

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

MINUTES OF REGULAR MEETING

March 7, 2006 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 7:07 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, Steve Haussler, Lucy Hino, C Jake, Marietta Kruells, Tecumseh Shackelford, Cynthia Tilleman, Viola Williams and Michele Zack.

The following Committee members were absent: Jamie Bissner, Dennis Bridwell, Jacquie Fennessy, and Steve Lamb.

Other members of the audience included: Linda Senechal, Vicky Rosales, Thomas Sutherland, Hortence Sutherland, Bobby Thompson, and Alana Steele.

- 2. Agenda Approval.** With the amendment that Item 6 for 1467 Crest Dr be replaced by hearing of 3500 Glenrose Ave (CUP 2005-00089-5), motion to approve the agenda was made by Member C Jake, seconded by Member Goldman, and approved unanimously. The applicant for 1467 Crest Dr will present at the regular meeting in April.
- 3. Minutes Approval.** Motion to approve the February 7, 2005 Minutes was made by Member Glasser, seconded by Member Zack, and approved unanimously.
- 4. Organizational Matters.**
 - A. Vacancies.** One vacancy each in CT4601, CT4612 and CT4613 announced.
 - B. Acknowledgments.** The Chair commended Member Cheng for his continued help in organizing administrative affairs and maintaining communications for the Committee. The Chair also thanked Member Glasser for his time and skills in updating the Town Council and Committee website.
- 5. Public Comment** – none

PUBLIC HEARING: PERMITS, VARIANCES & CHANGES

6. 1467 Crest Dr (CT4601) – this project was postponed to the April meeting; item #6 replaced by 3500 Glenrose Ave (see below)

Conditional Use Permit R2005-02840

Applicant: Eric Fischer

Conversion of garage into bedroom; construction of new detached garage.

6. 3500 Glenrose Ave (CT4603.01)

Conditional Use Permit R2005-00089-5

Applicant: Michael Anderson, Alana Steele

County summary: Legalize an existing carport that is encroaching into the front yard and side yard setback requirements and authorize construction of a 2-story second dwelling unit within a single-family residential property. An authorization of front yard, side yard, and rear yard modification is requested for this proposal.

A County public hearing was held in the morning before the Committee meeting, but the applicant was instructed to seek Town Council support. May 16th is next County public hearing date for this project.

Ms. Steele appeared before the Committee on behalf of her father, Michael Anderson, who could not appear on such short notice.

Ms. Steele was directed to work with CT reps Members Williams and Bridwell, and return at the April meeting for formal presentation with applicant Michael Anderson. Members Williams and Bridwell will work with Ms. Linda Senechal on considering her feedback (see public comment).

Public Comment:

A. Ms. Linda Senechal, 3512 Glenrose Ave. Ms. Senechal has major concerns with the proposal. She has lived in this house since 1968. She is immediately next door; southeastern boundary of her property borders the applicant. She met with the County Planner for this project, Ms. Kith, on Feb 23, 2006 with written suggestions for the proposal. This is an R-1 zoned area. The previous owner of 3500 Glenrose did not rent out the garage but the current owner does. Believes the proposal will negatively impact her property: it will be in full view from her house, impact separation of light and air, and draw more traffic into the neighborhood. Ms. Senechal believes that the setbacks proposed are too small. She provided the owner with suggestions.

REPORTS

7. 716 W Ventura St (CT4610)

Resident: Horace B Williams III

Business hours announcement for hauling of trash, landscaping, and construction.
Neighbors seeking clarification of activities.

Committee informed by Mr. Thomas Sutherland of 706 Ventura that Mr. Williams must file for a CUP in order to keep his front fence over 6 ft. He requested the Committee not to take action on that CUP application until existing zoning violations are rectified.

Member Shackelford has attempted several times to contact the owner in person but has been intentionally ignored so will now seek out other means to reach Mr. Williams.

8. Census Tract / General Reports

- A. Five Acres. The County Supervisors public hearing for the appeal of the Five Acres project will take place on Tuesday, March 28. All Members of the Committee encouraged to attend and voice opposition since the recommendations of the Town Council and Land Use Committee have been to deny the applicant.
- B. Open Project Announcements. The following open projects filed at the County were announced:
 - i. **2130 Windsor Ave (CT4610)** Applicant: State of Calif. R2006-00035 Filed 01/04/2006. Co-location of wireless telecommunications facility along road right of way.
 - ii. **2055 Lake Ave (CT4611)** Applicant: Dr. Sahi, Altadena Animal Hospital. R2006-00147 Filed 01/17/2006. Expansion requiring oak tree permit, zone change, parking reduction, and other variances.
 - iii. **No Address Listed (CT?)** Applicant: Calif Resources Development Co. R2006-00299 Filed 01/30/2006. 50-bed adult residential facility.
 - iv. **2025 Lake Ave (CT4611)** Applicant: The Coffee Gallery. R2006-00323 Filed 01/31/2006. Live entertainment, apartment in C-2 zone (non-conforming), less than required parking in Altadena CSD.
 - v. **1456 E Mendocino St (CT4612)** Applicant: T-Mobile. R2005-03692 Filed 12/12/2005. Wireless mono-palm.

No further business being brought before the Committee, the meeting was adjourned to the next scheduled regular meeting on Tuesday, April 4, 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