

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

MINUTES OF REGULAR MEETING

February 2, 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 7:05 P.M. by Chairman Brian League.

OPENING BUSINESS

1. Roll Call

The following Members, constituting a quorum, were present at roll call: Anthony Cheng, Amy Cienfuegos, Okorie Ezieme, Steve Haussler, Diane Marcussen, Tecumseh Shackelford, Greg Stanton, Gino Sund.

The following Committee members were absent: Phillip Barela, Gene Campbell, Ruth Edwards, Susan Goldman, Mark Goldschmidt, Ken Roberts, Sandra Thomas.

Chairman League welcomed Steve Haussler back to the Committee.

2. Minutes Approval

Motion to approve the January 2010 minutes as amended was made by Member Sund, seconded by Member Shackelford, and approved (7-0-1).

3. Public Comment – none.

PUBLIC HEARING & ACTION ITEMS

4. 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 and his consultant gave a brief summary of the project that was presented at the last meeting. 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 applicant explained County Planner Gutierrez has declared she will continue the Hearing Officer meeting until the ATC has issued a formal decision to allow for proper processing by the Committee and ATC.

The applicant brought signatures of support from 4 out of the 5 contiguous neighbors. Mr. Woods explained that many of the other houses have similar accessory structures in their rear yards. Some of these are permitted and some are unpermitted.

Member Stanton stated he drove the neighborhood and found that most of the homes that have these accessory structures and second units in the rear yards are all concentrated in the middle of the block and not many beyond that.

The applicant stated there are 4 flag lot homes in the area so there are other properties nearby with similar site plans. This is in addition to homes with second dwelling units and accessory structures in non-flag lot properties.

Member Sund inquired of one member of the public who is the west neighbor of the applicant whether his second dwelling unit that was built 6 years ago was permitted and that resident indicated it was permitted and approved solely by the County at the time. His second dwelling unit is 5' from the rear property line so is also in the rear set back as defined by the Altadena CSD.

Member Cheng stated that the County Planner has already recommended approval in the County staff report. The planner had stated there are at least 6 other properties in the immediate neighborhood with second dwelling units and/or accessory structures in the rear setback.

Member Ezieme commended the County on making sure the ATC and Committee review all cases filed in Altadena.

Public comment:

A. Anne Lansing. 1210 Morada Pl. South neighbor of the applicant. In support of the project. Believes the proposed project is in character with the house and neighborhood. She also stated the applicant had recently renovated the main house and was very cognizant of their neighbors during construction. The renovation has improved the neighborhood and Ms. Lansing looks forward to the applicant completing this addition.

- B. Teresa Sullivan. 1210 Sonoma Dr. Rear neighbor of the applicant. The applicant's proposed project is 3' and 5' from her property line. She is opposed to the project. She stated she did not know about the project until a week ago. She believes the setback takes away from her enjoyment of her yard. She pointed out the laundry room could serve to turn the second dwelling unit into a rental unit.
- C. Jim Tyberg. 1191 Morada Pl. West neighbor of the applicant. Built a tall second unit in his rear yard 6 years ago. Got support from all the neighbors then. Stated the proposed project would not really impact the neighbors. Feels the applicant has done a great job in improving their property which benefits the neighborhood.

Chairman League confirmed that the 3' setback mentioned during public comment refers to the garage which is not part of the requested modification to the CSD in the CUP.

Member Cheng confirmed that all neighbors within 1000' were noticed by mail by the applicant over 6 weeks ago.

Member Sund raised a question whether there is enough hardship or need to justify the CSD modification. The second question raised was whether this is consistent with the neighborhood and such modifications can be consistently applied to Altadena going forward.

Given the above discussion, and on motion duly made by Member Ezieme, seconded by Member Shackelford, and approved (5-4-0) including the Chair casting a vote as a tie breaker, it was

RESOLVED the Committee recommend that the Altadena Town Council send a letter to County Regional Planning recommending APPROVAL of project R2007-03167 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 at 1207 Morada Pl.

During discussion, Member Sund asked if any conditions should be placed on the property but the Committee did not decide on any conditions.

Member Stanton stated he thinks there will be an issue with consistency if this is approved since it will be difficult to decide which future applicants should or should not be granted such modifications to the CSD. He felt his enjoyment of his own home would be negatively affected by a neighbor's addition so close to his property line.

Member Haussler stated he has never approved a second dwelling unit project and that this is the beginning of a slippery slope for the Committee.

INFORMATION ITEMS

5. Reports and Organizational Matters

- A. Member Sund mentioned Altadena Nursery was recently purchased by Mike Balian. Member Haussler stated that there are many R-1 neighbors who will be affected by any development there.

FUTURE POTENTIAL PUBLIC HEARING ITEMS

- 6. None.

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

Respectfully submitted,
Member Anthony Cheng
Communications & Correspondence Secretary