

ASNC Planning and Land Use Committee (PLUC)

Monday November 1, 2021 at 7:00 PM

Zoom Meeting Online or By Telephone

MINUTES

Members attending: Casey Hughes, Lynnette Kampe, Nicholas Manalo, Neiel Norheim, Derrick Ryder and Lynda Valencia. Guests:

1. **CALL TO ORDER & ROLL CALL:** Determination of Quorum and call to order at 7:05 by NN.
2. **APPROVAL OF MINUTES: Motion: To approve Minutes of the Meeting held on November 1, 2021 .** Moved by seconded by. 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:** Concern about upcoming construction on Quail, 7 units on 4 small lots, trees cut down without permits. The community wants all regulations to be followed and requests to be on agenda next month.
5. **NEW BUSINESS:**
 - A. **PRESENTATION OF 813 N. Cynthia Ave., (DIR-2021-2760-SPP),** new single-family dwelling. No presenter. **Committee Comments:** To draft a letter of non-support to be held at ready if the presenter does not appear at next month's meeting. **Motion: To write a letter to not approve the project due to lack of opportunity for PLUC to review and community to comment on the project, to be sent if no presenter attends the December meeting.** Moved by CH, seconded by NN. Passed unanimously.
 - B. **PRESENTATION OF 4876 & 4880 Glenalbyn Dr. (ZA-2021-3942-ZAD-SPP).** New single-family dwelling. Michael Minasian, owner, current Mt. Wash. resident, reaching out to neighbors. Steep downhill lot. ADU has been added to the project for in-laws. 4 parking spaces provided. Simon Storey, architect, described a multi-level project stepping down slope. From the street appears as a single-storey dwelling, due to terracing is considered a 2-level project. Requesting relief from street improvements as most of the frontage exceeds 20' and the power pole is located within that area with a guy wire. St. varies from 23' to 16', total frontage is 123', 36 of which is less than 20'. Traffic management plan and tree report submitted, biological submitted, grading approved. 7 protected trees and shrubs to be removed & replaced 4:1. Renderings and floor plans shown. Green planting area on roof facing street, 2' roof fascia, some roof articulation visible from street, also for drainage and solar roof. 92 cu. yds. export total. FAR: Lot area 6,909.3, 3,178.28 FAR3,178.28 .46.2% allowed, proposed: 3,172.55 Roof overhangs are counted, but not roof openings. **Committee comments:** Coverage is at

maximum, but within maximum. Request replacing walnuts with walnuts. Neighbors across the street are allowing soil from their property to slide onto the street. ASNC local issues could request a mirror on the power pole. Guy wire relocation seems feasible. Defer to planning on street widening. **Public comments:** Adjacent neighbor puts in request for street widening at the curve, has witnessed several accidents. Several other neighbors concerned about street width on the curve, on-street parking, red flag street, concerned about street width. Positive comments about design. **Motion: to write a letter of support for the project, deferring to the Zoning Administrator and/or BOE on street widening and power pole and noting multiple residents requested street widening for safety reasons.** Moved by NN, seconded by CH. Passed unanimously.

- C. **DISCUSSION OF: LA Council File 19-0603 (Expansion of City Building Code Fire District 1), new single-family development.** Described by NM as designed to improve fire safety, by requiring additional construction mandates, to include projects over 100,000 s.f. Very High Fire Severity Zone would be reclassified as Fire District 1 and boundaries reviewed periodically. **Committee comments:** Most NC's are opposing due to restrictive materials, additional construction costs without increased safety benefits. Would impact new housing starts, eliminate new affordable housing. Oppose focus on concrete and steel as more carbon intensive and elimination of large dimension timber use. More strategic construction codes would be more desirable. Impetus has been the large fires in wildland interface areas in recent years. Does not seem appropriate for our NC. VHFSZ could be amended to improve construction for increased safety. i.e. enclosed soffits, external materiality, venting. **Community Comments:** Concern about flammable wood structures, preference for more fire resistant materials.
- Motion: To present the notes of this meeting to the Rules and Elections Committee and send PLUC representatives to speak at the Board meeting in support of the Board's Community Impact Statement to oppose expansion of Fire District 1.** Moved by NN, seconded by NM. Passed unanimously.

6. **ONGOING BUSINESS**

A. **DISCUSSION OF: 780, 781, 790, 701 N. Cynthia Avenue (Red Hawk Canyon)**

- CH reported that the land is now for sale.
- The NE Planning approved the project without NC review and in the face of strong community opposition. 2 letters were sent in protest by ASNC. Planning Approval would transfer to the new owner if no changes are made such as area, height, exterior appearance. Lots have been subdivided.
- How could the land be protected as open space? Would need SMMC, Rec & Parks or other entities to purchase. SMMC has declined to purchase near-by Walnut Cyn., Rec. & Parks has a shortage of staff & funds. Public Comment: The conceptual drawings are misleading, the 4 buildings were never shown as a whole; stormwater management is unresolved.

B. NELA project - postponed.

7. **ADJOURNMENT and ANNOUNCEMENTS:** Meeting adjourned at 9:02.

NEXT MEETING: Monday, December 6, 2021 at 7:00 pm.

Minutes prepared by Lynnette Kampe.