

ASNC Planning and Land Use Committee

Monday July 1, 2019 – 7:00 PM
Montecito Heights Senior Center
4545 Homer Street, Los Angeles 90031
APPROVED MINUTES

Attending: Michael Blatt, Lynnette Kampe, Nicholas Manalo, Derrick Ryder and Lynda Valencia.

1. CALL TO ORDER and Determination of Quorum at 7:06 by Derek Ryder.
2. APPROVAL OF MINUTES – **MOTION: to approve minutes for prior meeting (June)**. Moved by Blatt, seconded by Ryder. Passed unanimously.
3. GENERAL PUBLIC COMMENTS on non- agenda items – None.
4. DISCUSSION OF 393 Museum Drive. DIR 2019-2636-SPP Ryan Upton presenting. New SFD, 2-story, attached ADU, (must be less than 50% of total project); main residence: 2 bedrooms, 2 bath on upper level. Sloped roof, 2 retaining walls: 8’and 5’; one 3’ garden wall. Blatt recommends 10’ and 5’ retaining walls to allow for soil settling. Maximum building ht. 24’; 2028 total area; board and batten siding with green tile on first floor. Three protected native walnuts to be removed and 12 mitigation trees planted. Kampe recommended spacing trees further apart. **MOTION: To support project with recommendation that replacement trees be spaced further apart**. Moved by Blatt, seconded by Kampe. Passed Unanimously.
5. DISCUSSION OF 456 Museum DR. DIR 2019-2464 with David Gonzalez Rojas. New SFD with attached ADU on steep 3:1 upslope lot. 4 story project steps up the slope with minimal grading, exterior stairs to enter master suite. Maximum height is 45’, 7’ side setback and 12’ front set back. Lot area is 2814 sq. ft. and project area for garage, ADU and main dwelling is 1407 sq. ft. Exterior finish will be vertically raked stucco. Neighbor concern: his existing garage is 6” over property line. Owner/developer indicated that no change was needed, further stating that if the neighbor wanted an easement and would pay for it he would be amenable. Manalo commented that vertical design is not compatible with near-by homes. Discussion followed that the design follows the hill and minimizes grading, the project is not massed, is unique and variety is seen as a plus in the Specific Plan. Moved by Blatt, seconded by Ryder. Passed: 5 Ayes, 1 Nay.
6. DISCUSSION OF 3547-3585 N. FIGUEROA – Withdrawn, not within ASNC.
7. OTHER – Valencia reported that ASNC Board supported budget item to post project materials on website. Next month Randall Ct. project will present. Kampe will follow-up with Red Hawk Cyn. Ryder reported that ASNC has submitted a Community Impact Statement for the more restrictive billboard ordinance. Members are encouraged to bring issues forward to ASNC.
8. ADJOURNMENT @ 8:05.

Minutes prepared by Lynnette Kampe.