

ASNC Planning and Land Use Committee (PLUC)

Monday July 11, 2022 at 7:00 PM
Zoom Meeting Online or By Telephone

MINUTES

Members attending: Nicholas Manalo, Lynda Valencia (LV), Casey Hughes (CH), Lynnette Kampe (LK), and Derek Ryder (DR) (Chair). Guests: (partial list) Pat Winters, Bill Cody, Constance Villalvazo, Barbara Blake, Yael Pardess, Arno Margossian, Julia & Max Posin & Goldberg, Robert Corsini, Alexis Djivre, Monica Schober, Jessica Huebner, John Uquiza, Max Ogden, Ilse Vlamynck (25 participants)

1. **CALL TO ORDER & ROLL CALL:** Determination of Quorum and call to order at 7:03 by DR.
2. **ADMINISTRATIVE MOTIONS: APPROVAL OF MINUTES: Motion: To approve Minutes of the Meeting held on June 13, 2022, as corrected.** Passed unanimously.
3. **GENERAL PUBLIC COMMENT For Non-Agenda Items:** Request received that recordings of meetings be available to the public. Feasibility will be examined off line.
4. **NEW BUSINESS:**
 - A. **Specific Plan Application: - 352 W. Avenue 41** Applicant Jiwon Jung. No presenter for project attending. Description by DR: 930 s.f. addition to existing dwelling, application to legalize basement of same size as living space. Plans reviewed: located on 18' substandard street, no widening indicated, unclear if it would be required as it has the same footprint and is within FAR. Should be 3 requests for exemptions of widening in front of the project, to the bottom of hillside and approval of Specific Plan. Several permits are currently open for renovations; concern about permits in piecemeal fashion. ZA request needed for waiver of street widening but additional parking would not be required. Community Comments: Multiple comments: Opposition to any waivers of roadway improvements, the project is currently under renovation and there has been a history of building violations, work beginning without permits, parking is an issue with one-car garage and no driveway. **Motion: To send a letter indicating that the appropriate asks would be for waivers of street widening in front of the project and to the nearest regular width street and we would like to review. Community concerns about the need for street widening and previous unpermitted construction swerve noted.** Moved by NM, seconded by CH. Passed unanimously.
 - B. **Specific Plan Application: 3918-3924 Rome Court.** Applicant Simon Storey - New single family dwelling with attached ADU, two parcels tied together for 11,400 s.f lot.; building within the allowable FAR. No protected trees to be removed - none within the building area. Approved traffic plan and minimal grading within footprint of house, less than 90 cu. yds. Double slope roof, with main house getting larger sloped roof. Paved Rome Ct. stops before property. Proposed to improve a portion of the roadway to 20', and stopping new roadway approx. 20' in front of property. A continuous new roadway with max. 20% slope would require removal of 5 protected trees and have a new grade

substantially above existing grade. Mr. Storey reported that a hammerhead is not required within 200 ft. of an intersection as the intersection could be used as a turn-around and that the Property is 190' from Rome Dr. . Owners spoke about features added to reduce carbon footprint. **Community comments:** Site is off Rainbow Cyn. with extreme fire hazard and landslide issue; previous denials of requests for waivers of roadway improvement and turnaround referenced, LAMC 503.2.5 limits distance to turnaround to 150'; illegal dumping created the level pad; site is on a section of roadway from Rome Ct. that has never been improved; Council deputy comment - not in favor of not having the hammerhead for fire vehicle access, infra-structure needs to improved and waivers not granted. **More community comments:** opposition to waivers; problems even with delivery truck turnaround; project closes a traditional walking path for school children and will generate more car trips; multiple people have had insurance canceled due to extreme fire hazard; a fire truck cannot negotiate the bend in the street. Responses: Improvement from lot to boundary of hillside area is categorically waived. 50-60' of improvement to 20' roadway is planned. Improving the entire length of Rome Ct. is an unfair burden. Owners expressed the intention to try to find a way to preserve the path although this would require some rerouting onto public ROW and on property of others, with liability issues being a concern (4 owners are involved). **Committee Comments:** Has a study of stormwater runoff been complete? A: Currently working on a biology report with a watershed study is in process. What are setbacks? Response: 11'-1 ½" front - more than required; sideyard 7'; clarifying that only partial improvement of 16' 9 1/2" street in front of property is planned and waiver requested due to hardship, to preserve walnuts and due to grade of slope beyond proposed improved roadway - to create a road with max. 20' grade. **Committee comments:** partial street improvement in front of the property would shift unfair burden onto the developer of the next property. Value of preserving walnuts is recognized but public safety is a greater need. More information on pathway preservation would be good. No issues with setbacks, height and FAR. Street improvement in this case does not improve access beyond the property but to be consistent we should require it. Outside review and guidelines on requirements for fire truck turnaround is needed - this is a larger issue and difficult to obtain. There is some distance a fire truck is willing to back up. **Motion: To write a letter in opposition to the application due to ZAD request for a waiver of street improvement for a portion of the site in front of the property, and request that the applicant return to report back on the stormwater issue caused by roadway extension.** Moved by LK, seconded by CH. Passed unanimously. In addition our letter will report strong community concern about the need for street widening and lack of a provision of a turn around for fire vehicle access. **Motion: To state that the application is in compliance with building standards required by the specific plan project permit.** Moved by: NM, seconds LV. Passed unanimously.

- C. **Potential CIS and/or Letter of Support for California Black Walnut change in status and related event:** John Uquiza - a day is proposed to uplift and protect the Black Walnut, (see link to info sheet), hikes are planned to map using iNaturalist, indigenous talks and activities. Support requested for a letter to Vince Bertoni, head of Planning to have

consistent application of Walnut protection with 10 points to strengthen protection and enforcement, including end of CEQA exemption for in-fill development, require area-based mitigation and 5:1 replacement as per Fish and Wildlife guidelines, training and curriculum development for planning and fire dept. See draft letter:

<https://drive.google.com/file/d/1YPOg82dkX6eKrW441-hNSuH1aOKxFUs1/view?usp=sharing>

Committee comments: concern about discussing El Serano projects but support for the 10 points. Response: with native plant habitat alliances a CEQA exemption is not appropriate. **Motion: To draft a letter to the board in support of the project, modified for our community.** Moved by LK, seconded by LV. Passed unanimously. (Due by July 20th for board approval.) LK to draft and DR to review.

- D. **Summary and Potential CIS Re: Housing Element Revised Draft - Derek Ryder-** postponed
- E. **Potential CIS Re: Wildlife Protection Ordinance** - Constance V. - important ordinance currently for limited area in SM Mts., introduces development standards to improve connectivity, DR reported that CISs will be accepted after July 13th comment deadline. **Community comments:** protection is needed for more than just high income areas. **Motion: to send a CIS in support of the Wildlife Protection Ordinance and request expansion to communities in the northeast community plan areas including but not limited to MW, GP, City Terrace, El Serano, Montecito Heights, Monterey Hills, Lincoln Heights, Boyle Heights all hillside areas including historically redlined and underserved communities.** Moved by LV, seconded Passed U. DR will draft.

5. ONGOING BUSINESS - postponed

- A. Follow Up: Tree Removal Application presentation:4587 Via Colina
- B. Follow Up to Staff Presentation: Potential CIS re: Hillside Construction Ordinance
- C. Proposed Revised Letter: Re: Specific Plan Application for 3550 E. Tacoma Ave

6. ADJOURNMENT - NEXT MEETING: Meeting adjourned at 9:51. Next meeting: Monday, August 8, 7:00 pm.

Minutes prepared by Lynnette Kampe.