

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

**MINUTES OF REGULAR MEETING**

**January 6, 2009 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 7:08 P.M. by Chairman Brian League.

**OPENING BUSINESS**

**1. Roll Call**

The following Members, constituting a quorum, were present: Phillip Barela, Dennis Bridwell, Anthony Cheng, Okorie Ezieme, Sarah Fuller, Susan Goldman, Mark Goldschmidt, Diane Marcussen, Greg Stanton, Gino Sund, Cynthia Tilleman.

The following Committee members were absent: Gene Campbell, Ruth Edwards, Tecumseh Shackelford, Sandra Thomas.

**2. Agenda Approval**

Agenda was approved by the Altadena Town Council (ATC).

**3. Minutes Approval**

Motion to approve the December 2, 2008 minutes was made by Member Sund, seconded by Member Stanton, and approved unanimously.

**4. Public Comment – none.**

**PUBLIC HEARING & ACTION ITEMS**

**5. 2284 Winrock Ave (CT4612) – Cheng/Edwards**

Applicant: Thomas Breazeale for David & Barbara Thein

R2007-02565 filed 09/25/2007 – R1-7500 – ZP2 Jeantine Nazar

CUP to convert existing garage to living space and construct new garage which requires a modification to the Altadena Community Standards District.

Mr. Breazeale gave a summary of the project. The existing garage is legal non-conforming in the side setback as defined by the Altadena CSD. The garage will be

converted to habitable space and then connected to the main house enclosing a courtyard. The enclosure will not be seen from the street.

Member Cheng gave some background on the project since he visited the site and the project is in his census tract.

Member Sund asked why the design was done as such rather than minimizing the construction impact. Mr. Breazeale explained that due to keeping the existing garage structure, there is considerable construction but that this is still efficient.

Member Barela inquired whether this may set a precedent as to future expansions of homes that are also so close together.

Member Goldschmidt believed the applicant should adhere to the Altadena CSD for the new construction portion of the expansion. The existing garage can be converted to living space but the connector to the main house should follow the house line.

Given the above discussion, and on motion duly made by Member Cheng, seconded by Member Sund, and approved (8-3-0), it was

RESOLVED the Committee recommend that the Altadena Town Council send a letter to County Regional Planning recommending APPROVAL of CUP R2007-02565 for the home renovation and expansion of 2284 Winrock Ave.

During discussion, Member Goldschmidt asked that the motion be amended so that the new construction portion adhere to the Altadena CSD. Member Stanton disagreed that from a design standpoint, it makes more sense to grant the applicant the approval as proposed especially since the rear corner of the house is also in the prescribed side setback. The applicant explained that by moving the entire new addition over 2 ft in order to conform with the CSD, the open patio would be smaller and cause potential light and ventilation issues for the house.

## **INFORMATION ITEMS**

### **6. Report & Organizational Matters**

#### **A. Announcements**

- i. Member Sund mentioned the Sahag Mesrob School is still operating and going to Pasadena court on January 27, 2009 for closure and eviction.
- ii. Member Goldschmidt announced that the building at Morada and Lake has finished its remodel, improved the area, and renting right now.

- iii. The old Washington Mutual building is still being demolished slowly. There is no news on what will go in there.
- iv. Member Marcussen announced that there is a public hearing for a parking deviation at 2489 E Washington to provide 13 spaces rather than the required 17 spaces for conversion of an office to a take-out delicatessen. A resident on Coolidge brought this up. Member Sund mentioned if there is even a single letter of opposition, this project will be elevated to a CUP.

B. Continued discussion on update of Community Standards District

Chairman League opened the floor for discussion on how the Committee should organize itself to address the upcoming CSD update.

Mr. Steve Haussler raised the issue that there should be a modification where additions do not trigger CUPs within reason using a yard modification under a Directors Review. The small modifications waste a lot of owners' money and time as well as the Committee's time – a yard modification process would be helpful.

Members Stanton and Sund suggested we split into subcommittees such as residential and commercial. Member Sund volunteered to head the subcommittee on commercial properties particularly for N Lake. Members Tilleman, Stanton, Marcussen, and Cheng volunteered for this Commercial Subcommittee.

Member Marcussen suggested we also review fence and hedge heights. Chairman League suggested this be addressed by a subcommittee on residential.

Chairman League stated we will continue to carry this item on future agendas to further discuss our approach on the CSD update.

No further business being brought before the Committee, the meeting was adjourned to the next scheduled regular meeting on Tuesday, February 3, 2009 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,  
Member Anthony Cheng  
Communications & Correspondence Secretary