

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

MINUTES OF REGULAR MEETING

February 3, 2009 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 7:05 P.M. by Chairman Brian League.

OPENING BUSINESS

1. Roll Call

The following Members, constituting a quorum, were present: Phillip Barela, Anthony Cheng, Ruth Edwards, Okorie Ezieme, Sarah Fuller, Susan Goldman, Mark Goldschmidt, Diane Marcussen, Greg Stanton, Gino Sund, Cynthia Tilleman.

The following Committee members were absent: Dennis Bridwell, Gene Campbell, Tecumseh Shackelford, Sandra Thomas.

2. Agenda Approval

Agenda was approved by the Altadena Town Council (ATC).

3. Minutes Approval

Motion to approve the January 6, 2009 minutes was made by Member Goldschmidt, seconded by Member Tilleman, and approved unanimously.

4. Public Comment – none.

PUBLIC HEARING & ACTION ITEMS

5. 1188 Rubio (CT4601) – Barela/Sund

Applicant: Terry Judkin, architect

R2008-00564 filed 04/02/2008 – R1-20000 – ZP1 Philip Estes

CUP for the construction of a roughly 1,200 square foot second unit on an approximately 23,000 square foot lot with out a sewer connection.

Members Sund and Barela visited the site. The applicant is putting in a second unit with plumbing. It is just under 1,200 sf on a 23,000 sf lot. It will be located behind the house by the pool. The house is not on sewer. The Code requires the applicant to put in a

septic tank but only upon approval of a CUP. If the applicant were to put in a sewer connection, the hookup would be quite far away (very expensive) and would require multiple easements through other properties. This property is on the side of Rubio St that slopes downward. There is a sewer line on the higher end of Rubio but it is not feasible to connect to it.

There are many properties that are around 7,500 sf have septic tanks in the area, and since this property is about 23,000 sf, the impact is not big.

Member Barela stated that the neighbors are in support of the project. Also, the septic system will not be seen by the neighbors. In addition, the owner could add onto the main structure without this CUP and thereby eliminate the need for the CUP if square footage was the only goal. It is a better design to have a separate unit, so the applicant is seeking the CUP.

Member Ezieme asked if there will be a kitchen. The applicant stated yes.

The applicant explained that the issue at hand is not whether a kitchen triggers a CUP but that a second unit requiring a septic tank triggers a CUP.

Member Stanton stated that current septic regulations are very stringent. The applicant explained there will be regular testing and current stringent design standards will be followed. Member Fuller asked whether this would have a potential leak into the water system and/or ground, but with regular testing this should be avoided.

The owner of the house and two of her neighbors were present at the meeting. Both neighbors were in approval.

Given the above discussion, and on motion duly made by Member Sund, seconded by Member Ezieme, and approved (11-0-0), it was

RESOLVED the Committee recommend that the Altadena Town Council send a letter to County Regional Planning recommending APPROVAL of CUP R2008-00564 for the construction of a roughly 1,200 square foot second unit on an approximately 23,000 square foot lot without a sewer connection at 1188 Rubio St.

INFORMATION ITEMS

6. Report & Organizational Matters

A. Announcements

- i. Variance Checklist. Chairman League distributed a Variance Checklist as a guide to help Committee Members in future review of projects.
- ii. Sahag Mesrob School. Members Sund and Ezieme gave an update. The school has now filed a federal lawsuit about violation of religious statutory rights. The injunction is suspended until the next step in the process. It appears that the school is doing what they can to finish the school year.
- iii. Member Goldschmidt stated La Vina is going to appeal the lawsuit to fight against the requirement for putting in the trails they originally promised to build. Member Stanton stated that it appears most of the residents are not in support of La Vina's actions but the La Vina Board continues to fight.
- iv. Member Goldschmidt also mentioned that the Dawson Pump building at Woodbury and Lincoln is going to be taken up by a church; the PAC is in support of it even though the redevelopment plan calls for retail or a business that can drive tax revenue and stimulate commercial activity in the enterprise zone.
- v. Member Sund stated the commercial complex on Washington Blvd in CT4613 that was up for a minor parking deviation actually had several letters sent to Regional Planning to protest the variance. It was only a minimum of 1 letter to bring up Director's Review.
- vi. Member Goldschmidt also gave a report on the redesign of the Altadena Library. There will be 17,000 new sf, underground parking, and the building would require several years of closure to do the build out. The Library will remain open but relocated.
- vii. Members Sund and Goldschmidt said the Hillside Ordinance is up for public hearing on February 18 at the Altadena Community Center.

B. Continued discussion on update of Community Standards District

Chairman League distributed a copy of code amendments done by the City of Agoura Hills as an example of an approach the Committee could take towards updated the CSD.

No further business being brought before the Committee, the meeting was adjourned to the next scheduled regular meeting on Tuesday, March 3, 2009 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Correspondence Secretary