

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

MINUTES OF REGULAR MEETING

December 1, 2009 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, Okorie Ezieme, Susan Goldman, Mark Goldschmidt, Diane Marcussen, Tecumseh Shackelford, Greg Stanton, Gino Sund.

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

2. Agenda Approval

The agenda was approved by the ATC.

3. Minutes Approval

Motion to approve the October 2009 minutes as amended was made by Member Goldschmidt, seconded by Member Ezieme, and approved unanimously.

The October 2009 minutes were found to contain an error so will be corrected and re-distributed for adoption at the February 2010 meeting.

4. Public Comment – none.

PUBLIC HEARING & ACTION ITEMS

5. 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. The project consists of just subdividing the property now, but no current plans to construct the two

new single family homes. The property contains nine oak trees of which one oak tree may be removed and replaced on a 3:1 ratio. The existing residence will remain. Of the three resulting parcels, #2 and #3 will be accessed from Canyon Ridge via the existing private road that will be widened and #1 will be accessed from Lincoln Ave. The site was previously stated as 1.13 acres in a prior meeting and listed as 1.16 acres on the subdivision application but subsequently corrected as 1.25 acres, which includes a required private access area and turn around area.

The applicant gave a summary of the project. The property has two addresses. Access and postal service comes up from Canyon Ridge via an easement. Utilities are serviced through 3511 Lincoln Ave. Under R1-10000, the lot could be subdivided into 5 lots, but the applicant is seeking three parcels total.

These owners have lived there since 2002. Since the property is quite large, they are proposing to subdivide the property into three parcels. Two new homes would be built in the future. The owners plan on subdividing the property now but not build the other two houses at this time. The owners intend to keep all three parcels rather than sell off individual parcels. The resulting parcels will be 10,844 sf, 29,022 sf, and 10,480 sf. The parcel on Lincoln will have a Lincoln address in the future.

The application calls for three matters to be reviewed by the Committee: environmental clearance, removal of one oak tree, and tract map subdivision.

A 15' easement will run along the south side of the property to bring all utilities from Lincoln Ave to the western-most parcel.

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 a future meeting for final approval.

No action was taken on this item.

INFORMATION ITEMS - none

6. Census Tract Reports.

- A. Old Wamu Building lot. Member Sund stated he was told by the developer that the building will now be single story – no more second story office. Rite-Aid is still 100% on track but Fresh N Easy is only 70% sure of coming in.
- B. No real change on the property at Lincoln and Altadena.

7. SCAG Growth Projections.

Member Sund gave a report on population growth estimates put out by the Southern California Association of Governments (SCAG). The Committee will consider how to adjust the numbers since the growth projections are too aggressive. With overly high growth figures, the County may be forced to rezone Altadena with high density.

FUTURE POTENTIAL PUBLIC HEARING ITEMS

8. 501 Stonehurst Dr. will be brought before the Committee in the future. This is a retroactive CUP application for an addition that was not previously approved.

There being no further business being brought before the Committee, the meeting was adjourned to the next scheduled regular meeting on Tuesday, January 5, 2010 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Correspondence Secretary