



# Altadena Town Council

## Land Use Minutes

**December 4, 2018**

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

**1. Call to Order:** Diane Marcussen, 7:05 p.m.

**2. Pledge of Allegiance:** LUC Committee Member

**3. Roll Call: Pat Sutherlen:**

Present: Jeff Simmonds, Okorie Ezieme, Dorothy Wong, Arron Tschida, Sandra Thomas, Antonio Becerra, Veronica Jones, Justin Robertson, Pat Sutherlen, Doug Colliflower, Dan Harlow, Diane Marcussen.

Absent: Victoria Knapp, Billy Malone, She She Yancy, Sylvia Vega

**4. Approve Meeting Agenda(s) – December 4, 2018**

**5. Approve Minutes – October 2, 2018**

**6. Chairman Report – Diane Marcussen**

Requested any residents who would like to be on an email list for future notifications for the New York Drive Project to let her know.

**7. Action Items – None**

**8. Presentation Only**

**8.1 Community Development Housing Development Commission - Carey Jenkins, Economic Development Manager, CDC/HACoLA**

Carey Jenkins, Economic Development Manager discussed the upcoming Lincoln Avenue Development Project. Four properties have been identified for commercial development in the Lincoln Corridor: a lot at 2304 Lincoln currently used for parking, vacant lot at Crosby/Lincoln, vacant lot on Archwood Place, and vacant lot at Archwood/Lincoln.

Developers are being sought for these properties. Qualifications will be evaluated which include performance history and compliance with previous projects. Community input will be sought during the process. Timetable for submissions - January 2 - Feb 15th aggressive timeline.

## FINAL DRAFT - APPROVED

Questions from LUC:

- Dianne - parcel redevelopment zoning - rezoned for re-development, by right development.
- Okorie - 1 or more developers? Residential, commercial - master developer with sub-developers.
- Antonio - What say does the community have in what the project can be? Mixed use. Makes the most sense? A: It will be something the community wants. CUPs will also decide the final mix.
- Veronica - Came to community to present. County can come to community for outreach.
- Parcels vacant for decades. Redevelopment process. Very good project that meets the needs of the neighborhood. Example: Vermont and Manchester... LA County opportunity to redevelopment. Bring neighborhood back.
- Justin: Surplus land acts - affordable housing - parks and open space? A: No-RFP bypass that. Surplus of land to the open market. Then can sell surplus Does not apply. Owner of project - does the CDC see opportunity to square off site. Would you attempt to go after site to make it happen. More happy to solicit owners adjacent go through that route.
- Daniel: Transfer land to developer. Coveted agreement tied to the land. Call the loan/foreclose if does not meet agreement. Viable project to ensure success.
- Vacant lots sit and sold and sit long time. Holden/Protentino redevelopment agencies... predicted may not exist.
- Combined properties - community input will be done by the development process.
- Daniel - automotive not by right.
- Okorie - developer work out details with community outreach.

**Public comment:** Gina Chamberlain: heart of census tract 20+ feedback. Work together work for everyone. Lived in 8 years - 5 home owner. Wants community input to be part of the process. Standards should not be lowered

### **8.2 Measure A - Alina Bokde, Deputy Director, Planning and Development Agency, Department of Parks and Recreation**

Alina Bokde presented information on LA County Regional Park and Open Space District - Measure A Park Funding. County Parks Needs Assessment: Analysis of park needs. Development of 10 priority projects. County had 188 meetings. 1800 countywide projects identified, 10 in each area.

Altadena had an assessment meeting to identify community priorities with community input in which a list of potential park projects. LA County Parks will work with Altadena to identify the priorities for those projects. As well, there is opportunity to identify/prioritize new potential projects. ATC will appoint a liaison between the County, the Community, and the ATC.

**9. General Public Comment: None**

**10. Reports – Census Tract Representatives - Daniel Grocery Outlet opens December 13th.**

**11. Adjournment: Move 2nd. Jeff / Daniel 8:45pm**