

## ASNC Planning and Land Use Committee (PLUC)

Monday April 4, 2022 at 7:00 PM  
Zoom Meeting Online or By Telephone

### MINUTES

Members attending: Lynnette Kampe (LK), Derek Ryder(DR) and Lynda Valencia (LV). Guests: (partial list) Pat Winters, Samantha Dickenson, Yaile Bombus

1. **CALL TO ORDER & ROLL CALL:** Determination of Quorum and call to order at 7:05 by DR.
2. **APPROVAL OF MINUTES: Motion: To approve Minutes of the Meeting held on April 4, 2022.**  
Moved by LV, seconded by DR. Passed Unanimously.
3. **GENERAL PUBLIC COMMENT:** None.
4. **NEW BUSINESS:**
  - A. **DISCUSSION OF POSSIBLE NEW INITIATIVES:** Committee to determine which initiatives to pursue further. suggested that we pick two.
    - a. Survey of sidewalks within the ASNC Area - sidewalks are often lacking in Mt. Washington - Nicholas Manalo - postponed.
    - b. Review of Mt. Washington/Glassell Park Specific Plan Update & Alternate Planning Tools - Derek Ryder - A fresh look into the 1993 plan. Update is due in a few years and other ordinances such as the baseline hillside ord. which has more restrictive far and height limitations. the mwaha is reviewing the specific plan and pluc would coord. pluc should be involved in community outreach. dr has a meeting scheduled with Craig Weber in the planning dept. The community plan for Mt. Washington will be updated in 2023 and the Specific Plan in 2024. An interim control ord. or hillside constr. regulations could have an impact sooner.  
**Committee comments:** a survey may be valuable, Mt. Washington Homeowners Alliance (MWAHA) or Glassell Park improvement Association (GPIA) may have data. PLUC could request planning to send us projects for review that request variances. **Public comment:** By Pat Winters representing the MWAHA: The Specific Plan is in litigation. It was once most restrictive but no longer is. The intention was that more restrictive regulations. would apply but planning is only looking at Specific Plan FAR. Several projects are in litigation. Construction traffic regulation is not enforced. Specific Plan area has 300 active sites. MWAHA website has a tutorial on how to use zimas. Second comment: Gil Cedillo discussed ordinances in other hillside areas such as Bel Air. Planners and developers need to be informed of issues specific to hillside construction. Safety is stressed by construction and construction takes place without construction parking provided.
    - c. Survey of Street Trees within ASNC Area - Lynda Valencia & Lynnette Kampe - A need for more trees and native vegetation is key for sustainability and

biodiversity. The Sustainability Committee has this on their agenda and PLUC can support them. **Public comment:** concern about removals of mature trees, even if not protected species. Education is needed on the benefits of trees as community resources.

- d. Survey of pocket parks within the ASNC Area - potential sites for pocket parks and open space could be inventoried. This is an area of wider interest Casey Hughes- postponed. **Public Comment:** small group is trying to save Red Hawk Cyn. as open space, (2 comments)

6. **ONGOING BUSINESS**

- A. **REPORT BACK: Status on abandoned construction projects in Mt. Washington area** - DR spoke with deputy planner in CD1 Gerald Gubaton. They are working with owners but it is a complicated issue, some projects can no longer be built. **Public comment:** a completion bond was suggested. Some uncompleted houses in Mt. Washington West seemed to make progress but then grading did not approve plans.
- B. **REPORT BACK: status on City's response to ASNC Letter to nicole Sanchez re: PLUC Coordination** - DR spoke to Nicole Sanchez who stated that it is their policy to refer developers to the Neighborhood Council. **Public comment:** Redhawk Cyn. is up for sale - does the process start over? A: No, the entitlements go with the property.

7. **ADJOURNMENT - NEXT MEETING:** Meeting adjourned at 8:03. Next meeting: Monday, May 2, 2022 at 7:00 pm.

Minutes prepared by Lynnette Kampe.