

ASNC Planning and Land Use Committee

Monday June 3, 2019 – 7:00 PM

Montecito Heights Senior Center

4545 Homer Street, Los Angeles 90031

APPROVED MINUTES

Attending: Michael Blatt, Lynnette Kampe, Nicholas Manalo, Neiel Norheim, Derrick Ryder, Lynda Valencia and Constance Villalvazo.

1. CALL TO ORDER and Determination of Quorum at 7:10 by Neiel Norheim.
2. APPROVAL OF MINUTES – Minutes for previous meeting (April) approved. Nicholas Manalo joins the Committee and Kampe agrees to serve as Secretary on an on-going basis.
3. GENERAL PUBLIC COMMENTS on non- agenda items – Eric Dahl reported that Ave. 45 has dangerous bumps remaining from tree removed a year ago. He was directed to contact the council office. Padrick Cassidy inquired if all projects are being reviewed. Blatt responded that projects are not required to submit to PLUC review. A goal is to improve communications with Planning, and have paperless transmittals of project files. PLUC is still drafting project letters that are approved and forwarded by the NC Board.
4. DISCUSSION OF 1538 RANDALL COURT – No materials received and developer not present.
6. DISCUSSION OF 617 Frontenac Ave. – New SFD on vacant site with moderate slope. Design has low massing at street, is well within limits height and FAR limits with maximum height 24’10” and 36% FAR. Design is creative and building placement minimizes impact on neighbors’ views. Windows respect privacy and a creative exterior finish was chosen. Developer is requesting a ZA waiver of street improvements. Street is 20’ for a portion of the lot and 16’ for the last 10’. Developer proposes a 3’ dedication and 5’ setback, and stated that as the adjacent lot is offset widening would have limited benefit. Moving the structure further from the street would negatively impact neighbors’ view. Several neighbors (Eric Dahl, Jeanna Fawn, Padrick Cassidy, Collin Spoolman, and Ry Russo-Young) spoke to the dangerous road conditions of a narrow dead-end street and a blind turn that are hazardous for pedestrians and car traffic, problems with cars and trucks using private driveways to turn around, and limited fire egress, asking for full compliance. The neighbor directly opposite the site (Cassidy) was required to widen the street to 20’ and pointed out that the Hillside Referral Form initially incorrectly reported the street to be 20’ wide. Other comments by neighbors were that the design is attractive and sensitive. Several architects spoke in support of the project noting that the design is sensitive and contextually appropriate. **MOTION: To write a letter generally supporting the building in size, design, materials and absolute location but NOT supporting pavement of less than 20’ unless Bureau of Engineering indicates that they are fully satisfied (e.g. 20’ adjacent roadway, 14’ from center line dedication). Our reading of the plans is that the garage is 29’ from the opposite curb. Concern noted by several neighbors who report problems with safety of the street for turning, traffic, pedestrians and fire egress. Also noted is support of several architects for design of project.** Moved by Blatt, seconded by Norheim. Passed: Unanimous.

7. OTHER MATTERS – Blatt will request on-line forms from Planning to be provided for uploading by NC webmaster. Modest cost estimated for NC webmaster time. Public Comment – Question: Are letters written by PLUC always approved by the NC as written? Response: They are either approved as written or sent back to the committee. Members of the public may speak at NC Board meetings. Rider: The Sign Ordinance is being revised to allow digital billboards. Text in File # can be submitted for NC Community Impact letter opposing or supporting.

8. Meeting adjourned at 9:05.

Minutes prepared by Lynnette Kampe.