

ASNC Planning and Land Use Committee (PLUC)

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

MINUTES

Members attending: Casey Hughes, Lynnette Kampe, Nicholas Manalo, Derek Ryder and Lynda Valencia. Guests: Lindsay Sheron, Robert Chuang, Juanita Martinez

1. **CALL TO ORDER & ROLL CALL:** Determination of Quorum and call to order at 7:03 by NM. Announcement that with Niele Norheim's departure Derek Ryder has been approved as PLUC Chair. Thank you to NM for communications with the Board and committee and community. He is willing to continue in this activity. Lynda will deliver PLUC mail to DR. DR will produce agendas.
2. **APPROVAL OF MINUTES: Motion: To approve Minutes of the Meeting held on January 3, 2022.** Moved by LV, seconded by NM. Passed Unanimously. LK will be absent in March but can take minutes if the meeting is recorded, will follow up with LV.
3. **COMMITTEE ANNOUNCEMENTS:**
 - A. **COMMITTEE ROLE AND RESPONSIBILITY** - 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:** None
5. **NEW BUSINESS:**
 - A. **PRESENTATION OF 3962 West Point Drive**, new single-family dwelling with studio and 3 bedrooms. (DIR-2021-7164-SPP) First presentation of the project by Lindsay Carlisle-Sheron, owner/architect. Located at end of a cul-de-sac. Vacant lots on either side and across the street. Lot size 4,320, floor area is 50% of lot size. Allowable under Specific Plan. Front yard set back of 5' with existing street dedication of 10'. 6' side yard setback and structure is well over 15' from rear yard setback. 2 significant trees and 2 protected walnuts will be removed and replaced 2:1 and 4:1. 1 protected walnut will be retained. Walkway leads from carport to side entry. House steps down the hill, with stacked bedrooms and common areas below. Max. ht. from lowest point to highest point is 35'. Articulated building planes and roof lines. Exterior finish of vertical red cedar cladding over fire rated sheathing. Meets fire resistant requirements. Letter of Determination has been received. **Committee comments:** Native plant palette will provide good habitat and sustainability. Concern that mitigation walnuts are shown in narrow side yard space that will not allow for typical growth. Response that some walnuts have been moved to larger area in lower yard. CH: well considered and appropriate design hugging the hill. Attractive exterior. Note that Fire resistant wood treatment is available. **Public comments:** Great job of respecting the hillside with height. Asks if construction

management plan has been made. Response: yes, will minimize disruption. **Motion: To write a letter in support of the project as in keeping with the spirit and letter of the MWGP SP** Moved by CH , seconded by NM. Passed unanimously. Letter will be submitted to board and forwarded to the city once it is approved.

6. **ONGOING BUSINESS**

A. **DISCUSSION OF: 3836 Figueroa Street (NELA Plaza)**

- Review current status - will continue to outreach to the council office for updates.
- Field questions and comments from attendees - none.

7. ADJOURNMENT and ANNOUNCEMENTS: Amendments to NC by-laws are under consideration and must be approved by board twice by April 1st. Every 2 years by-laws may be updated. The Rules and Elections Committee will compile them. Committee comment: Agendize for next meeting: possible changes in PLUC charter/improvement projects for board consideration. Individuals could comment on NC boundary issues. Need to reconnect with Planning to ensure that we are getting all projects and can consider more issues, for ex.: abandoned construction. **Meeting adjourned at 7:57.**

NEXT MEETING: Monday, March 7, 2022 at 7:00 pm.

Minutes prepared by Lynnette Kampe.