

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

MINUTES OF REGULAR MEETING

December 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 7:05 P.M. by Chair Lucy Hino.

GENERAL MATTERS

1. Roll Call

The following Members, constituting a quorum, were present: Dennis Bridwell, Ron Carter, Anthony Cheng, Susan Goldman, Mark Goldschmidt, Steve Lamb, George Lewis, Walter Olszewski, Gino Sund, and Bobby Thompson.

The following Committee members were absent: Steve Haussler, C Jake, Tecumseh Shackelford, Sandra Thomas, and Cynthia Tilleman.

2. Agenda Approval

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

3. Minutes Approval

Motion to approve the November 7, 2006 minutes was made by Member Lamb, seconded by Member Goldman, and approved unanimously.

4. Organizational Matters

A. January meeting cancellation. Motion to cancel the January, 2007 meeting unless any pressing matter becomes announced before the next ATC meeting requiring a January Committee meeting was made by Member Lamb, seconded by Member Goldman, and approved unanimously.

B. Letter announced. The Chair read aloud a letter from Adrian Rabbani of 30 N Madison Ave, Ste 323, Pasadena, CA regarding the proposed medical building at Lake & Calaveras. ATC Chairman Balder announced that the County has received numerous letters of objection, so the County will deny the minor variance referred to in the letter and should require the applicant to follow normal variance application procedures.

5. Public Comment

- A. Glen Session. 20 E Mariposa. Seeking feedback from Committee for upcoming CUP. Owner of subject property zoned C-3. He would like to get formal approval to operate as a senior boarding house. He has been operating as boarding house already for 1-2 years but was just informed he is required to apply for a CUP. The structure was originally a medical office. He currently has 12 rooms being rented out. There is a shared kitchen. Previous owner had been renting out the rooms for years. The elderly residents are referred by rescue missions and most stay less than a year. He helps seniors to get off the street. Works with Pasadena Rescue Mission, San Fernando Rescue Mission, Pacific Clinics and others. He pays for all utilities and provides basic conveniences such as toilet paper and beds. Mr. Session brought photographs of the property. This is a for profit business that works with non-profit missions. He will return to the Committee at the February meeting for formal action.

PUBLIC HEARING: PERMITS, VARIANCES & CHANGES

6. Hillside Working Subcommittee

Presenter: Patricia Mulligan, Chair

Proposed hillside development standards to be incorporated into the Altadena CSD.

Ms. Mulligan gave a brief history and summary of the ad hoc Hillside Ordinance Committee. She distributed a handout to the Committee.

Members of the public can visit www.altadenahills.org for more information including maps of affected parcels and the proposed ordinance.

Packets were also sent to 12 owners significantly affected by the proposed ordinance and noticed all owners in the affected zones. This ordinance affects owners of parcels on ridgelines throughout Altadena that have a natural slope of 25% or greater. The County currently deems a parcel as a hillside lot if there is a natural slope of 15% or greater.

The whole intent of the proposed ordinance is to add a layer of public scrutiny to hillside development by requiring a CUP, not outright ban hillside development. Additional significant sections or requirements that were considered but *not* included in the ordinance are restrictions when trails are present and watershed landscaping restrictions.

The Hillside Ordinance Committee would like the Committee to review the documents circulated as well as those on the website, and then take action at the February, 2007 meeting.

No formal action was taken.

7. Lincoln Crossing (CT4610)

CT Rep: Member Shackelford

Feedback requested by County on color palette.

The applicant will appear before the Committee at the February 2007 meeting.

No formal action was taken.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, February 6, 2007 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Recording Secretary