

ASNC Planning and Land Use Committee (PLUC)

Monday, April 5, 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, 21 attendees): Edward Pfiester, Colin Spoelman, Kevin Oreck, Chris Parker, Joel Kyack, Jeffrey Lawler, Roderick Bone, Adriana Vallejo, Alexis D., Lisa Lorentson, Richard Moura, Alex Valenzuela

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 March 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:** None.
5. **NEW BUSINESS:**
 - A. **PRESENTATION OF: 805 Mt. Washington Drive** , new single-family dwelling. second presentation of the project by Chris Parker, entitlement representative and Kevin Oreck, owner. They are able to widen street to 20' with curb and gutter without altering design; Excess height is difficult to avoid due to steepness of lot and the roof is already flat; trash area that encroaches into side yard is not visible from street; and the 30' long driveway can accommodate the third required parking space. The Tree Report will be revised to include toyon and elderberry. **Committee comments:** widening the street to 20' is required and community safety concerns are noted. Excess height would not be visible from the street in this case but approval would be a bad precedent, also the height could be reduced by reducing the size of the 3,770 s.f. project, eliminating a small first floor lawn area and by requesting a variance to increase the slope of the driveway. The trash receptacle area could improve the street experience: it is more than 20' from the street and not visible from the street. The 30' driveway would seem to be able to provide for the third parking space. **Community comments:** a previous letter of determination for this site called for a 20' street, 2' curb and gutter and 4' sidewalk, multiple community members expressed that all elements of the code should be followed with greatest emphasis on street widening and 45' height limit. **MOTION: To approve the project contingent upon widening the street to 20' and conforming with 45' height restriction. Moved by NN, seconded by DR. Passed unanimously.**
 - B. **PRESENTATION OF: 3931 N. Glenalbyn Drive.** New single-family dwelling. Second presentation of the project by Roderick Bone. Three-story home with underground garage, top deck and

elevator. Roadway width is 24', no variances or ZAD requested. Previous committee issues were that the driveway doesn't appear to meet required back-up clearances and the front yard retaining wall may exceed 42" allowable height and that changing the driveway might affect massing of the design. Mr. Bone clarified that the retaining wall is part of the basement wall and that the slope of the driveway has no inclination greater than 20%. A letter of determination (LOD) for the project was issued today with an appeal deadline of April 15th. Mr. Bone also referred to a letter received from the Mt. Washington Homeowners Alliance (MWHHA) and his email response. **Committee comments:** The MWHHA is a significant community interest group but does not speak for the city and PLUC cannot discuss projects outside of public meetings. It is concerning that a LOD for the project was issued today, without allowing ASNC to provide review of the project. Issues from the March meeting have not been adequately addressed so the letter that was approved last month should be sent within the appeal deadline. **Community Comments:** None. **Motion: As issues of the last meeting have not been addressed to send the letter as approved by the Board in March.** Moved by NM, seconded by LA. Passed Unanimously.

- C. **PRESENTATION OF: 364 Crane Blvd.** New single-family dwelling with ADU. First presentation of the project by Adriana Vallejo, owner, designer and builder. 20' street width. Three story home with garage at street level, ADU over the garage and main residence setback 6' and above the ADU. Total 1833 s.f. , less 480 s.f. ADU (not counted within s.f. calculation) is 1353 s.f. with 1353 s.f. allowable. Neighbor's encroaching stairway will be allowed to remain. One living protected walnut will be removed and replaced 4:1, a dead walnut will also be removed. **Committee comments:** The ADU over the garage is over the 16' state ADU height limit & if absorbed into the main building is over on FAR. If under the City mandated rules the ADU is counted toward s.f. Retaining wall in front yard setback along stairs if over 42" but walls necessary to support stairs are a sole exception, but the wall needs to be open railing above that. **Public Comments:** Clarifications made in response to community questions: not in excess of FAR because ADU is not counted, street is already 20', ADU is not required to have parking because of distance to public transportation. **MOTION: To send letter to the board as unable to approve project because ADU inclusion square footage needs to be remedied, and retaining wall not to go above stairs and to hold letter and revise based on return presentation next month.** Moved by NN, seconded by DR. Passed unanimously.

- D. **PRESENTATION OF: 3622 E. Roseview Ave.** New single-family dwelling. First presentation of the project by Ricardo Moura. Previous attempts to present failed due to technical difficulties and scheduling problems. 2 story house with basement, 4 bedrooms, 2 car garage, 3,000 s.f., 42'6" height, 750 yds. export, 2 retaining walls (front walls are connected to the building wall and become one wall), 6' in at first 24', 12' front yard setback, 2 protected walnuts to be removed and replaced 4:1. Driveway had to be lowered which increased building height. Shoring piles on both sides to reduce excavation. Encroachment planes as required. Exterior finish stucco with different colors to break up massing. **Committee comments:** Well thought out, good presentation. Note: encroachment planes are not within the Specific Plan. **Public comment:** None. **MOTION: To send a letter of approval to the board.** Moved by NN, seconded by NM. Passed unanimously.

- E. **PRESENTATION OF:** 3600 N. Primavera Ave. New Single-family dwelling. Alex Valenzuela presenting. A determination letter has been issued for this project. 2 stories with 3 bedrooms and 3 ½ baths, 2 car garage + covered parking space. 2,392 s.f., within an allowable FAR of 2,392.8, 33'6" height, 450 cu.yds. cut, permeable pavers in the patio. Street is 20'. Modern facade with white stucco, glass railings and black windows. Project was stopped in 2008. **Committee comments:** a 6' gate and fence is shown within the front yard set back and needs to be pushed back or removed. Presentation does not give a clear representation of public appearance. **Public comment:** None. **MOTION: To send a letter of approval of the project as compliant with the Mt. Washington-Glassell Park Specific Plan except for a 6' fence in the front yard setback to be removed or reduced to 42".** Moved by NN, seconded by DR. Passed unanimously.
- F. **DISCUSSION OF: 780,781,790, 791 N. Cynthia Avenue (Red Hawk Canyon Development)** This project and two presented today: 3931 Glenalbyn and 3600 N. Primavera received Letters of Determination without PLUC review. The letter that was drafted by CH and approved by the Board in March needs to go out promptly to ask Planning why PLUC review was not required for the development at 780, 781, 790, and 791 Cynthia Ave. , why a determination was made without input from PLUC and how this can be prevented in the future. CH will add an addendum to include the two other projects named above.
- G. **DISCUSSION OF:** Mt. Washington/Glassell Park Specific Plan - The Mt. Washington Homeowners Alliance PLUC committee is perceived by some developers as a permitting body or taking the place of the Neighborhood Council PLUC. Lisa Lorentson, a member of the MWAHA, reported that Pat Winters, the head of the MWAHA PLUC has corresponded with developers and suggests a meeting with ASNC PLUC. NM will invite Ms. Winters to next month's meeting. Elements of the MW/GPSP sometimes conflict with the Hillside Ordinance. New comments are: calculation of building height, inconsistent sidewalk requirements and encroachment planes. Community input is requested and NM will reach out to planners with results. Community members are encouraged to attend meetings with suggestions and/or email PLUC@asnc.gov.

6. ONGOING BUSINESS

- A. **DISCUSSION OF:** 3836 Figueroa Street (NELA Plaza) - The last town Hall was well attended with 37 attendees. The on-lone survey is up at the Arroyo Seco Alliance and will be sent for approval for posting on the ASNC website. CH called Michelle Carter, planner on the case re: allotment of public land. If alternatives are suggested by Cedillo's office they will be seriously considered by Planning and could reduce project size.

7. ADJOURNMENT and ANNOUNCEMENTS: Meeting adjourned at 10:42.

NEXT MEETING: Monday, May 2, 2021 at 7:00 pm.

Minutes prepared by Lynnette Kampe.