



Altadena Town Council

Land Use Minutes

March 1, 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: LUC Committee Member**

- 3. Roll Call – Attending: Diane Marcussen, Sylvia Vega, Jennifer Lee, John White, Anne Chomyn, Okorie Ezieme, Billy Malone, Justin Robertson, Jessica Mack, Gloria Sanyika, Michelle Martinez, Judy Matthews, Patricia Sutherlen, Damon Hobdy**

Excused Absence – Anne Lansing

Unexcused Absence – Dean Cooper

- 4. Approve Meeting Agenda(s) March 1, 2016 – Approved**

- 5. Approve Minutes – 2015 Pat Sutherland moved to make a revision for Census Tract 4603.02 Motion to accept as amended. - Approved**

Diane Marcussen spoke about action items. She wants to make sure everyone understands the process. Regional Planning works directly with applicants. A yellow card is sent to residents and alerted the residents of the hearing. The planner makes the recommendation to the country. After Regional Planning makes the decision, residents are able to challenge their decision but Regional Planning and/or the Board of Supervisors makes the actual and final decision. The Land Use Committee votes on an item and recommends action to the Altadena Town Council. The Altadena Town Council will vote on an item and notify Regional Planning of their recommendation to approve or deny the item with an explanation. The Altadena Town Council's recommendation is included in the Planner's package to the Regional Planning Commission or Hearing Officer but is only one piece of the package.

6. Action Items:

6.1 Canyon Crest R2014.02411

Prior to hearing public comment Damon Hobdy prefaced the presentation by Mr. and Mrs. Kuhn, the owners of Canyon Crest by asking for people to be respectful. Damon asked that everyone give full names and addresses and after he would make his recommendation to the committee as to what they should do.

6.1.1 Public Comment - Michiko and John Lynch > Against the construction because she loves nature. He says the house will block their views.

Trousdale > Against because of concerns about the views and they leave the house often to go to the doctor and he is concerned about construction vehicles blocking the road.

Randy> Against, Cited another resident, Wendy, who handed out documents that cite issues sufficient to deny the project.

Resident > Against because feels the design is incongruent with the neighborhood.

Robert > Against because of the extreme slope of the land.

Melissa> Against because feels the house goes against items on CEQA.

Glynn > Against because the project goes against nature and his wife talked about how Altadena is endangered.

Chairperson Marcussen reads an email from resident Kara who is against the home because she feels the structure is not compatible with the area or the neighborhood.

Melissa > A resident said that she never received a hearing notice.

Mary > In Favor of the project

Rex > Against because the structure will be visible and it is a bad idea for Altadena.

Damon allows Mr. and Mrs. Kuhn to comment on the view, parking and trees.

Comments from Council Members:

A view is never guaranteed when you purchase a property. The only way to preserve a view is to buy the vacant property and never build on it.

All county regulations have been met

There are other unique homes in the area.

The owner states his intention not to fence the property so that wildlife can still pass through the area.

Damon Hobdy spoke and said that "I appreciate the Kuhn's detailed and eloquent presentation" He continued to explain that they started this in October 2013. The project met all County requirements and originally only required a Minor CUP with no public hearing because they were building on a lot with more than a 25 degree slope. However, when Regional Planning sent letters to residents within a 300 foot radius they received two negative comments. This required that there be a public hearing which is taking place at the Altadena Town Council

meeting. He discussed the condition of the Oak Tree on the owner's property and said it was not a heritage tree. He also said that the Kuhns have a right to build on their land. He balanced that with the public sentiment and after taking it all in he made a motion.

Motion:

Damon Hobdy made the following motion.

On the matter of R2014.02411 to permit construction of a 2 story residence at 3589 Canton Crest the LUC committee's primary concerns is public comment. Because of the large number of residents opposed to the project, I move that we ask the Altadena Town Council to recommend denial of the project.

The Vote:

In favor of the motion - 2

In opposition to the motion – 11

The motion did not carry.

Motion:

Anne Chomyn moves that the LUC Committee recommend approval of the minor CUP with the condition that construction vehicles park on the subject property not on the public road.

Vote on Anne Chomyn's motion:

In favor of the motion - 12 votes

In opposition - 1 Vote

The Motion Carries.

Census Tract Reports

Diane Marcussen discussed the bike lane project and re-striping on Washington between Altadena and Allen getting a road diet.

Judy Matthews discussed 3172 Canyon Ridge that in January 2010 there was an approval of a subdivision. The applicant is seeking a deviation as a front yard setback. The modification requires a CUP. The estimated hearing is in 3 months when all issues, including water, will be addressed. This will come to the Land Use Committee before the hearing.

Billy Malone discussed seven single family lots on Loma Alta. A day care center on Santa Rosa that has an expired CUP and that they are entitled to a clean hands waiver if they apply. He also discussed a K-12 school at the same location which did not open.

Motion to Adjourn 9:30 PM