

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

**MINUTES OF REGULAR MEETING**

**December 7, 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 7:07 P.M. by Chairman Brian League.

**OPENING BUSINESS**

**1. Roll Call**

The following Members were present at roll call: Anthony Cheng, Amy Cienfuegos, Doug Colliflower, Okorie Ezieme, Mark Goldschmidt, Diane Marcussen, Greg Stanton and Gino Sund. Chairman League was sat in the place of Phillip Barela for CT4601. 9 voting Members total were present constituting a quorum. Brent Musson arrived later after roll call.

The following Committee members were absent: Phillip Barela, Ruth Edwards, Anthony Hasler, Steve Haussler, Ken Roberts, Tecumseh Shackelford and Sandra Thomas.

**2. Minutes Approval**

Motion to approve the October 2010 minutes as amended was made by Member Sund, seconded by Member Colliflower, and approved (8-0-1).

**3. Public Comment**

- A. Lillian Jones. 190 E Loma Alta Dr. Spoke against a cell tower proposed for 147 E Loma Alta. Stated she never received notice from AT&T. Stated the Altadena Town Council had approved this project. Also stated the tower would be 100' tall with 9 antennae on it. Concerned about the effects on the environment and lack of community notification. This project was approved by the Committee and ATC in April, 2010 but is still working its way through the County.
- B. Nancy Rothwell. 3100 N Raymond. Inquired where to find the Community Standards District Ordinance.
- C. Michael Wrenn. 575 W Altadena Dr. Mr. Wrenn is the construction manager and civil engineer representing Gangi Development in Burbank. Wanted to develop this blighted parcel at the corner of Lincoln St and Altadena Dr into a charter school. Ingress/egress would be from the south side on Altadena Dr. and the northwest corner

of the parcel on Lincoln St. This development can probably proceed by right of zoning so presenting this project to the Committee and ATC is a courtesy.

## **PUBLIC HEARING & ACTION ITEMS**

### **4. 3770 North El Sereno Avenue (CT 4603.01) – Colliflower/Stanton**

Applicant: Gregory Coxsom and Marcia Williams Coxsom

R2004-00378 filed 04/21/2010 – R1-7500

Continued from the October 5, 2010 meeting. This is an application for a conditional use permit to construct a 566 sf second story addition over an existing detached garage. The project will require a modification to the Altadena Community Standards District requirements.

Mr. Coxsom gave a brief summary about the project and distributed a handout. He explained he came before the Committee for approval in 2004 with a two-phased project and the Committee expressed approval at that time for both phases, but since CUPs are only good for two years, he now needs approval for the second expansion. His original addition increased the size of his house above the limit as set by the CSD.

His property is pie-shaped with very little backyard space. His proposed addition does not ask for any modification to setbacks since the footprint is not affected, only to exceed the gross building area as allowed by the CSD. Current area of the house is roughly 2800 sf and the proposal will add 566 sf. The CSD based on the odd shaped lot only allows for 2624 sf. His property is on a cul-de-sac and not very visible except to his immediate neighbors. The addition is connected to the existing second story of the house; it is not a second story above a standalone garage. He stated the County has stated justification for the proposal is based on similar sized houses on the same block; the subject property faces the disadvantage of being oddly shaped with less gross area.

The document distributed by the applicant also contained signatures of support from almost all of the neighbors on his street.

#### Public comment:

- A. Jennifer Herstein. 3767 El Sereno Ave. She lives directly across the street and would be most impacted by the project. Has lived there for 13 years. She is in full support of the project as she was back in 2004.
- B. Micko White. 3789 El Serena Ave. He lives caddy corner to the subject property. He is in full support of the project and was also in support of the original first phase of the project back in 2004.

Member Colliflower is one of the census tract representatives for the subject property. He feels that the property looks overbuilt as compared to the neighbors.

Member Stanton also felt the property looks overbuilt for the community. Also, he stated this may set a bad precedent for Altadena especially since this is allowing a second exception to exceed building size limits for the same owner and property.

Member Musson stated he felt the applicant's house is the nicest house on the block. He normally would not support exceeding the allowable gross building area, but in this case, there is no abuse of asking for a modification of the CSD because unfortunately, this property is pie shaped and unfairly limited in terms of area. Had the property been rectangular, this project would be allowed by right, and since this house appears that it would be a rectangular lot, he is in support of the project.

Member Goldschmidt reminded the Committee the mansionization ordinance that is in place is to preserve the light, air and character of the community, not to address blight.

Member Sund read aloud the section of the Code that covers mansionization. He is afraid approval may set a bad precedent for the community. By approving this project, this may open the flood gates for many other property owners to apply to exceed allowable area limits.

Member Ezieme stated he does not know whether 566 sf is significant in changing the aesthetic impact on the community since it does not actually expand the existing footprint of the house. Also, almost all of the neighbors are in support of the project which is very important. All of this is leading him to be in support of the project.

Member Marcussen expressed concern whether the addition would impact light and shade on any of the neighbors. The applicant stated the addition would not cast any shadows or impact the light on any of the neighbors.

Given the above discussion, and on motion duly made by Member Colliflower, seconded by Member Stanton, and approved (5-3-1), it was

RESOLVED the Committee recommend that the Altadena Town Council send a letter to County Regional Planning recommending DENIAL of R2004-00378 for a 566-sf second story addition to the existing house above a garage requiring a modification to the Altadena CSD.

## **INFORMATION ITEMS**

### **5. Process to update Community Standards District Ordinance**

- A. Residential Standards Subcommittee. No presentation.
- B. Commercial Standards Subcommittee. Member Sund gave a brief summary of the goals for this subcommittee which will meet this coming Monday at noon at the Community Center.

### **6. Member Updates**

- A. Chairman League thanked Member Stanton for his service to the Committee. His replacement will be Maya Golden-Krasner as fully approved by ATC Members Wessen and Colliflower.
- B. Member Stanton stated he read that the land for the Charter school proposal mentioned during public comment is headed towards foreclosure.
- C. Member Sund also mentioned that the consultant for a T-Mobile tower that was proposed at Glen Canyon is exploring an alternate site immediately nearby as suggested by the census tract reps for both 4601 and 4612 since this site straddles both tracts.

## **FUTURE POTENTIAL PUBLIC HEARING ITEMS**

- 7. None.

There being no further business being brought before the Committee, the meeting was adjourned to the next scheduled regular meeting on Tuesday, January 4, 2011 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,  
Member Anthony Cheng  
Communications & Correspondence Secretary