

## ASNC Planning and Land Use Committee

Monday, September 14, 2020 – 8:00 PM

Zoom Meeting Online or By Telephone

### APPROVED MINUTES

Attending: Casey Hughes, Lynnette Kampe, Nicholas Manalo, Neiel Norheim, Derek Ryder and Lynda Valencia. Guests: Michael Blatt, Timothy. Presenter: Chris Porter.

1. CALL TO ORDER and Determination of Quorum at 7:06 by NN. Zoom meeting host NM.
2. APPROVAL OF MINUTES – **MOTION: to approve minutes for August 3, 2020.** Moved by LK, seconded by LV. 5 ayes, 0 nays, 1 abstention..
3. GENERAL PUBLIC COMMENTS on non- agenda items – None.
4. ONGOING BUSINESS
  - A. DISCUSSION OF: 3836 Figueroa Street (NELA Plaza), new multi-family development.
    - Review of Current Status & Project Activities. ASNC sent a petition and letter stating that there is clear community opposition and voices have not been heard. DR reported that the next step is for project to be approved by Planning supervisors. He reported that Dan Wright, a local attorney, had a meeting with the council office and developer. No report on meeting available. A new group, “Team Arroyo” is forming to oppose the project, email: save.figueroa.corridor@gmail.com. Tentative plans are: to attend review meetings, PR campaign, virtual design charrettes and host events on site. CH commented that it would be important to include stakeholders in the immediate vicinity and develop a shared vision. DR reported that the City Attorney is reviewing a proposed process to by-pass PLUM and go directly to City Council. This has the goal of reducing undue influence but removes public comment opportunity. NN will speak to Drew Paonessa, NC President. LK commented that a problem with opposing the project is that there is a city-wide effort to develop TOC’s and that no variances are being requested. DR corrected that there is still granting of public land involved. NN stated that he is not opposed to development but that it needs to represent the community. Doubtful if dialog is still possible. Project status: 3 entitlement processes: vesting tract map, site plan review, environmental review. 30 days to appeal each.
    - Community comments & discussion: Michael Blatt said that the council office is not facilitating communication. CH: developer wants maximum profit and council needs to take community wishes into account. DR: only superficial changes have been made. DR: parking solutions exist such as underground, “Texas donut,”vertical stacking could be considered. Challenge to hold charette under pandemic restraints.

**5. NEW BUSINESS:**

- A. **PRESENTATION OF: 3622 Roseview.** Presenter Ricardo Moura not present. Allow to reschedule. LK requested that missing arborist report be provided.
- B. **PRESENTATION OF: 624 Quail, new single-family dwelling.** Presentation by Chris Parker of Pacific Crest Consultants. Proposed home will replace a 870 sq. ft. house that was destroyed by fire 2 years ago and will be replaced with a smaller house (840 sq. ft.). The MWGP Specific Plan allows exemption from Specific Plan review if there is no increase in height, square footage or number of units. The project fronts on Quail and the ZA Determination Letter requires that Quail be widened to 20' in front of the property. The lot is irregular and allows some calculation of average side yard setback. It will have a 5' highway dedication, 5' front setback, and 6' side yard setback overall. Project is a very small 2 bedroom house with industrial/minimalist design with a grid cement board surface. Maximum height 23.95'. No protected trees will be removed.  
**Motion: To write a letter in support of the project.** Moved by CH, seconded by DR. Passed unanimously.

6. **OTHER:** NN will participate in a meeting of Region 8 PLUC chairs next Thursday and forward Zoom info. A missing packet appears to have been for a project that was withdrawn and only digital materials are possible at this time. Consensus was that presenters who are "no shows" be given an opportunity to present at a later meeting. The NELA project will stay on the Agenda for the present but be put last. Need to stay within time restraints recognized.

**7. ADJOURNMENT** at 9:03. **NEXT MEETING:** October 5, 2020 at 7:00 pm.

Minutes prepared by Lynnette Kampe.