

**MINUTES OF REGULAR MEETING OF THE
LAND USE COMMITTEE OF THE
ALTADENA TOWN COUNCIL**

November 1, 2005 - 7:00 P.M.

A regular meeting of the Land Use Committee of the Altadena Town Council was held on November 1, 2005 at 7:00 pm in the Community Room of the Altadena Community Center, located at 730 East Altadena Drive, Altadena CA. A copy of the notice and agenda was posted at the Community Center prior to the meeting date.

The following members, constituting a quorum, were present:

Dennis Bridwell, Ron Carter, Lucy Hino, Jacquie Fennessy, Steve Haussler, Susan Goldman, C Jake, Marietta Kruells, Steve Lamb, Tecumseh Shackelford, Cynthia Tilleman, and Michele Zack.

The following Committee members were absent:

Anthony Cheng, Steve Glasser, and Viola Williams.

The meeting was called to order by the Chairman at 7:05 pm.

a. The agenda was amended as follows:

Item 6 Mountain View Cemetery development is in CT 4610;CT 4603.02 was deleted
This is an information item only.

Item 7 1467 Crest Drive is an information item only.

Item 8 is 2000 Lake Avenue

Item 9 2400 N Fair Oaks was removed from the agenda at the request of the applicant.

The agenda was approved as amended.

b. The Minutes of the October 4, 2005 meeting, were approved as submitted.

c. Organizational matters

In the interest of public information, committee business on issues requiring future action will not be discussed by group email. Any discussion of a substantive nature which may affect the decision of the group will be done in public meetings. This applies only to a group of more than half of the committee members, where the discussion will be pertinent to the decision of the committee as a whole.

d. There are currently two vacancies on the committee, in CT nos 4601 and 4613. Members of the public are invited to submit a letter to the Town Council chair requesting appointment.

Public comment. Mr. John A. Streeter requested a copy of the committee minutes for any discussion of 1970 Midwick Drive, specifically the meetings of June 1, 2004; May 5, 2005; October 5, 2005. The Chair will email these minutes to the requester. As a courtesy on behalf of the Town Council, the Chair will also search for the minutes in the Town Council minute book and send those to the requester as well. The Town Council corresponding secretary stated that the minutes are available to members of the public in the records at the Community Center office.

Agenda item 6. Triad Development condominium project, N. Fair Oaks at Ventura presented by Carolyn Seitz and From Triad Development:

A condominium development is proposed on a 3.39 acre site on North Fair Oaks, currently owned by the Mountain View Cemetery association. The 49 units, developed in "duplex" structures of approximately 1800 square feet per unit, will consist of two levels of living space over a partially submerged garage level and entryway, with primary rear yard access. If the County requires street widening and other public works improvements, the developer will bear the costs. The applicant seeks community input and will meet with various organizations to discuss the project. He will work with Mr. Shackelford to notify other interested committee or council members about upcoming meetings.

The applicant will then come back for a recommendation from the committee after the project has been officially submitted to the County.

Agenda item 7. 1467 Crest Drive by Eric Fischer. CUP R2005 02840

Mr. Fischer seeks to construct a new detached 630 square ft garage five feet from the property line in the current driveway area at the end of Fairview Lane, and remodel the existing 489 sq ft garage as a new bedroom and bath. The existing 2 bedroom 2080 sq ft house, on 17,500 square ft lot, will be a total of 2,594 sq ft of living space. The site is the only house on that side of Fairview Lane, a street which dead ends at the LA County Rubio Canyon flood control channel at the rear of his property. Because the property on Crest Drive curves around and up Fairview, the county requires compliance with front yard setbacks on both Crest Drive and Fairview. There are three neighbors, on Crest Drive to the west, the south and east, who have signed off on the project. Mr. Fischer will return when the final application is submitted to the County.

Agenda item 8. CUP 2005 02221 Altadena Car Wash, 2000 North Lake Avenue

The applicant, Habitant Development, and Mr. Amgad Wellington, with Edgar Aramoohi and Edward Roshamian presented plans for expansion of an existing car wash and addition of a mini mart on a 17,828 square foot lot. The existing car wash structure is 1,155 square feet. An additional 2,700 sq ft structure is proposed and will replace a portion of the current car service and repair facility.

The applicant was advised to hold community meetings and meet with adjacent neighbors for input. The applicant will return to the Land Use Committee in December with a report on neighborhood response.

Reports

Ms. Mirelles, Mr. Sutherland spoke on various zoning and licensing violations at 716 W. Ventura and other nearby sites, including traffic problems and gang activity. Committee members Lamb and Kruells will follow up with county agencies.

Dennis Bridwell reported on a project under development on Lincoln. Ms Zack stated that J. Cowgill was involved in the development.

Ms. Zack reported that the Washington Mutual wireless tower was going forward in spite of the Town Council recommendation to deny the project. She stated that the applicant apparently came to the Land Use committee to present to the project knowing that it had already been heard and approved by the County.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lucille Hino