

## ASNC Planning and Land Use Committee (PLUC)

Monday, January 4, 2021 – 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 (Partial List): Samantha, Larry, Andrea, Lisa Whanson, Robert Presenters: Armando Zaragoza and Yolanda Lettieri.

1. **CALL TO ORDER** & Determination of Quorum: at 7:05 by NN. Zoom meeting host NM.
2. **APPROVAL OF MINUTES: MOTION: to approve minutes of December 7, 2020.** Moved by NN, seconded by LK. Passed unanimously.
3. **COMMITTEE ANNOUNCEMENTS:**
  - A. **COMMITTEE ROLE AND RESPONSIBILITY.** NN read from the By-laws the PLUC role and responsibility: "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." PLUC will state if projects are within code and in the spirit of zoning and the Specific Plan. Community input at meetings will be noted. LV pointed out the PLUC does not write project letters, but prepares drafts for the Board. People may see the ASNC By-laws and Mt. Washington/Glassell Park Specific Plan for more information.
  - B. **REMINDER OF NEIGHBORHOOD COUNCIL ELECTION:** LV reviewed information about the April 13, 2012 Election including milestone dates, relevant city websites and encouraged participation.
4. **GENERAL PUBLIC COMMENT:** Samantha reported strong community opposition to a development known as Red Hawk Canyon on San Andreas for 4 houses. A meeting was held with the NE Planning Council and she was shocked that there was no PLUC representative. NN: PLUC did not receive notification of the recent meeting, but he recalled a conceptual presentation several years ago with no homes shown, just lay-outs. There has been no return presentation. NM researched on-line and found 2 Letters of Determination: Mitigated Negative Declaration (2019), and Sep. 9, 2020 ZA Approved with conditions, appealed by 4 neighbors. CH stated that the NE Area Planning Council will hold a public hearing and make a final determination. Neighbors w/in 500' radius will be notified. DR, CH and NM offered to research the project and PLUC members agreed to a Special Meeting if needed. Red Hawk Cyn. will be on the next PLUC agenda.
5. **NEW BUSINESS:**
  - A. **PRESENTATION OF: 414 Wren Dr.,** new single-family dwelling. First presentation of the project by Armando Zaragoza, owner/architect. The project is a small home on a small lot, 1,521 S.f. on a 36' wide lot with good access to the Goldline. It will be 3 storeys with a first floor 2-car garage, 2nd level bedrooms and 3rd floor open plan living areas. A "sky porch," framed on 3 sides for privacy will be accessed by a ladder. 38' max. height, modernist, exterior treatments of exposed board concrete, stucco at second level and natural wood at top. No variances or street widening

needed. **Committee comments:** Side Yard and front yard set-backs and highway dedications are as required (DR). House is within the 50% allowable FAR. One protected Walnut to be removed and replaced 4:1. An upper retaining wall will be curved to retain a significant tree. CH asked if the City had reviewed the side yard off-set plane setback that is required for any wall over 14' in height after 45'. Zaragoza said that a planner had indicated that this was not required for this project. Public comment: Development reduces open space that the community loves and damages the ecology (Andrea). NN expressed awareness of community concerns but said that this appears to be a previously developed in-fill site and in compliance with the Specific Plan.

**MOTION:** To send a letter to the ASNC Board of approval of the project at 414 Wren Drive so long as the Planning Department determines the project is exempt from Sec. 12.08, Subsection C, Subdivision 2 of the LAMC regarding sideyards and offset plane breaks. Moved by CH, seconded by NN. Passed unanimously.

- B. **PRESENTATION OF: 3995 Glenalbyn Dr.**, new single-family dwelling. Third presentation of the project by Yolanda Letteiri for applicant Ken Bonner. Project is 3613 s.f. with a 3 Story building above the garage with elevator and stair access to a roof deck. They reviewed the diseased protected trees to be removed with the arborist and have retained as many as possible. 3 protected walnuts to be removed and replaced 4:1. The garage plans have been revised as per our comments and comments from Planning and B & S, with no walls in front above 3'6". The lot has a steep slope and retaining walls are as allowed and follow grade. Committee comments: DR: driveway width appears wider than allowable 18' which would impact street parking. He noted that the very large size of the project is not generally desirable but that the project appears in compliance. LK noted with approval that the landscape plan was rich in native species and that the upper portion of the lot allows room for replacement trees.

**MOTION:** To write an approval letter for the project at 3995 Glenalbyn contingent on Public Works approval of the width of driveway curb cut. Moved by NN, seconded by DR, passed unanimously.

6. **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 charette was held on-line with 2 teams. Both matched the developer's program of # of units but addressed community concerns of massing and height. Format was Zoom calls with graphics sharing and wrapped up with presentations. The workshop was 6 hrs. long and recorded. DR is editing to 15 min. and will produce posters to share with the community. The developer was invited but did not attend or assign a representative. The AS Alliance has formed an unincorporated association with the ability to take a stand and will be fundraising. LV said ASNC may be able to provide support for workshop presenters if given a budget and description of the workshop. DR will contact the ASNC Outreach Committee. Status with the city : Planner Michelle Carter says it's on hold. DR noted that the Avenue 34 project has been approved DR has filed for an IRS employer #and is looking into a GoFundMe campaign.
- No public comments.

7. **ADJOURNMENT** at 9:12. **NEXT MEETING:** February 1, 2021 at 7:00 pm.

Minutes prepared by Lynnette Kampe.