



# Altadena Town Council Land Use Minutes

April 7, 2015

7:00 p.m. Altadena Community Center  
730 East Altadena Drive • Altadena, California 91001

1. **CALL TO ORDER: Diane Marcussen, ATC Chair**
2. **Pledge of Allegiance: Billy Malone**
3. **Roll Call: Attending members: Billy Malone, Patricia Sutherlen, Amy Cienfuegos, Diane Marcussen, Judy Matthews, Lorrie Drogin, Jennifer Lee, Michelle Martinez, John White, Gloria Sanyika Absent: (excused) Sylvia Vega, Damon Hobby, Okorie Ezieme, Jessica Mack; Steve Haussler, Ron Adams**
4. **Approve Meeting Agenda for April 7, 2015: 7.1 and 7.2 will accept Public Comments after each. So amended, moved (Sanyika) seconded (Drogin), and approved unanimously.**
5. **Approve Minutes from March 3, 2015: approved unanimously.**
6. **Action Items: The committee is expected to vote on the following item:**

**6.1 Project Number R2006-2805 - 20 E. Mariposa Ave. (Cienfuegos/Sutherlen**

This will be considered a boarding house by LA County. Responsible company is Cambridge Institute. Background information provided by Murray Alcon and Ms. Cienfuegos. Residents will be 30 English-fluent girls from China, There are no contracts yet; three schools are interested in having the girls matriculate. It is important to note that this boarding house does not require state licensing for a group home. However, the Department of Children and Family Services can be contacted, if necessary.

There will be four girls to each room, no driving permitted, and a 10 p.m. curfew will be in place. Any outside activities will be completed by 9 p.m. on weeknights (Sunday-Thursday) and 10 p.m. on weekends (Friday-Saturday). Fifteen bedrooms: 3 for staff and twelve for the girls. 70% of area residents, as well as the neighboring kindergarten owner, are supportive of this project.

Parking: **seven** spaces (two 12-seat vans; four staff cars, one space for disabled will be increased to **ten** by removing the garage and increasing space in the alleyway. Regional Planning approves ten spaces on the assumption that the student residents won't drive. The CUP is for parking deviation, the code states the number of spaces should be 15. The County is limiting the CUP to **twenty** years.

Suggestion made that LUC add to our document that girls cannot drive, as a possibility to give more emphasis. Event parking: There will be provisions for offsite parking and those people be shuttled to the site. There will be no overnight guests.

Security concerns: The property is secured for monitoring and there is 30" fencing around the parking lot. Discipline: Strict discipline code for all students, ranging to a maximum of expulsion and return to homeland. It was moved, seconded and passed to set aside the length of time for this CUP. During the '80's, this facility was a group home for fifteen people; the CUP was lapsed in 1996.



# Altadena Town Council

## Land Use Minutes

### **Ms. Cienfuegos entered a motion that:**

In the matter of Project Number R2006-2805, for property located at 20 E. Mariposa, I recommend to send a letter to ATC for approval of the above CUP with recommended conditions:

- \* any outside activities will end no later than 9 p.m. Sunday-Thursday and 10 p.m. Friday-Saturday.
- \* no student may own or park a car on property
- \* housing shall be for staff and residents only; no overnight guest stays
- \* curfew at 9 p.m. unless supervised

The motion was seconded (Malone) and passed unanimously.

6.1.1 Public Comment - Jane Warner is concerned about overflow parking

### **7. Presentation: No action to be taken**

7.1 The Department of Public Works made a presentation regarding a possible solution to traffic and parking issues on Mariposa between Lake to Fair Oaks. DPW has done a study of projected traffic patterns and the impact of pedestrian traffic to and from the Waldorf School. The concern is one of safety when crossing double lanes in each direction, as well as walking along and within the roadway near the school. The design study is to consider creating a traffic diet (reducing the two lanes on each side of the street to one). In addition, there has been a separate request for diagonal parking spaces curbside in front of the Altadena Library. The Land Use Committee requested that the Traffic Design Section prepare a sign and striping plan for the proposed road diet. The affected committee members will be working with Public Works to have that completed. When the design is documented in a form that is easy to understand, the proposal will come back to the Land Use Committee for review and public comment.

Public Comment: Douglas Garrett, administrator of Waldorf School: There are heavier numbers of students at morning drop-off time, and dismissal time is staggered so there are fewer cars there at a time.

Mindy Kittay: Director of Altadena library: Parking is difficult with horizontal parking, and there has been a 30% increase people using the library this year.

Sharon Sand: Board member, Altadena Library Foundation: In favor of diagonal parking in that it would be safer, and parking for disabled people would be easier. It would increase the number of parking spaces. The remodeling of the library is largely due to accessibility; including constructing of a ramp and elevator from the parking lot to the main floor.

James Vitale: pro bono architect for Altadena Library: The remodeling project has been four years in development. Diagonal striping will add ten parking spaces.

Dale LaCasella: Senior Center/Library: Bus stops would not be affected by diagonal parking. States all community groups in the area have been supportive of the proposed plan.



# Altadena Town Council

## Land Use Minutes

This request was originally submitted to the Department of Public Works in 2012 by the previous administration of the Waldorf School to support an improvement in drop off traffic and the Department of Public Works has a responsibility to respond to the request. The Department of Public Works brought this proposal forward because they completed their evaluation and needed to present it to the Land Use Committee for review and to obtain Public Comment. It is important to note that the project does not have anything to do with the Waldorf School premises or any activity therein. No recommendation will be made by the committee until a significant amount of due diligence has been completed and the public has had the opportunity to provide their feedback. The affected committee members will work with the Waldorf School, the Altadena Public Library, and affected residents to obtain thorough feedback from the community about the impact of the changes.

7.2 Community Bible Church located at 2124 Lincoln Ave. - Project number R2012-00330- request for a local **plan amendment to the Altadena Community Plan** to convert a 37,562 square-foot lot from the current Business Park to a General Commercial land use designation to allow for the conversion of a 19,586 square-foot warehouse to a church in the C-M (Commercial Manufacturing) zone. (Michelle Martinez, Jessica Mack)

This is a retroactive request for CUP approval. The church is operating in violation of some existing zoning codes. In the community plan, the area is designated as Redevelopment which precludes churches.

**Altadena Community Plan:** this is for businesses to be approved, and they must ask for an amendment to the plan. This is a new process for ATC. This would require a zone amendment. Presenter: Jean Burch, Pastor: The site is at Lincoln and Woodbury. 49% of the church's ownership is in the community. Michelle Martinez will pursue with Brent Musson and Diane Aranda issues past and present. No action will be taken until public feedback has been determined.

**General Public Comment:** David Howard: regarding #2014-00343: 2556 N. Lake. Inquiring about project to add parking structure on east side of Lake at Altadena Dr., which needs thirteen more spaces. Due to negative resident feedback the project is back to Regional Planning for additional review (John White will be in touch with the planner)

### **8. Reports - Census Tract Representatives:**

8.1 CT 4613 Ms. Marcussen: Regarding the Arco gas station lighting: it is within code.

### **9. Adjournment: 9:40 p.m.**



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