

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

MINUTES OF REGULAR MEETING

April 4, 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 Committee Secretary Anthony Cheng who served as acting Chair for this meeting.

GENERAL MATTERS

1. **Roll Call.** The following Members, constituting a quorum, were present:
Dennis Bridwell, Ron Carter ,Anthony Cheng, Steve Glasser, Susan Goldman, C Jake, Michelle Leonard, Tecumseh Shackelford, and Michele Zack.

The following Committee members were absent: Jacquie Fennessy, Steve Haussler, Lucy Hino, Marietta Kruells, Steve Lamb, Cynthia Tilleman, and Viola Williams.

Other members of the audience included: Eric Fischer, Linda Senechal, Henry Rodriguez, Carolyn Seitz, Jim Meredith, Thomas Sutherland, and Alana Steele.

2. **Agenda Approval.** Motion to approve the agenda as posted was made by Member C Jake, seconded by Member Goldman, and approved unanimously.
3. **Minutes Approval.** Motion to approve the March 7, 2006 Minutes was made by Member Zack, seconded by Member Goldman, and approved unanimously.
4. **Organizational Matters.** The Chair welcomed new Member Michelle Leonard who will serve on the Committee for CT4613.
5. **Public Comment.** None.

PUBLIC HEARING: PERMITS, VARIANCES & CHANGES

6. **1467 Crest Dr (CT4601) – Cheng**
Applicant: Eric Fischer
R2005-02840 Filed 12/22/2005 Karen Simmons
Conversion of garage into bedroom; construction of new detached garage.

Applicant presented to the Committee at the November 2005 regular meeting, and was instructed to return to the Committee with neighbor signatures once the CUP was formally filed. Applicant has returned with the requested signatures along with photos of the existing property. The house is on a cul-de-sac composed of only the applicant's house and one neighbor across Fairview; this is obviously a remnant of a street left over when the County closed off access for the flood channel there. The proposed new garage and conversion of the existing garage into a bedroom would not be seen by any neighbor except that one across Fairview due to the dense canopy of trees and other well-maintained landscaping on the subject property; that neighbor would also not be impacted since there are no windows on that portion of the lot facing the applicant, only a garage.

Given the above, and on motion made by Member C Jake, seconded by Member Goldman, 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 APPROVAL of CUP R2005-02840 for 1467 Crest Dr.

7. 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.

The County public hearing for this project is May 16th, 2006.

According to the applicant, the neighbors across the street are in support of the project. However, the adjacent neighbors have not signed letters of support.

The proposal calls for converting an unpermitted two-car detached garage conversion back to a garage. This garage was originally converted to livable space back in the 1960s. The applicant now wants to return the garage to the garage function, then construct a new second unit to the rear using the same architectural style as the existing structure. The applicant's daughter and grandson are currently living there. The intent of the conversion is to treat the second dwelling unit as a granny flat since his mother may be moving in. There is no one currently living there. A carport exists now for automobile parking. The main house is 1,470 sf on a 10,450 sf lot; the proposal would add an additional 880 sf.

3512 Glenrose Ave is higher in grade so that the 2nd story of the expansion at 3500 Glenrose Ave would attain the same height level as the 1st floor of 3512 Glenrose Ave.

The existing garage is 14' and the rear dwelling unit would be 23' even though code is 17'; the existing house is single-story reaching 18'. This proposal calls for an exception on the height limits and setbacks laid out in the Altadena CSD.

Public Comment:

- A. Linda Senechal. 3512 Glenrose Ave. Ms. Senechal is the neighbor directly to the northeast of the applicant. She spoke with Member Bridwell. She explained that the proposed structure will loom over her front yard. She appeared before the Committee last meeting to oppose this project and continues to do so now since this project would impact her view and privacy. She recognizes that state law allows second units but there are restrictions on development standards. She went to the County to inquire about further details. If this project is approved, it would set a precedent on allowing second dwelling units in R-1 zones.
- B. Jim Meredith. 131 W Loma Alta Dr. Mr. Meredith is the neighbor immediately to south. He is a contractor by trade. He is opposed to the project since it would allow a rental unit in an R-1 zone. He does not want a precedent set that the area becomes filled with rental units. There would be more traffic, more congestion, and it would change the nature of the neighborhood. He would not mind if it were just a second story house addition, but is not okay with having a rental unit there.
- C. Henry Rodriguez. 3520 N Glenrose Ave. Mr. Rodriguez has been a resident at this house for over 21 years; he is two houses away from Mr. Anderson. Mr. Anderson has well improved his property with a new driveway, children's play area, and landscaping, and is sure this has helped improve property values in the neighborhood. Mr. Rodriguez endorses Mr. Anderson to develop his plans. Mr. Rodriguez stated that Mrs. Senechal's property is covered with dense landscaping and would not even have a view of Mr. Anderson's home had she not been forced to remove a tree. Mr. Rodriguez is concerned, though, with multiple units being built in an R-1 zone, but still supports Mr. Anderson.
- D. Eric W Bryson. 3501 N Glenrose Ave. Mr. Bryson has been in the neighborhood 41 years. He stated that Mr. Anderson's house looks the best in the neighborhood. He has no objections to Mr. Anderson's plans. He would also like to build a second unit or granny flat on his property. Mr. Bryson stated that Mrs. Senechal's property has dense landscaping, and would not be impacted by Mr. Anderson.

Motion to disapprove the project as presented was made by Member C Jake, and seconded by Member Carter. During the call for discussion, Member C Jake stated the

County could still approve the project, but that the Committee cannot set a precedent to allow this type of exception: she would not want to look out her window and see a large structure allowed by a variance. Member Bridwell stated that we are here to help the community figure out how to make projects work, and further investigation needs to be done. Member Shackelford commented that our purpose here is to look at the County guidelines and figure out when exceptions should be made. Member Zack pointed out that it is impressive when someone comes into the neighborhood and improves the appearance of the community, upgrading his/her home. Member C Jake withdrew her motion.

Given the above, and on motion made by Member C Jake, seconded by Member Shackelford, and approved 8-1 with Member Carter opposing the motion, it was

RESOLVED that the Committee table the decision to the regularly scheduled May meeting so that Member Bridwell can work with the applicant and neighbors and further investigate this project.

REPORTS

8. 440 W Loma Alta Dr (CT4603.01) – Bridwell/Williams

Nuisance complaint of potential hauling/trucking business in a R1 zone.

The original complaint was for potential unlicensed and unpermitted business activities at the subject address. Member Bridwell stated that numerous trucks were reported to have been parked out front but are no longer there, so the problem may have been eliminated already.

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

Resident: Horace B Williams III

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

Zoning Enforcement went to the site to gather information about the complaint, so the Committee is now awaiting its determination. The owner was not cited, but has 30 days to conform to the municipal code regarding front fence height limits and other matters.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, May 2, 2006, at 7:00 P.M. at the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Acting Chair, Communications & Recording Secretary