



Altadena Town Council

Land Use Minutes

March 2, 2021

Altadena Community Center

730 East Altadena Drive • Altadena, California 91001

1. **Call to Order:** Diane Marcussen
2. **Roll Call:** Pat Sutherlen
Present: Victoria Knapp, Amy Lyford, Billy Malone, Nic Arnzen, Dorothy Wong, Hannah Petrie, Chris O'Malley, Veronica Jones, Darrell Aranda, Pat Sutherlen, Alan Peck, Daniel Harlow, Doug Colliflower, Diane Marcussen, Sylvia Vega
Absent: Dr. Sandra Thomas
3. **Approve Meeting Agenda:** Diane Marcussen - recommended Veronica Jones, 2nd Alan Park
4. **Approve Minutes for February 2, 2021:** Pat Sutherlen - recommend Pat 2nd Amy Lyford
Approved with 2 abstentions. Final copy will be sent for posting on the ATC website.
5. **Chairman's Report:** Diane Marcussen
Meeting for Eaton Canyon changes will be March 3. All interested should attend.

Comments on how the Land Use Committee looks at projects and interacts with the County (Regional Planning). The County is always the determining factor and is not required to have applicants come to the Altadena Town Council Land Use Committee. However the LUC helps the County understand Altadena issues. The LUC and ATC do not approve any requests, only make recommendations for approval/decline. All recommended condition must be able to be enforced.

6. Action Items

- 6.1 Project #2019-003653-(5)/CUP RPPL2019006453. Sylvia Vega/Diane Marcussen
Conversion of a single family residence at 2637 Meguiar Dr Pasadena 91107 into a meditation and learning center for Buddhism.

Project is not a request to change zoning it is for approval of an exception to LA County Code & Altadena CSDs. Attention must be given to federal law which requires that requests for religious use must be treated the same as requests for non religious use.

Recommendation was made to sent request to ATC with request to send to Regional Planning for Denial with requirement to follow existing CSD codes for B&B home based businesses

6.1.1 Public Comment - concerns regarding traffic on a narrow, no exit, private road where many children live
Petition signed by all 13 residents
Individual letters from residents - Rod Havandra, James Askwel, Cuoi Ero, Scott and Jennifer Keyes

6.2 Project #PRJ201-000727. RPPL202101471. Daniel Harlow/Doug Colliflower
1702 Coolidge, Minor CUP requesting change of the rear setback from 25 feet to 20 feet for the construction of a single story master bedroom.

15 flyers were sent to immediate neighbors and phone calls were made to owners. No negative opinions were received.

Recommendation was made to send request to ATC with request to send to Regional Planning for approval with No Conditions. Vote was unanimous.

6.2.1 Public Comment - None

6.3 RPPL2020009772 at 972 Parkman St to legalize modifications to a house and property. Amy Lyford/Victoria Knapp

Request is to bring property into compliance with modifications done 20 years ago, conversion of the garage into a bedroom suite, and in preparation for potential future remodel. Immediate neighbors have been contacted, including immediate neighbor, and are in support. Vote to send to ATC with recommendation to send to Regional Planning with recommendation for Approval without Conditions. Unanimous.

6.3.1 Public Comment - None

6.4 PRJ2020-001445-(5) Minor CUP at 100 Reeve Way to authorize a building height of 32' 6" instead of the required 30 feet. The current home will be demolished and rebuilt, and an ADU will be added. Dorothy Wong/Hannah Petrie

Property is on a cul de sac with 22 homes. Exact height variance is to be determined, examples of similar builds are to be obtained, agreement with the Planner regarding the projected variance is to be determined, written agreement with immediate next door neighbor is to be obtained. No action taken at this time.

6.4.1 Public Comment - None

7. Presentation Only

7.1 Project # RPPL2020008153, proposed new drive thru facility selling baked goods, located at 2080 N. Fair Oaks Ave. Pat Sutherlen/Alan Peck

Project involves partial demolition of the front of the building and extension of the rear to increase the front setback from the street. Concerns regarding traffic and out of the project are to be addressed.

7.1.1 Public Comment - None

7.2 Project #RPPL2020009834. Conditional Use Permit to Chris O'Malley/Sandra Thomas
allow the sale and dispensing of beer and wine for on and off
site consumption at a current business, Pizza of Venice,
2545 N. Fair Oaks Ave

No liquor will be sold, local craft beer and wine only, and
only sold with food. Due diligence will be done by
LUC members and hopefully presented for a discussion
and vote at the April LUC meeting

7.2.1 Public Comment - None

8. General Public Comment

Christine Robinson - no leaf blowers

Patricia Benevedes - don't cut down trees in Altadena

Zack Edelson, Rachel Segura, Leila Tamborini - Palm St. project, cutting trees

9. Census Tract Reports

None

10. Adjournment - 10:10 pm Recommend Sylvia Vega, 2nd Darrell Aranda

Minutes Prepared by Pat Sutherlen