and provide recalculation of soil removal. Moved by Blatt, seconded by Ryder. Passed unanimously.

b) Proposed changes to the Accessory Dwelling Unit (ADU) ordinance DIR-2018-4190-SPR. The City is proposing that Hillside areas be exempted due to inadequate infra-structure. Ryder noted that not all "Hillside" homes are actually on a hillside, and Blatt noted that not all hillside streets are substandard. Something less than blanket exemption of all projects in Hillside areas seems appropriate. Regarding reduced parking requirements for projects within a given radius of public transportation Blatt noted that "as the crow flies" and actual walking distances may be very different and walking distance is the relevant measure. Committee refers issue to full ASNC board for broader review.

c. 100 unit condo project at corner of Figueroa St. & Pasadena Ave. including merging of public land. Architect Niam and his team were given 12 minutes to present with a comment period to allow time for several dozen comment cards. The project is proposed to be 7 stories high with retail/condo units and parking on the bottom three floors and condos and amenities on the upper five floors. Niam indicated that an area of public land would "revert" to the property. It is not clear that this is correct. Of the 100 units 10 would be low cost. Niam indicated that an area of public land would "revert" to the property. It is not clear that this is correct. Rough one third of those speaking were generally in favor of the project as providing needed housing while also having reservations on size, parking, character and pedestrian safety. Approx. 2/3'd were opposed to the project as out of character and scale with the community and reducing quality of life for current residents. Blatt noted that multiple density bonuses were claimed but the project failed to comply with conditions including required height set-backs at third and fifth floors and improperly counted some units as residential even though they contained full kitchens and bathrooms. Valencia will schedule and publicize a further meeting to focus solely on this project and allow for more presentation and public comment time.

6. ADJOURNMENT: Moved by Kampe, seconded by Blatt. Passed unanimously. Meeting adjourned at 8:55.

Minutes prepared by: Lynnette Kampe