

ASNC Planning and Land Use Committee

Monday April 1, 2019 – 7:00 PM

Montecito Heights Senior Center

4545 Homer Street, Los Angeles 90031

APPROVED MINUTES

Attending: Michael Blatt, Lynnette Kampe, 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 – No minutes available.
3. GENERAL PUBLIC COMMENT on non- agenda items – None.
4. APPOINTMENT OF MEMBERS – The Chair appoints members for the new term off 2019-2021: Michael Blatt, Lynnette Kampe, Derrick Ryder, and Constance Villalvazo.
5. DISCUSSION OF PARCEL S – No members of public attending on this issue, will take out of order.
6. PRESENTATION BY JOHNSEN SCHMALING on 615 + 619 Dimmick Dr., ZA-2018-3024-ZAD-SPPA-SPP/ZA-2018-3034-ZAD-SPPA-SPP. Two new SFD on very steep lots. Previously presented with concerns over design similarity, set back, and height. Requesting 10% height increase over Specific Plan limit of 45'. Plans show less than 7' required side yard setback, height over 45' and very minor design variation. Presenter stated that compliance with height limit would reduce livable space; and that duplicate see-through design frames views and interior activities would provide variation. Le Blatt noted that enclosed space below first floor was shown on plans but not utilized as living space. **MOTION: To not support the project on the grounds of lack of variation of design, excess height and inadequate side yard, also noting enclosed space below street floor not designated as livable space.** Moved by Le Blatt, seconded by Norheim. Passed: Unanimous.
7. PRESENTATION BY SIMON STOREY on 632 Cross Ave., ZA-2018-5197-ZAD-SPP. New SFD. Requesting ZA determination of relief from street improvement to 20' and paving of a portion of street. Le Blatt notes that Cross is a problematic street and other waivers have been granted. Developer intends to pave 18' street frontage to 19' width through an "A" Permit and preserve existing significant tree through pedestrian bridge and separate driveway bridge. Maximum FAR is 2,095 and proposed dwelling would be 1,163 sq. ft.; proposed height is 41'; no dirt removal; no protected tree removals. Committee praised modest size and sensitivity of project. **MOTION: To support project as in compliance with Specific Plan but taking no position on street improvements.** Moved by LeBlatt, Seconded by Villalvazo. Passed: Unanimous.
8. PRESENTATION BY CRUZ on J. MICHAEL FERGUSON on 605 Ave. 46. New SFD. 6,400 sq.ft. lot, relatively steep. Max. allowable 3,026, proposed 3025 sq. ft., livable space 2,800. Max. height just under 45'. Note that area was calculated from exterior of walls and Specific Plan allows calculation of just area within walls; covered area after 5' overhang counted in area. Terracing follows slope and dwelling steps back and varies design to reduce massing. Current street is 19' and curbed and guttered. Requests ZA approval not to improve street and have 8' set back

dedication. Widening street would impact significant tree. Deck entrance may be problematic and need to have width limited. **MOTION: To support project as generally in compliance and support waiver of street widening to avoid impact on significant tree.** Moved by Le Blatt, seconded by Norheim. Passed: 5 yea's, 1 abstention

9. PRESENTATION BY JON ALEXANJAN on 4058 Sea View Ave., DIR-2018-7664-SSP. New SFD. Access from alley, within allowable FAR at 3,955 sq.ft, height 34'8". Plans show 6' side yard; needs 7'. 5 parking spaces required. Requests ZA determination to allow 18' alley, other homes have been grandfathered in. 850 cu. yds. of dirt to be removed. Neighbor commented on unpermitted retaining walls and removal of dirt; difficulty of traffic on narrow alley with blind corners. Another neighbor reported easement along side yard and need for continued access. Developer intends to remove two unpermitted walls. Committee advised that all dirt removed, including unpermitted amount based on topographic records needs to be scrutinized in considering maximum dirt removal. NO MOTION. Developer will return with corrections. Note that one contiguous neighbor reported not receiving notice. Committee is only able to instruct developer on who to contact.
5. DISCUSSION OF PARCEL S - Monterey Hills parcel S, Lot 19 is 12.2 acres of open space covered by a 1981 restrictive covenant to remain undeveloped – 0 units allowable to be built. The land was recently sold for \$100,000 and now is being offered at \$700,000. Community is concerned that the land is proposed for rezoning and development. ASNC has sent a letter to Councilmember Huizar is requesting continued support of commitment that the parcel remain as open space and upholding of restrictive covenant.
10. OTHER BUSINESS – La Blatt was contacted by Michael Naim, developer of proposed NELA Plaza. Naim is looking at local architects and considering building step backs. Project appears to be supported by Councilmember Cedillo.
11. ADJOURMENT at 9:00 pm.

Minutes prepared by Lynnette Kampe.