

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

**MINUTES OF REGULAR MEETING**

**August 7, 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.

Chairwoman Bernadean Brodus 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: Bernardean Brodus, Amy Cienfuegos, Doug Colliflower, Okorie Ezieme, John Klose, Sylvia Vega, Blake Whittington, and Gretchen Seager. 10 voting Members total were present constituting a quorum.

The following Committee members arrived after roll call: Jamie Bissner, Diane Marcussen, Brent Musson,

The following Committee members were absent: Reggie Wilkins, Greg Middleton, Ken Roberts (excused), and Sandra Thomas (excused).

Vacant Seats: 4601 (1)

**2. Minutes Approval**

Unanimous approval of March, April, May, and July minutes

**3. Public Comments**

Thomas Peterson-More: Response to rumored Walmart site at Lake and Caleveras.

**4. Action Items**

- A. **Weizmann Day School**, 1434 North Altadena Drive. Application for **CUP #2012-0024**. School has operated at this site since 1985 pursuant to a combined CUP (#2303) issued for the school for 10 years and for the adjacent Temple in perpetuity. School is asking County to issue new CUP specifically for the school. School is not requesting an increase enrollment beyond terms of the original CUP, or permission for any new construction.

- i. Member Vega made a motion to recommend CUP #2012-0024 be approved by the Altadena Town Council.
  - 1) Member Bissner seconded motion
  - 2) Vote: 10-0 to approve CUP #2012-0024
- B. **Mixed-use building in C-3 Zone**, 2515 Washington Blvd. Application for CUP #R2008-00244. Owners seek to refurbish an existing two-story mixed-use commercial and residential building in a C-3 zone for the life of the building. CUP is required because mixed use is currently non-conforming in C-3 zoned areas.
  - i. Presented by Vigan Ohanian.
  - ii. County considers a minor CUP and has determined there is no impact on parking.
  - iii. Presenter requested CUP for life of building. LA County will not issue a CUP for that duration of time. LUC will defer to planning for length of CUP.
  - iv. Member Whittington made a motion to recommend CUP #R2008-00244 be approved by the Altadena Town Council as presented.
    - 1) Member Musson seconded the motion.
    - 2) Vote: 9-0 to approve, Member Bissner abstained from the vote.
- C. **Coffee Gallery & Back Stage**, 2029 North Lake Ave. Application for CUP #2012-00380. Applicants, owners and operators of a coffee shop and 49-seat music venue, seek renewal of a zoning variance to allow entertainment in a C-2 zone with some modifications of hours of operation and requirements for a parking guard, and application for a parking permit.
  - i. Presented by Bob Stane, Ken Marshall, and Julie Sandoval
  - ii. County need to identify parking requirements
  - iii. No hearing date for CUP #2012-00380 has been determined.
  - iv. Member Bissner made a motion to recommend approval to the Altadena Town Council for CUP #2012-00380. The motion was not seconded by any LUC members. Motion fails.
  - v. Member Musson made a motion to wait on recommendation of CUP approval.
    - 1) Member Seager seconded motion
    - 2) Vote: 9-1, Member Bissner the only opposing vote.
  - vi. Member Marcussen made a motion to put CUP #2012-00380 on the agenda for the September 4, 2012, meeting as a voting item.
    - 1) Member Musson seconded motion
    - 2) Vote: 10-0

## 5. Census Tract Reports

There being no further business being brought before the Committee, the meeting was adjourned to the next scheduled regular meeting on Tuesday, September 4, 2012 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Page 3 of 3  
Altadena Land Use Committee  
Minutes for August 7, 2012

Regards,  
Member John Klose  
Communications & Correspondence Secretary