

ASNC Planning and Land Use Committee

Monday August 14, 2017 – 6:30 PM

Montecito Heights Senior Center

DRAFT MINUTES

Attending: Tamar Rosenthal, Brendan Curran, Hans Herst, Lynnette Kampe, and Neiel Norheim. Two approved absences: Michael Blatt and Ben Park.

1. *CALL TO ORDER* at 6:40 by Tamar Rosenthal.
2. *REPORT FROM PUBLIC OFFICIALS OR THEIR REPS* – None
3. *APPROVAL OF MINUTES* – Motion to approve as submitted. Moved by Norheim, seconded by seconded by Rosenthal. Passed unanimously.
4. *PUBLIC COMMENTS* – postponed to later on the agenda.
5. Presentations:
 1. 3714 and 3720 Division St.: Doris Liu of JWY group returned to present changes as recommended by PLUC in July. New construction for two single family homes will now have distinct architectural variation: Mission style for one and modern for the other. Re: 3714 Division St.: Liu reported that area was approved by City. Kampe reported that she had reviewed the Tree Report and confirmed on site that all protected trees of qualifying size occur upslope of the graded area. Re: 3720 Division St.: Ceiling height of garage was reduced to stay within allowable area. No changes in window placement. Liu reported limited view opportunities as the project is set low on the hillside. Motion: To send letter approving project and commending sensitivity to neighborhood wishes and rules. Made by Rosenthal, seconded by Herst. Passed unanimously.
 2. 507 N. Museum Dr.: Steven Simpson, owner and 17 year Mt. Washington resident presented proposed new construction of a single family home. Plans were approved in 2008 and no construction performed. Plans have been re-submitted with a new Tree Report and a retaining wall changed. A variance is requested for reduced side yard. Review: Needs to reduce interior height of garage to avoid area being counted twice. Variance request is for side yard reduced to 5' at one corner of the garage. It appears that the distance may be approx. 4' and recommended to request as such. Rotating garage to be parallel to property line is not feasible. Landscape plans show replacement protected Walnuts crowded and evenly spaced. Recommended to revise landscape plan to show naturalistic groupings of Walnuts, sometimes planting three in the same hole to create a mutli-trunk form and allow greater spacing between trees. Motion: To send letter of approval with the following conditions: To lower interior height of garage to less than 14; request variance for reduced side yard to 4' and revise landscape plan to show naturalistic groupings of trees. Motion made by Herst and seconded by Rosenthal. Passed unanimously.
 3. 4104 Seaview Dr.: Demolition of two-car garage and addition of 595 Sq. Ft. of living space. Removal of existing swimming pool. Home currently is located on two lots with an existing substandard side yard set-back. Remodel will improve exterior appearance, and move garage and house to one lot, allowing a potential second home on the second lot. Neighbors expressed safety and traffic concerns over potential addition of a second home on a narrow, dead-end street. Review: Extensive revisions may

cause a problem with maintaining existing non-conforming side yard. Developer advised to determine this and to determine if street improvements will be required. If so he was advised to consider improving street in front of both lots at one time for economy.

Motion: To approve with conditions: To verify required side yard setback, and check on possible requirement to improve street. Moved by Norheim, seconded by Rosenthal and passed unanimously.

4. 900 Mt. Washington Dr.: New Single Family Residence on challenging triangular lot. Owner-Architect Frank Packer presented as follows: no protected trees will be impacted, 2-story plus basement home will be on septic, 2-story plus basement, have 2 sous sump planters, complies with set back and height requirements and have European style sliding vertical shutters. A landscape privacy screen is planned. Review: Favorable comments on architectural design.

Motion: To send letter recommending approval. Motion made by Norheim, seconded by Herst and passed unanimously.

6. Community comments not on agenda. Anastasia Butler, new resident and attorney for a local clean-tech incubator firm announced and Urban Agriculture initiative that incentivizes growing of food in urban areas. Owners of vacant lot may gain a reduction of property taxes to the agricultural level if making a 5-year commitment to growing food either directly or through a lease and either for sale or personal consumption. The incentive program sunsets on January 1st 2019 and so there is a need to get the word out quickly.

7. Committee member comments: Herst announced his recent marriage and stated that he may have to leave the committee as he relocates to Pasadena in the near future. His contributions to the committee will be missed.

Meeting adjourned at 8:30.

Minutes prepared by: Lynnette Kampe