

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

**MINUTES OF REGULAR MEETING**

**October 5, 2004 - 6:30 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 Conference Room of the Altadena Community Center, which is located at 730 East Altadena Drive, Altadena CA. A copy of the notice and agenda was posted at the Community Center for one continuous week prior to the meeting date.

- 1. Call to Order.** The meeting was called to order at 6:48 P.M. by Committee Chair Lucy Hino.
- 2. Roll Call.** The following Members, constituting a quorum, were present:

Steve Bass, Ron Carter, Anthony Cheng, Susie Collins, Steve Glasser, Steve Haussler, Lucy Hino, Tecumseh Shackelford, Viola Williams, and Michele Zack.

The following Committee members were absent:

Jamie Bissner and Steve Lamb.

- 3. Minutes.** The Minutes of the September 7, 2004, meeting were amended and then approved as amended.
- 4. Committee Membership, Announcements.** Steve Glasser was officially seated at this meeting as appointed by both census tract representatives from CT4610. The Committee Chair designated Member Anthony Cheng as Secretary for the Committee.
- 5. Permits and Variances**

- a. Conditional Use Permit 04-057 (CP04-057)  
1880 North Lake Avenue  
(ARCO gasoline station)  
Applicant: Makram Gharib, Owner  
Synopsis: Beer and wine license application

This project was originally reviewed by the Committee at its meeting on December 2, 2003. At that time, the Committee took no action on the

project, and reported that the owner had not yet submitted an application to the State Alcoholic Beverage Control Board.

The Town Council, at its meeting on December 16, 2003, voted to recommend against approval of the proposed application.

The owner came back to the Committee at this meeting, but there was no change in the proposed project since last reported, and the Committee was not aware of any changes in the surrounding environment. The Committee indicated that the position taken by the Town Council should stand, and on motion made, seconded and duly passed, it was

RESOLVED that the Committee recommend that the Altadena Town Council write a letter to the County Regional Planning Department to recommend denial of CUP application CP04-057 for the sale of beer and wine at the subject location, on the basis that the additional findings prerequisite to permit as required under County Code Sections 22.56.195B(1) and 22.56.195B(2) have not been met (please see attachments). Those code provisions are:

First: The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius; and

Second. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

b. Information Items. Given the following items were discussed solely for the purpose of disseminating or acquiring information, no action was taken by the Committee.

i. Conditional Use Permit 02-227 (CP02-227)  
2877-2935 North El Nido  
Applicant: Carolyn Ingram Seitz  
Synopsis: Expansion of The Sycamores

ii. Proposal  
1970 Midwick Drive  
Applicant: Craig Stoddard, Architect

Also present: Joanna Bowes Auzers, Owners

Synopsis: request feedback for house expansion that may be considered a third story due to hillside nature of the lot and existing house construction

iii. Proposal

2233 Casitas Avenue

Applicant: Monica Munoz

Synopsis: request feedback for constructing four-house PUD

**6. Subcommittee Reports**

**7. Old Business**

a. Neighborhood concern

591 Devonwood Road

Speakers: Patricia Mulligan, 3646 Monterosa Drive

Jill Thomas, 3646 Monterosa Drive

Synopsis: lack of hillside development guidelines for Altadena

**8. New Business**

a. Neighborhood concern

Group homes in Altadena

Speakers: Member Viola Williams

Synopsis: group home placement, monitoring, and complaint procedures

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, November 2, 2004, at 6:30 P.M. at the Community Room of the Altadena Community Center.

Respectfully submitted,

Member Anthony Cheng, Secretary

22.56.195 Alcoholic beverage sales, for either on-site or off-site consumption.

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22.56.195 Alcoholic beverage sales, for either on-site or off-site consumption.

**Additional Findings Prerequisite to Permit.**

**A. This section applies to:**

1. Establishments that do not currently, but propose to, sell alcoholic beverages, for either on-site or off-site consumption;
2. Establishments that currently sell alcoholic beverages but which propose to change the type of alcoholic beverages to be sold, by changing the type of retail liquor license within a license classification;
3. Establishments that currently sell alcoholic beverages, if the establishment substantially changes its mode or character of operation, which includes, but is not limited to:
  - a. A 10-percent increase in the floor area devoted to alcoholic beverage sales or inventory, or
  - b. A 25-percent increase in facing used for the display of alcoholic beverages; and
4. Establishments which have either been abandoned or discontinued operation for three months.

**B. In addition to the findings required pursuant to subsection A of Section 22.56.090, the planning agency shall approve an application for a conditional use permit for alcoholic beverage sales where the information submitted by the applicant, or presented at public hearing, substantiates the following findings:**

1. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius; and
2. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area; and
3. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment; and
4. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and
5. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood. (Ord. 92-0097 § 4, 1992.)