

## ASNC Planning and Land Use Committee (PLUC)

Monday January 3, 2022 at 7:00 PM  
Zoom Meeting Online or By Telephone

### MINUTES

Members attending: Lynnette Kampe, Nicholas Manalo, Derek Ryder and Lynda Valencia. Guests: Adan Macias, Steven Olson, Percy Durand

1. **CALL TO ORDER & ROLL CALL:** Determination of Quorum and call to order at 7:03 by LV. NM will run the meeting on her behalf.
2. **APPROVAL OF MINUTES: Motion: To approve Minutes of the Meeting held on November 1, 2021.** Moved by LV, seconded by NM. 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.
  - B. A November invitee failed to attend and a motion was made to send a letter of non-support if the presenter did not appear at the December meeting. That meeting was not held. Attendance is suggested but not required and the committee could consider reviewing plans in the absence of a presenter. DR will speak to Planning.
4. **GENERAL PUBLIC COMMENT:** Concern about abandoned projects at intersection of Primavera and Division and Ganymede Dr., abandoned for 20 years. Completion bond advocated and restoration of properties. We will put it on the agenda for a future meeting and contact Cedillo's office.
5. **NEW BUSINESS:**
  - A. **PRESENTATION OF 4566 E. Cleland Ave., (DIR-2021-5724-SPP),** Conversion of an existing 2-car garage to a family room and construction of a new 2-car garage with roof deck. First presentation of the project by Adan Macias. Present driveway configuration unsafe. New garage will be similar to nearby properties on Cleland with a 5' side yard setback. 1 protected walnut to be removed and replaced 4:1 and 1 significant tree will be replaced. Letter of Determination has been received. **Committee comments:** Question about attic space and when it should be counted as floor area, (general comment.) The significant tree will be replaced with a much smaller maturing species. Concern about the garage setback. **Public comments:** None. **Motion: To write a letter of support for the project deferring to Planning on the issue of the 5' side yard setback of the attached garage which would normally be the same as the primary building setback which is 6' in this case.** Moved by DR, seconded by DR. Passed unanimously.
6. **ONGOING BUSINESS**
  - A. **DISCUSSION OF: 3836 Figueroa Street (NELA Plaza)**

- Review current status - no updates
- Field questions and comments from attendees

**7. ADJOURNMENT and ANNOUNCEMENTS: Motion to adjourn.** Moved by NM, seconded by LV. Passed unanimously. Meeting adjourned at 7:52.

***NEXT MEETING:*** Monday, February 7, 2022 at 7:00 pm.

Minutes prepared by Lynnette Kampe.