

ASNC Planning and Land Use Committee (PLUC)

Monday June 13, 2022 at 7:00 PM
Zoom Meeting Online or By Telephone

MINUTES

Members attending: Lynda Valencia (LV), Casey Hughes (CH), Lynnette Kampe (LK), and Derek Ryder (DR) (Chair). Guests: (partial list) Constance Villalvazo, Ulises Gonzalez, Alexis Djivre, Benjamin Eshaghian, David Freeland, Tony Russo, Matt Calkins, Kate Killgore, Khristine Gaine, Jessica Huebner, Needra Jenkins (17 participants)

1. **CALL TO ORDER & ROLL CALL:** Determination of Quorum and call to order at 7:03 by DR.
2. **APPROVAL OF MINUTES: Motion: To approve Minutes of the Meeting held on May 2, 2022.**
Moved by LK, seconded by LV. Passed unanimously.
3. **GENERAL PUBLIC COMMENT For Non-Agenda Items: None**
4. **NEW BUSINESS:**
 - A. **Processing question - DR** - Invitations and scheduling process has led to a concern that projects may fall behind schedule or be omitted. Applicants, including committee members, have reported requesting a meeting and not getting a timely response. New proactive stance will be adopted to actively schedule projects and notify applicants who may then request scheduling. **Motion: Procedure is clarified that PLUC will schedule applicants on a first come, first served basis and applicants will have the opportunity to reschedule.** Moved by DR seconded by CH. Passed unanimously.
 - B. **Hillside Construction Regulations (HCR), a supplemental use project of the municipal code: Ulises Gonzalez, City Planner shared the following links:**
<https://drive.google.com/drive/folders/1fH3Yma-JvxuTyhQWiyPEF9PMIbFnGq2j>
<https://drive.google.com/drive/folders/1fH3Yma-JvxuTyhQWiyPEF9PMIbFnGq2j>
In 2017 construction regulations were applied to limited hillside areas to specify maximum grading, work hours, haul routes and other aspects of construction. A council motion requested extending HCR to additional areas and currently stakeholder meetings are being held. Public attendance is encouraged in Public hearings in summer 2022, after that comments will have less impact. A Planning Commission Hearing will be held in Fall 2022, followed by PLUM and City Council in Fall, and Ordinance in Dec. 2022. Boundaries of MWGPSP were shown and suggested changes requested, website coming soon. Q's: Can wildlife areas be included? A: send addresses. Q: Montecito Heights is not shown and should be included. Open space wildlife corridor areas adjacent to Via Marisol are threatened with development. A: if similar problems of substandard streets & hillside construction exist inew areas could be considered - send a description. Q: How does this relate to Rdgeline and Wildlife Protection Ordinance.? Can our area be included? The HCR limits how construction is done but not what construction can be done. A: Those programs have been merged and are separate from the HCR. See:

<https://planning.lacity.org/plans-policies/wildlife-pilot-study#contact> Summary comments - strong local support from MWH and GPIA.

- C. **596 Frontenac - ZA-2022-2357-ZAD-ZAA-SPP-HCA** first presentation by Benjamin Eshagiham, plus local architect David Freland and owners Matt Calkins and Kate Killgore - New SFD, 2 masses with pool in between, pushed 45' back from street on irregular wedge shaped 9,500 sf lot with 25' frontage. 2,700 sf dwelling. Roadway in front of the site is 13', and will be widened to 20' - 24' as required by city engineers plus 8' roadway dedication. There is a hydrant within 300'. Requests: 1. waiver of 20' continuous roadway; 2. additional retaining wall along side driveway, small wall at east side of pool, and back of house; 3. 4' side yard west of house; 4. reduced 4' passageway in lieu of 10' passageway from street to dwelling entrance. 5. Specific Plan compliance. Note that a Biological Resource study was completed Oct. 2021. 1 protected Walnut will be removed and replaced 4:1 on the rear of the property. Exterior Materials: Cement board with varying widths. Committee comments: review of street improvements, reduced side yard and additional walls. Rear wall is 18' from the street so an additional foot of side yard (6' total) would be required. What is the distance a fire truck will back up? Responses: a 4' side setback is sufficient for a SFD under SB9, and this lot is bordered by a 20' private easement. Public comments: Is the thin road to the west paved? Is there room for a hammerhead or cul-de-sac? Irregular lots don't justify waivers. The street configuration makes egress difficult even for passenger cars. What is done with water? Responses: the thin road is accessible only to 2 homes. Full dedication is being provided and will improve the roadway in front of the project. Will look into the geometry of the turn and Fire Dept. access.: water will be directed, curb improvements made and overflow goes to the street. **Motion: To send a letter in review of the project stating that the materials and massing are generally compliant with the Specific Plan but that the request for a reduced 4' side yard setback seems inappropriate and to defer to the Fire Dept. on the issue of FD access.** Moved by DR, seconded by LV. Passed unanimously.
- D. 3550 E. Tacoma Ave. Case No.: ZA-2022-2857-ZAD-ZAA-SPP-HCA No presenter, after multiple requests, therefore reviewed by committee members. New single family home requesting 7 reliefs: 1. plane break; encroachment of parking deck & walls into setback; 3. retaining wall in the front yard; 4. another wall in the front yard; 5. overheight retaining wall; 6. no improvement of street frontage 7. no street improvements to adjacent roadway. The project is 3 story 3,086.70 sf (allowable) on a street to street through lot on a steep slope. Complicated project with many requests for relief. Community comment: concern that all street improvements be met for safety. There are multiple projects under construction nearby and staging should be from the wider street. **Motion: To prepare a letter stating that project has not been presented despite multiple requests and questions remain about the many requests for waivers in particular: street frontage improvements, overheight retaining wall, plane break, encroachment of parking deck and wall into side yard set back and driveway bridge**

retaining walls. In view of the number of requests for waivers the ASNC board requests that Planning require that the applicant present to the ASNC PLUC Committee. Moved by: CH, seconded by LK . Passed unanimously.

- E. **Tree Removal notifications: Via Colima, West Point, Sea View** - LK reported that project plans are needed to properly review removal requests. Spacing of replacement trees is an issue but off-site or in lieu fee is not permitted. A permit is required to remove any of the following natives trees and shrubs: walnut, oak, sycamore, bay, toyon and elderberry if they measure 4" or more in cumulative trunk diameter measured 4 1/2 ' above ground. 4:1 replacements with a 3-year bond are required and removals are permitted if needed for "reasonable development." Walnuts are most endangered and should be replaced in-kind. The ordinance only says protected tree with protected tree and protected shrub with protected shrub. Public comment: Large trees on Via Colima will be removed but are not of protected species and CD14 has said that it is up to Building and Safety. LK: only the MW/GPSP requires replacements of trees over 12" diameter and Urban Forestry, not DB&S oversees tree removals. **Motion: To draft a letter to the Urban Forestry Division requesting that tree removal requests provide a link to tree reports and planting plans and allow for a time extension if needed to provide this material and cc to 1 & 14 council offices and BPW.** Moved by DR, seconded by LV. Passed unanimously.
- F. Housing Element Revised Draft review - postponed

5. ONGOING BUSINESS - postponed

4. NEW BUSINESS CONTINUED

- G. Bend Dr. report back - As reported by the applicant to DR: Planner approved applicant's interpretation of front yard and on fire vehicle access, fire inspector Dwight Swakey approved the project because sprinklers would be installed. A citation was provided but needs to be reviewed. Committee comments: better understanding is needed of FD requirements and more stringent requirements may be needed. Community comments: It is a high fire severity zone. The turnaround is less than 20' and not sufficient to turn around a city truck. Previous owner graded without a permit and PLUC functions to see that all the rules are followed and to provide a check on the City departments. MWAH will have a presentation by the new Fire Chief. **Motion: to prepare a letter of review for the project finding it generally compliant with the MWGPS and deferring to the Fire Dept. on the issue of space for FD access and noting multiple community comments on the issue of the need for adequate space fire vehicle turn around.** Moved by DR, seconded by LV . Passed unanimously.
- LK & CH offered to attend MWAH meeting and to research FD requirements for fire dept. vehicle access.**

6. ADJOURNMENT - NEXT MEETING: Meeting adjourned at 9:53. Next meeting: Monday, July 11, 7:00 pm.

Minutes prepared by Lynnette Kampe.