

ASNC Planning and Land Use Committee

Wednesday, February 5, 2020 – 7:00 PM

Montecito Heights Senior Center

4545 Homer Street, Los Angeles 90031

Approved MINUTES

Attending: Casey Hughes, Lynnette Kampe, Nicholas Manalo, Neiel Norheim, Derek Ryder and Lynda Valencia.

1. CALL TO ORDER and Determination of Quorum at 7:09 by Neiel Norheim.
2. APPROVAL OF MINUTES – **MOTION: to approve minutes for prior meeting.** Moved by Norheim, seconded by Ryder. Passed: 5 Ayes, 1 Abstention.
3. GENERAL PUBLIC COMMENTS on non- agenda items – Question received about street widening and requests for waivers. Norheim responded that neighbors must be notified, the Planning Dept. will require a Zoning Administrator Hearing and that this is a public hearing.
4. DISCUSSION OF 469 W. Del Norte. No letter has been sent as of yet. Additional information was received that side yard plane needs to be reviewed; discussion postponed until a project representative is able to attend.
5. CD1’S BILL CODY ON MODIFICATION of the Mt. Washington-Glassell Park Specific Plan. Mr. Cody reported that the council office is NOT reviewing the Specific Plan however the Council office IS considering restrictions on construction hours and parking. Proposed changes would be based on the Hillside Construction Ordinance for Brentwood and have been under study for several years. No draft is available and concern was expressed that no notice or information has been provided to the PLUC committee. **MOTION: To request a presentation of the preliminary plan to the ASNC PLUC prior to finalization.** Moved by Kampe, seconded by Norheim. Passed Unanimously.
6. DISCUSSION OF 631 GLENALBYN DRIVE, 90065. Andreas Larson presenting. New SFD on steep down slope lot. Access is from Mt. Washington Dr. but address is on paper Glenalbyn with 2 designated front yards. Project is 2,200 sq. ft. including car port, in a contemporary design with a sanded stucco finish and fire rated wood under the eaves. Max. height 45’. No soil export; no protected trees. Native landscaping planned. The home will be all electric with solar panels and batteries but connected to the grid. No neighbors are nearby and zoning is RE 41. Driveway enters at an angle to the street, reported to have been approved by DOT. Asking for a reduction of side yard setback from 12’ to 10’ to go with topography and a waiver of improvement of Mt. Washington Dr., currently 20’.
Motion: To support approval of the project at 631 Glenalbyn Dr. as compliant with the Mt. Washington-Glassell Park Specific Plan. Contingent upon receipt by PLUC of the Hillside Referral Form.” Moved by Ryder, seconded by Norheim. Passed unanimously.
7. REVIEW OF NELA PLAZA. Background: 2 PLUC hearings have been very well attended and contentious. Valencia reported that the presentation to ASNC Board on January 27 was poorly attended, with few stakeholder comments and was of an updated but not final plan. Other

developers attended in support. Revision has reduced stories from 7 to 5, added set backs and carved out a corner of the land to be public space and still has 100 units plus retail. 40 parking spaces beyond required will be provided. Approx. 1 million will be paid to parks and subsidized rental of retail space for arts or other use proposed. Developer Naim is asking for an EIR exemption and merging of public land. There will be a public hearing Feb. 19th at City Hall, Rm. 1070 at 10:30 am on vesting tract map. **Previous NC letter sent (Approx. Nov. 2018) opposing merging of public land and consensus was that this letter should be resent as PLUC position has not changed.** Norheim and others expressed concern that design is unattractive and too massive, likely to be unsuccessful, there would be a negative impact on existing community housing and public land will be taken.

Motion: To seek pro bono or reduced rate CEQA legal advice with approval of NC Board and to seek NC support to enable PLUC to organize a town hall meeting related NELA Plaza. Moved by Norheim, seconded by Ryder. Passed unanimously.

7. ADJOURNMENT at 9:05.

Minutes prepared by Lynnette Kampe.