

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

**MINUTES OF REGULAR MEETING**

**September 4, 2007 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 7:10 P.M. by Co-Chairman Steve Haussler.

**OPENING BUSINESS**

**1. Roll Call**

The following Members, constituting a quorum, were present: Gene Campbell, Anthony Cheng, Susan Goldman, Steve Haussler, Steve Lamb, George Lewis, Walter Olszewski, and Bobby Thompson. ATC Member Michele Zack sat in for Member Goldschmidt.

The following Committee members were absent: Dennis Bridwell, Ron Carter, Mark Goldschmidt, Tim Kelly, Doris Shackelford, Sandra Thomas, and Cynthia Tilleman. Member Tilleman was formally excused from this meeting.

**2. Agenda Approval**

Motion to approve the agenda as posted was made by Co-Chairman Lamb, seconded by Co-Chairman Haussler, and approved unanimously.

**3. Minutes Approval**

Motion to approve the August 7, 2007 minutes was made by Co-Chairman Lamb, seconded by Member Goldman, and approved unanimously.

**PUBLIC ITEMS**

**4. Public Comment – none.**

**5. Calaveras Center permit issue – informational**

Mr. Adrian Rabani is the owner of 2235 Lake Ave. He gave a brief summary of his issue. There is a recurring problem with LA County Planning that zoning is somewhat randomly divided between C-2 and C-3 on Lake Ave, which leads to confusion as to the uses permitted as well as other requirements. He owns property where part of his property is C-2 and part is C-3, so it really depends exactly where the building are situated as to the restrictions on uses. There are times when Planning goofs and issues

certificates of occupancy in error, and once Planning discovers the mistake years later, requires a CUP in arrears, which is unfair. It is time that Altadena updates zoning on Lake Ave so that all commercial uses and land use plans are unified.

Co-Chairman Lamb explained further that there is a mixture of commercial zonings along Lake Ave, and many of the businesses on Lake Ave have been forced out of compliance back in the 1970s during that round of zone changes.

Member Lewis stated that two of the oldest businesses in Altadena cannot get business licenses due to past changes in the zoning despite being in existence for decades, and that is a major problem.

One major problem is that Regional Planning has been very understaffed, leading to employment of County staff from other departments as temporary planners. These temporary planners have been slower to analyze, over-analyze, and/or incorrectly analyze projects leading to delays and frustration for business owners and land owners.

No formal action was taken on this item.

**6. New project proposal on Lake Ave – informational**

Co-Chairman Lamb explained a 10' chain link and barbed wire fence was erected around the entire block where ABC Business Services was located at Sacramento and Lake Ave. He was informed that a mixed use project is in the works including underground parking.

ATC Member Zack had already called Regional Planning to get information on this potential project but did not get called back with any details. Member Lewis stated he also called and has not been called back with further information.

No formal action was taken on this item.

**7. R-2/R-3 Development Standards for Altadena – update**

Co-Chairman Haussler will serve as point person with the County on this item. It appears that the County will take the Committee's feedback from its last meeting into consideration for the next draft of the ordinance. He will update the Committee on this process.

No formal action was taken on this item.

**ACTION ITEMS**

**8. Committee Structure**

**A. Working Sub Committees: Ever member will sit on at least one:**

1. General Plan Comment and Review Subcommittee
2. Altadena Community Plan Subcommittee
3. Interface Subcommittee (with Regional Planning)
4. Joint Committee on Altadena Commercial Zones (with ACC)

Co-Chairman Haussler explained that he and Co-Chairman Lamb would like to have each Member sit on subcommittees to address major projects of the Committee. These subcommittees need not meet monthly, but can decide on their own as to when to convene and how to achieve individual goals.

Co-Chairman Haussler also gave additional background for the necessity of these subcommittees. The last update to the Altadena Community Plan was back in the 1980s, and Altadena has changed significantly since then. Co-Chairman Lamb stated that in addition, the current draft of the General Plan Update forecasts 18% growth for Altadena in housing, which is a huge impact for the community. It is important that the Committee research and comment on the General Plan Update draft.

Carolyn Seitz mentioned that the Mixed Use Ordinance is also going to public hearing this month at the County. There is also language in the draft Community Plan that calls for mixed use development along Lake Ave.

Mr. Rabani of 2235 Lake Ave agreed to serve as a landowner on the Joint Committee on Altadena Commercial Zones with the Altadena Chamber of Commerce.

Co-Chairman Haussler stated that the General Plan Comment and Review Subcommittee perhaps could be combined with the Altadena Community Plan Subcommittee.

Member Olszewski suggested that there should be a Trails Subcommittee to help promote and protect the trails, which is a major asset of Altadena, just as the beaches are to the ocean front cities. Several other Members also stated that parking is such an issue for access to the trails, and that this subcommittee can address parking solutions.

Co-Chairman Haussler asked Committee Members to consider which subcommittees each would like to join. At next months meeting when the new Committee has been re-constituted, Members can sign up at that time.

**B. Format/ posting of future agendas**

Co-Chairman Haussler stated that the Committee will continue to send potential agenda items to the Committee Secretary for future placement on agendas.

Member Lewis stated that a new ATC website will be up shortly that allows self updating by each committee or subcommittee, and that Land Use will have its own section for posting of agendas and minutes. ATC Member Zack also suggested posting of the recommendation letters sent by the ATC to Regional Planning regarding projects heard by the Committee.

## **OTHER INFORMATION ITEMS**

### **9. Census Tract Reports**

- A. CT4610. Member Campbell stated that his census tract has a tremendous parking problem with too many cars. He is in the process of getting street sweeping signs put up to deter parking there. There are such signs on Casitas that have been successful in getting fewer cars parked there. And, with so many cars parked in his tract, the street sweepers never get to fully clean the street, only down the center of the streets. Co-Chairman Lamb stated there is a petition process to initiate the street sweeping sign posting, and the Member Campbell should start the required petitions.
- B. CT4603.01. Member Olszewski stated an owner named Penny called him regarding excessive trash at a site in his census tract. Former Committee Member Greg McPhee is going to help investigate the problem, and he will once again sit on the Committee beginning next month.
- C. CT4611. ATC Member Zack stated RJs has been a big issue. The Scripps redevelopment is coming up. There is a lot going on in CT4611 that is upcoming or needs to be looked into.
- D. CT4602. Co-Chairman Haussler stated the fire two weeks ago in the foothills was quite scary but the County did a great job of sending firefighters, helicopters and droppers to quickly put out the fire.
- E. CT4613. Member Goldman stated that a neighbor has wires cutting through an oak tree canopy and needs help figuring out what entity is responsible or authorized to trim back the tree.
- F. CT4612. Member Lewis stated there might be a new Rite-Aid or Walgreens going in at the old Washington Mutual Bank building. Co-Chairman Lamb has materials on this and will report back next month.

### **10. New Business**

- A. Bike parking in CT4603.01. Member Olszewski stated that there needs to be more communication regarding this issue.

- B. Tennis club in CT4602. ATC Member Zack stated that there are still rumors about a tennis club next to Farnsworth Park.
- C. Skate park in Altadena. Member Lewis stated that there has been community feedback calling for a skate park in Altadena since many other successful cities have built good skate parks. Liability may be an issue, though.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, October 2, 2007 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,  
Member Anthony Cheng  
Communications & Correspondence Secretary