

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

MINUTES OF REGULAR MEETING

February 5, 2013 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.

Chairman Ken Roberts called the meeting to order at 7:05 P.M. Approximately 100 members of the public were in attendance.

OPENING BUSINESS

2. Pledge of Allegiance

3. Roll Call

The following Members were present at roll call: Jamie Bissner, Reggie Wilkins, Amy Cienfuegos, Doug Colliflower, Okorie Ezieme, Greg Middleton, John Klose, Steve Haussler*, Diane Marcussen, Brent Musson, Ken Roberts, Bernardean Broadous, Sandra Thomas, Sylvia Vega and Gretchen Seager. 13 voting Members total were present constituting a quorum.

The following Committee members arrived after roll call: None

The following Committee members were absent: Ed Myers and Blake Whittington (excused).

*NOTE: While Steve Haussler was present during roll call, he was not officially seated on the LUC until the end of the meeting. This means Mr. Haussler was not a voting member and this will have an impact on the motions made during the evening.

Vacant Seats: None

4. Agenda Approval

A. Motion made by Chairman Roberts to amend the agenda with the following:

- i. Add item 6, community presentation by the Charles Group (Gene Detchemendy) on design plans for the site at Lake Ave. and Calveras Ave.
- ii. Move item 7A (**Day Care Center at 3311 Canyon Crest Drive, CUP 2006-00049**) to item 7B. Move item 7B (**2535 East Washington Blvd, CUP/R2012-02417**) to item 7A.

1) Motion seconded by Member Colliflower.

- 2) Motion carried without any objections or abstentions. (13-0)

5. Minutes Approval

Unanimous approval of December 2012 minutes.

6. Community Report

- A. Gene Detchemendy presented plans for the project at Lake and Caleveras (10m)

7. Action Items

- A. 2535 East Washington Blvd, CUP/R2012-02417; (Supersedes CUP 201100077 and project number R2008-00244)
 - i. Owner requests a conditional use permit to authorize the sale of alcoholic beverages for on-site consumption [ABC Type 47: beer, wine and distilled spirits] and live entertainment for a new building which includes a new restaurant and a banquet hall. [Relevant Attachments in forwarded E-mail dated 11-30-2012]
 - 1) Public Comment
 - a. Judy McAdams (1400 Valencia Ave) had four concerns about the project:
 - i. Liquor being sold on the property
 - ii. Not enough parking is being allocated for the site
 - iii. The volume of live music
 - iv. That the applicant is being disingenuous about the plans for the site.
 - 2) Motion made by Member Marcussen to table discussion until the LUC meeting on March5, 2013.
 - a. Motion was seconded by Member Vega
 - b. The motion was carried without any objections or abstentions. (13-0)
- B. Day Care Center at 3311 Canyon Crest Drive, CUP 2006-00049
<http://planning.lacounty.gov/case/view/project.no.r2006007925.conditional.use.permit.20060049/>
 - i. The project consists of the conversion of an existing 1,951 square foot , one story, single-family residence into a child care center for 28 children, construction of a 180 square foot, one-story to the rear of the residence, demolish and replacement of the existing two-car garage with a three-car garage, and the addition of four surface parking spaces. Operating hours for the facility would Monday through Friday, 6:00am to 6:00pm.
 - 1) The applicant's project was presented by her representative, Lisa Laffer of the Manatt, Phelps, and Phillips group.
 - 2) Public comment
 - a. Greg White (4201 Aralia Rd): Against project
 - b. Gene Stovenson (4234 Aralia Rd): Against Project
 - c. Dennis Bridwell (4554 Rising Hill Rd): Against Project
 - d. Glyn Samuel (3329 Canyon Crest Rd): Against Project

- e. Roman Cwak (3329 Canyon Crest Rd): Against Project
 - f. Mark Williams (4066 Canyon Dell Dr): Against Project
 - g. Jeane Anderson (4159 Canyon Crest Rd): Against Project
 - h. Leigh Ann Samuel (3329 Canyon Crest Rd): Against Project
 - i. Jae Townsend (3526 Canyon Ridge Dr): Against Project
 - j. Ian White (4575 Rising Hill Rd): Against Project
 - k. John Heffernan (3526 Canyon Ridge Dr): Against Project
 - l. Jean Crawford (4346 Canyon Crest Rd): Against Project
- 3) Member Klose made a motion to recommend to the ATC to deny R2006007925 CUP200600049 to the Regional Planning Commission, citing that the conversion of the single-family residence into a Child Care Center does not “compliment” or “preserve the existing residential neighborhood” as required by the Altadena Community Plan.
- a. Motion was seconded by Member Vega
 - b. The motion was carried without any objections or abstentions (13-0).
- C. Hearing on the consideration of a temporary moratorium for commercial development, notwithstanding “By Right”, for discretionary review while Community Standards District (CSD) are being reviewed.
- 1) Public Comment
- a. Neighbors Building a Better Altadena (NBBA): In favor of moratorium
 - i. Barbara Ishida
 - ii. Linda Seyfert
 - iii. Kirsten Davies
 - iv. Karen Gibson
 - v. Nicole Moore
 - vi. Andrew Schwiebert
 - b. Mark Goldschmidt: In favor of moratorium
 - c. Willie F. Ordonez (575 W. Terrace St): Against moratorium
 - d. Elliot Gold (50 W. Palm St): In favor of moratorium
 - e. John Smith (196 W. Harriet St): Against moratorium
- 2) Motion made by Member Broadous to defer action on a moratorium recommendation to the ATC so that additional public comment can be heard at the ATC February 2013 meeting.
- a. Motion seconded by Dr. Thomas

- b. The motion was carried with eight yea votes and seven nay votes. Chairman Roberts cast the deciding vote in favor of the motion. **
 - i. ** It should be noted that Steve Haussler cast a vote, however at time of the motion he was not seated as a voting member. This changes the outcome of this motion.
 - 1. If Haussler voted in favor of the motion and we discount his vote, the motion would have failed, 6-7. Since there was no tie, Chairman Roberts would not have cast a deciding vote.
 - 2. If Haussler voted to oppose the motion, and we discount his vote, would have failed 6-7.
 - 3. This discrepancy needs to be addressed and for close votes like this one, additional time must be allotted to capture each member's vote in a voting log.

8. General Public Comment

- A. Mike Klien (2528 Devonshire Ln)
 - 1) General comments on re-doing the CSD.

9. Census Tract Reports

- A. Member Ezieme reports that the sale of the Palm Street property has fallen through.

10. Announcements

- A. Chairman Roberts announced that Ed Myers has vacated his LUC seat for CT 4601. Chairman Roberts also announced that Steve Haussler has accepted to sit for Ed Myers and will be seated at the next LUC.

There being no further business being brought before the Committee, the meeting was adjourned to the next scheduled regular meeting on Tuesday, March 5, 2013 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Regards,
Member John Klose
Communications & Correspondence Secretary