

## ASNC Planning and Land Use Committee (PLUC)

Monday, May 3, 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): Pat Winters, Dr. C.T. Williams, Adriana Vallejo and Lisa Lorentson

1. **CALL TO ORDER** & Determination of Quorum: at 7:03 by NN. Zoom meeting host NM.
2. **APPROVAL OF MINUTES: MOTION: to approve minutes of April 5, 2021.** Moved by LV, seconded by NN. 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. Review based on Specific Plan and requests for variances. See the ASNC Bylaws and Mt. Washington/Glassell Park Specific Plan for more information.
4. **GENERAL PUBLIC COMMENT:** Pat Winters: Request for info. on elections and committees. Response: Elections were just held and promoted widely, committee chairs elect members, usually no more than 5 per committee, see ASNC website. Dr. Williams: High Fire Hazard areas need hazard abatement and have access issues. Info. requested on NELA Community Plan updates.
5. **NEW BUSINESS:**
  - A. **PRESENTATION OF 364 Crane Blvd.** New single-family dwelling with ADU. Second presentation of the project by Adriana Vallejo, owner, designer and builder. 20' street width. Three story home with 2 car garage at street level, ADU over the garage and main residence setback 6' and above the ADU. 560 s.f. ADU is not counted within s.f. calculation. The 868 s.f. 2 brdm, 2 bath main dwelling and garage are within the 1353 s.f. allowable. (1,828 less ADU is 1,268 s.f. ) All stairways are exterior. Issues last time were the ADU height and a wall with excess height in the front yard setback. The applicant checked with Planning and shared a memo: "Table 2 Attached Accessory Dwelling Units" indicating that height is per zoning and 16' limit applies to detached ADU's. Stairway wall in the front yard setback will have perforated railing and thus be compliant. Modern Spanish style. One living protected walnut will be removed and replaced 4:1, a dead walnut will also be removed. Community request for clarification that s.f. calculation does not include ADU and that State mandate supersedes local planning ordinance. **Motion: To approve the project but make a note that there was a community concern about the inclusion of ADU s.f. in area calculation and that we defer to the Planning Dept. policy.** Moved by NN, seconded by CH. Passed unanimously.
  - B. **PRESENTATION FROM: Mt. Washington Homeowners Alliance** by Lisa Lorentson - Presenter voiced that it is important to recognize roles and work together to make a better community.

The MWA is a 501 c4 non-profit, By-laws are on the Alliance website and a main goal is to educate members on land use regulations and balance development with the Specific Plan, Hillside Ordinance and other regulations with a focus on safety. The MWA Land Use Committee is not a planning committee; they do not approve projects and are careful not to give that impression. They welcome new members to the community and construction within rules. The geographical area is mt. Washington. A sample letter to a developer was shared with detailed description of regulations, cumulative impacts, negative incidents that have occurred and suggestions for improved communications with adjacent neighbors. PLUC committee members thanked MWA for the presentation, efforts on behalf of the community, and improved communication with ASNC PLUC. Past presenters have questioned why they need to present to ASNC PLUC after presenting to the MWA. LV suggested that they add mention of ASNC PLUC and Board review as part of the approval process to their letters and that the ASNC be allowed to review that wording. NN invites MWA to cc ASNC PLUC on letters of concern to developers. PLUC members are able to review but not discuss materials outside of meetings. NN stated that oral comments are welcome at meetings but due to Brown Act we cannot discuss projects outside of public meetings. Pat Winters will clarify in developer letters that PLUC ASNC review is part of the approval process.

#### **6. ONGOING BUSINESS**

- A. **DISCUSSION OF:** 3836 Figueroa Street (NELA Plaza) - On-line survey is up on Arroyo SEco Alliance website. A rally is planned for St. May 8th. No change to entitlement, no direct contact with developer. LV noted that ASNC cannot participate in the rally but individuals may. The last town Hall was well attended with 37 attendees.

#### **7. ADJOURNMENT and ANNOUNCEMENTS:** Meeting adjourned at 8:12.

**NEXT MEETING:** Monday, June 7, 2021 at 7:00 pm.

Minutes prepared by Lynnette Kampe.