



Altadena Town Council

Land Use Minutes

August 1, 2017

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

1. **Call to Order:** Diane Marcussen 7:00 p.m.
2. **Pledge of Allegiance:** Justin Robertson
3. **Roll Call:** Pat Sutherlen. Present: Daryl Bilandzija, Dorothy Wong, Sylvia Vega, Daniel Harlow, Diane Marcussen, Pat Sutherlen, Dr. Sandra Thomas, Veronica Jones, Greg Middleton, Judy Matthews, Gloria Sanyika, John White, Nestor De La Torre, Justin Robertson
4. **Approved Meeting Agenda for August 1 2017:** Sutherlen moved, Middleton seconded. Unanimous.
5. **Minutes of May 2017 LUC meeting:** De La Torre moved, Sanyika seconded. 6 ayes, 7 abstentions. Chair deemed motion passed.
6. **Chairman's Report:** FYI to the membership and public, tonight's agenda includes only the Palm Street development; La Vina II is scheduled for September.
7. **Action Items:** None
8. **Presentation Only:** Project R2014-01586 located at 183-205 E. Palm Street - the applicant presented this project for information only (Okorie Ezieme and Billy Malone).

Austin Richey of Victory Contractors, a representative of the applicant, presented on the history of this project, and its current status with regards to approvals, timelines, project design and components, and responses to comments from stakeholders. The project has gone through plan check numerous times, and has all needed departmental approvals; the next step is approval of the tentative tract map by the Regional Planning Commission. Mr. Richey described the initial proposal and how it has changed based on discussions with the County and with the Palm Street Residents Association. The applicant is proposing 16 homes on the 3.31 acre site, two fewer homes on the site than are permitted by existing zoning. The project will retain many, but not all of the existing trees. The current proposal features greater setbacks than required, and lower heights than existing buildings on site, a former private school. Proposed homes include four types with three elevations each, in a "Craftsman" style.

The committee asked questions regarding the project schedule (approximately 18 months), asked for clarification regarding setbacks, trees, grading, parking, energy efficiency and certification, the creation of a homeowners association, the project's current stage in the process, and which of the community's concerns could not be met or were anticipated during public comment.

9. General Public Comment:

Members of the general public brought up concerns regarding guest parking, construction timelines, the floor area of the proposed homes relative to other homes in the surrounding neighborhood, responsibility for maintenance of trees on site, details on grading in the southeast corner of the site, parking, removal of oak trees, a lack of proposed single-story homes, and the availability and quality of water to serve the project.

10. Reports - Census Tract Representatives: None

11. Adjournment: 8:22 p.m. Vega moved, White seconded.

Minutes prepared by Justin Robertson