



# Altadena Town Council

## Land Use Minutes

September 4, 2018

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

1. **Call to Order:** Diane Marcussen, 7:05pm.
2. **Pledge of Allegiance:** Justin Robertson
3. **Roll Call:** *Present:* Victoria Knapp, Okorie Ezieme, Billy Malone, Dorothy Wong, Arron Tschiba, She She Yancy, Veronica Jones, Justin Robertson, Pat Sutherlen, Doug Colliflower, Dan Harlow, Diane Marcussen, Sylvia Vega. *Absent:* Jeff Simmonds, Sandra Thomas, Antonio Becerra
4. **Approved Meeting Agenda for September 4, 2018:** Justin Robertson moved for approval, Sylvia Vega seconded. Census tract report for 4612 added to the agenda. Motion carried.
5. **Minutes of August 7, 2018 LUC meeting:** To be considered on October 2, 2018.
6. **Chairman's Report:** Fences, Walls, and Hedges: the Community Standards District (CSD) rules have changed regarding where and how tall your fence, wall, or hedge can be. If you register your non-compliant fence with the County for free before April 1, 2019, you can delay enforcement on your property for 15 years. Visit <http://planning.lacounty.gov/altadena> to register online or learn more.

Commercial development standards: the updated CSD also sets new rules for commercial properties across Altadena (previously limited to select areas). The Department of Regional Planning is developing educational materials regarding the change for public distribution.

The Department of Regional Planning is working on an ordinance regulating Accessory Dwelling Units (ADUs), commonly known as “granny flats” or “second units.”  
<http://planning.lacounty.gov/adu>

New York Drive reconstruction project: the Department of Public Works will hold another community meeting on this project in December 2018, date TBD. Contact [diane.marcussen@altadenatowncouncil.org](mailto:diane.marcussen@altadenatowncouncil.org) for more information.

### 7. Action Items

7.1 Project No. PM064462 - Subdivision of 3572 Canyon Ridge Dr. (aka 3511 Lincoln Ave.)  
The committee heard about the project, previously presented to the committee for discussion,

to subdivide one lot into three. The applicant explained this latest version of the project plans was revised at the request of the Department of Regional Planning to better clarify what's shown on the submitted map. The committee asked questions regarding driveway access, parking, and hours of construction. This approval would not permit construction of any kind, therefore recommended conditions regarding hours of construction would not be considered by the County. Dorothy Wong moved that the committee recommend that the Altadena Town Council send a letter to the Department of Regional Planning in support of the subdivision without conditions; Pat Sutherlen seconded. Motion carried.

## **8. Discussion Only**

*8.1 Project R2014-01586 located at 183 - 205 E. Palm Street - the applicant presented this project for information only. - Okorie Ezieme and Billy Malone.* A representative for the applicant again presented the project to the committee, substantially similar to the presentation and project discussed in August 2017. However, the project was re-presented to the committee given the committee's recent change in membership, and a likely hearing by the County on the project before the end of the year. The committee asked a number of questions of the applicant, many of which reflected concerns previously voiced in public comment on the issue last year, and again raised by neighbors at this hearing.

*8.1.1 Public Comment.* Six residents and members of the Palm Street Area Residents Association (PSARA) provided public comment on the item, voicing concerns as follows: the project's look and feel, a lack of clarity on the number and type of trees to be removed or retained, a lack of clarity regarding the project schedule relative to phasing, parking impacts, construction impacts, a lack of contact information for the gardener that would be hired by the project's Homeowners Association to maintain the landscaping, architectural style, height, a lack of 3D renderings providing views from neighboring backyards, potential damage to trees, the "unprecedented" nature of this project in Altadena, density and the appropriateness of 16 homes on 3 acres in the middle of a residential neighborhood, a lack of clarity or consistency regarding the future of existing retaining walls on the property, the project's threat to Altadena's funkiness and its failure to advance or support that funkiness, a lack of a tree inventory for the property, the width of the proposed street and the potential for congestion, and the congestion-related threat to the safety of young families.

## **9. General Public Comment: None**

## **10. Reports - Census Tract Representatives:**

*10.1. 4612:* Dan Harlow told the committee that the construction manager for the Grocery Outlet project at 2270 N. Lake Ave. (the old Ralphs building) says the discovery of an abundance of asbestos and its removal have pushed the project back; its previously planned opening around Thanksgiving has been pushed to later this year or early next year.

## **11. Adjournment: 8:56 p.m.** Victoria Knapp moved, Sylvia Vega seconded.

*Minutes prepared by Justin Robertson*