

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

MINUTES OF REGULAR MEETING

January 3, 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:
Jamie Bissner, Ron Carter, Anthony Cheng, Jacquie Fennessy, Steve Glasser, Susan Goldman, Steve Haussler, Lucy Hino, Marietta Kruells, Steve Lamb, Tecumseh Shackelford, Cynthia Tilleman and Michele Zack.

The following Committee members were absent: Dennis Bridwell, C Jake, and Viola Williams.

- 2. Agenda Approval.** With the changes of Item 7 being withdrawn by the applicant, and the addition of comments on 1970 Midwick plus census tract reports, motion to approve the agenda was made by Member Kruells, seconded by Member Fennessy, and approved unanimously.
- 3. Minutes Approval.** December 6, 2005 Minutes. Item moved to next month's agenda.
- 4. Organizational Matters.**
 - A. Circulated November 2005 RPC list of newly filed applications.
 - B. Vacancies in CT4601 and CT4613 announced.
- 5. Public Comment** – all public comments were clustered with corresponding agenda items.

PUBLIC HEARING: PERMITS, VARIANCES & CHANGES

- 6. 2000 Lake Ave (CT4612)**
Conditional Use Permit 2005-02221
Applicant: Edward Rostamian (owner) & Sam Ghosn (architect, Habitant Development)
Existing 1,155 sf car wash on 17,828 sf lot to be expanded with additional 2,700 sf to provide expanded/relocated wash tunnel and concessions. Applicant requested to return with modifications and additional neighbor support for reconsideration.

Applicant Sam Ghosn presented a response to the issues brought up by the neighbors at the last meeting. The noise issue was addressed by providing specifications for blower equipment that is less than 60dB which is allowed by CalOSHA. In reference to the traffic issue, this is a remodel of an existing business, not truly additional uses so it should not give rise to significant additional traffic.

Member Goldman raised the issue of the mini-mart causing additional traffic, especially if some customers decide to go to the mini-mart without using the car wash.

Member Haussler brought up the fact that this project does not follow the Altadena CSD, and therefore does not follow the current code. There was a reason why the CSD was put into the code, and we need to continue with that process to keep making progress.

Member Zack raised the concern that with the Lake Ave plan, the Committee should try to nudge development in the direction of raising the quality of businesses along Lake Ave. Another automotive use may not help move Lake Ave in the direction that we want. However, if the applicant could change his design to conform with the Lake Ave Area-wide Development Standards, she would withdraw her objections to the project. The appropriate section of the code is the Lake Ave Area in Section E(1) of 22.44.127 Altadena Community Standards District of the County Code.

Member Carter asked whether an existing business can be grandfathered in and let the structure remain not on the front of the street. Member Haussler explained that the same concept was applied to the Jack in the Box expansion, where the new addition was placed at the street front, filling in the empty space there. Member Carter feels that the bigger issue is the presence of three uses and whether parking is adequate, with no possibility of spilling onto Morada Pl.

Member Shackelford does not think that customers will go to a car wash to stop at the mini-mart. He asked the applicant whether the neighbors were consulted regarding the position of the blower; the applicant replied that the tunnel was positioned so that the blower would least affect the neighbors.

Member Glasser asked whether this would be a remodel incorporating the existing building. The applicant replied yes. Member Glasser also pointed out that the car washes on Arroyo are difficult to get into, so that many customers would not bother stopping in a car wash for sundry items.

Member Fennessy stated that there should be a method of redesigning the layout but that the challenge is due to the fact that this is a remodel.

Member Lamb clarified that the blower will be 77dB, and that the silencer drops it down to 63dB. The applicant's architect explained that the enclosure of the tunnel will further drop the sound levels to 40dB based on their experience. When asked if the tunnel will be concrete block covered in stucco, the architect replied that ceramic-glazed concrete block will be used.

Member Kruells is concerned about the parking. She does not see herself waiting at the car wash but just leave her car while it is being washed, and go across the street to Coffee Gallery to wait. This would probably cause back up of traffic on the car wash lot itself, but that is the reality of businesses like this.

Member Cheng indicated that there are many factors to weigh and perhaps a compromise can be made from a design perspective. He asked that the applicant try adding a pony wall and/or a decorative trellis to make the building appear at the front of the street, and see whether the Committee could accept this in lieu of having the building right at the street front. This would also help prevent students at Elliot Middle school from walking into the car wash mini-mart to increase safety of students.

Member Bissner brought up that there have been other projects in Altadena that have adhered to the standards that have not been particularly successful. It is time to begin making the exceptions needed from the ordinance so that Altadena can attract new businesses rather than scaring them away even before they get here.

Public Comment:

- A. Leslie Croyder. 938 Morada Pl. Lives 2 doors down. There does not appear to be any changes to the plans. We should follow the ordinance the way it is.
- B. Christina Vogel. 958 Morada Pl. Lives 3 doors down. Changes have not been made to the plan since the last meeting. Raised the question of how much noise the vacuum machines will generate. Requested other car wash locations that use this technology to see the noise level. Inquired about the lube and oil parking location. It is very unsafe at that location with all of the kids from Elliot Middle School there. Maybe impact the school bus stop. Likes the idea of putting up a pony wall to block view of the cars being dried.
- C. Dan Morse. 928 Morada Pl. Went through the research provided by the applicant, and there is no proof that 40dB is achievable, only 65dB. He is not in full support of the project but is also not against the business per se. He feels the tunnel should be north/south along Lake Ave. Still in support of following the Altadena CSD.
- D. Mark Goldschmidt. 2027 N Lake Ave. Operates a business there. He does not object to having a car wash at that site but feels developers must follow the Lake Ave standards and the entire Altadena CSD.

Given the above, and on motion made by Member Lamb, seconded by Member Haussler, and passed with a vote of 6 to 5, with 1 abstention, it was:

RESOLVED that the Committee recommend that the Altadena Town Council issue a letter to the County Regional Planning Department to recommend DENIAL of CUP 2005-02221 for the remodel of the existing car wash at 2000 N Lake Ave.

REPORTS

7. 2400 N Fair Oaks (CT4611) – withdrawn by applicant.

Conditional Use Permit R2005-00583

Applicant: Leslie Zimmerman, Nextel

Update on wireless mono-palm proposal co-located with Cingular: withdrawn due to successful co-location with Cingular therefore not needing its own CUP.

8. 1970 Midwick Dr – comments on project previously approved by the Committee and Town Council but now in appeal at the County level.

A. Glen Ehrsmann. 1941 Meadowbrook.

Stated he was misrepresented by the applicant from 1970 Midwick at a previous Committee meeting. He was not informed of the meetings of the Committee or the Town Council, so did not have the opportunity to speak out against the project. The applicant deviated from the plans as presented to the neighbors, and several neighbors withdrew their support of the project, and the County was aware of that fact. He hopes that the process can be changed so that better awareness and notification can be provided.

B. Susan Streeter. .

Submitted a list of “Items for Consideration” for the Committee to improve on the notification process of projects under review. This submission will be distributed to the Committee via email.

9. Census Tract Reports

A. 4602. Member Haussler reported there is an ongoing misdemeanor scam painting house numbers. The numbers are painted incorrectly, and are not licensed by the County. These individuals are going door to door offering these services and soliciting for money. Member Haussler advised to make an announcement at the Town Council meeting.

B. 4611. Mr Malhotra of the Masonic Temple contacted Member Zack regarding attending a meeting about unapproved uses of the Masonic Temple.

C. 4602. Farnsworth Park area neighbors are about to form a neighborhood association to help monitor and control what events are being held at the park. Also, the

- neighbors are concerned with a growing number of visitors not curbing their dogs, and measures to stop such activity.
- D. 4610. Developer that presented to the Committee is getting ready to start on the project so Member Shackelford is preparing to notify neighbors of the activity.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, February 7, 2006, at 7:00 P.M. at the Community Room of the Altadena Community Center.

Respectfully submitted,

Member Anthony Cheng
Communications & Recording Secretary