

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

MINUTES OF REGULAR MEETING

May 2, 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 Chair Lucy Hino.

GENERAL MATTERS

- 1. Roll Call.** The following Members, constituting a quorum, were present:
Dennis Bridwell, Ron Carter ,Anthony Cheng, Steve Haussler, Lucy Hino, C Jake, Marietta Kruells, Steve Lamb, Tecumseh Shackelford, and Cynthia Tilleman. ATC Member Keith Gibbs seated himself since Member Williams was absent.

The following Committee members were absent: Jacquie Fennessy, Steve Glasser, Susan Goldman, Michelle Leonard, Viola Williams, and Michelle Zack.

Ms. Desia Duncan was seated on the Committee for CT4612 as approved by the ATC.

- 2. Agenda Approval.** Motion to approve the agenda as posted was made by Member Lamb, seconded by Member Kruells, and approved unanimously.
- 3. Minutes Approval.** Motion to approve the April 4, 2006 Minutes was made by Member Lamb, seconded by Member Shackelford, and approved unanimously.
- 4. Organizational Matters.** Jacquie Fennessy has resigned from the ATC and LUC so there is now a vacancy in CT4601.
- 5. Public Comment.** None.

PUBLIC HEARING: PERMITS, VARIANCES & CHANGES

- 6. 3500 Glenrose Ave (CT4603.01) – Bridwell/Williams**
Applicant: Michael Anderson, Alana Steele
R2005-00089-5 Filed 06/02/2005 Kanika Kith
Legalize an existing carport that is encroaching into the front yard and side yard setback requirements and authorize construction of a 2-story second dwelling unit within a single-family residential property.

Mr. Anderson explained that the proposal calls to return a garage conversion back to a garage. He bought the property in 1980 with the conversion already done. He wishes to build a second unit over the garage; this would be located to the rear of the lot.

There were two neighbors who opposed but both were absent at the meeting. The neighbor on the north continues to oppose. The neighbor on the east is a contractor and opposed because of the second dwelling potential, but once he learned that a second dwelling unit is allowed by code, he no longer showed interest in opposing the project.

Mr. Anderson stated that all of the neighbors across the street are in support. Some of them have seen plans. He explained that the leader of the Neighborhood Watch is in support, and actually accompanied the applicant to the County public hearing.

CT Rep Member Bridwell explained he learned from the County that 3 of 4 neighbors are opposed. There are variances requested from side and rear setbacks as well as height. The proposal is requesting 23' height when code allows 17'. There are a total of 5 variances from code being requested in this CUP.

Member Haussler stated that second story accessory structures are prohibited by Code. It is unclear whether this proposal fulfills the parking requirements of a granny flat. Member Lamb stated our Altadena CSD would supersede California state regulations on design specifications.

Member Cheng asked if Member Bridwell felt the proposed structure would fit in with the neighborhood. Member Bridwell explained that there are a lot of other issues that call for redesign on the proposal, but such redesign would require resubmission and more fees for the applicant.

Member Lamb stated that he is generally in support of granny flats here in Altadena, but this proposal calls for so many deviances from the Code that is difficult to approve a project of this type.

Member Bridwell stated that he would like to make this project work for the applicant. There has been an opportunity for the applicant to modify the plan to make it more palatable to the community and Committee but the proposal has not been changed.

Member Cheng asked whether the neighbors would truly be impacted by the project since one opposition neighbor purportedly withdrew his opposition and the other does not have much of a view being blocked in the opinion of Member Bridwell.

Mr. Anderson added that the proposed addition would largely not be seen from the street or by most of the neighbors. In summary, there is only one neighbor that remains opposed to the project.

Member Haussler stated that this project has too many pushes on the planning code regardless of neighborhood support or opposition.

Member C Jake agreed with Member Haussler that this calls for too much variance from the Code this community put in place as the CSD, and that this would set a bad precedent.

Given the above, and on motion made by Member C Jake, seconded by Member Lamb, and unanimously approved, 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 R2005-00089 for 3500 Glenrose Ave.

7. 2612 Lincoln Ave (CT4610) – Glasser/Shackelford

Applicant: Seymour Roberts, Calif Resources Development Co – Hope Manor

Residential Care Facility

R2006-00299 Filed 01/30/2006 Jim Bell

Renewal of CUP for 50-bed adult residential care facility.

Mr. Roberts explained that the CUP for his facility must be renewed every 10 years. Last time, the facility was increased in size to 250 beds but this time, there is absolutely no change to the CUP. The facility provides 24-hour non-medical care for those not sick enough to be in a hospital but still cannot stay at home alone. Three meals a day are offered and recreational activities are held. This facility has been in operation since 1950.

Under the current license, the allowed age range is 18-55 years old but average is 39-42. There are 13-16 staff primarily housekeeping, cooking, night attendant, activities director.

Member Lamb stated that Hope Manor's residents are the best neighbors he has ever had. They watch for his pets and are very friendly.

Public Comment:

- A. Mr. Carroll Walters. He is the neighbor on the south side. Hope Manor is not his best neighbor but thinks they can work out their differences. These had to do with an incident where police were called since the residents were overlooking the wall into his yard while his daughter had a birthday party.

- B. Mr. Richard Cameron. 350 W Mountain View. He stated that there are unsavory residents there that are on the pedophile list, and this is less than 100' from a school. Mr. Anderson stated that there are 2 registered sex offenders. One is a man that has been there since 1989 and one is a woman from 1998, both of whom have had no complaints filed.

Member C Jake stated that she would rather have sex offenders reside at a facility like this where there is monitoring rather than independently in a SFR. Mr. Anderson explained that the two individuals there are required to re-register with the State each year. There are also social services offered by a psychologist, and nurses on duty.

Member Shackelford explained that he looked into the sex offender residents. One has been there for nearly 20 years with no complaints. He also got feedback from the attendant which was positive. There was feedback from neighbors that more landscaping and altered gardener hours be considered.

Given the above, and on motion made by Member Shackelford, seconded by Member Lamb, and approved 8-1 with Member Tilleman in opposition, it was

RESOLVED that the Committee recommend that the Altadena Town Council issue a letter to the County Regional Planning Department to recommend APPROVAL of CUP R2006-00299 for 2612 Lincoln Ave to renew the CUP for a 50-bed residential facility.

REPORTS

8. Galbreth Rd Neighborhood Group – Goldman/Judson

Speakers: Susan King, Robert Pingel

County R-3 zoning issues when abutting Pasadena RS zones.

See handout. Susan King and Stacy Lewis are the co-heads of this neighborhood group.

Background: existing County-wide R-3 standards used in Altadena allowed a massive, 30-foot tall, two-story duplex with minimum setbacks to be built on rear lot of a SFR at 1908 E Washington Blvd. This sets a precedent of diminishing the views of the mountains by the neighbors on the south side of Washington Blvd.

Photographs and handouts were circulated to the Committee. The handout proposed new R-3 design standards for the particular area sought by this neighborhood group: from 1900 E Washington to 2500 E Washington, totaling 52 parcels zoned R-3.

Chair Hino stated that since the Committee has not been able to investigate how this would impact R-3 parcels for all of Altadena, this proposal only affects the above target area.

Attachment G of the handout shows a comparison between existing and proposed standards for R-3 development.

Member Lamb pointed out that these standards based on the diagrams in Attachment F would be acceptable, but that the neighborhood group should understand that projects with affordable housing concessions would trump these restrictions.

Mr. Lewis went through the proposed changes:

- A. Maximum Height. 35' only at existing grade (no longer "or excavated grade")
- B. Minimum Rear Yard Depth. Rear yard setback starts at 15' and then increases basically 1' for 1' in height. At 5' from rear property line, each 1' height that exceeds 10' requires 1' additional setback for each 1' additional height.
- C. For structures over 17' in height and are located at the rear of a lot or parcel of land adjacent to a single-family residential zone, a stepped design shall be incorporated from the rear wall with a minimum of 10' in length for every 17' of vertical building construction.
- D. Minimum Interior Side Yard Width. Minimum 5' (no more "or 10% of average width of narrow lot, not less than 3'")
- E. Minimum Front Yard Depth. Average of front yards on same side of street on same block, vacant lot not included; it would be 20' on undeveloped blocks. Existing is 15'.

Member Haussler stated that the owners in these R-3 adjacent lots need to accept the fact that their neighbors are R-3 and there are always possibilities for large development.

Ms. King stated that this is not a perfect solution but improves the situation to prevent future overshadowing issues.

ATC Member Judson stated that flyers were distributed to all neighbors on Washington.

Member C Jake stated that this proposal is the result of significant work by the subcommittee. Member C Jake moved to approve the proposed R-3 standards as written, which was seconded by Member Tilleman.

During discussion, Member Haussler stated that this proposal does not address R-3 parcels that abut R-1 on a side, only on the rear. He proposed an amended motion to

adopt these changes for R-3 zoning for all of Altadena with the change that R-1 side yard setbacks be applied for parcels where R-3 abuts on the side with R-1 parcels.

Member C Jake stated that these residents went through significant research and thinking to fine tune the language and that the Committee should take that into consideration.

The motion was re-read: motion to adopt the East Pasadena/San Gabriel development standards for the parcels designated by 1900-2500 Washington Blvd, not as presented at this meeting but as existing in the County Code. The motion failed 3-4-2.

Member Haussler made a motion that the East San Gabriel design standards currently existing in the County Code be applied to R-3 zoned lots in Altadena that abut R-1 (or similarly zoned) lots in other jurisdictions such that current R-1 side and rear requirements be used for those R-3 lots. The motion was seconded by Member Lamb.

Member Cheng clarified that we use existing code for R-3 for the East San Gabriel District and existing R-1 standards for the Altadena District in the County Code, applied to all of Altadena.

During discussion, Member C Jake pointed out this would drag out the process with the County for the E Washington area because it is now for the entire community of Altadena.

Given the above, and on motion was duly made which passed 7-0-2, it was

RESOLVED that the Committee recommend that the Altadena Town Council issue a letter to the County Regional Planning Department to recommend that the East San Gabriel design standards currently existing in the County Code be applied to R-3 zoned lots in Altadena that abut R-1 (or similarly zoned) lots in other jurisdictions such that current R-1 side and rear requirements be used for those R-3 lots.

Further, upon a motion made by Member C Jake, seconded by Member Shackelford, and approved 6-0-3, it was

RESOLVED that the Committee ask the ATC to send a letter to expedite the above proposal specifically for the E Washington neighborhood in advance of such implementation for all of Altadena simultaneously.

9. 716 W Ventura St (CT4610) – Glasser/Shackelford - DELETED

Resident: Horace B Williams III

Update on nuisance complaint of hauling of trash, landscaping, and construction.

10. 2769 Grandeur Ave (CT4603.02) – Kruells/Lamb

Applicant: Bruce Miller

R2005-03359 Filed 10/31/2005 Maria Masis

County public hearing scheduled for 05/16/06. The County planner will seek a continuation of this item to a future County public hearing date in order to wait for a recommendation from the Committee and ATC. This item will be placed on the June agenda.

11. 2211 Fair Oaks (CT4610) – Glasser/Shackelford

Applicant: Benjamin Namkung

R2005-03795 Filed 12/29/2005 Karen Simmons

Off-site Alcoholic Beverage Sales.

County public hearing scheduled for 06/07/06. The County planner will seek a continuation of this item to a future County public hearing date in order to wait for a recommendation from the Committee and ATC. This item will be placed on the June agenda.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, June 6, 2006, at 7:00 P.M. at the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Recording Secretary