



# Altadena Town Council

## Land Use Minutes

May 3, 2016  
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:**
3. **Roll Call:** Attending members: John White, Anne Chomyn, Okorie Ezieme, Gloria Sanyika, Jessica Mack, Judy Matthews, Pat Sutherlen, Justin Robertson, Jennifer Lee, Michele Martinez, Diane Marcussen  
Absent: Billy Malone, Damon Hobdy, Anne Lansing, Dean Cooper, Sylvia Vega
4. **Approved Meeting Agenda for May 3, 2016,** as amended to add informational items. Moved (Ezieme) and seconded (Sutherlen); unanimous approval.
5. **Approved Minutes from April 5, 2015:** Moved (Ezieme) and seconded (Sutherlen). 10 in favor, one abstention (Chomyn).
6. **Informational Items**
  - 6.1. Chair Marcussen: Owner of property near Rite-Aid wants to lease to Mennonite Thrift Store. Planner informed Chair that that area is not zoned for thrift stores, would require zoning change to allow store in.
  - 6.2. Chair Marcussen: Aldi's: all permits have been approved. The building is going ahead. Aldi's is now starting CUP process for alcoholic beverage license.
7. **Action Items**

PM064462-(6): Subdivision of 3572 Canyon Ridge Dr. (aka 3511 Lincoln Ave), a Single Family Residence @ 1.15 acres, into 3 parcels. Judy Matthews, Damon Hobdy.

Project No. PM064462-(5). Applicants/owners Daniel Singer and Calvin Smith. The property in question borders Lincoln Avenue to the east. There is a driveway easement on the west side that connects to the private road known as Canyon Ridge Drive. This application first came before the Town Council in 2010.



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Applicants are requesting updated letter of support from Altadena Town Council for subdivision of property requiring slight deviations from the CSD. Deviations from the CSD are that the setbacks will be 20 ft for Parcel 1, 38 ft for Parcel 2, and 10 ft for Parcel 3 (required setback using the average on the block is 46.9 ft). Frontage requirement will need to be modified for Parcel 2, which will have only 13 feet of frontage instead of the required 50 ft; frontage requirement will need to be waived for Parcel 3, which has no frontage.

Discussion of setback variance brought up the following points: a CUP will be required to allow deviation from the standard; the CSD is currently undergoing revision; the LUC, with an eye to the appearance of Altadena in the future, would be reluctant to set a precedent of recommending approval of a 10 ft setback. There were no arguments against supporting the deviation from required frontage and the waiver of frontage requirement for Parcels 2 and 3, respectively.

After several motions were made and amended, it was moved (Chomyn) and seconded (Mack) that, in the matter of Project No. PM064462-(5), 3572 Canyon Ridge Dr, Altadena, applicants/owners Daniel Singer and Calvin Smith, which involves the property subdivision, the LUC write a letter to the Altadena Town Council supporting a waiver of the street frontage requirement for Parcel 3 and a modification of the required 50-foot frontage to 13 feet for Parcel 2. The motion passed: 9 in favor, one opposed (Martinez) and one abstention (Sanyika).

8. **General Public Comment:** None
9. **Reports – Census Tract Representatives:** None
10. **Additional Comments:** Chair Marcussen called attention to latest newsletter issue put out by Altadena Heritage. There are articles on the results of the Parks Needs Assessment and the new Altadena signs.

Chair Marcussen informed Committee that Ken Roberts, former Council Member and Land Use Committee member, passed away unexpectedly.

10. **Adjournment:** Moved (Ezieme) and seconded (Sanyika). 8:30 p.m.

Respectfully submitted,

Anne Chomyn