



**ACMNA [Board of Directors Meeting](#)**

Thursday, February 4, 2021 at 6:00pm

Meeting held Virtually via Zoom

**6:05 PM – Meeting called to order:**

**Board Members in Attendance:** Marvin Borsand, Brian Flader, Dennis Frank, Adam Marvin, Amanda McCauley, Jody Moman, Michael Phillips, Joe Prewitt, Ian Quinn, Tristahn Schaub, Ryan Short, Sue Tessmer, Tom Thomas, Scott Zielinski

**Absent:** Sally Geyer, Heather Giannangelo, Andrew Gough, Marilyn Schmidlin, Craig Steblay

**Guests:** Neal Haddad and Paul Barns

**Review and approve December 2021 meeting minutes:**

Motion to approve Jan 7th meeting minutes: Joe Prewitt; 2nd: Marvin Borsand; All in favor. No one opposed. Motion passed.

**Block Watch, Safety, Security** –CAO- Jared was not at the meeting.

**Board membership update – Joe Prewitt & Tristahn Schaub**

- Jerry McKenna retired from the board.
- Tristahn: we have two positions available, but we are allowed to leave vacancies
- Discussion about filling the positions centered around trying to create more diversity

**Preservation**

- **Cholla Trail** – Jody trail opening is still 3-6 months out.
- **Bloom Dispensary relocation 4532 E Thomas Rd** Continued (1/14) – Neal  
Background: the previously declined variance at 44th st. and Thomas was overturned by the Board of Adjustment last month. Current: If approved, the Bloom dispensary (4532 E Thomas Rd) variance will allow it to be 410 ft away from the just approved dispensary. To do this, Bloom will need 3 things: 1) approval to be less than the required 500' from a residential property (it is zero); 2) a USE permit; and 3) a special waiver b/c of the distance b/w dispensaries will be less than 1 mile. Bloom's argument centers around the fact that they're getting booted out of their current location due to Sky Harbor's expansion.
- **5415 E Calle Ventura** – Tom ACMNA opposed this variance on the grounds that It did not meet the 4 tests. However, the zoning hearing officer felt that it DID meet all four tests and that from the outside, there would not be any visual changes. It was approved at 30% lot coverage for a 2-story. (Lot coverage percentage for a two story is 25% with 30 foot mid-point pitch of the roof.)
- **4519 N 61<sup>st</sup> Place** (guest house w/ reduced setback) – Amanda This variance was not opposed by ACMNA b/c the lot was an irregularly pie-shaped lot on the inside of a cul-de-sac. The neighbors did not object to the single-story guest house.

- **Arcadia Lane Camelback Rd access abandonment-** Tristahn The residents wanted to close off their street to Camelback. The hearing officer denied the entrance abandonment but said they could abandon their entire street which would require them to maintain the roughly 1,000 ft of roadway themselves. They sought to have City Council overturn the officer's decision, but it was upheld by a council vote.
- **4951 E Lafayette Blvd lot line adjustment** -Jody talked to the attorney representing the parties involved. They will come back in 30-60 days. ACMNA will not oppose this. Discussion tabled.
- **Board discussion on Preservation**
  - Amanda We are getting more and more variance requests for "just over" the maximum allowable lot coverage, or just-beyond-the-minimum setbacks. Also receiving more concerns from neighbors about new construction that obstructs views and/or violates privacy. How does ACMNA help preserve what neighbors hold dear in Arcadia without overstepping our boundaries/Mission Statement? Is the Preservation Team still headed in the right direction?
  - Tristahn To summarize about **set backs** (front, rear, side, covered uncovered):
    - Every home has a front/side/rear setback which depends on the property's size and where it's located. ACMNA has been taking the position as to Side setbacks: what do the immediate neighbors think? Rear setbacks: ACMNA doesn't typically oppose these primarily b/c rear structures are not seen. Front setbacks: ACMNA opposes if it interferes with the right of way, crowding, not being able to see around a corner.
  - Joe: front and side setbacks are the most important for preserving "Arcadia". The zoning originally was a 'rubber stamp' or one-size-fits-all. Variances need to be heard on a case-by-case basis. How do we responsibly guide homeowners to keep Arcadia's look and feel?
  - Sue: what we are seeing right now is that most homes are selling off-market to developers. We should focus on lot %. The two story issue can only be handled via CCR's.
  - Neal: side setbacks have an impact on firefighting. Hearing officers seem to be thankful when we remind them of that concern.
  - Tristahn: To summarize about **lot coverage**:
    - Lot coverage percentage for a single story is 30% with a maximum of a 20' mid-point pitch of roof
    - Lot coverage percentage for a two story is 25%
    - NEW DEVELOPMENT w/ the recent Calle Ventura variance approval described above: A single-story property (30% coverage) with a super tall roof/ tall attic space, can go back to the city later to finish out the 2nd floor, and therefore gain a two-story building w/ 30% lot coverage.

- The Board discussed lot splits and Members concurred that ACMNA will not oppose lot splits that adhere to zoning standards.
- Tristahn: To summarize about **walls surrounding property**:
  - 6 ft on side and rear, and 40 inches on the front
- Amanda shared about a current concern:
  - Last week, people in the neighborhood at 49th St and Palomino/ Rockridge contacted ACMNA regarding construction of a house at what they feel is excessive heights: drastically obstructing others' views and towering over other neighbors' yards- creating disturbing privacy concerns.
  - Over the past few years, concerns like this have arisen multiple times throughout Arcadia. What do we do about it, if anything?
    - Amanda Should ACMNA communicate to neighborhoods about how they might create CC&Rs pertaining to their individual areas?
      - Board Discussion: ACMNA to possibly create a white paper or template of sorts with modeled CC&R language. There won't be a one-size fits all solution. Ian: Any CC&Rs will need to have "teeth" to avoid a drawn out, expensive fight. Sue will see if she can find CC&Rs that currently exist in various areas of Arcadia.
    - Table the rest of this discussion...

#### **Communications - Tristahn**

- Topics for the next newsletter –
  - Annual meeting summary, Jay doing good in Hood (foiled a robbery attempt)
  - Amanda: Suggestion: have a section that follows the "good in the hood" article in which we ask people to finish this question (or something like it): What do you love about Arcadia? And ask people to send their responses to our website?

#### **Events- Brian Flader**

- **Annual Meeting** via Zoom will be Thursday March 4<sup>th</sup> 6pm- 7 or 7:30.
  - a. Speakers – Sam S., Parks, Tristahn, possibly Christine Marsh on STRs
  - b. Getting the word out and IT prep- Zoom can handle up to 100ppl, Michael will check. We will e-blast to our membership and put on our website.
  - c. Contacted Mallory at Arcadia News to publish the Annual Meeting date...
  - d. Tristahn is concerned that three speakers on the topic of Short Term Rentals may get lengthy.
    - Solution: Marvin: Request a video be made that conforms to a smaller time frame, allowing the meeting to move more efficiently.. Any public questions will be saved until the end when Sam talks.



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- e. Sue: will post on FB, give ACMNA.org website to get people to sign up for the newsletter.
- f. How doing voting? Michael will put together a POLL so we can collect votes on our membership vote.
- **GAIN Event/Autorama** (Saturday April 10<sup>th</sup> 8am at LDS Church) Need to get a subcommittee group together soon. Brian will work on it.

**Financial** - Michael Phillips

- Great momentum on the campaign. \$22K in donations. Expenses have been in line. Probably going to be favorable especially w/ the meeting being virtual.

**Discussion:** Marvin: how do we get a slurry throughout Arcadia? Tristahn: the tar “snakes” were the first phase of the streets preventative ... mid-summer/ August, they will do a top-coat slurry over the streets.

**Adjourned:** 7:42pm