

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

MINUTES OF REGULAR MEETING

March 6, 2012 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.

Chairman Mark Goldschmidt called the meeting to order at 7:10 P.M. Approximately 3-4 members of the public were in attendance.

OPENING BUSINESS

1. Roll Call

The following Members were present at roll call: Mark Goldschmidt, Amy Cienfuegos, Doug Colliflower, Okorie Ezieme, Steve Haussler, John Klose, Diane Marcussen, Brent Musson, Ken Roberts, Sandra Thomas, Sylvia Vega, and Blake Whittington. 11 voting Members total were present constituting a quorum.

The following Committee members arrived after roll call: Jamie Bissner

The following Committee members were absent: Brian League and Tecumseh Shakelford.

2. Minutes Approval

Motion to approve the Feb 2012 minutes was made by Member Haussler, seconded by Member Thomas, and approved (12-0-1).

3. Election of new LUC Secretary

Nominated Member Klose for Secretary by Member Goldschmidt, 100% consensus by LUC.

4. Public Comment – none

ACTION ITEMS

5. Update of Community Standards District regulations

A. Short Presentation by Robert Bob Frank (RBF) Consulting regarding County Community Development Condition (CDC) Visioning Project

Susan Harden from RBF Consulting gave a short presentation about the County's CDC Visioning Project. Susan Harden indicated that RBF would be soliciting input from the public during a series of three workshop meetings at Loma Alta Gym on 3/28/2012, 4/25/2012, and 6/6/2012. Each meeting will start at 7pm. Notices for the meeting will be sent through traditional postal methods, as well as email. The goal for each meeting is to "collect a vision for the future." A final report will be delivered to the county by RBF by the end of June 2012.

B. Residential Standards Sub Committee

Member Haussler presented [changes to the Community Standards proposed by the Residential Standards subcommittee.](#)

- [A provision that addresses problems with prevailing setbacks that can restrict any addition to existing structures on small lots.](#)

- Simplification of remodels to allow minor additions to residential structures without requiring CUP, e.g., additions < 500 feet.

- [A change to the hillside ordinance to allow reducing setback requirements for garages, carports and accessory structures to minimize grading on slopes.](#)

- [Change restrictions on pools and spas to allow them to be sited in either side or rear setback, or both.](#)

- [Member Haussler spoke about fence and hedge standards under the CSD, and mentioned possible changes, but the subcommittee made no recommendations.](#)

LUC Comments:

Member Ezieme requested Member Haussler clarify his committee's recommendation that new additions to residential property less than 500 square feet would not require a CUP.

Member Haussler responded to Member Ezieme saying that the county would make the decision. The attempt of the recommendation is to allow small updates to be done without regulation.

Member Musson suggested the CSD currently does not have any standards that accommodate odd-shaped lots and hillside properties.

Member Bissner indicated there have been three serious complaints in the last 16 years about fence and hedge standards in Altadena.

Member Haussler suggested 800-900 addresses were turned in to the county for violating the fence and hedge ordinance. Per Member Haussler, LA County officials found 1,800 out of 17,000 properties to be in violation.

Member Marcussen stated that Sup. Antoniovich sent a letter to the LUC suggesting that enforcement of the fence and hedge ordinance be put on hold until this item can be addressed in this review of the CSD.

Member Haussler stated that the county wants this issue to be redefined. The County is also open to banning material and changing restrictions. He also added that Altadena residents have different needs for different types of fences.

Member Musson expressed concern about homes in west Altadena with smaller lots. He stated that some people only have front yards and need fences. Current CSD ordinances don't allow for those track homes to have fences. He added, that the LUC needs to consider every Altadena area, not all codes are realistic in all neighborhoods.

Member Marcussen, in response to Member Musson, mentioned that it could be a challenge having different codes for different neighborhoods in Altadena. For example, allowing variances in the fence ordinance by neighborhood could be difficult to explain and enforce.

Member Ezieme stated that Altadena is very diverse and it will be tough to have a one size fits all policy. He asked the LUC if there is a specific direction in which the county is going.

Member Colliflower responded to Member Ezieme that the fence ordinance is not going to be a quick and easy process to resolve.

C. Commercial Standards Committee

No report presented by the CSC. A general discussion of commercial standards in Altadena was presented in a roundtable format.

LUC Comments:

According to Member Goldschmidt, the main issue in Altadena is parking and he is not sure if the CSD can deal with that. One possible solution to the parking problem may be to define a parking district in Altadena. Member Goldschmidt asked for LUC input.

Member Bissner stated that another problem we have in Altadena is that long-term property owners on Lake Ave. are using the properties as write-offs. He indicated there is no interest on Lake Ave. (over the last 15 years) to improve properties and/or create a business district. He also agreed that parking is the biggest issue related to a commercial district via Lake Ave.

Member Vega also added that if we have places in Altadena for people to go to, people would choose to spend their money locally.

Member Marcussen indicated that the LUC needs to adopt universal standards for commercial buildings to include all the business areas in Altadena, not just Lake.

Member Roberts stated that the main business district in Altadena is Lincoln Ave. He also stated that Altadena is a bedroom community and that it does not have the real estate for a business district.

Member Ezieme commented that in his census tract, they have a property that is an issue. The Rite Aid property (on Lake and Altadena) does not have any issues with parking. However, the building is very poorly kept. Rite Aid is not going to invest in the property since it is on a month-to-month lease.

Member Colliflower agreed that all previous comments made by LUC members have validity. The question he asked was, what do you do about the enforcement of standards?

Member Marcussen responded to Member Colliflower's question by stating that her experience with code enforcement is that, depending on the violation, the county often does not have the budget or manpower for enforcement.

Member Cienfuegos commented that Altadena has an abundance of liquor stores. She stated it would be nice to get other types of businesses in Altadena. She also added that we should implement commercial standards that would contain liquor store development.

Member Musson stated that a lot of the ordinances work against us. Currently, businesses cannot open because of existing parking requirements. The LUC should work to adjust parking regulations in the redevelopments zones, i.e. exempt parking. In his opinion, redevelopment cannot happen with the existing parking requirements.

Member Haussler stated that zoning has been an issue. For example, Lake Ave. has been zoned contrary to its use. Mixed-use housing could be a solution for problems on Lake. Current zoning prevents mixed-use structures and re-assessing zoning might be a possible solution.

Community member, Carolyn Sietz, asked the LUC to consider soliciting the youth in the community during the public input process.

Member Marcussen stated that the LUC and the County need a joint community vision and then the code to support that vision.

D. LUC comments, questions & discussion

E. Public Comment

6. Member Reports

A. Member Colliflower stated that there is a “for sale” sign at the commercial property on the NE corner of Lincoln Ave. and Altadena Dr.

There being no further business being brought before the Committee, the meeting was adjourned to the next scheduled regular meeting on Tuesday, April 3, 2012 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Regards,
Member John Klose
Communications & Correspondence Secretary