

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

MINUTES OF REGULAR MEETING

August 1, 2006 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 Chair Lucy Hino.

GENERAL MATTERS

1. Roll Call

The following Members, constituting a quorum, were present:

Ron Carter, Anthony Cheng, Desia Duncan, Susan Goldman, Steve Haussler, Steve Lamb, Tecumseh Shackelford, Gino Sund, Cynthia Tilleman and Michele Zack.

The following Committee members were absent: Dennis Bridwell, Steve Glasser, Marietta Kruells and Viola Williams.

ATC Member Olszeski sat himself on the Committee for this meeting.

2. Agenda Approval

Motion to approve the agenda with the addition of Item 9 was made by Member Lamb, seconded by Member Shackelford, and approved unanimously.

3. Minutes Approval.

Motion to approve the May 2, 2006, June 6, 2006 and July 11, 2006 minutes was made by Member Lamb, seconded by Member Carter, and approved 9-0-2.

4. Organizational Matters.

Annual reconstitution of Committee. Announcement was made for all those interested in serving as a Member of the Committee to submit a letter of request to the Chair of the ATC. The new Committee will be seated at the September regular meeting.

5. Public Comment

A. Thomas Sutherland. 706 Ventura St. Complaint about group home at 740 Ventura St. Distributed sheet with group homes in Altadena. Pointed out that 86% of the group homes in Altadena are on the west side of Altadena. Suggested that the Committee invite various owners of these group homes to provide updates to the Committee.

- B. Billy Nwoye. ATC Member CT4610. Made a statement that he is opposed to new liquor stores in the community and wants to set the record straight if the Committee has heard otherwise. However, he raised the issue that the ATC and the Committee now face a decision between leaving a liquor store unregulated or allowing the opening of one that is regulated. He hopes that the Committee helps to come up with new ideas to address the issue that there has been an unchecked proliferation of liquor stores in the community.

PUBLIC HEARING: PERMITS, VARIANCES & CHANGES

6. 734 Mountain View St (CT4610) – Glasser/Shackelford

Applicant: Danielle Svihovec, Director

R2005-02261 Filed 08/17/2005 Karen Simmons

To continue Woodbury Preschool Village, existing child care center/pre-school for 84 children. County Public Hearing on 09/19/2006.

The applicant explained that Woodbury Preschool Village has been in its current location for 14 years. It started as a daycare center out of a home and expanded to its current size on over an acre consisting of various cottages, each serving as a classroom. This CUP application is a simple renewal with no changes from the previous CUP application.

The use on both sides of the school is Five Acres. The school has a circular driveway for drop-off/pick-up and adequate staff parking. There is no congestion caused by drop-off/pick-up timing overlap with Five Acres. Students are from the community with many parents who work at Cal Tech and JPL.

Ms. Svihovec passed out materials regarding the school.

Member Shackelford reported that there have not been any apparent issues from the community with the project, but the neighbors have not been surveyed.

Correction was made that the address has been changed to 712 Mountain View St due to consolidation of several parcels.

Given the above, and on motion made by Member Zack, seconded by Member Shackelford, and approved 8-0-3, it was

RESOLVED that the Committee recommend that the Altadena Town Council issue a letter to the County Regional Planning Department to recommend APPROVAL of CUP R2005-02261 for the continuation of Woodbury Preschool Village conditional upon ensuring the CUP application is indeed exactly the same as the last approved filing and that copies are sent to any Member that so requests one.

7. 2555 Lake Ave (CT4602) – Carter/Haussler

Applicant: John Wyche

R2006-01540 filed 05/18/2006 CPD Kim Szalay

Renew CUP and parking permit for an existing restaurant.

County Public Hearing in October.

Member Carter provided background that the old restaurant, Fire & Ice, will be changed to CJ's Wing Café and has support from the community.

The applicant and his attorney, Tamara Benefield, presented to the Committee. Ms. Benefield gave a summary of the restaurant. The focus of the restaurant will be chicken wings, burgers, and other foods. Seating will be for 35 patrons. The application is a renewal of the existing restaurant CUP.

The applicant distributed materials including a summary of the restaurant, 2 letters of support, and a petition with 55 signatures of support. The signatures are mostly from around Altadena.

Mr. Wyche explained further that he discussed the restaurant with the Sheriff's Department. He is the business owner leasing from the land owner. He also explained that the key to his business is the special "Boss" sauce to be used on the chicken wings, and hopes to launch a franchise business with this as the prototype location.

Member Zack asked whether wine and beer will be sold. The applicant explained that it will be served but will probably make up 5% of sales. The approved alcohol license was already in the old CUP, and remains in the re-application.

The applicant explained that the local church hopes to hold events at the restaurant so is in support of the venture. He also said there will be breakfast offered through a quick pastries and coffee menu. There will be a few outdoor tables and chairs. The restaurant will open at 6am normally.

Given the above, and on motion made by Member Haussler, seconded by Member Lamb, and approved 11-0-0, it was

RESOLVED that the Committee recommend that the Altadena Town Council issue a letter to the County Regional Planning Department to recommend APPROVAL of CUP R2006-01540 for the renewal of a CUP and parking permit for a restaurant at 2555 Lake Ave.

8. 2209 El Sol Ave (CT4610) – Glasser/Shackelford

Applicant: Paul Roberts

R2006-01863 filed 06/19/2006 M1 Kim Szalay

Storage yard for sewer and septic system contracting firm.

County Public Hearing in October 17, 2006.

Member Shackelford explained that this facility has been there for almost 50 years but is very inconspicuous. A passerby will not notice it. He talked to most of the neighbors around the facility: 775, 780, 790 Alberta; 2256, 2281, 2290, 2305, 2306, 2322, 2217 El Sol Ave; 787, 735, 729, 721, 717, 711H, 711C, 711A Woodbury. Every single neighbor stated the applicant has been a good neighbor and sees no reason why the applicant should not get approved.

Consultant Carolyn Ingram Seitz gave a brief summary of her background and the project. The applicant has been at this location and owned the business for over 40 years. The applicant does installation and maintenance of septic systems and sewer lines. The company is called Paul Roberts.

Ms. Seitz distributed photographs. She also explained that this is a non-conforming use because the County redesignated the use as business park in an M1 zoning, so requires a CUP.

On the site is a small trailer used as an office. There is also inventory of sand and gravel, piping, and a staging area for septic tanks when they are brought on site. Very few staff works on site, the rest is always at client locations. The site is 7,950 sf.

Haussler, Shackelford. 11-0-0.

Given the above, and on motion made by Member Haussler, seconded by Member Shackelford, and approved 11-0-0, it was

RESOLVED that the Committee recommend that the Altadena Town Council issue a letter to the County Regional Planning Department to recommend APPROVAL of CUP R2006-01863 for the continuation of the Paul Roberts sewer and septic system contracting business and storage yard at 2209 El Sol Ave.

REPORTS

9. Joint resolution on PUSD schools

Member Zack explained that there is a joint resolution being distributed and asked the Committee to consider adopting the resolution.

Public Comment:

A. Jerry Rhodes. Explained that a joint resolution was circulated as a result from Blair and Allendale school issues. This resolution was forwarded to various members of the ATC and Committee. From a land use standpoint, the resolution is important because it has language concerning open space requirements. He read the resolution aloud to the Committee. Upon inquiry, Mr. Rhoads indicated that no associations or organizations had adopted the proposed resolution at time of presentation.

Chair Hino stated that the ATC has already taken action on similar activity back in July and taken it to the 7-11 Committee.

Given the above, and on motion made by Member Lamb, seconded by Member Olszeski, and approved 6-1-4, it was

RESOLVED that the Committee recommend that the Altadena Town Council support and adopt the joint resolution on PUSD schools as circulated.

During discussion, Member Olszeski explained that the land use issues are very important and that is why the Committee must take a stand on this issue.

Member Zack explained that the goal of the resolution is to build solidarity in the community and there is no negative impact in supporting it.

Member Olszeski also stated that the residents in the neighborhood have asked the ATC and Committee to take a stand and reiterate their sentiments.

10. Negative retaliation to the liquor store issue

Member Carter explained that there have been many emails circulated regarding the liquor store issue. A suggestion was made to take pictures of the loitering for documentation, but that there may be negative consequences of doing so. There was an incident of negative retaliation against those vocal in the community about decreasing the number of liquor stores in Altadena. He recommended that Committee members be careful of taking pictures or doing things that may provoke such negative retaliation, but to continue its organized efforts towards bettering our community. No action was taken.

11. Altadena Car Wash County Public Hearing reminder.

Member Zack reminded that the County public hearing for the car wash project at 2000 N Lake is tomorrow. No action was taken.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, September 5, 2006, at 7:00 P.M. at the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Recording Secretary