

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

MINUTES OF REGULAR MEETING

October 4, 2005 – 7:00 P.M.

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 7:12 P.M. by Committee Chair Lucy Hino.

GENERAL MATTERS

- 1. Roll Call.** The following Members, constituting a quorum, were present:
Ron Carter, Anthony Cheng, Steve Glasser, Susan Goldman, Lucy Hino, Marietta Kruells, Cynthia Tilleman, and Viola Williams.

The following Committee members were absent: Jamie Bissner, Jacquie Fennessy, Steve Haussler, Bill Jones, Steve Lamb, Tecumseh Shackelford, and Michelle Zack.

- 2. Agenda Approval**

Motion to approve the agenda with the above modifications was made by Member Williams, seconded by Member Carter, and approved unanimously.

- 3. Minutes Approval**

- A. September 6, 2005 Minutes. Motion to approve was made by Member Goldman, seconded by Member Williams, and unanimously approved.

- 4. Organizational Matters**

- A. Announcement of new roster. The new roster of Committee Members was read. A vacancy in CT4613 was announced.
- B. Reading of letter sent to Supervisor Antonovich. Letter of concern received from Mrs. Yolanda Sanchez (722 W Harriet St – CT4603.02) was read regarding a dangerous stop sign at Casitas and Ventura; the establishment of nuisance backyard businesses such as the raising of roosters, which has attracted rats; and an increase of gang activity in the area. This letter was sent to the Town Council.
- C. Proposal for Amendments to the Bylaws for the Town Council. Proposal sent by Member Steve Lamb via email on August 18, 2005. Feedback from current Members was requested by the Chair for transmittal to the Town Council.

5. Public Comment

- A. Mr. CR Tillman (2261 N Lincoln Ave). Topic: Land Use Committee membership application for CT4610 and procedure for seating Members and reconstituting the Committee.

PUBLIC HEARING: PERMITS, VARIANCES & CHANGES

6. 2087 E. Crary St (CT4613)

Conditional Use Permit 2005-00077

Applicant: Tom Dugan

Fulfillment of conditions on permit for an existing garage addition.

Member Goldman presented a copy of the proposed plan with 5 adjacent neighbor's signatures, which meets the conditions for approval set by the Committee at the September 6, 2005 meeting. The resolution passed from the September 6, 2005 meeting stands as is since the Town Council can now act on the recommendation. No further action was taken.

REPORTS

7. Five Acres expansion update (CT4610)

Conditional Use Permit and Oak Tree Permit 03-297-(5)

Applicant: Five Acres

Results from the County public hearing from September 21, 2005.

Neighbors of Five Acres proposed three alternative proposals rather than an office building, all of which were rejected by the attorney for Five Acres:

1. Therapeutic garden with a screen blocking a parking lot behind it;
2. 3-5 bedroom house to serve as a group home with a parking lot in back; or
3. House with a parking lot in the back, where the house would be used for extended stays by parents and other family of the children.
- 4.

The CUP was approved. The Planning Commission directed Regional Planning Staff to prepare a draft of the CUP and its conditions. The draft CUP conditions will be released by Regional Planning on November 16 for a public hearing on December 7. The closest Town Council meeting is November 15 and Land Use Committee meeting at that time is December 6, just missing the opportunity to comment on the draft CUP by both entities.

Given the time restrictions and underlying process for review, the Committee took no action.

8. Phase 2 of Lincoln Crossing (CT4610)

Status update following September 26, 2005 PAC meeting.

Construction has progressed, now in framing. 24 Hour Fitness will soon start a membership attraction trailer office. The PAC will continue to work with the developer and contractor to promote local hiring of subcontractors. Proposed tenants have been announced. Safety is a major focus, and no major incidents have occurred thus far. The next PAC will be 6PM on October 24, 2005 at the Business Technology Center. No action was taken.

9. Regulations keeping chickens and other farm animals (CT4603.02)

Follow up after neighborhood nuisance complaints.

Member Glasser read regulations for R-1 zones properties regarding this complaint. Cages must be more than 35' from setbacks. No agricultural business can be conducted on the property. Evidence of business can be documentation of vehicles arriving and leaving implying a business exists. Code Enforcement indicated that cessation of these activities would best be revolved by an investigation into an unauthorized business rather than limits on the number of fowl or health department issues. Resident Titus Hopson (2328 Grandeur – CT4610) provided public comment about his neighbor who is raising such roosters. Mr. Hopson was advised by the Committee to report an unauthorized business to County Code Enforcement as a short term solution while the Committee investigate a possible ordinance to limit the keeping of fowl.

10. Census Tract reports

- A. CT4603.02 – Member Kruells. Residents have complained about sidewalks and other rights of way being covered by unauthorized landscaping/vegetation forcing pedestrians to walk in busy streets. Committee advised to seek County Code Enforcement. Also, there are residents privately putting up No Parking signs on Ventura near Casitas, a very narrow section of Ventura; Committee advised residents to seek County Public Works for more formal restrictions.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, September 6, 2005, at 7:00 P.M. at the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Recording Secretary