

ASNC Planning and Land Use Committee (PLUC)

Monday May 2, 2022 at 7:00 PM

Zoom Meeting Online or By Telephone

MINUTES

Members attending: Casey Hughes (CH), Lynnette Kampe (LK), Nicholas Manalo (NM), and Derek Ryder (DR) (Chair). Guests: (partial list) Pat Winters, Michael Katisbas, Juanita Martinez, Needra Jenkins, Ross Vinstein, Mark Watanoby, Jessica Huebner, Lee Cooper

1. **CALL TO ORDER & ROLL CALL:** Determination of Quorum and call to order at 7:07 by DR.
2. **APPROVAL OF MINUTES: Motion: To approve Minutes of the Meeting held on April 4, 2022 as corrected.** Moved by LK, seconded by CH. Passed Unanimously.
3. **GENERAL PUBLIC COMMENT:** Request that Minutes be posted on ASNC website, request review of hammerhead turnarounds and construction hauling documents prepared by MWA, stressing need for coordination given 300 active Grading Plan Pre-inspection sites. Approved Minutes can be sent by Secretary directly to Webmaster@ASNC.us
4. **NEW BUSINESS:**
 - A. **Review of committee duties and communications protocols - DR** - communications to presenters need a point person to check twice per month. Previously the chair reached out to the presenter, assigned the date and confirmed. Log is organized by address; discussion of changing to sort by date or hide old projects. CH and NM will review and report back. Note that the agenda posted publicly has links to documents submitted to Planning. Documents sent by the community for PLUS review can be reviewed by DR. Protocols will be reviewed with Lynda Valencela and ASNC Communications. Approved Minutes can be sent by the Secretary directly to Webmaster@ASNC.us rather than to committee chair.
 - B. **4487-4497 East Bend Dr.** - Irregular lot with front yard setback shown as 25'. Side yard of setback of 10'. Zoning Assessment Referral form submitted and case management meeting held. First comments have come back from Planning - design has not changed. Low Impact Development planter to absorb roof run-off. Biological survey completed and CEQA exemption granted for this in-fill project. **Community comments:** Multiple community members had concerns over safety issues stating that the road leading to the site is only 15' wide and a hammerhead or 96' turnaround is required. The existing 30' turnaround is not adequate for the fire trucks. Fire safety is a huge concern and the Fire Dept. will refuse to go down a narrow street. Documentation of approval by LAFD has not been submitted. A construction plan is needed to see that safety egress will not be blocked. Comments that the design is attractive but the house is much larger than neighboring homes and the images of the proposed home are misleading. **Committee comments:** The street is shown as 20' in front of the property and down to the next collector. Documentation requested of the diameter of turnaround required by the Fire

Dept for fire apparatus access. Definition of the front yard and therefore front yard setback calculation is unclear. Question about planned landscaping - will the trees shown be planted? Response that the landscaping shown around the home is computer generated and not determined yet. **Motion: To prepare a letter stating that project has been presented and that questions remain about front yard set back and adequacy of fire apparatus access, with a return presentation requested.** Moved by LK, seconded by DR. **Motion: To table motion and send a letter after the next meeting.** Moved by NM, seconded by LK. Passed Unanimously. **Motion to send a letter after the next meeting and receipt of additional documentation.** Moved by NM, seconded by LK. Passed Unanimously..

- C. **352 Avenue 41** - First presentation by Jiwon Jung, owner. Case No.: DIR-2022-879-SP. Description: A 930 sq. ft. addition to an existing Single Family Dwelling in the R1-1 Zone in the Mt. Washington/Glassell Park Specific Plan. LACP Link: <https://planning.ci.city.org/pdicaseinfo/caeid/MJUOOTQw0> - no presenter present; postponed. **Motion: Committee will review the project at the next meeting and prepare a letter.** Moved by DR, seconded by LK. Passed unanimously.

5. ONGOING BUSINESS

- A. **DISCUSSION OF POSSIBLE NEW INITIATIVES:** Committee to determine which initiatives to pursue further.
- a. Survey of pocket parks within the ASNC Area - Nicholas Manalo - postponed.
 - b. Survey of sidewalks within the ASNC area - Nicholas Manalo - need to understand community intentions and whether they are on a street by street basis or neighborhood wide. Planning has no coherent strategy. Lack of continuity limits usefulness. Need for street improvements could also be assessed.
 - c. Addendum: Review of Mt. Washington/Glassell Park Specific Plan Update & Alternate Planning Tools - Derek Ryder - no update.
 - d. Previously discussed: Survey of Street Trees within ASNC Area - Lynda Valencia & Lynnette Kampe - deferred to Sustainability Committee meeting attended by LV - follow-up at next meeting.
 - e. **Motion: To pursue Sidewalk Survey and Review of Mt. Washington/Glassell Park Specific Plan Update. DR will reach out to committee members to take on tasks and will agendaize when schedule allows.** Moved by DR, seconded by LK. Passed unanimously.

6. ADJOURNMENT - NEXT MEETING: Meeting adjourned at 9:30. Next meeting: Monday, June 6, 2022 at 7:00 pm.

Minutes prepared by Lynnette Kampe.