

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

**MINUTES OF REGULAR MEETING**

**October 4, 2011 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 7:14 P.M. by Chairman Mark Goldschmidt. 2 members of the public were in attendance.

**OPENING BUSINESS**

**1. Roll Call**

The following Members were present at roll call: Anthony Cheng, Amy Cienfuegos, Okorie Ezieme, John Klose, Diane Marcussen, Brent Musson, Ken Roberts, and Blake Whittington. 8 voting Members total were present constituting a quorum.

The following Committee members had excused absences: Jamie Bissner, Doug Colliflower, Steve Haussler and Sandra Thomas

The following Committee members were absent: Brian League, Tecumseh Shackelford and Gino Sund.

Anthony Hasler resigned from the Committee prior to the meeting.

**2. Minutes Approval**

Motion to approve the September 2011 minutes was made by Member Whittington, seconded by Member Ezieme, and approved (8-0-0).

The May 2011 minutes will be distributed shortly.

**3. Public Comment - none**

**ACTION ITEMS**

**4. 495 Alameda St (CT4611) – Cienfuegos/Whittington**

Applicant: Peter Zellner, architect, for Jost and Susanne Vielmetter  
R2011-00934 filed 07/07/2011 – R1-10000 – Planner TBD

Rear yard encroachment within the rear yard setback to accommodate addition and remodel of a SFR.

Mr. Zellner, the architect and representative for the owner, gave a brief summary and PowerPoint presentation. The project involves a SFR where the existing house is 2,375 sf and the addition and remodel will add 1,236 sf for a final total of 3,534 sf.

A CUP is required due to encroachment of the setbacks as per the Altadena CSD. The house was built prior to the CSD so almost any addition would encroach into either the side and/or rear setbacks. The portion of the existing rear of the house is 3'1" from the property line with the rest slightly further away at various points. The proposed project calls for unifying the rear of the house from the property line at 6'. This would clean up the rear line of the house and provide more space from the property line. However, this is still in the setback according to the CSD. The property is a flag lot off of Alameda St. Oddly, the property line we are calling the rear setback because the rear of the house faces that side is technically the side property line according to County Regional Planning. The current side setback requirement for this lot is 10' so the proposed 6' setback requires a CUP.

The proposed project will not encroach on any protected trees or their drip lines. The topology of the area is sloping downwards as you move south. The neighbors' houses are also close to their property lines.

The applicant submitted a scanned copy of the plans with 6 neighbor signatures of support. These 6 cover the north side 2 neighbors, the southwest neighbor, one of the south side neighbors, and one to the northeast corner that almost touches the subject property. The remaining 2 southeast neighbors most likely cannot see the existing house according to Member Cienfuegos. The most critical neighbors where there would be a visual impact had signed their approval.

There is still the possibility that the Department of Building and Safety and also the Fire Department may require the applicant to increase the setbacks further than shown in these plans.

If the applicant were to build an addition by right without a CUP, the end product could appear as a large, tall box that would look very out of place in the neighborhood. The applicant stated his wish is to design something more aesthetically pleasing and harmonious with the community.

Chairman Goldschmidt stated that the proposed project would clean up the existing mess of retaining walls that is currently behind the existing house.

Member Munson expressed his discomfort with the proposed split gable roof that goes to the property line, which would appear so high and so close to the west side neighbor. Chairman Goldschmidt agreed and recommended the applicant not bring that roofline to the property edge.

Member Haussler submitted a statement prior to the meeting expressing his support for the project, which Member Cheng read aloud: "I attended the meeting with the project architect, and am in agreement that the project *as proposed* is far *less* intrusive on the neighborhood than what is allowed (or required) by the current code. This project is low enough, and simple enough, to warrant a Conditional Use Permit for the proposed building. I hope the LUC agrees, and recommends to the Town Council that they approve this application and send that to the County staff."

Member Whittington pointed out that only the rear setback issue was discussed at that meeting with the owners and the census tract reps from the Committee, and that the garage roof issue going all the way to the property line was not discussed. The Committee must now take that into account before a decision can be made.

Member Munson stated he would be more comfortable with the project if the carport had a simple flat roof without the side wall as proposed so that it would not impact the west neighbor and appear more like a carport than a garage.

Member Cheng pointed out that he proposed gable roof line of the carport is roughly 16' high and would be built all the way to the property line, but would slope downwards towards the front of the car port. More feedback from that neighbor is necessary for the Committee to make an informed decision.

The applicant agreed to go study the impact of this design on the neighbor, and bring back a flat roof version of the design. He will also try a smaller version of the carport roof.

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

RESOLVED the Committee continue project R2011-00934 for a reduction of required setbacks for a house addition at 495 Alameda St to the next regularly scheduled meeting.

## **OTHER INFORMATION ITEMS**

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

- A. Residential Standards Committee. No report.
- B. Commercial Standards Committee. No report.

**6. Member Reports**

- A. Member Marcussen said the two ATC reps for CT4613 will work to fill the vacancy on the Committee for their census tract.
- B. Member Ezieme stated that the restriping project that just began on Lake is causing some traffic issues while under construction.
- C. Chairman Goldschmidt stated Lincoln Water Co is holding a public meeting tonight.
- D. Member Cheng stated he would be unable to attend the November meeting and Member Munson volunteered to serve as acting Secretary for that meeting.

There being no further business being brought before the Committee, the meeting was adjourned to the next scheduled regular meeting on Tuesday, November 1, 2011 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,  
Member Anthony Cheng  
Communications & Correspondence Secretary