

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

MINUTES OF REGULAR MEETING

December 6, 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.

The meeting was called to order at 7:04 P.M. by Committee Chair Lucy Hino.

GENERAL MATTERS

- 1. Roll Call.** The following Members, constituting a quorum, were present:
Ron Carter, Anthony Cheng, Jacquie Fennessy, Steve Haussler, Lucy Hino, C Jake, Marietta Kruells, Steve Lamb, Tecumseh Shackelford, Cynthia Tilleman and Michele Zack.

The following Committee members were absent: Jamie Bissner, Dennis Bridwell, Steve Glasser, Susan Goldman, and Viola Williams.

- 2. Agenda Approval.** Motion to approve the agenda with the correction that Item 6 is actually 2000 Lake Ave, and not 2000 Altadena Dr, was made by Member Lamb, seconded by Member Haussler, and approved unanimously.
- 3. Minutes Approval.** November 1, 2005 Minutes. Motion to approve the minutes was made by Member Lamb, seconded by Member Tilleman, and approved unanimously.
- 4. Organizational Matters.**
 - A. Vacancies announced in CT4601 and CT4613
 - B. January regular meeting canceled. Next regular meeting will be in February 2006 unless urgent action items arise.
- 5. Public Comment**
 - A. Susan King. Lives at 1917 Galbreth Rd. Spoke regarding 1908 E Washington Blvd, Pasadena. Presented to Town Council 11/15/05. Live near the border on the Pasadena side. See handout. CT4613. The R-3 zoning in the County allows for large, massive structures adjacent to the Pasadena SFR zoned parcels. Speaker seeking help to prevent future development such as this in order to preserve the SFR nature of the community abutting the border between Pasadena and Altadena.
 - B. Robert Pingel. Lives at 1917 Galbreth Rd. Spoke regarding 1908 E Washington Blvd, Pasadena. Husband of previous speaker Susan King. Spoke also to the

incongruity of the R-3 zoning in Altadena adjacent to the R-1 of Pasadena. The nature of R-3 in the County allows for massive, disturbing development, which has been demonstrated in the large structure built by their neighbor that is overshadowing Mr. Pingel's garage and house.

PUBLIC HEARING: PERMITS, VARIANCES & CHANGES

6. 2000 Lake Ave (CT4612)

Conditional Use Permit 2005 02221

Applicant: Habitant Development – Mr. Edward Rostanian

Existing 1,155 sq ft car wash on 17,828 sq ft lot to be expanded with additional 2,700 sq ft to include mini mart and expanded/relocated wash tunnel. Applicant requested to return with neighbor support.

Applicant came before the committee in November, 2005. Mr. Wellington returned at this meeting with signatures of support from:

1046 Morada Pl
1057 Morada Pl
968 Morada Pl
2050 Louis
7023 Louis
1030 Morada Pl
2040 N Louis
2015 Louis
1027 Morada Pl
950 E Morada Pl
1979 N Lake Ave
919 Morada Pl
2012 N Lake Ave
2055 Louis

Member Zack inquired about adequate waiting room for customers as well as employee parking. Mr. Rostanian replied that the mini market area for goods is quite small allowing for adequate waiting area. Also, most of the employees either carpool or ride bicycles to work. By closing off one of the entrances on Lake Ave, there would be more street parking created. Mr. Rostanian stated that the car wash would probably employ 8-10 workers but foresees only 2 parking stalls to be used by the employees. Member Zack also questioned whether this project complies with the Altadena Standards District Lake Avenue Plan.

Member Lamb questioned whether the onsite parking would be adequate as a whole. He also questioned whether this is a true hand wash or a mechanical car wash. Mr. Rostanian explained that there are 3 types of car washes, and this is not a completely automated wash, but one that is partially automated involving some hand work.

Member C Jake stated that this part of Altadena needs a car wash and that parking should not be an issue since this would not be a shopping destination: customers would arrive and be waiting for their cars to be washed, and purchase items incidentally while waiting, therefore not needing substantial parking. She also asked whether visitor parking could be restricted on Morada Pl to decrease the impact of the surrounding businesses.

Member Haussler raised the issue that it is unclear as to whether this car wash would qualify as a drive through, which would not be allowed on Lake Ave per the Altadena CSD.

Member Fennessy stated she patronizes a business at that corner, and Morada is already quite busy.

Member Kruells asked why a CUP was triggered. The applicant stated that a car wash is indeed allowed but the fact that the proposal requests extra square footage and additional uses. The existing building is 1,155 sf and going up to 3,855 sf.

Public comment:

- A. Dan Morse. 928 Morada Pl. Lived there for 13 years; directly adjacent to the project site. Absent from the approval list, because they object to the project. Handout distributed. Major complaints: noise, traffic, parking, and lighting. Suggested reconfiguring the project to locate the machinery as far away from the residents, and to provide more parking. Brought a list of questions. The applicant agreed to build a higher reinforced cinder block wall to mitigate noise, and that the tunnel would be enclosed to minimize noise as well.
- B. Carlo Cesario. 931 Morada Pl. Grew up in the neighborhood. Spoke about lack of parking there. Stated that other surrounding businesses use Morada Pl for parking, making it more congested. Mr. Cesario inquired about the emergency exit onto Morada, and even though it is to be used only for emergencies, may potentially be used by customers thereby increasing traffic on Morada Pl. The applicant stated that the emergency exit would not allow access to any of the commercial services. The applicant agreed to block the exit normally. Mr. Cesario also brought up the paragraph in the Altadena CSD that commercial parking in the Lake Ave Business District shall be provide in the rear of the structure, shielded from view of the street.

- C. Leslie Croyder. 938 Morada Pl. Mother of two small children. Resided at this house for 15 years. She disagrees with the process used to acquire neighborhood signature support because the neighbors may have been misled that the project would be a pure hand wash, not a semi-automated car wash. Raised issues with traffic, especially since there are no sidewalks on Morada Pl, which would be even more dangerous for her children.
- D. Christina Vogel. 958 Morada Pl. Has a 4-year old daughter. Concerned about traffic and noise. Believes that the project has been misrepresented and that the neighbors should be repolled since the project was portrayed as a hand wash.
- E. Mark Goldschmidt. 2027 N Lake Ave. Operates the business kiddy corner to the project. He is not opposed to a car wash per se, but this project will also have the mini mart and the oil lube business so it is not just a car wash. Stated his opinion that the plan is flawed due to the traffic flow and potential increased traffic. Feels that the project does not follow the Altadena CSD, and that the parking must be placed in the rear since residents of Altadena are tired of staring at cars at the front of properties along Lake Ave. There are ways to reconfigure the project, for example with windows along the tunnel which makes it interesting to watch, brings the building to the front of the lot, and minimizes noise.
- F. Keith Gibbs. Alternate on ATC. Stated that there is significant traffic there already, and that the Committee must consider future increased traffic impact.

Member Lamb stated there are several issues still remaining such as adequate onsite parking requirements, sufficient landscaping, and whether this qualifies as a drive-thru issue.

The applicant stated he was willing to work with the comments to modify the plans, and come back before the Committee.

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

RESOLVED that the Committee deny the application as presented but not yet make a formal recommendation to the Altadena Town Council, but allow the applicant an opportunity to work with the Committee and neighbors on modifications for reconsideration.

7. 3336 Lake Ave (CT4601)

Conditional Use Permit R2004-00916-(5)

Applicant: Cingular Wireless – Mr. Ramon Salazar

Construction, operation, and maintenance of a wireless telecommunications facility to be

mounted on an existing telephone pole and an equipment shelter with a microwave antenna dish in the R-1-7500 Zoned parcel owned by Las Flores Water Co. The antennae will be located on existing poles at a lower elevation than the existing transformers and equipment on the power poles. There will be two antennae on the same lateral structure on the existing pole; these will be at 29' high, and the horizontal slat will jut 6' from the pole. Each antenna is 3' from each other and 5' long.

The cross bars and equipment will be painted the same as the pole. The equipment will be sheltered in a small structure that is 11' high but inside the Las Flores Water Co compound.

Members C Jake and Fennessy have no problems with the proposal.

Member Zack stated that this seems less intrusive than other wireless facility proposals. Also, this proposal is not on the trail at the Cobb Mansion, but far away in an area that would not impact the trail or the views of the mountains.

Given the above, and on motion made by Member Fennessy, seconded by Member C Jake, and unanimously passed, 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 conditional use permit application R2004-00916-(5).

REPORTS

8. LA County General Plan Update

Mark Herwick, Regional Planning

700 attendees in 21 meetings held throughout the County in 2004. Key issues: density, technological advancements for mapping, and gain as much community input as possible

The General Plan update will be released as Volume 1: Users Guide & Volume 2: Background Info; and then the EIR.

Regional Planning will release the draft General Plan with the EIR in Spring 2006. Another round of public comment will be held at that time. Then there will be RPC hearing draft at the latter end of Summer 2006.

The General Plan has not had a comprehensive overhaul since 1980, only updates. This General Plan will be a complete rewrite using the terminology, vernacular and demands of the 21st century.

There will be a series of public hearing at that time, as much as necessary before a final approval of the new General Plan.

Member Zack inquired whether Altadena will be declared a Significant Ecological Area (SEA). A new SEA is proposed for Altadena in the draft of the General Plan. This SEA is primarily in the national forest and foothills where there are significant resources to protect.

Mr. Herwick further explained that the General Plan Update will NOT affect area plans including the Altadena community plan or CSD.

Copies of volume 1, volume 2, and the EIR will made available to the Committee. These will be available in paper, electronic media and online.

Member Haussler asked whether specific ordinances or changes such as including sycamores and other trees in the protected trees list, but Mr. Herwick stated that those specifics would not be in the General Plan update, and that specifics such as those would come afterwards not part of the General Plan.

Density will definitely be addressed in the plan specifically increased density. Mixed use concepts will be introduced for “urban islands,” unincorporated areas of the County that need further stimulus. The County will encourage incorporated municipalities to annex such urban islands.

Member Kruells raised the issue that an equestrian area was not indicated on the draft map of Altadena. She also inquired whether the General Plan update addresses issues such as water and traffic as density is increased. Mr. Herwick stated that the County has definitely considered all of these issues and created task forces to address such issues.

Member Zack inquired whether the County takes the position of promoting New Urbanism and higher densities to leverage economies of scale for water delivery and similar issues. Mr. Herwick stated that is true, but through tweaking smaller parameters to achieve the same results while balancing quality of life.

The County website has a tremendous amount of information regarding the General Plan update, and Mr. Herwick invites all members and the community to visit the site.

Public Comment:

- A. Sameer Etman. 1101 E Loma Alta Dr. The current planning process at the County considering the scheduling of the Land Use Committee and Altadena Town Council

allows for many decisions to fall through the cracks whereby community feedback is not taken into account. Mr. Etman called for action by the Committee to close such loopholes since Supervisor Antonovich has created a medium for the voice of Altadena to be heard, and it is a shame to let that medium be wasted. He suggests to modify Regional Planning's process to ensure that information is passed in a timely manner to the Town Council and Committee, and that the approval of the Town Council be made a requirement of the County approval process.

The Chair will consult with the Town Council on improving internal communication to ensure that all action items be addressed in a timely manner.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, January 3, 2006, at 7:00 P.M. at the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Recording Secretary