

## ASNC Planning and Land Use Committee (PLUC)

Monday, August 2, 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): Pat WInters, Dr. T. Williams, Peter Parrish, Mary Beth, Kris Gain, Jessica Hubeuner, Samantha Dickenson, Anthony Zamkodo, Jaroslaw Bieda.

1. **CALL TO ORDER** & Determination of Quorum: at 7:03 by DR. Zoom meeting host NM.
2. **APPROVAL OF MINUTES:** Approval of the Minutes of the Meeting held on June 7, 2021 postponed. (No meeting held in July.)
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: Concern about scope of ASNC role when developer misrepresents a project. Recalls project where ASNC suggested design changes to avoid the need for waivers. Reported Santa Monica Mts. Conservancy as conservator of land in our area. Ongoing problems with construction management plans and haul routes, including inappropriate use of the 110 Parkway. Dr. T. Williams: Dove/Quail development is a mess with lots of hauling. SR 110 doesn't allow trucks. Stated opinion that applications need to be approved by the homeowners association. Peter Parrish Re: 824 Cynthia a 1226K appeal has been filed based on the developer's violation of the agreement to retain 2 significant trees. Both have had encroachments within their driplines. Urban Forestry and B & S have been contacted; a hearing is pending with Planning. (Additional comments by others referred to agenda items.)
5. **NEW BUSINESS:**

**PRESENTATION OF 614 West Avenue 46**, new single-family dwelling (ZA-2020-7567-ZAA-ZAD-SPP). First presentation of the project by Nicolas Brown, Erika Montes (applicant) and Bailey Brown. The project site is a steep upslope lot 7,001 s.f. lot with existing 1,007 s.f. dwelling (to be demolished.) The new 3 bedroom, 2,702 s.f. single-story home with a partial basement will be located on the upper existing pad and require minimal grading. The detached garage will be at street level. Exterior treatment of dark wood and dark brick will be in keeping with craftsman character. One significant tree is found on the property and will be retained. The Applicant is making 3 requests: 1. ZAD not to make 2' improvement of roadway in front of property and not to make roadway improvements to the boundary of the hillside area. 2. ZAA to maintain the existing 6'10' retaining wall and construct a new 6'6" retaining wall to create a driveway to the detached garage. 3. Specific Plan Project Permit to demo an existing SFD and construct a new 2,702 s.f. SFD with detached garage and partial basement fronting a

substandard street in the MWGPSP. **Committee Comments:** The request not to improve the roadway to 20' in front of the project has not been supported for other applicants and road widening appears to be feasible and beneficial in addressing community traffic and access concerns. The requirement to improve the roadway to the boundary of the hillside is generally not considered feasible. The easement dedication of 7' rather than an 8' ROW dedication would need to be approved by BOE. The plans show a garage with a zero front yard setback & the minimum required is 5' for detached garage. The garage location, lot line and height of retaining wall would change if an 8' dedication is required. A new Tree Report is needed to include new protected species. The project shows a good design with minimal grading and attractive landscaping but the Committee is concerned about the number of asks and frontage issues.

**Community Comments:** Speaking for the MWA Pat Winters stated many concerns: 20' roadway improvement is a requirement for safety, 8' dedication is critical; zero set-back is concerning; a construction management plan is critical with 2-3 other projects nearby. Several other community members objected to the request not to widen the street to 20' as a fire safety issue and expressed concern about the traffic, safety issues and disruption related to construction. Staging off of the hill was requested, a construction management plan, excavation calculations and more time for public comments. **Motion: To prepare a letter to Planning stating that we are unable to support the project as there are a number of requests for waivers that could change the design of the project:**

1. **ZAD request to adjust minimum roadway width, reducing roadway improvements to 18' and 1.a. waiver of continuous roadway width to boundary of the hillside.**
2. **ZAA to maintain an existing 6 '10' ' retaining wall and construct a new 6'6" retaining wall perpendicular to the garage. Note that there is no objection to maintaining the long existing 6'10" retaining wall, however the new wall should be redesigned to be compliant.**
3. **SPP requires a front yard set back that could change the design of the project.**

Moved by DR, seconded by NN. Passed Unanimously.

A letter will be prepared for approval by the ASNC Board to be held and not sent if the applicant returns to the Sept. or October PLUC meeting with revised plans that address the above concerns.

## 6. ONGOING BUSINESS

- A. **DISCUSSION OF: 3836 Figueroa Street (NELA Plaza)** - Arroyo Seco Alliance is working on a media plan; no other updates.
- B. **DISCUSSION OF: 780, 781, 790, 701 N. Cynthia Avenue (Red Hawk Canyon)**
  - The project has been approved by Planning and is applying for permits. Community members are referred to ZIMAS, LADBS.org for project updates. A letter went out from ASNC in April objecting to the approval by Planning without NC review. No response has been received. (Note that NC review by the community is recommended but not required.) **Motion: To update and resend the letter requesting a response and cc'ing CD1 and other appropriate persons.**  
Moved by LV, seconded by NN; passed unanimously.

- Community comments: The Mt. Washington Homeowners Alliance has a Construction 101 manual on their website. Storm water treatment/potential landslides are a concern. A future agenda item on construction management traffic plans is requested.

**7. ADJOURNMENT and ANNOUNCEMENTS:** Meeting adjourned at 9:08.

***NEXT MEETING:*** Tuesday, September 7, 2021 at 7:00 pm. (Date changed due to Labor Day holiday.)

Minutes prepared by Lynnette Kampe.