

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

MINUTES OF REGULAR MEETING

September 5, 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 7:01 P.M. by Chair Lucy Hino. At this point, Member Lamb asked that the record reflect his belief that Ms. Hino was not lawfully seated as the Chair of the Committee.

GENERAL MATTERS

1. Roll Call

The following Members, constituting a quorum, were present:
Dennis Bridwell, Ron Carter, Anthony Cheng, Susan Goldman, Mark Goldschmidt, Steve Haussler, C Jake, Steve Lamb, George Lewis, Walter Olszewski, Tecumseh Shackelford, Gino Sund and Cynthia Tilleman.

The following Committee members were absent: Sandra Thomas and Bobby Thompson.

2. Agenda Approval

Motion to approve the agenda as posted was made by Member Bridwell, seconded by Member Shackelford, and approved unanimously.

3. Minutes Approval

Motion to approve the August 1, 2006 minutes with corrections as announced was made by Member Lamb, seconded by Member Sund, and approved unanimously.

4. Organizational Matters

A vacancy was announced by Chair Hino for census tract 4613.

5. Public Comment – none.

PUBLIC HEARING: PERMITS, VARIANCES & CHANGES

6. 85 E Las Flores (CT4602) – Carter/Haussler

Applicant: Louisa Chen

PM062857 filed 04/12/2005 R1-7500 Ramon Cordova (Subdivision Dept)
Sub for condos (4 units), permit for two oak tree encroachments
County Subdivision Department committee meeting September 25, 2006.

Member Carter gave a brief summary of the project. He and Member Haussler met with the applicant regarding the site and discussed suggestions that would improve the project. The applicant was encouraged to survey the neighbors and obtain signatures of support. He spoke with her a few days ago and she was prepared to appear before the Committee with those signatures. She has been very cooperative, and both Members Carter and Haussler believe they can support the project.

Mr. Allan Bataiff presented the project and explained that the plan is now revised as 3 SFR instead of 4 condos. There are 5 existing dilapidated structures that need to be razed. The driveway would be on the west side and the 3 homes on the east side. He circulated elevations. The houses would be 3,000 sf each. Mr. Bataiff surveyed properties with 4 dwelling units each as a comparison for this project.

Member C Jake pointed out that since these are revised plans that have not yet been formally submitted to the County, the Committee should follow its previous procedure which is to wait until the applicant has submitted and then hear a presentation of the submitted proposal.

Given the above, and on motion made by Member Goldman, seconded by Member Lamb, and approved 7-0-5, it was

RESOLVED that the Committee table the project until the applicant submits its revised plans formally to the County.

7. 2025 Lake Ave (CT4611) – Goldschmidt/Tilleman

Applicant: The Coffee Gallery, Ken Marshall

R2006-00323 Filed 01/31/2006 C2 Kim Szalay

Live entertainment permit, apartment in C-2 zone (non-conforming), less than required parking in Altadena CSD.

Member Goldschmidt gave a presentation regarding the project. He stated he rents an office in that building. The building was built in 1922. The Coffee Gallery has become a meeting place for Altadena which lacks gathering spaces. It has also become well known for its live music performances.

There are 3 issues with the property that are core to the CUP:

1. A small apartment exists above the Coffee Gallery that was grandfathered out last year; the CUP application requests for continuing its residential use;
2. Approval to have live music and serve food at the venue since music and food are currently offered in nonconformance with the municipal code; and
3. Variance for parking – approximately 50 spaces are needed but only 5 are provided; the CUP asks that Lake Ave on-street parking suffice for the needs of the building.

Member Goldschmidt and ATC Member Zack walked the neighborhood and distributed flyers announcing this project would be heard tonight. For certain residents, parking is definitely an issue. Most residents they spoke with stated they do not wish to put the Coffee Gallery out of business but acknowledged parking needs to be addressed. He also collected email feedback regarding the venue; some were from senders in Altadena, but many were from all over. The feedback was summarized by Member Goldschmidt to say that the Coffee Gallery has become a great cultural resource for music, the venue is tightly run, and that it appeals to all ages; alcohol is not served so that may explain why there are few problems or complaints. Wireless and other amenities are offered.

Member Goldschmidt explained further that Morada Place neighbors have objected to Coffee Gallery customers parking on their street. There were comments relayed to him that patrons do stand around and talk in the parking lot at night which disturbs neighbors.

The uses immediately surrounding the property are: dental office, landscaping company, and residential.

Member Goldschmidt submitted a written report detailing findings from canvassing the neighborhood, and a copy of the two-page flyer passed out and left at neighbors doors explaining the situation, asking for feedback and announcing the LUC public hearing. Also submitted were print-outs of 63 e-mails received in support of the Coffee Gallery; none of these letters were from residents on Morada Pl. Later in the meeting, 8 letters of opposition were submitted by a public speaker Hazel Campbell; furthermore, 2 additional letters of opposition were received by the Committee and/or Town Council for a total of 10 signed letters all submitted by residents of Morada Pl.

Member Sund questioned why parking was not being addressed as a whole for all of the uses in the building, not just the Coffee Gallery. The applicant explained that the County has required that all 3 issues be bundled into one CUP.

Mr. Ken Marshall, the applicant, explained that the Coffee Gallery puts music on from all around the world. The Coffee Gallery has done a lot of good for the community, providing a meeting place for Altadenans. He explained that the Backstage is located in a section of the building built with 1 foot thick concrete walls so there are no noise

complaints. Typical shows are 2 hours long from 7-9p or 8-10p. Mr. Marshall stated that 45,000 customers have come to see shows at the Coffee Gallery over the years, with on average, 10% from Altadena, 55% come from the LA area, and 35% from San Bernardino, Riverside, Orange counties and beyond. The Coffee Gallery has successfully created a sought after venue. Summer attendance is usually 26 people out of 49 seats; winter is 38 out of 49. Some shows will sell out. Mr. Marshall explained that actual parking spaces required for single/double/triple+ travelers per car are as follows: summer shows require 4/7/3, winter shows require 6/10/4, and sold out shows require 25 spaces total.

He addressed the 3 issues at hand:

1. Apartment continuation. The apartment has been there since the original owners constructed the building and since the grandfather clause which allows its continued nonconforming use sunsets next year, a CUP is required.
2. Live music. The Coffee Gallery is in a C-2 zone which does not allow live music. The applicant would either have to rezone as C-3, which the County will not approve, or obtain a CUP so they are seeking the latter. However, this use calls for a minimum amount of parking which is not provided and hence necessitates the third core request of the CUP.
3. Neighbor and parking issues. Morning customers will park anywhere to get coffee. In the applicant's experience customers sometimes do park illegally. The applicant utilizes a movable sign asking customers not to park in red zones or block neighbor driveways. There are complaints about trash in the immediate neighborhood, and all day parking. In the evenings, there are only 3 businesses that require parking in the immediate area so it is a matter of different uses at different hours.

When approaching neighbors about leasing parking, the applicant explained he ran into obstacles due to the County requirement for a long term 99-year lease, additional lighting and sufficient security. The commercial neighbors around him are willing to lease space for parking to the Coffee Gallery, but not to want to enter into such long term contracts.

Member Sund asked whether the applicant would be interested in a conditional approval if the backstage were limited to 49 patrons to limit future expansion and the applicant said he could do so. The applicant explained that the 49 person limit is instituted by the fire department.

The applicant explained Hair Pirates allows parking for Coffee Gallery customers in its parking lot until 10a.

Member Tilleman asked the applicant how parking is prohibited on East Morada. Member Lewis explained that 3-4 cars are parked there in the mornings. In the evening, the Coffee Gallery allows parking at Ronnie's which amounts to approximately 8 spaces.

Member Olszewski stated that the chicken wing restaurant that was just approved by everyone on the Committee including himself, which is located on Lake Ave near Altadena Dr., has the same parking challenges. In order to count parking spaces legally for the parking permit, a long-term contract would be required, and we as a Land Use Committee did not require that of the chicken wing restaurant, so why are we requiring it of the Coffee Gallery? Therefore, parking is really not an issue for this project unless we have a dual standard.

Member Carter explained that the chicken wing restaurant has an agreement with the church across the street to allow parking there for customers. He asked for clarification if Ronnie's is providing parking, why is there still an issue? The applicant explained that in order to count parking spaces legally for the permit, a long term contract is required. Member Carter asked how long the Backstage has been operating; the applicant stated that they have been in non-compliance offering live music for 8 years.

The applicant explained they have been using methods for relieving the West Morada parking issue. One has been to post a large sign on West Morada prohibiting parking there. The second has been that the Coffee Gallery tells customers to park only on Lake Avenue.

Member Sund inquired how many apartments exist and what parking is provided. The applicant explained that there is a single apartment with adequate parking.

The actual CUP application was not brought to the meeting, only a project description document was circulated. Several Members of the Committee felt that the actual CUP application needed to be circulated and reviewed at a Committee meeting for any action to take place.

Motion to table the decision until the next meeting when the actual CUP application is brought to the Committee was made by Member Carter, C Jake 6-0-6.

Given the above, and on motion made by Member Carter, seconded by Member C Jake, and approved 6-0-6, it was

RESOLVED that the Committee table any action on this project until the next meeting when the filed CUP application can be brought and circulated, but that members of the public shall still be heard today.

Public Comment:

- A. Edmund Barnum. 2188 N Roosevelt, Altadena. 25 year resident. Does not frequent the Coffee Gallery for coffee in the morning. He does attend the Backstage. He believes that the music being brought is world class. Supports the project.
- B. Donna Barnes-Roberts. 323 Marathon, Altadena. Teaches a water color class there in the afternoons. The entertainment is very special at the Coffee Gallery and is not like any place else given the quality of the acts.
- C. Hazel Campbell. 835 Morada Pl. Distributed a letter from a Morada resident who could not attend. Distributed signed letters opposing the project from: 828, 848, 840, 821, 835, 834, 827, and 843 Morada Pl. She also passed out a copy of the filed CUP application. She has lived there for over 35 years. She has a real estate license. She knows the Coffee Gallery is a good business but feels it is in the wrong place. The signage prohibiting parking helps the problem but some patrons still park on her street, especially since the sign is not always put out. She lives 350' from the Coffee Gallery and cars are still parked in front of her house to visit the Coffee Gallery. This is a real problem in her neighborhood. She has been assaulted twice by vehicles. She cannot water her lawn without getting cars wet. Performers have been indignant to her.
- D. James Campbell. 827 and 835 Morada Pl. He said that some of the things Mr. Marshall stated were untrue. The sign Mr. Marshall presented is new and the old sign was not put up much. For the 5 spaces on site, signage says "tenants only" and there are always 5 more cars stacked behind them. He stated that the patrons of Coffee Gallery do not abide by the red zones on Morada or Lake. Also Morada does not turn onto Lake at a right angle; it is a 70 degree angle which makes it more dangerous due to blind spots especially when those red zones are blocked by parked cars.
- E. Roger Crowe. Morada Pl on east side 3 doors down from the corner. His wife is against the project and submitted a letter of opposition. He is opposed to the project. Has been a resident there for over 30 years. They are inundated by cars.
- F. Kyle DeVriault. 2220 Crawford Ave. He is a business owner. He deals with litter from Elliot Middle School. However, the Coffee Gallery is a positive business in the community and exactly what Altadena needs. He hopes that something can be worked out to keep the residents and the Coffee Gallery happy.
- G. Carmen Eley. 848 Morada Pl. Never goes to the Coffee Gallery. Opposed to the project because of the parking. Sometimes people are coming out at midnight talking and laughing, disturbing her while on their way to their cars. She thinks the Coffee Gallery has more than music there; there have been belly dancers so she questioned how far the acts would go. The patrons also leave trash on her street and in her yard such as coffee cups.
- H. Willow Hale. 268 Pleasant St, Pasadena. Performer and musician that has played at the Coffee Gallery. She said this reminds her of protests in New York. This is an

- incredible venue. Even in Hollywood you will find no parking or limited parking. Hopes the community can come together to solve this problem.
- I. John Heisen. 2660 Lake. He has lived in Altadena for 3 years. Came to raise his kids here. Only recently has he started to visit the Coffee Gallery including with his family during the day and at night. It is home and family feel at the Coffee Gallery. It is important for us to solve this problem and let the Coffee Gallery continue.
 - J. Sandy Jacobson. 11906 Culver Dr., Culver City. She has been coming to the Coffee Gallery for the past 5 years. Understands that parking can be a problem since she has managed a commercial property before. She has always seen the parking prohibition signs every time she visits. She has parked 8 car lengths away before. As a result of the Coffee Gallery's community, she has found work and been positively impacted.
 - K. Bob Kniesel. 1278 Mar Vista Ave, Pasadena. Goes to Coffee Gallery once a week. Parks on Lake or Sacramento even if he has to walk a short distance. Tonight's issue is about community. The Coffee Gallery is a place for public discourse.
 - L. Gregory LaBorde. 2131½ Navarro Ave, Altadena. 18 year resident. Emphasized that the Coffee Gallery is safe and conducive for children. His kids attend shows even without him. He did his own survey of Morada in the past few weekends and saw open parking spaces there so does not believe parking to be such a big issue.
 - M. Jack Levy. 3000 Olsen Way, Pasadena. Family has been in Pasadena since 1948. Frequented Coffee Gallery past 5 years, 1-2 times a month. Makes a point of not parking on the side streets. Suggested permit parking for Morada.
 - N. Matthew Martin. 2041 Lewis Ave, around the corner from the Coffee Gallery. Goes there 2-3 times a week. Very good social setting there and encouraged by his mother to attend. There will always be "jerks" that litter. Has made close friends with people of all ages there. There are other places where people park in red zones, not just the Coffee Gallery, and the business should not be penalized for it.
 - O. Rex Mayreis. 397 Las Flores. Goes to the Coffee Gallery. He could walk there if he wanted to. It's a great place and thinks the trouble with neighbors can be worked out.
 - P. Dave Morrison. Maiden Lane. Visited Coffee Gallery since before he moved to Maiden Lane. It is rare to have a venue like this.
 - Q. Dan Morse. E Morada Pl. Was opposed to the car wash at 2000 Lake and fought it successfully. He does not see much parking overflow from Coffee Gallery to the east side of Morada Pl. However, he is empathetic to the W Morada residents. Hopes to make this work. Suggested trying permitted parking, limited parking hours, and trash patrols.
 - R. Lynette Noll. 2157 Crawford Ave. Just moved to Altadena 6 months ago. Has found it to be a wonderful place. There are a number of residents that walk to the Coffee Gallery. Parking is also a problem in Crawford and around Altadena, so Coffee Gallery should not be singled out.
 - S. Leslie Perry. 2349 Glenrose Ave. Professional story teller. The post office also has poor parking. Even the Community Center had parking problems tonight, so we

should not penalize the applicant. The Coffee Gallery is a great cultural spot for Altadena, and society today needs more cultural spots.

- T. Dean Reinemann. 1877 Park View Circle, Costa Mesa. Found out about Coffee Gallery a few years ago and visits regularly. The key to any CUP and real estate is the highest and best use. He believes the Coffee Gallery is absolutely world class and is extremely well run – definitely the highest and best use for its location. There is no place like the Coffee Gallery around. He volunteered his time to work with the Coffee Gallery and neighbors to investigate solutions such as limited parking hours, parking stickers and other means.
- U. Edilma Serna. 843 Morada Pl. She just moved to wonderful Altadena. Opposed to the project. She moved here for the peace and quiet of Altadena but lately has found it hard to find a parking spot.
- V. Tom Turner. 681 E Sacramento St. Rides his bike or walks to the Coffee Gallery twice a day. He is the art director for the Coffee Gallery. Moved to Altadena 10 years ago. Altadena is a culturally rich place with many artists. There is no place like the Coffee Gallery that brings people together. Has been through the same problem before himself as the residents on W Morada now, but believes an adjustment in habit needs to be made.
- W. Jordan Vannini. 773 Belvidere St, Pasadena. Attends the music showcase. There is a unique cultural environment at the Coffee Gallery that truly brings world class performers to Altadena.
- X. Allan Wasserman. 2359 N Garfield. Loves the Coffee Gallery. The benefits of the Coffee Gallery outweigh the negatives of the project. He made a personal vow to not park on Morada. He hopes a solution can be achieved.
- Y. Larry Wines. 403 Castano Ave, Pasadena. He is a degreed planner and an award-winning journalist. Many of the artists at Coffee Gallery have been on his radio show. If the building were torn down and condos built, more parking issues would arise. He does a top 10 show and the Coffee Gallery finished number 1 as a small performance venue for live music. Many communities invest huge amounts of money to keep business districts alive and flourishing. The Coffee Gallery provides just that without asking for any subsidy. The Chair asked Mr. Wines for parking alternatives and solutions. He explained that the applicant could either be relocated or come to agreement with other sites for parking. Hollywood, West Hollywood and Beverly Hills have all moved to permit parking. The detriment to residents is that guests cannot park there unless a guest pass is obtained. There is no perfect solution.

Two letters of opposition were also received.

The applicant explained he has been working with Antonovich's office and many neighbors for alternatives. Alternatives such as limited parking hours have been discussed but no concrete solution was formed.

Member C Jake suggested that there were a few residents who offered their services to help this project and having them get together to serve as third party mediators to create a solution would greatly help this project.

No action was taken.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, October 3, 2006, at 7:00 P.M. at the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Recording Secretary