

**LAND USE COMMITTEE
OF THE ALTADENA TOWN COUNCIL**

MINUTES OF REGULAR MEETING

October 2, 2007 7:00 P.M.

Altadena Community Center, 730 E Altadena Dr, Altadena, CA

A regular meeting of the Land Use Committee of the Altadena Town Council was held at the abovementioned date and time in the Community Room of the Altadena Community Center, 730 East Altadena Drive, Altadena CA.

The meeting was called to order at 7:06 P.M. by Co-Chairman Steve Haussler.

OPENING BUSINESS

1. Roll Call

The following Members, constituting a quorum, were present: Ken Balder, Ron Carter, Anthony Cheng, Mark Goldschmidt, Steve Haussler, Steve Lamb, Greg McPhee, Gino Sund, Bobby Thompson, Cynthia Tilleman, and Alice Wessen.

The following Committee members were absent: Gene Campbell, Susan Goldman, Tim Kelly, and Sandra Thomas.

2. Agenda Approval

Motion to approve the agenda as posted was made by Co-Chairman Lamb, seconded by Member Sund, and approved unanimously.

3. Minutes Approval

Motion to approve the September 4, 2007 minutes was made by Member Cheng, seconded by Co-Chairman Lamb, and approved unanimously by those Members who were in attendance at the September 4 meeting of the Committee.

PUBLIC ITEMS

4. Public Comment – none.

5. New project proposal on Lake Ave – informational

No reply received from the County. Co-Chairman Lamb stated he spoke to the realtor who stated the property fell out of escrow and is up for resale again.

No formal action was taken on this item.

6. R-2/R-3 Development Standards for Altadena – update

Member Sund gave an update on the status of the County. We are still waiting for a written response from Regional Planning.

No formal action was taken on this item.

ACTION ITEMS

7. 2055 Lake Ave (CT4611) – Goldschmidt/Tilleman

Applicant: Carolyn Seitz on behalf of Dr. Sahi, Altadena Animal Hospital

R2006-00147 Filed 01/17/2006 – C2 – Maria Masis

Expansion requiring oak tree permit, zone change, parking reduction, and other variances.

Carolyn Seitz gave a brief overview of the project. Existing building is roughly 2,400 sf built in the 1960s. The applicant would like to keep the existing structure but renovate the façade and expand it to roughly 10,750 sf on a lot size of roughly 20,000 sf. This property is currently zoned C-2, which allows for a 62,000 sf building under code. However, the applicant is seeking approval of a much smaller building.

Early during the application process, a big problem was caused by Public Works, which had called for street widening as part of the project, thereby requiring extremely costly major utility relocation with tons of upfront engineering analyses for it; this would have cost \$35,000 in engineering fees alone without even knowing whether this project would be approved.

After many months of hard work and assistance from the Supervisor's office, Public Works decided it was not necessary to widen the street as originally requested. At this point, only minor Public Works requirements need to be included, which saves a huge amount of money for such a small project.

However, at the time of that approval, another obstacle came up which was the new definition of how parking requirements are determined. This caused the proposed project to need 21 additional parking spaces that could not be fit into the project. The solution found was to redesign the site plan to take advantage of the existing grades by using a parking deck with parking on two levels, thereby satisfying the additional parking requirement. Ingress/egress for the lower deck will be provided off Lake Ave. Traffic that comes in from Alameda will use the upper deck. There will be handicapped spaces and access on both floors, and a total of 35 parking spaces. There was originally a requirement for 39 spaces, but under a new County process, a parking deviation will be granted so that 35 spaces will suffice. From a practical standpoint, the animal hospital will probably never utilize all 35 spaces at one time, but the applicant realizes the County must consider the possibility of a different use by a future owner so needs to address these parking issues now.

The building has rounded elements rather than purely rectangular corners, allowing for a courtyard in front of the building where a fountain will be located. From the street perspective, the building will be two stories where the second floor is set back further as compared to the first floor. The minimum 5 design elements as called for by the CSD have been incorporated into the design.

There are 5 oak trees to contend with: 3 are on the property and 2 are overhanging from the neighboring parcels. One oak tree will be removed and the other four will be encroached upon. Two new oak trees will be planted to replace the one removal.

The height of the building will be 24' from the north end and 30' tall from the south end, which fits within the 35' height limit as called for in the CSD.

The zoning will be changed from C-2 to C-M because the County zoning code is convoluted and only C-M will allow the boarding of animals in conjunction with an animal hospital. A CUP is required so the full zoning designation will be C-M/D-P/B-E. This usually allows for a billboard, but the CUP specifically states that a billboard will not be sited there.

Member McPhee inquired whether the back wall will be adequate to shield noise from the numerous dogs that may be boarded at one time and their need for outdoor exercise. Ms. Seitz stated that there will be indoor exercise rooms, and that the dogs are boarded in the below grade level, minimizing outside noise. Co-Chairman Lamb asked how noise abatement will be handled for that subterranean level since the chamber created by the parking deck may amplify dog barking noise.

The neighbor to the south is a landscaping business. The neighbor to the west is a multi-family structure.

Trash will be kept inside an enclosure.

The CSD calls for pedestrian friendly development, which the applicant feels is accomplished by this design.

Member Sund asked why the C-M zone was sought and what does this mean in the future in case the structure is used for another business. Ms Seitz stated that one thing the Committee can do is ask that a condition be included which calls for a re-application of the CUP is the use is ever changed. The C-M zone by right leans more towards commercial rather than industrial such as retailers, galleries, ice cream stores, pet stores, and pawn shops. Many other uses require a CUP.

Member Balder asked if this is a metal roof and Ms Seitz confirmed that it is a metal roof. Co-Chairman Lamb suggested Keiner copper be used which looks like copper but retains the fresh look of copper without tarnishing. Member Balder requested the applicant to ensure the rooftop appearance be subtle.

Member Tilleman stated that this design is beautiful and the project will be a real asset to Altadena.

Co-Chairman Haussler felt that a condition needs to be included in the approval in order to protect the community from someone else misusing the C-M zone in the future.

Co-Chairman Lamb thanked the applicant for creating a great, innovative project and persevering through all of the County's numerous requirements. The architect should be commended for a job well done.

Member Thompson agreed it is a very well designed project and will be beneficial to Altadena.

Member McPhee felt that a condition on the CUP is needed to prohibit many of the light manufacturing uses allowed by the C-M zone. He also expressed a concern that the wall in the plan may not be adequate for noise abatement and that should be paid attention to during the construction of the project.

Member Wessen commended the applicant for an excellent design and stated this project will truly help beautify Altadena.

Public Comment:

1. ATC Alternate Member Laura Graham. 1222 E Calaveras. She inquired about the number of boarding spots and asked for a general overview of the facility's services.

Dr. Sahi gave a brief overview of the services to be offered by the completed project. He began providing veterinary services to the Altadena community in 1999. The hospital has already been boarding pets for a long time. Dogs are already being walked outside regularly, and there have been no complaints from neighbors over the years.

The new boarding facility will have suites, and not just cages for dogs – each with a 8'x4' space including a flat-screen TV. There will be internal soundproofing, and also padded exercise rooms. There will be massage services, underwater treadmills, and hydrotherapy. Cat boarding/day care will be upstairs providing views of Lake Ave for feline enjoyment. Roughly 20 cages will be included for troubled pets that need them. There is not a large

outside run area planned since there will be adequate space indoors for almost all exercise needs. The only time pets will be brought outside is for limited special walking and potty training, and that will all be in an enclosed ground floor yard. He hopes the facility will provide services not currently offered in Altadena – there is no reason residents of Altadena should take their pets to Pasadena when they can be cared for here at home.

He also explained that he did not want a huge wall around the property since it will not be aesthetically pleasing. There are some landscaped planters, and the proposed open deck plan will allow light into the building.

Given the above discussion, and on motion duly made by Member Sund, seconded by Co-Chairman Lamb, and approved unanimously (11-0-0), it was

RESOLVED the Committee recommend that the Altadena Town Council send a letter to County Regional Planning recommending APPROVAL of CUP R2006-00147 for the renovation and expansion of the Altadena Animal Hospital at 2055 Lake Ave including approvals for an oak tree permit, zone change, parking reduction and other variances, BUT with the condition that if the use of the property ever changes away from animal hospital the zoning shall revert back to C-2.

8. Committee Structure

A. Working Sub Committees: Every member will sit on at least one:

1. General Plan Comment and Review Subcommittee
2. Altadena Community Plan Subcommittee
3. Interface Subcommittee (with Regional Planning)
4. Joint Committee on Altadena Commercial Zones (with ACC)

Co-Chairman Lamb gave a summary of each of the Subcommittees. Member McPhee will chair the Interface Subcommittee. Each Member will serve on at least one committee.

The ATC is having a joint committee with the Pasadena School District on the first Tuesday of December. If it needs to meet in December, the Committee meeting will be moved to Wednesday, December 5.

Member Balder brought up an issue that the ATC has not formally charged the Committee to form the above Subcommittees except the Joint Committee on Altadena Commercial Zones. He has no problem with these Subcommittees, but these need to be discussed first by the ATC first before their creation. According to

the Bylaws of the ATC these Subcommittees need to be formally assigned by the ATC.

Member Carter added that creating these Subcommittees and responsibilities actually requires a change in the Bylaws since the current Bylaws only provide for the issues passed down from the ATC.

Member Balder suggested that Co-Chairman Lamb bring these Subcommittees up before the ATC and make a formal motion at the ATC level to approve creation of them.

Member Sund reviewed a copy of Roberts Rules of Order at the meeting, and stated that the Bylaws do not necessarily need to be changed, but that formal instructions do need to be given in order to approve of these Subcommittees.

Member McPhee felt that this process should be really simple, and that this formality may be an additional burden on the ATC.

Co-Chairman Haussler stated that his goal was to get more work done more efficiently, and that is the goal of distributing the work amongst more Committee Members than has happened in the past.

Member Carter stated that he is not opposed to doing work for the Committee and the community. However, he felt that these subcommittees are more formal than ad hoc subcommittees since Chairs of Subcommittees were mentioned. We must follow our constitution as approved by the citizens of Altadena.

No formal action was taken on this item.

B. Format/ posting of future agendas

Co-Chairman Haussler instructed all Members to make sure they pass their email details to the Secretary for receiving future communications.

OTHER INFORMATION ITEMS

9. Census Tract Reports

- A. CT4612. Member Balder announced an oak tree permit public hearing for 1964 Midlothian Dr. The homeowner applied for an oak tree permit to trim an oak tree overhanging from the neighbor in order to build a second story addition. The

neighbor sued and the judge ruled in favor of the homeowner so the addition will go forward.

- B. CT4611. Member Goldschmidt stated he and ATC Member Zack spoke to Mr Namkung of RJs. He is remodeling his property and trying to upgrade the structure in order to attract a more upscale clientele.

10. New Business – none.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, November 6, 2007 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Correspondence Secretary