

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

MINUTES OF REGULAR MEETING

**May 1, 2007 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 Gino Sund.

OPENING BUSINESS

1. Roll Call

The following Members, constituting a quorum were present: Ken Balder, Gene Campbell, Ron Carter, Mark Goldschmidt, Steve Haussler, Tim Kelly, Steve Lamb, George Lewis, Walter Olszewski, Doris Shackelford, Gino Sund, Bobby Thompson and Cynthia Tilleman.

The following Committee members were absent: Dennis Bridwell, Susan Goldman and Sandra Thomas.

2. Agenda Approval

Chairman Sund suggested the deletion of item number 4, 2235 Lake Ave. Member. Haussler made a motion as such, which was seconded by Member Lamb, and approved unanimously. The agenda as modified was approved unanimously.

3. Minutes Approval

Motion to approve the April 3, 2007 minutes was made by Member Haussler, seconded by Member Balder, and approved unanimously.

4. Public Comment – none.

PUBLIC HEARINGS & ACTION ITEMS

5. 2399 Fair Oaks Ave (CT4610) – Campbell/Thompson

Applicant: James Furey, Triad Ventures; Carolyn Seitz

TR065062 Filed 12/20/2005 – R-1/R2/C3 – Nooshin Paidar (Subdivisions)

The proposed project is the development of 49 homes including 23 duplexes and three single family residential condominiums on approximately 4.6 acres. This involves a subdivision, a plan amendment, a zone change and an oak tree permit.

Member Thompson gave a brief summary of the project. He stated that the project would alleviate the blight on Fair Oaks Ave and help the businesses located in the commercial corridor on Lincoln Ave.

Mr. James Furey from Triad Ventures presented a PowerPoint presentation on the proposed project. The presentation included a plan overview of the project, renderings and elevations, details on the proposed widening of Ventura Ave, and results of a traffic study.

Public Comment:

- A. George Stewart. 2531 La Fiesta Ave. A long term resident of the neighborhood is opposed to the project. His concern is the increased traffic in the area.
- B. Craig Washington. 2599 Fair Oaks. Was in favor of the project, he thought change is good for the area to reduce the problems on the street.
- C. Adam Bell. 2690 Highview Ave. Mr. Bell who represents his neighborhood group stated that the neighborhood is eager for change.

Member Lamb was opposed to the project. He stated that the "Daisy Store was the best site for commercial development on the street, that the project would place too great a traffic burden on Ventura, and that no one in CT 4603.02 was in favor of the project."

Member Olszewski was opposed to the project. He stated that the project looked good, but that the density was too great. He had concerns over the lack of open space for children in the development.

Member Lewis was opposed to the project. He was concerned over the density of the project as well as veterans' grave sites on the property.

Member Goldschmidt liked the project but had concerns over and comments on the landscaping and appearance of the Fair Oaks street wall as well as the width of the sidewalk.

Member Haussler stated that we need to take a realistic view of Fair Oaks Ave. This may not be a viable commercial district but may be more appropriate for residential use. Also if we have denser housing projects in Altadena they should be located along major streets like Fair Oaks. However he would prefer a slightly less dense project than the one proposed.

Member Thompson supported the project and thought it would clean up the blight on the street and help local businesses.

Member Carter had questions about how developer fees would be used and stated that Altadena should make sure that it got its share. Also he stated that if there was community opposition to the project, few people showed up at the meeting.

Member Balder was in favor of the project. He stated that this project is crucial to solving the blight on Fair Oaks. The Cemetery Board selected Triad to develop the property over several other bidders, and they had the welfare of Altadena in mind.

Given the above, and on motion duly made by Member Balder and seconded by Member Thompson, and approved 9-1-2 it was

RESOLVED that the Committee recommended that the Altadena Town Council issue a letter to the County Regional Planning Department to recommend APPROVAL of TR-065062 for the development of 49 homes including 23 duplexes and three single family residential condominiums on approximately 4.6 acres located at 2399 Fair Oaks Ave. as long as all the requirements of public works, Regional Planning and the Fire Department are satisfied.

INFORMATION ITEMS

6. R-2/R-3 Development Standards for Altadena

The Committee discussed the upcoming Regional Planning Department's public hearing on the proposed new development standards. It was agreed that rather than the Committee make a selection of one or more of the development options offered by the RPC report, it instead indicate the goals most important to the community, which were the following three guidelines:

- A. Prevent physical dominance of multifamily structures over single family houses;
- B. Protect sight lines and views; and
- C. Maintain the single family housing character of Altadena.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, June 5, 2007 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Ken Balder
Acting Secretary