

ASNC Planning and Land Use Committee

Monday, July 6, 2020 – 7:00 PM

Zoom Meeting Online or By Telephone

APPROVED MINUTES

Attending: Casey Hughes, Lynnette Kampe, Neiel Norheim, Derrick Ryder and Nicholas Manalo, Lynda Valencia. Guests: Kevin Hunter, Heather Sebot, Carlos Tapia, Dave, Heather, Michal Blatt, Linda Wobbe. Presenters: Simon Storey, Barbara Paderno

1. CALL TO ORDER and Determination of Quorum at 7:04 by Neiel Norheim. Zoom meeting host Nicholas Manalo.
2. APPROVAL OF MINUTES – **MOTION: to approve minutes for June 2, 2020.** Moved by Norheim, seconded by HUGHES. Passed unanimously.
3. GENERAL PUBLIC COMMENTS on non- agenda items – Heather Sebot inquired about a project not on the agenda and was told that it would be discussed August 3rd.
4. DISCUSSION OF 464 Crane Drive, 90065. New Single Family Dwelling presented by Simon Storey. In-fill project on an otherwise fully built out block, on a steep downhill lot. Lot is approx. 9,000 sq. ft.; allowable project 3,743 sq.ft., proposed 3,633 sq.ft.. Minimal grading with zero soil export, 10 cu. yds. cut, 10 cu. yds. fill. 4 protected Walnut trees on site, one to be removed and replaced 4:1. Two storey structure, with mono slope roof, lower supports covered by metal netting that will angle back from edge of building and become a planted screen. 45' height due to severity of slope, pitched roof would exceed height limit. Overall shape is a simple rectangular solid but committee finds that modularity is well achieved by transparent wood screens allowing view through house, fiber cement fishtail shingles and balcony details. 3 covered parking areas provided with 2 curb cuts. 8' side yard setbacks and 6' front yard setback. Requesting waiver of 3' highway dedication as 20' street is almost fully built out.

Motion: To send a letter in support of the project at 464 Crane as conforming to MWGP Specific Plcontingent upon approval of waiver of 3' highway dedication and we take no position on granting of waiver. If a waiver is not approved support of the project is withdrawn. Moved by Norheim, seconded by Ryder, passed unanimously.

Addendum: Posting of the project notice incorrectly stated the meeting date as Aug. 3. Applicant has been asked to return on Aug. 3rd to allow for neighbor comments and no letter will be sent pending repeat presentation.

5. DISCUSSION OF 2634 Montalvo St., 90065. New Single Family Dwelling presented by Simon Storey. Lot is approx. 9,000 sq.ft., 3,800 allowable structure, 2,615 proposed. Two protected walnut trees, 1 to be removed and replaced 4:1. Mild downslope lot on open hillside. Filing with ZAD for reduced road width of 16', both in front of the property and to the bottom of hillside. Most of house will be below grade level and not be visible from the street. Roof slopes downward. 3 decks fan out at a lower level, one containing a pool. No sewer connection, will be on septic. Exterior will be grey wash fire treated cedar. Norheim comments that design is compelling. Driveway is

backfilled to native grade and 8' retaining wall below the driveway is part of the dwelling. Driveway is in roadway ROW and will require Revocable Permit. Railing will be provided as needed. Planter box on driveway is close to car back up lane. Community comment questioning reduced road width; Kampe commented that this is more problematic as street is largely undeveloped. A variance would be required.

Motion: To send a letter in support of the project at 2634 Montalvo St. as in keeping with MWGP Specific Plan contingent upon approval of ZAD for reduced road width and revocable permit. Support of the project is withdrawn if reduced road width and revocable permit for driveway in ROW is not approved. Moved by Kampe, seconded by Norheim. Passed unanimously.

Addendum: Posting of the project notice incorrectly stated date as Aug. 3. Applicant has been asked to return on Aug. 3rd to allow for neighbor comments and no letter will be sent pending repeat presentation.

6. DISCUSSION OF 883 Terrace 49, 90065. Additions and legalization of previous unpermitted additions to Existing Single Family Dwelling and Existing Accessory Dwelling Unit. . New carport, storage area and balcony and addition to 1st and 2nd floor to be added. Legalize existing carport, first floor addition and storage area. Applicant stated that the ZA has approved the project and that a letter is in progress. Hughes and Ryder commented that plans are not finished design drawings and do not show driveway to new carport; also that permitted existing areas, areas to be legalized and proposed new areas are not clearly shown. Tabulation of areas needs corrections. Applicant will prepare new plans and return.
7. DISCUSSION OF NELA PLAZA - Ryder reported on updates available. Planner Michelle Carter reported that she is still working on entitlements and permitting will be determined in next few weeks. Council Deputy of CD 1 commented upon unruly public participation in public hearing that others found to be respectful although consistently in opposition to the project. Community comments from Dave Chappel and Nancy Buchanan that the project will destroy character of the community, shows no consideration of the community, is twice the height of any nearby structures and will contribute to accidents at a congested and complicated intersection. Valencia commented that the NC has previously sent a letter in opposition to the project and could send another.

Motion: To draft a letter on behalf of the Board of the ASNC stating that the NC remains opposed to the project despite minor concessions. The letter is to comment upon the lack of transparency in the process and strong community and neighboring community opposition and sent to the Planning and Land Use Committee, all Council Districts and the Mayor. Moved by Ryder, seconded by Norheim, passed unanimously.

8. Norheim appoints Lynda Valencia to the PLUC. Welcome Lynda.
9. ADJOURNMENT at 10:10.

Minutes prepared by Lynnette Kampe.