

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

MINUTES OF REGULAR MEETING

May 3, 2005 – 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. A copy of the notice and agenda was posted at the Community Center for one continuous week prior to the meeting date.

The meeting was called to order at 7:01 P.M. by Committee Chair Lucy Hino.

GENERAL MATTERS

- 1. Roll Call.** The following Members, constituting a quorum, were present:
Steve Bass, Jamie Bissner, Ron Carter, Anthony Cheng, Steve Glasser, Susan Goldman, Lucy Hino, Marietta Kruells, Steve Lamb, Tecumseh Shackelford, and Michele Zack.

The following Committee members were absent:
Susie Collins, Steve Haussler, Barbara Koenig, and Viola Williams.

- 2. Agenda Approval**
Item 10 regarding the Five Acres expansion was added to the agenda. A motion to approve the agenda as modified was made by Member Lamb, seconded by Member Bass, and unanimously approved.
- 3. Minutes Approval.** Given not all Members received copies of the below minutes, the Chair directed Member Cheng to recirculate the minutes, and place approval of such on the agenda for the next regularly scheduled meeting.

A. February 1, 2005 Minutes

B. April 5, 2005 Minutes

- 4. Organizational Matters**

- A. Filling Committee vacancies. The Chair announced that the Town Council has appointed two new Members to the Committee: Susan Goldman (4613) and Marietta Kruells (4603.02).

- 5. Public Comments**

- A. Topic: Zoning and code enforcement
Justin Kennedy, 2346 Glenrose Ave
Requested a zoning and code enforcement contact. Speaker claims neighbor has 12 people living on property: 2 in a trailer plus 10 unrelated people in the home. Member Glasser will help look into this.

PUBLIC HEARING: PERMITS, VARIANCES, & CHANGES - none

OLD BUSINESS

6. 1970 Midwick Dr (CT4612)

Conditional Use Permit not yet filed

Applicant: Joanna and Peter Auzers

House expansion. Follow up from October 5, 2004 meeting. Applicant was instructed to contact neighbors for support and allow Committee members to evaluate property; status report to be given.

Applicant presented package of supporting documentation including a list of neighbors who are in support of the project:

1929 Meadowbrook Dr

1959 Meadowbrook Dr

1950 Midwick Dr

1961 Midwick Dr

1973 Midwick Dr

1986 Midwick Dr

1987 Midwick Dr

The street side appearance of the house will not be significantly changed. Only the view from the rear of the house will have some change.

Member Glasser asked if the Ehresmann Family to the rear on Meadowbrook has approved, and was told by the applicant that family has not approved. The sole point of opposition by the Ehresmanns' was the window design in the rear of the house because on the plans, the windows appear to look into their yard; however, the windows will be much more like skylights pointing towards the sky rather than looking into the rear neighbor's yard. This will already be an improvement since the current windows already look somewhat into the rear neighbor's yard. Also, trees will be added to create more privacy.

Given the above, and on motion made by Member Zack, seconded by Member Bass, and unanimously passed, it was

RESOLVED that the Committee recommend that the Altadena Town Council write a letter to the County Regional Planning Department to recommend approval of the expansion of 1970 Midwick Dr as presented to the Committee.

NEW BUSINESS

10. 743 W Mountain View St (CT4610)

Conditional Use Permit and Oak Tree Permit 03-297-(5)

Applicant: Five Acres

Applicant not present. Committee discussed the notice of County public hearing for the above application, which was submitted to the County despite the Committee having previously made a negative recommendation. The application has not changed from the last time it was brought to the Committee.

The proposal seeks to build a warehouse and office building surrounded by a parking lot using a lot that had a house that burnt down. The entire lot would be asphalt. The reasoning behind the proposal is that the parking lot would alleviate street parking for the Five Acres facility. However, last time an expansion plan was brought before the Town Council, new onsite parking was supposed to alleviate street parking, but instead, the expansion stimulated recruitment of more staff, volunteers, and visitors yielding more traffic, which exhausted the lot as well as caused additional parking on the street. This community issue has been an ongoing case for 5 years. It is a nonconforming use, with further issues regarding delivery ramps, additional lighting, and incompatible use as a workshop. Town Council Chair Balder also stated that the zoning does not allow for existing uses because the applicant is stretching the CUP to include another parcel across the street, which does not meet requirements that a CUP cover an area of true contiguous parcels. Member Zack stated that she cannot vote yes on an expansion of any group home in Altadena. As for permitted uses, a parking lot as a use for a residentially zoned lot is not a permitted use. Regional Planning has filed a negative declaration on the environmental impact of the plan.

Given the above, and on motion made by Member Glasser, seconded by Member Bass, and unanimously passed, it was

RESOLVED that the Committee recommend that the Altadena Town Council resend the original letter recommending denial of this CUP and Oak Tree Permit 03-297-(5).

And on motion made by Member Lamb, seconded by Member Bass, and unanimously passed, it was

RESOLVED FURTHER that the Committee appoint Member Glasser to be the representative for the Committee's decision at the County public hearing.

Member Glasser urged other Committee Members to attend the public hearing on June 8, 2005 given that the County takes physical presence much more into consideration than letters or signatures. Town Council Chair Balder also encouraged the Committee to get Altadena Heritage and Foothills mobilized as well because it will take a group effort to fight this.

REPORTS

7. Watershed Subcommittee (Zack)

Current status is the Subcommittee is waiting for an MWD grant for \$20,000, which will be announced within 2 weeks. Total funding sources being applied for is about \$35,000-40,000. Budget is to be spent on plants and other landscaping.

8. Hillside Ordinance community group (Zack)

Resident Patty Mulligan has called another meeting to get more information by organizing another speaker to get comparable guidelines. This community group has resumed meeting after a short hiatus.

9. County General Plan Update (Hino)

Preliminary General Plan and EIR will be released in late fall. Community outreach will begin next year. County public hearing will begin mid-Spring 2006, and adoption of the Update should be end of 2006. The Chair has requested a local public hearing to be held in Altadena in the Spring 2006.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, August 2, 2005, at 7:00 P.M. at the Community Room of the Altadena Community Center.

Respectfully submitted,

Member Anthony Cheng
Communications & Recording Secretary