



Altadena Town Council

Land Use Minutes

June 7, 2016

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

1. **Call to order:** Okorie Ezieme
2. **Pledge of Allegiance:**
3. **Roll Call:** Present: John White, Anne Chomyn, Okorie Ezieme, Judy Matthews, Dean Cooper, Michelle Martinez, Patricia Sutherlen, Justin Robertson, Jennifer Lee, Sylvia Vega. Absent: Billy Malone, Damon Hobdy, Gloria Sanyika, Jessica Mack, Anne Lansing, Diane Marcussen
4. **Approve Meeting Agenda(s)** – June 7, 2016. Moved, seconded (Martinez, Lee). None opposed, no abstentions.
5. **Approve Minutes** – May 3, 2016 LUC meeting as amended per comments of Matthews, Ezieme. Moved, seconded (Sutherlen, Vega). 9 in favor, none opposed, one abstention (Vega).
6. **Presentation Only**
 - 6.1. R2015-00140 Retroactive CUP for construction in the side yard setback 1930 Garfias Dr - Sylvia Vega, Diane Marcussen. Boris Shirvastian spoke for applicants Don and Kathy Parnell. Shirvastian presented history of planning construction (beginning in 2001), hiring contractor (circa 2008), execution (circa 2008 to 2014). Three “bays” or “bump outs” were constructed that extend into the side yard setback. Setback was originally at least 6 feet in that side yard, now varies between 6.74 feet and 3.18 feet. Shirvastian presented list of actions applicants are willing to do (add solar panels, add indigenous landscaping, add external fire sprinkler heads, block up the windows of the bump outs).
 - 6.1.1. Public Comment: Samantha Bonar, neighbor of the applicants, expressed objections to the CUP. Reasons included intrusion of privacy, noise, negative effect on property value.
7. **Action Item**
 - 7.1. R2014-02591 - 2885 Stonehill Drive - New construction of a home on a slope of more than 25 degrees - John White, Anne Chomyn. William Chen, property owner, presented. Described slope, soil, planned retaining walls, measures that would be taken to keep house from sliding down hill, reports that had been filed with Regional Planning.
 - 7.1.1 Public Comment
Becca Walker, resident of Stonehill Dr., Professor of Geology, Mt. San Antonio College, presented arguments in opposition to the project. Spoke of past and

potential future soil movement events, characterization of soil, soil tests that had been performed, factors affecting acceptable slope ratio for building.

Norah Small, resident of Stonehill Dr, presented arguments in opposition to the project. Applicant's lot should not be considered in isolation. Presented photos of rotational slide that occurred in 1978 upslope of applicant's lot. Presented documents showing that area is in earthquake landslide zone. Rainfall on Stonehill Drive greater than in LA. County.

Harold Bishop, resident of Stonehill Drive, presented arguments in opposition to the project. Has witnessed flash flood in the area.

Steve Smith, resident of Zane Grey Terrance, presented arguments in opposition to the project. His property lies upslope of and abuts applicant's. Earth has already been lost from under his house. Expects landslide insurance would be impossible to get or be very expensive. Has concerns regarding possible liability in event of slide.

Gloria Cabernoch, resident of Stonehill Drive, presented arguments in opposition to the project. Owns property directly across street from applicant's lot. Building house on west side of street not reasonable. It would be the only house on that side. Presented photos of mudslide that occurred in 2005. County had to come and remove debris that was blocking the street.

Jim Cabernoch, resident of Stonehill Drive, presented arguments in opposition to the project. Owns property directly across street from applicant's lot. Says it's a bad slope to build on.

Ezieme asked applicant about insurance.

Ezieme commented on Flood Plain Management Plan. He has been sitting on board. Mentioned that flood insurance that is underwritten by federal government may be available to residents of Stonehill Drive.

7.1.2 Motion

Regarding R2014-02591 - 2885 Stonehill Drive - New construction of a home on a slope of more than 25 degrees, amended motion was made (White, Chomyn). Having met with residents of Stonehill Drive and Zane Grey Terrace, and in light of multiple concerns including history of instability of the slope and concerns about liability of homeowner, Census Tract representative John E. White recommended that the Altadena Town Council recommend to Regional Planning denial of CUP R2014-02591 for the proposed single-family residence at 2885 Stonehill Dr., Altadena, California. Motion passed unanimously.

- 8.** General Public Comment: Cindy Koh presented opinion about the Aldi's building and community response to her post on NextDoor.com. Wants Town Council to play a stronger role in guiding or monitoring development.

9. Reports - Census Tract Representatives: None.

10. Adjournment: Vega moved. 8:45 pm.

Respectfully submitted,

Anne Chomyn