

Altadena Town Council Land Use Committee Meeting Minutes  
May 3, 2022

1. Called to order by Chair Diane Marcussen at 7pm.
2. Roll Call: Present: Victoria Knapp, Amy Lyford, Billy Malone, Don McCormick, Dorothy Wong, Veronica Jones, Darrell Aranda, Doug Colliflower, Diane Marcussen, Sylvia Vega, Madalyn Barber, Alan Peck.  
Absent: Hannah Petrie, John Carmody, Chris O'Malley
3. Approved Meeting Agenda for May 3, 2022 as distributed. Unanimously approved.
4. Approved Meeting Minutes for April 5, 2022, as distributed. Approved with 1 abstention.
5. Chairman Report. No Chairman Report.
6. No Action Items.

7. Presentation: by Mi Kim, LA County Department of Regional Planning, Advance Planning Division. Ayala Scott, team member working on implementation of State Law related to housing policies also present.

- Ayala Scott discussed ADU requirements. Local standards have to work within State Guidelines. Several years ago when State rules changed, County adopted a new county-wide ordinance. 4' setback, 16' minimum allowed height (follows state law). Max allowed height defaults to the CSD, as long as the CSD allows height of 16'. Altadena CSD has a 25' height for a single family is between 30 and 35'. For R-1, if in 15 feet of property line, max is 23'.

-CSD update will occur over the next few years; Ayala recommends the Council look at development guidelines for Altadena as an opportunity to revise the CSD going forward.

-Question: is there a diff setback for side/rear? (D. Harlow). For State, it is 4' all around, says Ayala Scott. State Law requires 4' side and back setbacks, and Altadena cannot override that law. Some residents are unaware of this new setback situation, so that is where there are some issues arising in the community.

-Question: If someone wants to build an ADU, and the 4' rule is in practice, what would the other property line would also need to set back 4'. Mi Kim: Setback from property line If two structures, there is a building separation requirement of either 6 or 10 feet. (Ayala Scott will look into this setback).

-Questions from Residents presented by Chair Marcussen:

#1. What mitigation will be put into place to mitigate these new setbacks (frosted windows? Etc.). Ayala Scott suggests we might look into putting new mitigation language in the Altadena CSD. The State has language we need to look at further as to whether privacy measures is something that we could look into. Part 2 of question from resident: Will you require ADU owners to install these privacy measures to remedy loss of privacy?

-Councilmember Wong raised issue of Fire zones, even building 4' by a property with neighborhoods having wooden fences, is that a Building and Fire Code issue? Ayala Scott responds that Building and Safety would handle that rather than Regional Planning. VERY high

fire zones would either block ADUS, the bar is higher in terms of road access; it depends where in Altadena that you are.

- Question: No parking requirement for ADUS.

Part 2 of Presentation: Mi Kim discusses SGV Area Plans. East and West. State Grants will fund consultant, and then they can begin their work.

Explained what an Area plan is. When LA County adopted General Plan, they organized into 11 areas. East SGV and West SGV. Altadena is in the West SGV Planning Area.

Chair Marcussen Question: The County has decided to do this in response to the Housing Element? Mi Kim notes that yes, in part. They organized into the planning areas so that the staff can be more responsive to local communities for better interaction with residents.

West San Gabriel Plan will likely be worked on for 2024. Altadena's Community plan is very old, 1980s? As part of West SGV Area plan, the Altadena plan will be updated and incorporated into the West SGV Area Plan. Plan consists of "Elements". Not yet determined; but for example, the General Plan has 9 "Elements." These elements include land use, circulation, public facilities, health and safety, parks and rec, etc... these are example elements for East SGV plan. Once we do research and have data, they can come up with Elements that fit the West SGV better. The Elements would apply area wide. In addition to area wide, we would also have community specific chapters.

- Additionally, CSDs will be updated. Including Altadena's CSD. They will work with community groups, to hear concerns and needs. If we want to revise CSD, we can look at what changes we can make during this process.
- Suggestion from Committee Member Harlow about exploring not just ADUS, but also Commercial properties next to R-1 properties, that we may wish to address if we revise the CSD.
- Mi Kim indicates that the Advance Planning Group would begin to talk to us about our CSD in Fall 2022. The CSD is linked to the Council website.
- Question: Have they noticed any trends in East SGV. Issue Mi Kim: 66% of land use in ESGV, residential but 90% is single family residential. They are interested to know if they can preserve the residential character of the East SGV. They are focusing on middle housing: duplex, quadplex, townhomes, fits into single family context but also closes the gap between single family and tall apartment buildings. "The Missing Middle" Housing; Also focus on preservation and conservation of open space areas was a concern for East SGV folks.
- Question: Does LA County legal think "Middle Ground" housing will hold up? This why we are bringing different types of housing into the Area Plan; need to meet state mandates, we can do it in a way that is compatible with the existing community character.
- 2035: Date by when we should revise our Community Plan, They will do workshops with us, focusing on 10-15 years out.
- To implement the housing element, we will have zone and map use changes; but we can identify additional areas for growth. They would do "growth analysis" project in order to support economic development and to concentrate changes around those major intersections, and keep development pressure away from undisturbed areas.

- Discussion of possibility of rezoning some areas that are currently “Industrial” in Altadena. Mi Kim notes we can do this work through the Area Plan; but areas zoned for industrial. County wishes to attract “Biotech” as “Cleaner” industrial. We would like to incentivize new types of business, whether through “Enterprise Zones” to attract biotech, and with job skills nearby. Many Factors go into attracting private business, and we can work with Area Planning Group to work on this.
- We need to consider environmental issues, and how we handle Environmental Racism. If we have a consultant can the County do mapping of the way that people are studying environmental racism? Air Quality; Cancer bulges. In unincorporated communities, especially knowing that Altadena had a history of this type of activity. Mi Kim suggests one Element could be “Environmental Justice” on this issue.
- Also a council member raised idea of creating an “Enterprise Zone” to attract business, this could be part of the “implementation plan” as part of our West San Gabriel Plan.
- Mi Kim asks that LUC send the Altadena “Visioning” plan to them for their research, and as a basis for updating the community plan. It is up on the County Website.
- Another concept they are exploring is having “Area wide Standards”, instead of just individual CSDs. They are developing area wide standards (for example Ridgeline; or height of mixed used buildings in East San Gabriel Valley.

#### 8. Public Comment:

The one public comment was discussed as part of the conversation with Mi Kim and Ayala Scott regarding the Area Plan in relation to ADUs and the privacy issue and who should pay for such privacy work.

#### 9. Reports from Census Tract Representatives: No Census Tract Reports.

Meeting Adjourned at 8:20 pm.