

ASNC Planning and Land Use Committee

Monday, December 7, 2020 – 7:00 PM

Zoom Meeting Online or By Telephone

MINUTES

Members attending: Casey Hughes, Lynnette Kampe, Nicholas Manalo, Neiel Norheim, Derek Ryder and Lynda Valencia. Guests: Alice Fong, Michael Blatt, Rick Keyes, and Alexis Djivre. Presenters: Alice Fong and Michael Blatt, Annick Hamon and Laura Hanson and David Gonzalez.

1. **CALL TO ORDER** & Determination of Quorum: at 7:04 by NN. Zoom meeting host NM. 2.

APPROVAL OF MINUTES: MOTION: to approve minutes of November 2, 2020 as amended. Moved by LV, seconded by NN. Passed unanimously.

3. **GENERAL PUBLIC COMMENTS** on non- agenda items: None.

4. **NEW BUSINESS:**

A. **PRESENTATION OF: 4951 Glenalbyn Dr.** , modification and addition to an existing two-storey 1949 single-family dwelling with a single car garage. First presentation of the project by Michael Blatt and Alice Fong. The project is on the inside curve of a bend in Glenalbyn. Access is from Glenalbyn and an easement from Lark Ct. The project will add 425 s.f. to the existing house, primarily on the second floor, relocate the garage and add a pool and 200 s.f. pool house. Project will also add 2 un-required parking spaces accessed from the Lark Ct. easement. Minimal grading. No variances requested. Glenalbyn is less than 20' wide but improvement is not required because the project is under 500 s.f.. Some new areas do not count to total area: storage loft in garage, pool house that is below allowable 400 s.f. and support frames for solar panels above parking area. Garage permitted within set-back due to steep slope. No Protected Trees to be removed. Exterior: asphalt shingle facing, stucco, wood batten, brick chimney, brown, grey and green colors. Public comment: Alexis Djivre: requested copy of plans (NM will forward), and asked about construction staging and Haul Plan. Construction trucks will access and stage from Lark Ct. easement, there will be minimal grading as the pool excavation will provide fill for driveway. Neighbor Rick Keyes thanked the committee for the process. **MOTION: To send a letter to the ASNC Board recommending approval of the project at 4951 Glenalbyn Dr.** Moved by NN, seconded by DR. Passed unanimously.

B. **PRESENTATION OF: 466 Quail Dr.** , new single-family dwelling. First presentation of the project by owner Annick Hamon and architect Laura Hanson. Annick is a long term resident and intends the home for her grandson. Ms. Hanson stated that the residence will be 3- storey, 1715 s.f. with a 2-car garage, 2 parking spaces on driveway and a roof terrace. Allowable FAR is 1725 s.f.. The height of 43'6" includes the 42" roof top railing. There will be less than 100 c.y. cut and fill. The street is 20' in front of the property. Quail is a through street, unpaved in one direction. They have an approved traffic plan and there is room for staging on the driveway. The project will have Type 1A Fire Resistance due to distance from the nearest hydrant. Board form concrete exterior planned with an option of poured in place concrete under consideration. 7' sideyard setback allowable as lot width is less than 50'. One protected walnut will be removed and

replaced 4:1. Currently non-protected toyon and elderberry will be removed and no mitigation is required but LK recommended replacement plantings for slope stability and habitat value. No variances requested. Committee comments: Driveway bridge is allowed and doesn't count as covered space if not enclosed. (NN & CH) Austere exterior softened by texture from board form concrete, and some articulation noted on both sides (NM). Driveway appears wider than allowed, presents a wide expanse of hardscape extending into the side yard and reduces street parking (DR). Architect open to reducing paving if required. **MOTION: To approve the project at 466 Quail Dr. as compliant with the Specific Plan , with a request that the project return for a second presentation if there is a change from board form concrete and leaving it to the Zoning Administrator to make a determination on the width of the driveway bridge and encroachment into the side yard.** Moved by DR, seconded by CH and passed unanimously.

C. **PRESENTATION OF: 387 Crane Blvd.**, new single-family dwelling, second presentation of the project by David Gonzalez. LK read issues noted during November 4, 2019 presentation: "Cantilevered deck needs to be reduced. ...Needs to check with ZA about front yard retaining wall of 5'9" to accommodate driveway." Mr. Gonzalez showed that the cantilever deck had been reduced in width to stay within measurement requirement for 45' max. height and stated that no other changes had been required through Plan Check. He is requesting an exemption for a front yard retaining wall above 3'6" and has a hearing pending for a ZAD. CH pointed out that there may also be an issue with the solid guard rail. Public Comment by Alexis Djivre: concern that a 4 bedroom house has only 2 parking spaces and noted for the record that there were complaints of construction non-compliance on a previous project by this developer. The project is a house with less than 2000 s.f. and an 1800 s.f. ADU. The ADU is exempt from parking requirements, the driveway allows for stacked parking and the small driveway takes up little street parking. NN: the committee cannot object if the project is in compliance with code and needs to focus on the current project. **Motion: To send a letter in support of the project at 387 Crane noting that cantilevered deck was reduced.** Moved by NN, seconded by LV. Passed unanimously.

D. **UPDATE:** The ASNC Governing Board will hold its regularly scheduled meeting in December. Letters created during PLUC's Dec. meeting will be reviewed in the Board's Dec. meeting. 5.

ONGOING BUSINESS: DISCUSSION OF: 3836 Figueroa St. (NELA Plaza)

- Review of Current Status and project activities: Derrick Ryder reported that the Arroyo Seco Alliance vision workshop will be on-line and examine alternative designs that meet developer program goals. 4 designers with mixed use experience have been identified but funding of \$2,400 is needed. LV indicated that NC neighborhood purpose grants can only go to non-profit organizations. DR is in contact with Ca. Community Foundation and considering a GoFundMe campaign.
- No public comments.

OTHER: Members of the public are always invited to attend. Comments in Public Comments need not be responded to. New committee members are appointed by the chair.

7. ADJOURNMENT at 9:37. **NEXT MEETING:** January 4, 2021 at 7:00 pm.

Minutes prepared by Lynnette Kampe.