

ASNC Planning and Land Use Committee (PLUC)

Monday, March 1, 2021 – 7:00 PM
Zoom Meeting Online or By Telephone

MINUTES

Members attending: Casey Hughes, Lynnette Kampe, Nicholas Manalo, Neiel Norheim and Lynda Valencia. Guests (Partial List): Michael Blatt, Colin Spoelman, Kevin Oreck, Chris Parker, Edward Pfiester, Jamie Azar, Pat Winters, Joyce Change, Ry Russo-Young, Peter Parrish, Lisa Lorentson, Lisa Auerbach, Roderick Bone and C. Hoffman

1. **CALL TO ORDER** & Determination of Quorum: at 7:01 by NN. Zoom meeting host NM.
2. **APPROVAL OF MINUTES: MOTION: to approve minutes of February 1, 2021.** Moved by LK, seconded by LV. Passed unanimously.
3. **COMMITTEE ANNOUNCEMENTS:**
 - A. **COMMITTEE ROLE AND RESPONSIBILITY.** NN - PLUC shall review, take public input, report on and make recommendations of actions to the Board on any planning and land use issues affecting the community. See the ASNC Bylaws and Mt. Washington/Glassell Park Specific Plan for more information.
4. **GENERAL PUBLIC COMMENT:** Michael Blatt - A Townhall Workshop on the proposed NELA Plaza development will be held Wed., March 3, 2021 at 7 pm sponsored by the Arroyo Seco Alliance and ASNC. The Zoom link is posted at ASNC.us and Spanish/English flyers have been distributed.
5. **NEW BUSINESS:**
 - A. **PRESENTATION OF: 805 Mt. Washington Drive** , new single-family dwelling. First presentation of the project by Chris Parker, entitlement representative and Kevin Oreck, owner. Guidelines were properly followed on notifications but due to vacant lots adjacent to the property most nearby residents only learned about the presentation last minute and through word-of-mouth. The site is an extremely steep downhill lot. A project permit adjustment has been requested for 2'11' additional height, a ZAD not to widen the street to the foot of the hillside, possibly one not to widen in front of the property, to reduce parking by one space, and an adjustment to build a trash receptacle storage area partially within the front yard setback. The 30' long driveway will allow for additional parking. It slopes downward as much as allowable and the garage has a flat roof and 7' ceiling but the dwelling still exceeds 45'. In order to reduce massing one wing of the house is on raised steel posts and a portion is cantilevered. A cantilevered balcony, partially within the front set back is planned to store trash receptacles. Minimal grading (22 cu. yds.). 3,770 s.f. is planned and 4,503 allowable. 8 protected California walnuts and 1 elderberry designated as "significant" to be removed and 35 replacement trees planted. **Committee member comments:** Due to new protected status of elderberry and toyon additional replacement trees may need to be planted on site at a 4:1 ratio. The drawings show that the street in front of the house was not widened to 20' although it is unclear if this waiver request

had been withdrawn. The Hillside Referral Form lists the street as 18-20'. Reducing the driveway by 6" according to the plans would allow for widening of the street but would add to the height of the house. Members recognized that the project minimizes massing and that the site is challenging but recommended that a solution be found to stay within the height limit and that the trash area be designed without encroaching on the front yard setback. The driveway bridge was considered to meet the spirit of the law as an additional parking space. **Community comments:** A strong contingency of 9 or more neighbors spoke in opposition to the project, many objecting to lack of notice although guidelines were followed. Ed Pfiester and the Mt. Washington Homeowners Alliance shared letters of concern. The greatest spoken concern was the width of the street with reference to the extreme fire hazard from undeveloped open space in adjacent Elyria Cyn., the narrowing of the street at one end of the property and blind curves. Some indicated that the street is not as wide as reported. Other objections: excess height of the building, the balcony within the front yard setback and reduced parking. Questions answered: the driveway would serve as a staging area and construction crews shuttled from off site and the septic tank will be per law. One community member spoke in favor of the project for its integrity of design, degree of modesty, noting the encroachment into the front yard setback is minor and not visible from the street and that the height reduction would be very difficult to achieve and not make a better project. **Conclusion:** NN and other PLUC members indicated that they were not able to support the project as presented noting many community comments, lack of street widening, excess height and front yard encroachment. Chris Parker and Mr. Oreck requested to return April 5th with revised drawings and PLUC offered to ask ASNC to wait until after that meeting to send a project letter to Planning. PLUC meeting notice and agenda will be posted on the ASNC website.

- B. **PRESENTATION OF: 3931 N. Glenalbyn Drive.** New single-family dwelling. First presentation of the project by Roderick Bone. (Taken out of order.) Three-story home with underground garage, top deck and elevator. Roadway width is 24', no asks, compatible with other new construction near-by. **Committee Comments:** Driveway doesn't appear to meet required back-up clearances. Changing this might significantly effect the massing of the structure. Frontyard retaining wall may exceed 42" allowable height. Mr. Bone requested the opportunity to return next month for a second presentation. **Community comments:** Is the roadway already improved? How many houses are under construction? A: road is already improved; 1 adjacent home by this developer, another developer is planning 13 homes.

Discussion: The two projects presented both had issues that would need to be resolved before the committee could offer its support as finding them in compliance with the Mt. Washington/Glassell Park Specific Plan and both developers requested the opportunity to return in April for a second presentation. Committee members expressed concern that the opportunity for the ASNC to send a project letter might be lost if return presentations did not occur.

MOTION: To draft two separate letters for the ASNC board stating non-approval for the projects at 805 Mt. Washington Drive and 3931 Glenalbyn Drive as not compliant with the Mt. Washington-Glassell Park Specific Plan but requesting that the Board hold the letters until after the April PLUC meeting to allow for revisions if the presenter(s) return with revised plans. The issues for 805 Mt. Washington Drive are: Street widening in front of the property, overall height and encroachment into the front yard setback. The issues for 3931 Glenalbyn Drive are:

adequate driveway back-up clearance and height of the front yard retaining wall noting that resulting changes to these items could significantly change the massing of design. Moved by LV, seconded by NM, passed unanimously.

C. DISCUSSION OF: 780,781,790, 791 N. Cynthia Avenue (Red Hawk Canyon Development)

Discussion: lack of notification, lack of opportunity for PLUC and community comments despite strong community opposition and inadequate study of hydrology. **MOTION: To approve sending the draft letter to the ASNC Board to send to Planning inquiring why PLUC review was not required for the development at 780, 781, 790, and 791 Cynthia Ave. and a determination was made without input from PLUC; why this occurred and how can it be prevented in the future?** Moved by NN, seconded by LV, passed unanimously.

D. DISCUSSION OF: Mt. Washington/Glassell Park Specific Plan - The MW/GPSP sometimes conflicts with the Hillside Ordinance and community input is requested to determine possible updates. Examples are floor area calculations and set-backs. Questions of preserving community character may need to be addressed such as requirements for sidewalks. Community members expressed interest and were encouraged to attend meetings and/or email PLUC@asnc.gov.

E. DISCUSSION OF: Hillside Construction Regulation (HCR) Supplemental Use District (Ordinance No. 184827) CH reported that City Council voted to approve additional restrictions that would apply to construction in Mt. Washington but public comment was not allowed at the second meeting and it will be heard again at the PLUM meeting 3/2/21.

6. ONGOING BUSINESS

A. DISCUSSION OF: 3836 Figueroa Street (NELA Plaza) - see Public Comment above.

7. ADJOURNMENT and ANNOUNCEMENTS: Meeting adjourned at 10:37.

NEXT MEETING: Monday, April 5, 2021 at 7:00 pm.

Minutes prepared by Lynnette Kampe.