

## ASNC Planning and Land Use Committee

Monday November 4, 2019 – 7:00 PM

Montecito Heights Senior Center

4545 Homer Street, Los Angeles 90031

### APPROVED MINUTES

Attending: Michael Blatt, Casey Hughes, Lynnette Kampe, Neiel Norheim, Derrick Ryder and Nicholas Manalo.

1. CALL TO ORDER and Determination of Quorum at 7:00 by Neiel Norheim.
2. APPROVAL OF MINUTES – **MOTION: to approve minutes for October**). Moved by Ryder, seconded by Blatt. Passed: Unanimously.
3. GENERAL PUBLIC COMMENTS on non- agenda items – A project letter had the applicant address referenced rather than the project address. Blatt will follow-up.
4. DISCUSSION OF 621 FRONTENAC New SFD: Bobby Reese. Preliminary review only. Project is on a down slope lot, conventional style, 3 brm., 3 bath, 2,300 sq.ft.; one story at street level, steps back to max. of 34'. Side setbacks of 18'and 17' exceed required 8'. Street is 20' in front. Committee review: floor area needs to count 2X's for 14' ceiling, modest size is commended, lower level could be an ADU(Accessory Dwelling Unit; may need interior separation. One neighbor concerned about massing. **MOTION: To write a letter in support of project**. Moved by Blatt, seconded by Norheim. Passed unanimously.
5. DISCUSSION OF 3933 GLENALBYN New SFD: Rod Bone presenting. New SFD on upslope lot. 3 storey plus below grade garage and basement, modern/contemporary style with wood siding and stucco exterior. 5400 sq.ft. lot; 2650 sq.ft. home allowed, 2617' proposed. Max, height 44'4", front yard set back 8', side yard 9'6". 3' street dedication. 804 cu.yd. cut, fill 77 cu. yd., 727 cu.yd. export. It was noted that on a substandard hill allowable grading is reduced to 75% or 750 cu.yd... Two protected trees to be removed and replaced 4:1. Two significant trees to be removed and replaced 2:1. Not requesting any entitlements or variances. Committee comments: recommend material other than glass for garage door; less excavation and smaller footprint is encouraged in general. **MOTION: To write a letter in support**. Moved by Norheim, seconded by Rider. Passed unanimously.
6. DISCUSSION OF 1538 RANDALL CT. Doris Liu presenting, return visit. New SFD: 4 bedrooms plus an office. Fronts on Killarney, note that Randall Ct. is private road. 7' sideyards, removed decorative chimney and max. height is now 38' changed exterior to more muted colors. 2539 sq.ft. livable space planned but only 2 parking places, 3 are required if over 2500 sq.ft. Needs to recalculate area to not include exterior walls. No requests for variances or entitlements. Committee suggestion: to raise garage ceiling and simplify entry stairs. **MOTION: To write a letter in support of project as it complies with Mt. Washington-Glassell Park Specific Plan**. Moved by Blatt, seconded by Norheim. Passed unanimously.
7. DISCUSSION OF 387,395 CRANE BLVD, ZA-2019-5334, ZA-2019-5323. David Gonzalez presenting. Two New SFD's with ADU's and vacant lot in between. 387 Crane is 2052 sq.ft. on a 4454 sq. ft.

lot. Modern, two downsloping carports, roof top terrace. Standing seam exterior in galvalume, (silver, ages to grey). Lot width under 50', side yard 7'. Neighbor concerned about additional parking stress with ADU's. ADU's exempted from parking requirements if within ¼ mile of public transportation. Note that a portion of a car in driveway could project into the street and allow for an additional parked car. Cantilevered deck needs to be reduced. Max. height 45'. Needs to check with ZAD about front yard retaining wall of 5'9" to accommodate driveway. One protected tree to be removed and replaced 4:1. No motion at this time.

395 Crane is a 1,695 dwelling on a 3390 sq.ft. lot. Unique design with a 4 level main residence with detached ADU and green roof. 6'11 ¾" sideyard. Lower two levels cast in place concrete, upper two levels wood siding. Asking for a 5'9" retaining front wall for driveway. Neighbor expressed concern about privacy but proposed decks will be below their deck.

7. ANNOUNCEMENT: Michael Blatt is resigning effective December 31, 2019. His expertise has been highly valuable and he will be missed. Someone needs to take over communications with Martha on the ASNC website to see that plans are posted electronically and that applicant forms appear with case numbers. Our instructions need to be reviewed. Kampe offered to review instructions.

Casey Hughes, Architect has expressed an interest in joining. Members are reminded that the committee needs a quorum to do business and that members may be dropped after two unexcused absences per year.

8. ADJOURNMENT at 9:05.

Minutes prepared by Lynnette Kampe.