

ASNC Planning and Land Use Committee (PLUC)

Monday, February 1, 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): Dr. Tom Williams, Peter Parrish, Teresa Hillerey, Hind Baki, Robert Corsini, Samantha Dickinson, Pablo Alveraz, and Bella Simon.

1. **CALL TO ORDER** & Determination of Quorum: at 7:02 by NN. Zoom meeting host NM.
2. **APPROVAL OF MINUTES: MOTION: to approve minutes of January 4, 2021.** Moved by NN, seconded by LV. 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.” Note that regarding the Specific Plan projects are not reviewed if under order for safety or if the project doesn’t change height, sq. ft., or occupancy, or was before 1992, or doesn’t change more than 3% or exceed 200 sq. ft. People may see the ASNC By-laws and Mt. Washington/Glassell Park Specific Plan for more information.
4. **GENERAL PUBLIC COMMENT:** Dr. Tom Williams, LA32NC - Comments on the Housing Element will be accepted until Feb. 15. Lincoln Heights NC residents concerned about impact of ADU’s.
5. **NEW BUSINESS:**
 - A. **DISCUSSION OF: 780, 781, 790, 791 N. Cynthia Avenue (Red Hawk Canyon Development)** , new single-family dwellings, 4 home development. CH reported that the ZA link shows the case closed and ZAD approval with Mitigated Negative Declaration. A Determination Appeal hearing was held at the Area Planning Council, denied and case closed. The approved project was not heard by PLUC except as a conceptual project several years earlier and the committee was not aware of the final project until after it was closed. Members expressed frustration, concern that a determination was made without a letter from the NC and concern that it not happen again. DR noted that the Housing Accountability Act limits the number of public meetings required for multi-family units or commercial projects. **Public Comments:** Multiple community members expressed frustration and opposition to the project citing a desire to preserve it as open space, concern that “falling through the cracks” with PLUC was deliberate, discrepancies between E.L.A. and W.L.A. handling, early notices then lack of updates. Teresa Hillary of LA Bar Land Use and Environment subsection stated that she could put together a program for the Community. Williams suggested PLUC write a letter to Planning after every initial presentation requesting to get updates. Peter Parrish, one of 4 appellants pointed out that MND didn’t address hydrology, there is a history of landslides, run-off from 6 acres goes through the project, notifications did

not go out to all within 150' and possibility of lawsuit. Several persons expressed appreciation of PLUC.

MOTION: CH will draft a letter for NC regarding Red Hawk Canyon review. Moved by LV, seconded by NN. Passed unanimously. Other committee members offered to assist.

- B. **DISCUSSION OF:** Protected Tree Ordinance. LK reported that as of 2/4/21 Toyon and Elderberry will be added as protected species with the same measurement requirement of 4" cumulative stem diameter at 4.5' above ground and 4:1 replacement as required for the other 4 protected species: Oaks, Sycamore, Walnut and Bay trees. Because Toyon and Elderberry are classed as shrubs the ordinance becomes the "Protected Tree and Shrub Ordinance." Trees can only be replaced with trees and shrubs with shrubs. New change is that a Board of Public Works public hearing is required for approval of a request to remove 3 or more protected trees and/or shrubs.
- C. **DISCUSSION OF:** ASNC Planning and Land Use Committee's standard language contained within letters of support and opposition. The Board recommends: "The project appears to be in compliance with the Mt. Washington/Glassell Park Specific Plan [for those within Specific Plan area], variances requested and public comments."
- D. **DISCUSSION OF:** Location of northern ASNC boundary line which delineated Monterey Hills from Hermon East. LV has added original CRLA map to ASNC website and after ASNC elections will start application process for review of boundaries with the Board of Neighborhood Commissioners. Issues of character of land, Parcel S issues also - intended as open space. NM will help with mapping.

6. ONGOING BUSINESS

- A. **DISCUSSION OF:** 3836 Figueroa Street (NELA Plaza)
- DR reported that the AS Alliance has met with Montecito Heights and Mt. Washington Homeowners' Alliance and that Naim presented to these groups and found widespread opposition to the project. CD 1 rep. Bill Cody was reported to have said that the project was by-right, beyond CD hands and not a local issue, but recognizes that it is "not a good project." Under the Housing Accountability Act a developer can sue the city for blocking a project. CH participated in an Urban Design Studio Design Review Board and reported that it was declared "the worst" they had ever seen with multiple closed courtyards, confused layout and poor accessibility also that Planning has eliminated some additional parking added by the developer. DR noted that Naim said the project is still in design. DR is working on editing the charette for a virtual town hall and will get posters to the ASNC Outreach Committee. \$1,950 has been approved for posters and other. Goal to have town hall in Feb. but time needed for promotion of the event.
 - No public comments.

7. ADJOURNMENT and ANNOUNCEMENTS: Add agenda item for next meeting: explore possible review of Specific Plan as some standards are now lower than in Hillside Ordinance. Meeting adjourned at 8:58.

NEXT MEETING: March 1, 2021 at 7:00 pm.

Minutes prepared by Lynnette Kampe.