

Altadena Town Council
Community Standards Committee
Minutes: June 11, 2013

1. Members Present: Mark Goldschmidt, Don Kirkland, Ed Meyers, George Jenkins, Jim Osterling, Meredith Miller, Peggy Taylor, Marge Nichols. Absent: Dan Harlow, Jonathan Potter, Tecumseh Shackelford. Regional Planning staff: Brianna Menke. Visitors: Guy Gadbois, Stephen Zeider (attending at the request of Town Councilperson Diane Marcussen).

Meeting called to order at 6:30.

2. Minutes: MSC to approve minutes from May 28 meeting, with corrections of names.

3. Reports: Minutes of all committee meetings, meeting dates and committee members have been posted on the Town Council website. Richard Moon is now doing website updates.

4. Old Business:

Mark Goldschmidt reported on his presentation to ACONA on May 21.

Ed Meyers discussed his initiative to invite committee members to submit ideas about modification of CSD using Google Docs. Some felt that comments and ideas would be confusing. It was noted that one person needs to edit the final result of our work, whatever platform is used.

5. New Business

1. **Fences and hedges** were discussed at length at the last meeting. To recap and expand on those issues the committee discussed:

1. Mark suggested considering a “let it be” approach to fences and hedges using a minimum setback from sidewalk or curb.
2. Don commented that any regulation should be proportional to neighborhood lot size.
3. Dan Harlow had suggested at a previous meeting that for corner lots, fence requirements could be higher on the side of the house for safety and privacy in the back yard.
4. Where there are sidewalks, a 42” setback from sidewalk could be used on front and side, with a 12” setback and higher wall permitted at back of lot.
5. A higher fence might be permitted if it is further back from sidewalk.
6. We want to avoid grandfather agreements.
7. Question of enforcement: County has had an extended moratorium on enforcement of fence and hedge issues. Will this continue after the new CSD is approved? We don’t want to invite scofflaws. It should be assumed that County will implement new procedures.
8. We could specify that anything with site plan review prior to the new CSD would be considered permitted.
9. It was noted that work requiring a permit goes first for site plan review at Regional Planning, and then to building and safety for construction review.

2. Ideas for commercial uses:

1. More mixed use (live/work with apartments above and commercial at street level) should be permitted for commercial zones.
2. Consider possible third story uses for rooftop dining.
3. Apartment buildings should be encouraged to grow the population, which would in turn stimulate business. The garden apartment concept would be attractive.
4. How much can we liberalize requirements for home based businesses?
5. The Lake Avenue zone has specific business standards. Lincoln and Woodbury corridors permit commercial below, apartments above. The Lincoln corridor has its own plan.

6. We could encourage mixed uses through an update of the community plan. Need to have this officially designated on maps so that developers would know that it's available. (Current map simply identifies "commercial.")
7. The group decided **not** to split up for residential and commercial discussions, since there is an overlap of issues.
8. Concerning designation of zoning, Meredith quoted from the Altadena Background Report from Regional Planning, discussed at an early meeting:
 - **3. The Community Standards District**— The Altadena Community Standards District (CSD) is zoning code specific to Altadena that enhances and modifies Countywide Zoning Code requirements. Community Standards Districts may allow uses that are prohibited by County Zoning Code, and also prohibit uses that are allowed by County Zoning Code.
9. The changing character of the Lincoln corridor needs to include liberalization for mixed use. The area could be zoned R3 for apartments – noting, however, that there would have to be community outreach to get residents' opinions.
10. We should play to our strengths as highlighted in the Vision Report, particularly the idea of "Altadena: Gateway to the Mountains." Bed & breakfast establishments for access to the mountains would be a good use for big, old houses in the area. What is zoning for this? Would it need a CUP?
11. Altadena has recently developed a number of small home-based food production businesses, including cheese making, honey making, specialty oils and the like. How can agricultural-related businesses be encouraged to make Altadena a focal point for locally produced food?

6. Public Comments

3. Guy Gadbois made a brief presentation on Dr. Campbell's dental practice. They are renovating the building at Lake & Sacramento, with the slogan "Aspiring to Altadena, Moving from Pasadena." The office is expected to open in September. Gadbois handed out a report showing the new dental office floor plan.
4. Steve Zeider commented that agricultural uses should encourage production of plants, not animal uses. Muir Ranch has been a successful agricultural use. Carmela Creamery on Washington is a good example of a successful small business.

7. Adjournment: MSC to adjourn at 8:35 pm.