

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

MINUTES OF REGULAR MEETING

October 3, 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 7:04 P.M. by acting Chair Ron Carter.

GENERAL MATTERS

1. Roll Call

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

The following Committee members were absent: Dennis Bridwell and Sandra Thomas.

2. Agenda Approval

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

3. Minutes Approval

Motion to approve the September 5, 2006 minutes with corrections as announced was made by Member Lamb, seconded by Member Thompson, and approved unanimously.

4. Organizational Matters

- A. Vacancy. A vacancy was announced by Member Cheng for census tract 4613.
- B. Co-located wireless facilities. Opinion was solicited by Member Cheng whether the Committee would like to continue to hear wireless telecommunications facilities projects that are simple co-location cases on existing wireless towers. Feedback from the Committee was that the Secretary should request the County to forward such applications for the Committee's review to determine whether the project should be heard.
- C. Public address system. Member C Jake requested ATC Chairman Balder to allow a public address systems be setup since it was difficult to hear Committee Members and the public at the last meeting. Chairman Balder replied that as long as there are

volunteers from the Committee to set up the equipment, he will look into having that equipment made available to the Committee.

- D. Proxy Vote. Member Olszewski asked for a proxy vote since he has to leave the meeting early. General consensus of the Committee was that historically, those members who leave the meeting are not allowed a proxy.

5. Public Comment – none.

PUBLIC HEARING: PERMITS, VARIANCES & CHANGES

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

Applicant: Louisa Chen and Allan Bataiff

PM062857 filed 04/12/2005 R1-7500 Ramon Cordova (Subdivision Dept)

Subdivision for SFR (3 units), permit for two oak tree encroachments

Presentation of formally submitted modified plans.

Continued from September 5, 2006 meeting of the Committee.

Member Carter explained that the applicants have returned with their revised submitted application since changes were made before the last meeting of the Committee. Member Haussler examined the parcel map application circulated to the Committee while the applicants gave their presentation.

Member Olszewski left the meeting.

Mr. Allan Bataiff gave a summary of the project. Existing structures are wood framed homes with no garages. Most of the improvements have been boarded up and in disrepair. The existing structures will be demolished and 3 new SFR homes on a fee simple basis would be constructed at roughly 3,000 sf each on 8,000-13,000 sf lots. There will be a common driveway located on the western side of the property.

Elevations were circulated through the Committee.

Member Haussler asked whether the plans comply with the Altadena CSD. Mr. Bataiff said he would need to consult with his architect. Ms. Chen stated that the architect followed all guidelines from the County.

Member Sund asked whether what the driveway would be built to County standards. The architect explained that they would use 4" concrete, which is indeed up to code.

Member Lamb asked where the existing oak trees being encroached upon are located on the plans. These are on the east side of the property and some not on the subject site; however, the proposed development encroaches into the drip line of the neighbor's oak trees.

Member Haussler stated he feels this 3 SFR plan is a much better fit than the previous 4 condo plan. The location of the existing oak trees lend themselves to a west side driveway. This is a massive lot with a higher density subdivision neighbor; another neighbor is already a 3 house per lot arrangement, so the program of the project fits nicely with its surroundings. He does not feel the second story will encroach on the views of the neighbors given the modest setbacks proposed. Without talking to the neighbors, Member Haussler feels the project warrants approval.

Ms. Chen circulated 20 letters of support signed by neighbors: 2 from Marathon Rd, 4 from Fair Oaks, and 14 from E Las Flores.

Given the above, and on motion made by Member C Jake, seconded by Member Shackelford, and approved unanimously, 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 PM062857 for the subdivision of 85 E Las Flores into 3 lots and the filed oak tree permit applications as presented to the Committee.

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.

Continued from the September, 2006 meeting.

Mr. Marshall explained that at the last meeting, it he stated he was told that a 99-year ground lease be required for off-site parking. After speaking with County Planner Szalay since that meeting, he was corrected that the parking lease can be any length of time as long as it runs the same length of time as the CUP. He also circulated a copy of the CUP application to the Committee.

Member C Jake asked whether any of the neighbors got together with the applicant since the last meeting. Mr. Marshall indicated Coffee Gallery has implemented a new trash

collection process to help the neighborhood. The applicant explained that Member Goldschmidt facilitated a meeting with the applicant and neighbors.

Member Goldschmidt read aloud a letter distributed to the neighbors west of Lake Ave to announce a meeting on October 2, 2006 to discuss mitigating parking problems associated with the Coffee Gallery. He personally met with 2 E Morada Pl and 5 W Morada Pl neighbors along with Mr. Marshall. Many ideas were brought up at that meeting:

- A. Enforcement of parking zones not currently being enforced
- B. Enforcement of time limits on parking on Lake Avenue
- C. Posting of permanent sign(s) instructing patrons not to park on residential streets; final wording of such sign(s) would be left up to neighbors
- D. Add a traffic signal and/or crosswalk on Lake Ave with in-pavement lighting
- E. Camera to track speeders on Lake Avenue and minimize crosswalk risk
- F. Establish permit parking on W Morada; there was general support for this method except from neighbor Hazel Campbell

Member Goldschmidt pointed out that several uses around the Coffee Gallery all contribute to the parking problems in the immediate area. Most of the neighbors he canvassed do not wish Coffee Gallery to leave, but that the parking situation needs to be solved. He submitted a write-up of the meeting.

Member C Jake suggested that these traffic ideas be recommended to the Traffic Committee for follow up.

Member Lamb asked whether posting of such permanent signs would require County permission, and Member Goldschmidt said the County should be amenable; the applicant could also seek permission from Edison for posting on a power pole.

Three letters of support were submitted by members of the public.

Public Comment:

- A. Robert Allesquita. 834 Morada Pl.. Stated there is a parking problem affecting quality of life for residents on Morada Pl. Against the idea of permit parking.
- B. Victoria Carbe Chen. 554 E Athens St. Been a resident of Altadena for 6 years. Has been drawn to the Coffee Gallery over the years because of the quality of the entertainment. Suggested that an agreement be made with Ronnie's for reciprocal parking.

- C. Charles Carter. 3994 N Fair Oaks. Long time Altadena resident. One of the original people who helped get Coffee Gallery going. Believes alternatives for parking should be looked into. Coffee Gallery is great for the community. In support of the project.
- D. Joe Feinblatt. 1174 N Hudson Ave. Has been active in the community. Worked on the general plan for the area south of the Coffee Gallery to the 210. It is difficult to re-create something like the Coffee Gallery which has many qualities a community seeks. A solution should be found for the parking situation. Perhaps notification of shows could be publicly displayed as was done before but not lately.
- E. Tom Hubbard. 4919 Laurel Canyon Blvd, N Hollywood. He travels from N Hollywood to the Coffee Gallery regularly. Even when he first started coming many years ago, he was instructed not to park on the residential streets in the area; the owners were very cognizant of the needs of the residents then and now.
- F. Carol & Shannon Jackson. 1758 Oakwood St. Coffee Gallery is a real value add for the community. They have acts that one would usually have to drive far away to see. They attend very often and have not experienced a parking problem. They park on Lake Ave. Bob, one of the owners, always instructs patrons to park on Lake. Also, this request is always mentioned in email marketing sent by Coffee Gallery.
- G. Kris Jarvis. 10657 Tinker Ave, Tujunga. Has performed at the Coffee Gallery for 8 years now. In support of the venue, which has supported professional musicians and other performers. It's a great place to bring kids and family. Admits to parking on Morada but vows never to park there again.
- H. Marian Kutcher. 821 Morada Pl. Lived there since 1952. Has seen a lot of changes such as increased parking. There were double-parked cars there last night. Her transport driver had difficulty entering Morada to drop her off.
- I. Debbi Swanson Patrick. 3199 Glenrose Ave, Altadena. Reiterated the value of the Coffee Gallery. She is an entertainment journalist and believes the Coffee Gallery offers entertainment like nowhere else. Happy to see a meeting was held last night to resolve the parking problem.
- J. DJ Sandler. 317 Dochan Circle, Montebello. Drives to Coffee Gallery regularly. He does not mind parking on Lake or walking several blocks. He feels it is wrong for residents to pay for a parking permit for their own residential street. Residents should have a right to park on their street without a fee.

Member Sund stated this is not an easy decision. He recommended a condition be attached to an approval that the venue be limited to 49 or 50 patrons at a time.

Member Goldman feels the parking problem needs to be solved with the approval of the Coffee Gallery. She would support the project as long as the residents are not in objection.

Member Haussler feels the crux of the problem is relieving parking on Morada. There might not be a cost for permits to residents.

Member Shackelford summarized comments from the public comment portion of this item: 2 residents from Altadena spoke tonight that do not support the project, and 3 that do. The other speakers were from outside the area and although he thanks them for their comment, he needs to weigh the resident's comments heavily.

Member C Jake stated that back in 2003 and 2004, she sat on a committee that discussed market opportunities on Lake Avenue which was summarized in the report published by the County. She distributed copies of this report to the Committee. She pointed out that this report already states that parking is a problem for all of Lake Avenue, not just Coffee Gallery. The Committee needs to incorporate measures to help alleviate the parking problem in every proposal such as this.

Member Lamb stated he began taking pictures of the cars parked on Morada starting from last week. He said that a majority of the cars parked on Morada at this moment will probably be parked there in the morning. The same goes for the cars parked on Lake Avenue; they will be seen there at 6am tomorrow, and will still be there at noon and probably 6pm.

Member Sund followed up that he has also been watching the cars on Morada and Lake, and when he visited the Coffee Gallery midday noted that the parking levels are roughly the same during the day or night, even with only one customer present.

Member Goldschmidt thinks there are 2 parking problems. It is not undisputed that the Coffee Gallery is an asset to the community. The two parking issues are 1 during day time and 1 during night time. He and Member Sund suggested that the Sheriff's Department be notified to enforce the 3 hour parking zones on Lake during the day time. As for Morada Pl, there is a similar parking issue as with many of the small residential streets in that neighborhood. Some residents have 3 cars and must park on the street. This is a County wide issue. The night time parking could be taken care of with more signage; he would rather not see permit parking. As for the cars that are not supposed to be there, we need to go by what is allowed legally through signage and the like.

Member C Jake reminded the Committee that there is only 1 individual from the Sheriff's Dept that issues parking tickets in our community and that is only during Monday through Friday. There is not enough manpower to perform more enforcement of additional posted signs.

Member Goldman agreed with Member C Jake that it is difficult to get the Sheriff's Dept to respond quickly even for larger issues. She asked the applicant whether the Coffee Gallery could hire someone even at minimum wage to monitor Morada on show nights and ensure patrons park only on Lake Avenue.

Member C Jake requested that the Committee reopen public comment to residents from Altadena to comment on the suggestions provided tonight.

Resident Hazel Campbell explained that much of the parking on Morada is from the residents who park on the street intentionally and/or leave trashcans out in order to block space for themselves for later in the day. There are times during the day that the first available spot on Lake is all the way down to El Molino. Member Goldman asked whether there were any recommendations from Ms. Campbell who stated she does not have a solution.

Member Cheng asked whether the applicant and Member Lewis who owns Ronnie's across Lake would be willing to entertain a 5 or 8-year lease and perhaps a 5 or 8-year CUP. The County is amenable to such an idea. Also, a provision could be made in the CUP so that as long as conditions continue to be met, the renewal of the CUP could be at the County Planning Director's discretion so that the applicant would not have to regularly pay hefty CUP application fees or unduly go through this process. Member Lewis said he would be open to a 5-year lease. There could be 10 cars parked there easily, and even up to 60 cars stacked parked.

Member C Jake inquired whether the applicant could work with the Sheriff's Dept to use temporary roadblock barricades on show nights. Member Lamb stated the applicant may have to pull a permit each time which would be prohibitive. Member C Jake said the applicant could still look into it especially if he wants support of Coffee Gallery from his neighbors.

Member Lamb brought up the point that the community needs to make the tradeoff between parking requirements and attracting more local businesses on Lake Ave.

Motion was made by Member Sund and seconded by Member Lamb that the proposal be approved with the condition that the CUP limited the number of patrons to 49. During discussion, Member Tilleman stated that parking needs to be addressed by the motion; there have been some great ideas brought up tonight but a set of parking conditions need to be defined. Member Goldman would like to see Mr Marshall agree to hire someone to direct patrons not park on Morada. Member Lewis asked whether the Committee would be amenable to a parking lease for 10 spaces.

Mr Marshall was asked to reiterate his parking needs. During the summer he needs 14 parking spaces on show nights. During fall, winter and summer, he needs 20 spaces. At full capacity, he needs 25 spaces. Lake Ave provides more than 25 spaces, so on any given night, is sufficient in meeting his parking needs. However, he is open to using road barricades on show nights to encourage patrons to park on Lake.

Member Goldman applauded his analytical method of determining that Lake Ave meets his parking needs, however there are still residents who are not satisfied with that answer, so would like to see a methods implemented such as a parking attendant.

Member Tilleman proposed an amendment to the motion that the applicant be required to post a parking attendant during the first half hour on show nights. The amendment was accepted by the maker Member Sund.

Given the above and approved unanimously, 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 R2006-00323 for a live entertainment permit, continued non-conforming use of an apartment in a C-2 zone, and less than required parking as required by the Altadena CSD with two conditions: that the number of patrons be limited to 49 at any given time, and that a parking attendant be posted during the first half hour on show nights to instruct patrons to park on Lake Ave.

Furthermore, on motion made by Member C Jake, seconded by Member Haussler, and approved unanimously, that

RESOLVED FURTHER that the Committee recommend the Town Council communicate the parking and traffic concerns and suggestions made during the Committee's meetings and at the community meeting held on October 2 regarding the Coffee Gallery area to the Altadena Traffic Committee for further investigation and implementation.

Member Shackelford commended Member Goldschmidt on his great work bringing the community together to resolve this complex situation.

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

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Respectfully submitted,
Member Anthony Cheng
Communications & Recording Secretary