

**LAND USE COMMITTEE
OF THE ALTADENA TOWN COUNCIL**

MINUTES OF REGULAR MEETING

January 5, 2010 7:00 P.M.

Altadena Community Center, 730 E Altadena Dr, Altadena, CA

A regular meeting of the Land Use Committee of the Altadena Town Council was held at the abovementioned date and time in the Community Room of the Altadena Community Center, 730 East Altadena Drive, Altadena CA.

The meeting was called to order at 7:06 P.M. by Chairman Brian League.

OPENING BUSINESS

1. Roll Call

The following Members, constituting a quorum, were present at roll call: Phillip Barela, Anthony Cheng, Amy Cienfuegos, Susan Goldman, Mark Goldschmidt, Tecumseh Shackelford, Greg Stanton, Gino Sund.

The following Committee members were absent: Dennis Bridwell, Gene Campbell, Ruth Edwards, Diane Marcussen, Ken Roberts, Sandra Thomas.

Member Okorie Ezieme arrived late during agenda item 5.

2. Minutes Approval

Motion to approve the December 2009 minutes as amended was made by Member Barela, seconded by Member Sund, and approved unanimously.

3. Public Comment – none.

PUBLIC HEARING & ACTION ITEMS

4. 3572 Canyon Ridge Dr (CT4603.01) – Bridwell/Stanton

Applicant: Daniel Singer & Calvin Smith

PM064462 Filed 03/23/2006 – R1-10000 – Jodie Sackett (Subdivisions)

RENV200600060/ ROAK200600021 - 3 lot subdivision, encroachment on 1 oak tree.

Tentative Parcel Map to subdivide one parcel (1.25 acres) into three parcels.

This project was continued from the last meeting. There are five contiguous neighbors of the property in question. The applicant was instructed to get written support of the project from immediate neighbors and return to the Committee for final approval.

The applicant was unable to attend the meeting but Member Stanton was given all materials and information. The applicant has received signatures of approval from all neighbors; there is one elderly neighbor who already signed but would still like her son to review the project before giving her full support.

Given the above discussion, and on motion duly made by Member Sund, seconded by Member Barela, and approved (8-0-0), it was

RESOLVED the Committee recommend that the Altadena Town Council send a letter to County Regional Planning recommending APPROVAL of PM064462, RENV200600060, and ROAK200600021 for the subdivision of one lot into three lots and possible encroachment or removal of one oak tree at 3572 Canyon Ridge Dr.

5. 1207 Morada Place (CT4612) – Cheng/Edwards

Applicant: George & Grace Wong, King Woods (consultant)

R2007-03167 filed 11/24/2008 – R1-7500 – ZP1 Anita Gutierrez

To authorize modification of the Altadena CSD for rear (5 ft) and side (5 ft) yard setbacks for a second dwelling unit, located in the R1-7500 zone.

The applicant presented an overview of the project. The thrust of the project is to add square footage to the existing 280 sf guest house located to the rear of the main house. There is an existing dilapidated car port behind the existing guest house that will be removed to make room for the addition, and the County is requiring the applicant to build a new two car garage to the south of the guest house. The County has also required the applicant to provide two uncovered parking spaces for the guest house for a total of four parking spaces.

The guest house will not have a kitchen – it will remain a true guest house. Virtually every house in the immediate neighborhood around this house has an accessory structure in the rear and side set backs. The proposed finished guest house will be one story at 14' tall. The guest house will not be very visible to the side neighbors due to high hedges.

Member Sund asked why this project has come to the Committee so late.

Member Cheng gave a brief summary of his site visit and information from the Planner. He explained that the County required the applicant to make changes all the way up until about 1-2 months ago, and was able to place the project on a Hearing Officer agenda quite quickly. Although the Committee had asked the Planner five months ago to instruct the applicant to contact the Committee, the project was not ready to be presented due to continuous changes to the plans at the request of the Planner.

Member Barela asked the applicant how the southern neighbor with the two-story guest house that has windows looking into the applicant's back yard felt about the project. The applicant stated that neighbor has given support for the project. Member Barela stated his discomfort in supporting a project that puts structures at such close proximity to the neighbors and property lines.

Member Sund stated his uncertainty over a project that asks for such a large modification to the CSD reducing the 25' required setback to 5'. He also felt that the Committee needs to figure out how to rectify the timing issue since the applicant's County hearing time is 9am on January 19, which is before the ATC's 7pm meeting the same day so regardless of the Committee's recommendation today, a letter of approval or denial could not be determined and sent in time.

Member Cheng stated there are two issues at hand: first, whether the Committee will approve or deny the project, and second, how can the Committee and ATC work out the process timing issue to issue an official letter of approval or denial. He felt that regarding the project itself, approval should be granted because most of the homes on Morada and behind it on Sonoma all have accessory structures in the rear/side setbacks mainly because all the homes on Morada have huge front yard setbacks of roughly 70', pushing structures on each property towards the rear. In order to maintain a reasonably sized rear yard, a guest house would have to be pushed into the rear set back. Also, the addition would be barely visible by the neighbors, especially given it will be a single story structure just like the main house.

The applicant explained the existing carport is actually behind the existing guest house. It is not shown clearly on the site plan.

Member Goldschmidt stated the spirit of the Altadena CSD is to ensure adequate light and air be well maintained in the community. Going from the existing 19' setback of the current guest house down to 5' seems like a bit much.

Given the above discussion, and on motion duly made by Member Sund, seconded by Member Goldman, and approved (8-0-0), it was

RESOLVED the Committee continue discussion on this item to the next meeting.

INFORMATION ITEMS

6. 501 Stonehurst Dr (CT4610) – Campbell/Shackelford

Applicant: Yolanda McCausland

R2009-01628 filed 09/23/2009 – R1-YY – Planner TBD

CUP for modification to single family residence in Altadena CSD. Also includes an oak tree permit for one tree encroachment. Retroactive conversion of an existing garage into 2 bedrooms (432 SF), adding tandem carport (350 SF), an oak tree encroachment, modification to side yard CSD for garage conversion and modification to front yard CSD for tandem carport.

The application was sent to Chairman League by Planner Phil Estes immediately after it was filed. Planner Estes explained he will try to notify the Committee as early as possible about projects going forward to allow enough time and notice for deliberation.

Member Shackelford will follow up with the County once a planner has been assigned.

7. Reports and Organizational Matters

- A. Member Sund explained that the ATC has approved a letter be sent to SCAG regarding population growth and planning.
- B. Member Cheng went through the current projects list.

FUTURE POTENTIAL PUBLIC HEARING ITEMS

- 8.** None.

There being no further business being brought before the Committee, the meeting was adjourned to the next scheduled regular meeting on Tuesday, February 2, 2010 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Correspondence Secretary