

ASNC Planning and Land Use Committee (PLUC)

Monday August 8, 2022 at 7:00 PM
Zoom Meeting Online or By Telephone

MINUTES

Members attending: Lynda Valencia (LV), Lynnette Kampe (LK), Derek Ryder (DR) (Chair), and Nicholas Manalo (NM). Guests: (partial list) Pat Winters, Bing Yeh, Yael Pardess, Marcos Ochoa, Sergio, Bill Cody, Constance Villalvazo. (16 participants)

1. **CALL TO ORDER & ROLL CALL:** Determination of Quorum and call to order at 7:02 by DR.
2. **ADMINISTRATIVE MOTIONS: APPROVAL OF MINUTES: Motion: To approve Minutes of the Meeting held on July 11, 2022.** Moved by LV, seconded by LK. Passed unanimously.
3. **GENERAL PUBLIC COMMENT For Non-Agenda Items:** Issue of fire safety on dead end streets is of special concern with numerous projects on dead end streets. We will agendize for a future meeting.
4. **NEW BUSINESS:**
 - A. **Specific Plan Application: - 619 Quail Dr.** Architect Bing Yeh presented the project: lot size 2,633 s.f., Two bedroom NSF dwelling: 1,322.8 s.f. with a 2 car garage. For under 5,000 s.f. lot 50% FAR allowed. House steps up 2 stories above the garage, max. height 34'10". Keeping the one protected tree. Street shown as 26' wide. Willing to widen the street if required by the City. 50' frontage, with small sliver that would be needed to widen street. Front yard set back of 13'4" provided that would accommodate widening. Side Yard setback of 6', DR comment: Baseline Hillside Ordinance would require 7'. One 7' retaining wall in the backyard and one in the entry yard. Handrail wall by stairs is permissible. Exterior materials of neutral color stucco and fire retardant siding. Class A roofing tile. **Committee comments:** Concern that proposed retaining wall will negatively impact the protected walnut. Wall in the front yard appears over allowable height. Front wall is a flat plane and architectural projection suggested. **Public comment:** 4 lots on the street have had problems with illegal tree removals, and soil erosion. Construction has stopped on one: side yard is a safety issue for firefighters. For high fire severity 28' street is needed. Street widening is needed, the protected walnut is very large and construction will impact the root zone. Lot previously had many walnuts as shown in Google Maps 2019 that may have been illegally removed. Mr. Yeh's response: Survey in 2017 showed only one tree and neighbor has taken care of run-off issue. **Motion: To write a letter in opposition to the project based on concern about side yard setback, verification needed by an arborist that the protected tree can viably remain with the retaining wall in as close proximity to tree as shown, and front wall by stairs needs to have open rail above 42", and greater modulation of front plane would be more in the spirit of MWGP Specific Plan design guidelines.** Moved by DR, seconded by NM. Passed unanimously. Applicant invited to return with revised plans.

- B. **Specific Plan Application: 4367 E. Scandia Wy.** Applicant Marcos Ochoa introduced design manager Sergio who reminded the committee that it is not within our NC and was approved. **Public comment:** Scandia site was already presented to Glassell Park NC. It is in their area. Committee comment: Boundary of NC verified. No review needed.
- C. **Summary and Potential CIS Re: Housing Element Revised Draft** - Derek Ryder- already approved
- D. **Tree Removal Application: 4427 E. San Andreas Ave. - Motion to oppose the removals due to inadequate information and noting that we are ready to consider revising our position if more info. is provided.** Moved by DR, seconded by LK. Passed unanimously.

5. ONGOING BUSINESS:

- A. Follow Up: Tree Removal Application presentation: 4587 Via Colina. Four protected trees (elderberry, walnut and oak) proposed to be removed. Local issues committee deferred to PLUC. **Motion to oppose the removals due to inadequate information and noting that the architect has reached out to request an opportunity to present and we are ready to consider revising our position if more info. is provided.** Moved by DR, seconded by LK. Passed unanimously.
- B. Follow Up: California Black Walnut CIS and alleged illegal tree removals: presentation by Yael Pardess. Example shown of before and after photos of 30 protected trees removed illegally with resulting mud flow. All lots on hold with Urban Forestry (“UF”) noting “tree disturbance.” Several other examples shown of clear cutting on steep lots. UF has documented some of the removals. Community members are documenting existing native trees and documenting removals. Community awareness needs to be raised. Brush clearance is used as an excuse. Recent court case in Brentwood upheld a moratorium on building permits for 5 years due to illegal removals. Request that ASNC issue a CIS supporting enforcement and sanctions to address the existing misconduct. Administrative procedures need to be followed. **Motion: To issue a CIS recognizing the immense value of protected trees and shrubs and the continuing illegal tree removals. Requesting full enforcement of LAMC 46.06 penalties including withdrawal or revocation of permits where illegal removal has occurred and requesting greater transparency of administrative process and acceptance of verifiable documentation such as Googlemaps. An example of the problem is clear cutting of vacant lots without permits and excessive trimming that endangers the survival of the protected trees or shrubs over time.** Moved by DR, seconded by LV. Passed unanimously.
- C. Follow-up to staff presentation on 5/2/22 (item postponed on 7/11) Potential CIS re: Hillside Construction Regulations. Discussion postponed with goal to issue CIS by Sept. 23rd.
- D. Follow-up: Wildlife Ordinance CIS: Letter pending board approval - problem with getting a board quorum and efforts to get a special meeting. New board members could help establish quorum. 8 Openings.

6. ADJOURNMENT - NEXT MEETING: Meeting adjourned at 9:27. Next meeting: Monday, September 12, 7:00 pm.

Minutes prepared by Lynnette Kampe.