

ASNC Planning and Land Use Committee

Monday August 5, 2019 – 7:00 PM
Montecito Heights Senior Center
4545 Homer Street, Los Angeles 90031
APPROVED MINUTES

Attending: Lynnette Kampe, Neiel Norheim, Derrick Ryder, Lynda Valencia and Constance Villalvazo.

1. CALL TO ORDER and Determination of Quorum at 7:08 by Neiel Norheim.
2. APPROVAL OF MINUTES – **MOTION: to approve minutes for prior meeting (July)**. Moved by Norheim, seconded by Kampe. Passed: 3 Ayes, Kampe, Ryder, Valencia; 2 Abstentions, Norheim, Villalvazo.
3. GENERAL PUBLIC COMMENTS on non- agenda items – Question about role of the committee. Response: review, allow public comment, to write letter of support or not on behalf of NC.
4. DISCUSSION OF 565 MILTON COURT. Len and Jennifer Michel presenting. New SFD, 2 story over garage. Access from Quail Dr. Lot is 40.9' wide, 3062 sq.ft., maximum allowable with slope analysis is 1109.75 sq. ft. Applicant is proposing 1323', but first 200' of garage is not counted and results in 1123 sq. ft. (slightly over). Proposed home is narrow and vertical, contemporary, with designer plaster and cedar siding. Encroaching steps, patio and upper patio built by neighbor with revocable permit to be allowed to remain with continued shared use, subject to City requirements. 4' side yard OK since lot is <50' and exterior stairs within setback is OK. Width of Milton Ct. is unclear, BOE give as 17' but reported width is 20'. Asking for 7" additional driveway over 50% of frontage allowable. 1 significant tree to be removed, 1 protected tree retained. Comments: that vertical style is incompatible with adjacent homes – Nordheim response that a variety of styles is encouraged in the specific plan. Additional comment that street is in need of repair. Open questions: 1. Width of street? Allowable front yard setback? Retaining walls? Applicant will come back.
5. DISCUSSION OF 1538 RANDALL CT. Doris Liu presenting, return visit. New SFD: 4 BDRMS and office. Correction to retaining wall but counts wall with right angle as single wall. Must check with City about definition of continuous wall, looks like 3 walls. Lot area 6937.5 sq. ft., max. 3,129' Specific Plan allows 3,188. Did not do slope analysis and needs to check with City for allowable area. Max. ht. is 38'7" with 7' front setback and 5' side. Needs to add 3' for each 10' over 18' but can reduce to 2' if height kept under 38'. Open questions: slope analysis requirement? Retaining walls? Corrected prevailing setback? Applicant will come back.
6. 3547-3585 N. Figueroa, five-story 55 unit mixed use development. (Adjacent to ASNC). Kampe reported on July 30 presentation in River Center to GPIA. Open space areas, varied height and street safety improvements proposed. Community opposition to height and size of development and NC voted to write a letter not in support of the project.
7. ADJOURNMENT at 8:45.

Minutes prepared by Lynnette Kampe.