

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

MINUTES OF REGULAR MEETING

January 4, 2005 - 6:30 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 Conference 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 6:35 P.M. by Committee Chair Lucy Hino.

I. Roll Call. The following Members, constituting a quorum, were present:

Jamie Bissner, Ron Carter, Anthony Cheng, Susie Collins, Steve Glasser, Steve Haussler, Lucy Hino, Barbara Koenig, Steve Lamb, Viola Williams, and Michele Zack.

The following Committee members were absent:

Steve Bass and Tecumseh Shackelford

II. Agenda Approval. An amended agenda was distributed and approved unanimously.

III. Minutes Approval. The Minutes of the October 5 2004, regular meeting were approved unanimously. The Minutes of the November 2, 2004 regular meeting shall be distributed for approval at the next regular meeting.

IV. Organizational Matters.

A. Start Time for 2005 Regular Meetings. The Committee decided unanimously to begin all future regular meetings at 7:00 P.M.

B. March 1, 2005 Regular Meeting Conflict. Due to scheduling of the PUSD Board of Education candidates' forum on March 1, 2005, the Committee decided unanimously to reschedule its March 1, 2005 regular meeting at 7:00 P.M., Thursday, March 3, 2005 at the Altadena Community Center.

V. Public Comments. None.

VI. Public Hearing: Permits, Variances, & Changes

A. Conditional Use Permit 2004-01202

1724 E. Loma Alta Dr (CT4601)

Applicant: Smatko Family; Dennis Smith, Architect

Synopsis: Variance from front setback, side setback and eaves projection to allow a bedroom addition to a one-story single-family residence.

The applicant requested several variances:

1. Front setback allowance of 2' extra
2. Side setback allowance of 2' extra
3. Eaves overhang of 2'6" extra

The applicant is the architect who originally designed the house. The variances requested now are only brought about because the Altadena Community Standards District (CSD) guidelines were enacted after the house was completed. The addition requested would continue the lines of the house, and bear little of no impact visually to neighbors.

Letters of support from two neighbors were presented by the applicant; these neighbors reside next door immediately to the east and across the street to the west.

Given the above, and on motion made, seconded and duly 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 CUP 2004-01202, and to indicate in said letter that this type of request and preparation is exactly what the Committee would like to see from the community.

B. Conditional Use Permit 2004-00454-(5)

943 E. Altadena Dr (CT4601)

Applicant: AT&T Wireless, Guy Chung

Synopsis: Presentation of final designs on wireless facility screening of the Altadena Community Church tower; applicant presented preliminary plans on September 7, 2004, but was instructed to return when plans finalized.

Presenter did not appear before the Committee but sent digital plans to the Chair for Committee review. There appeared to be no change in the plans

from last time they were presented. These plans still do not answer the original questions of whether a painted cloth surface would provide aesthetically acceptable plans, or whether the paint color and texture would match the existing tower.

The Committee decided to ask the applicant for additional information regarding specific materials, process of painting, and photos or an address of prior use of this method.

C. Conditional Use Permit 2004-00378

3770 El Sereno Ave. (CT4603.01)

Applicant: Gregory Coxsom

Synopsis: house addition; CUP hearing in February 1, 2005.

The applicant has been required to apply for a CUP due to expansion of his single-story house on a pie-shaped lot.

His request for a variance involves:

1. Additional floor area coverage: 164sf above CSD
2. Rear setback – existing 12’; required 25’
3. Side setback – existing 6’; required 8’

The applicant plans to add a second story to the house and a first-floor addition. The entire façade of the house would be changed. The applicant indicated by doing so, the house would better match those on his street, and aid in improving the neighborhood as well as property values.

Upon review of the minor variance required and the well designed plans presented, and on motion made, seconded and duly 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 CUP 2004-00378.

VII. Subcommittee Reports

A. Watershed Subcommittee. Update provided. No action required by Committee.

B. Hillside Ordinance community group. Update provided. No action required by Committee.

VIII. Old Business

A. Conditional Use Permit 04-197-(5)

2333 N Lake (Washington Mutual building; CT4611)

Synopsis: Nextel wireless facility; CUP hearing held today

Nextel presented its plans at its CUP public hearing today, and received initial approval from the County, pending approval by the Altadena Town Council and the Committee.

The Committee reviewed the plans presented by Nextel and found two issues: 1. the height of the penthouse tower of the Washington Mutual building would become 48', exceeding the height limits as indicated in the CSD Section 22.4.127(E)(1)(i); and 2. the exterior design of the building displays a double-molding – one at the present roof line and one new one at the new roof line, which was not deemed aesthetically pleasing.

As such, and on motion made, seconded and duly passed, it was

RESOLVED, that the Committee recommend that the Altadena Town Council write a letter to the County Regional Planning Department to recommend **denial** of CUP 03-380 based on the main fact that the tower would exceed the height limits for the Lake Avenue Business District as described in CSD Section 22.4.127(E)(1)(i).

B. Conditional Use Permit 04-057 (CP04-057)

1880 North Lake Avenue

(ARCO gasoline station)

Applicant: Makram Gharib, Owner

Synopsis: Beer and wine license application

Reminder given by Committee that this CUP public hearing will be held on February 2, 2005, and to encourage members of the public who originally appeared before the Committee and Town Council to attend.

C. Filling Committee vacancies. The Chair reminded the Committee to continue seeking qualified candidates to fill the two vacancies for census tract 4613.

IX. New Business

- A. County General Plan Update.** Chair will follow this effort and revert back to the Committee on progress.
- B. USFS policy on forest closure issues.** USFS reported to close trails without posting reason for closure. Member Zack will revert back on policy on closures.
- C. Farnsworth Park Community Garden.** The Committee reported that neighbors around Farnsworth Park are NOT amenable to establishment of a community garden there because the non-profit organization that would manage the community garden is from outside the community in Monrovia, and that the proposal calls for an unwanted additional access road. That area is already a location for loitering and public lewdness. A public garden would potentially provide more area for loitering, and additional lighting to prevent such loitering but would be annoying for nearby residents. Member Carter to continue updating the Committee on progress.
- D. Circulation of advertising to community households.** No action.
- E. DDA update.** Update provided by Town Council Member Bobby Thompson. Members Shackelford, Lamb to keep the Committee posted on progress

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, February 1, 2005, at 7:00 P.M. at the Community Room of the Altadena Community Center.

Respectfully submitted,

Member Anthony Cheng
Communications & Recording Secretary