

ASNC Planning and Land Use Committee

Monday October 7, 2019 – 7:00 PM

Montecito Heights Senior Center

4545 Homer Street, Los Angeles 90031

APPROVED MINUTES

Attending: Michael Blatt, Lynnette Kampe, Neiel Norheim, Derrick Ryder, and Nicholas Manalo.

1. CALL TO ORDER and Determination of Quorum at 7:06 by Neiel Norheim.
2. APPROVAL OF MINUTES – **MOTION: to approve minutes for prior meeting (August)**. Moved by Norheim, seconded by Kampe. Passed: 3 Ayes: Kampe, Manalo, Ryder; 1 Abstention: Blatt.
3. GENERAL PUBLIC COMMENTS on non- agenda items – None.
4. DISCUSSION OF 3995 GLENALBYN New SFD: Ken Bonner/Yolanda O’Lettieri presenting. Built up slope, with elevators to serve all 3 floors. Contemporary with jutting “Jenga” style elements, glass expanses facing street (north). Exterior board form concrete with lumber accents, drought tolerant landscaping with 16 native species. 4:1 replacements for 4 protected trees of Fair condition or better. No replacements for trees in poor or dead condition. 936 cu. yds. soil to be removed. 3-car garage appears to have awkward access. 5’ setback needs to add 1 additional foot for each 10’ over 18’. Open questions: Garage access? Set-back? Water retention? Applicant will return.
5. DISCUSSION OF 1056 OBAN DR. New SFD: Yan Xiu presenting. New SFD Prevailing front set-back 34”, proposed front 36” and side yard 5’6”. Property width 54’, house steps back so height measurement is complicated. An exception to height calculation is that access stairs at or below grade are not counted. Exterior stairs on both sides. Retaining wall needs 2’ free board to catch slough. No existing trees. Lot size 5099.7 sq. ft., 1902.6 sq. ft. living space proposed (does not include garage). Soil excavation figure not available. Traditional style with stone veneer accents and ornate carriage lamps. Style suggestions made. Plans already submitted.
Motion: To write a letter in support of the project on the conditions that project complies with required set-backs and soil excavation is less than 1000 cu. yds. Moved by Norheim, seconded by Blatt. Passed unanimously.
6. DISCUSSION OF 1538 RANDALL CT. Duan (Doris) Liu presenting, return visit. New SFD: 4 BDRMS and office. Fronts on Killarney, note that Randall Ct. is private road. Width of lot is 69’ calculated as average of widest and narrowest points. Height is measured from lowest proposed grade, needs to check with planning if driveway access is included. Will remove decorative “chimney” element to reduce height. Project has 2 step backs. 12’ front set-back and 7’ required side yards. Floor area of 3200 sq. ft. is allowable and slope analysis is not required but third parking space is required if livable space is over 2400 sq. ft. (stairs count on only lone floor for City). Applicant plans 2 parking spaces and will reduce proposed 2539 sq. ft. livable space. Could have deck over garage if not covered, trellis OK. Soil excavation of 915 cu. yds. Exterior treatment of white stucco with blue metal roof, blue accents and grey stone planned. Style suggestion of grey stucco to reduce mass appearance. Applicant will return.

7. ANNOUNCEMENT: Michael Blatt is resigning effective December 31, 2019. His expertise has been highly valuable and he will be missed. Someone needs to take over communications with Martha on the ASNC website to see that plans are posted electronically and that applicant forms appear with case numbers. Our instructions need to be reviewed. Kampe offered to review instructions.

Casey Hughes, Architect has expressed an interest in joining. Members are reminded that the committee needs a quorum to do business and that members may be dropped after two unexcused absences per year.

8. ADJOURNMENT at 9:05.

Minutes prepared by Lynnette Kampe.