



Altadena Town Council Land Use Agenda

September 7, 2021 7 p.m.

1. CALL TO ORDER: Diane Marcussen

Meeting was called to order at 7:03 PM

2. Roll Call – Diane Marcussen

Councilmembers present: Victoria Knapp, Billy Malone, Dorothy Wong, Chris O'Malley, Veronica Jones, Madalyn Barber, Daniel Harlow, Doug Colliflower, Hannah Petrie, Diane Marcussen, Sylvia Vega, Alan Peck, Donald McCormick, Darrell Aranda

Councilmembers absent: Amy Lyford (excused)

Quorum was established.

3. Approve Meeting Agenda(s) – September 7, 2021

Chair moved that the agenda be accepted – Alan Motion, Victoria Second, all I.

4. Approve Minutes – August 3, 2021

No comments, motion to approved by Veronica, Darrell Second, approved.

5. Chairman Report – Diane Marcussen

Skipped for tonight.

6. Action Items – It is expected that the committee may take action on this item.

6.1. Project No: PRJ2021-001327 2214 N Windsor Ave. A proposed mixed-use building

Darrell reviewed the project, 54 residential, 5% low income, 2 commercial locations one a leasing office. 300 flyers to the surrounding residents. Also had a community outreach meeting, 100 attended. Mixed feedback. Developer has made accommodations for the immediate neighbors privacy, has more parking than required.

Presentation: Kevin Tyson, owner is local, and wishes to improve the area. Charles Kluger Architect, reviewed changes based on feedback, including additional trees in the front, and side along with incorporating poppies, natural materials. North side is kept as landscaped area, to provide privacy to R1 neighbors.

80 parking, vs 72

35 Bike

10K ft of open space

Less than 1 FAR

Double Trees

Questions: Chris – Mixed used, could food go in there? Yes. How many parking was required and why. Why CUP for CM?

Dorothy – How to tall are each floor, roof amenities – none, concerns about the location of the driveway. How many retail? Could be sub-divided. Did you look at other alternatives? Could you go more affordable on the units? Kevin – talked to this, does not know the match on increasing, the affordability. Why is this not master planned like Playa Vista? What was the breakdown of the feedback.

Hannah – How many low income, 10%.

Billy – Confirm how many users, and height

6.1.1. Public Comment

Written comments from the community meeting, 90 some comments. Most about traffic. 5 said no. Two letters from community organizations:
Windsor Arroyo Neighborhood Association – oppose due to traffic. Requests endowment report for traffic safety.

Stephen Tay (sp?) – in support, suggestions for vendors.

Nina Ning (sp?) – was this a green building.

S.E.N.C.H. – Neighborhood, traffic, agree with the Windsor Arroyo Neighborhood association

Carl Ning – parking, curb and sidewalk issues.

Rob Bruce – in support, but thinks it should be in Mediterranean style. Would allow those who grow up here to stay here.

Katherine – what type of business, traffic concerns, will interrupt sight lines of the view.

6.1.2. Motion -

Veronica: I move that Project No: PRJ2021-001327 2214 N Windsor Ave. A proposed mixed-use building be moved forward to the Altadena Town Council to recommend approval with the following conditions:

1. That the architect, owner, and contractor work with the county to complete a traffic study with a focus on active transportation design, and that the project incorporate the findings.
2. Sidewalks be put in place.
3. That the architect, owner and contractor work with the County to put in place the traffic signal that was already approved by the County for Windsor
4. That the architect, owner, and contractor incorporate ways to reduce noise & traffic impacts coming from the building.
5. That thought and consideration be given to changing the entrance and exit to the building to increase the flow and safety.

Second from Chris.

Vote: Majority carried, Darrell - Abstain

7. Presentation Only

7.1 RPPL2021009154 / Project PRJ2021-003335 property located at 550 W. Terrace. CSD modification for yard setbacks – O'Malley

Yvonne – Presentation on the setback reduction from 20' to 14'8" in the front yard on the curve.

8. General Public Comment: None

9. Reports – Census Tract Representatives: None

10. Adjournment: Sylvia Motion to adjourn 8:21 PM, Darrell Second