

**LAND USE COMMITTEE
OF THE CRESCENTA VALLEY TOWN COUNCIL**

NOTICE OF MEETING AND AGENDA

February 12, 2015 6:30 P.M.

La Crescenta Library Community Room, 2809 Foothill Blvd., La Crescenta, CA

CALL TO ORDER: 6:34 pm

OPENING BUSINESS

1. Roll Call: Present: F. Beyt, I. Chessum, P. Rabinov, N. Englund, J. Bodnar, M. Claessens, and K. Hales.
Absent: C. Davis and A. Ordubegian
2. Approval of Agenda for February 12, 2015 MC, FB (Passed Unanimously)
3. Approval of Land Use Committee Minutes from January 8, 2015 FB, KH (Passed Unanimously)
4. Public Comment – none

PUBLIC HEARING & ACTION ITEMS

5. Project Location: 2326 Park Avenue

Project No. R2014-02256

Requested Entitlements: Tentative Parcel Map No. 073045, Oak Tree Permit No. T201400041 and Environmental Assessment No. T201400177

Description: The applicant is requesting to create 4 single family lots with reduced lot width (from 50' to 48'), a street frontage waiver request, and a single oak tree encroachment. Access to the project site is provided by a private street, Park Avenue.

Elmer Art (2348 Caldero Lane) stated that the area has a problem with excessive water runoff that accumulates on Park Ave, and runs into adjacent properties. He expressed concerns that the new development could cause additional drainage issues to the community. He has tried to contact Los Angeles County, but has not had his calls returned. Kendall Hales responded that the subdivision is required to keep storm-water onsite. They looked into using cisterns, but they require pumping of the water. They will use a seepage pit that will allow rainwater to collect and percolate on the property, per the County requirements, and based on a Hydraulics Engineer recommendations.

Bob Wilkins (4408 Briggs Ave) also expressed concerns about the drainage. On behalf of himself and his four neighbors he wanted to express the need for the developers to limit construction noise and nuisances. He did admit that the development could have a positive in reducing potential crime and lack of maintenance of the current property.

John Kim (4418 Briggs Ave) also concerned about the drainage. He has called Los Angeles County Flood Control in the past but was told because it was a private road that the county was limited in what it could do. He was very concerned that when a nearby condominium complex on Foothill Boulevard was built in 1992 that the development did not have sufficient storm water capture and the drainage problems significantly worsened. He expressed a desire that the new development on Park Avenue pump water to Ocean View Boulevard.

Kendall Hales indicated that storm water must be kept on the property and not pumped or discharged to a public street under current regulations. Kendall also pointed out that the waivers would not be necessary if they designed some of the lots as flag lots, but configuration would put homes closer to neighbors. An oak tree permit would be needed as part of the development to remove a fence that is out of compliance with current code requirements that prohibit fences in front yards. The LUC was not asked to act on the oak tree permit.

a. Motion to recommend to the Crescenta Valley Town Council to accept:

- i) Street frontage waiver.
- ii) Reduce lot width requirement to 48.5' in three of the lots, and 48.72' on one lot.

(FB, PR (Passed 6-0, KH recused himself)

6. Project Location: 2640 Prospect Avenue

Project No. R2014-03027

Requested Entitlements: Tentative Parcel Map No. 073114 and Environmental Assessment No. 201400242

Description: The applicant is requesting to create 4 single family lots on .688 of an acre.

a. Motion to recommend that the developer not be required to:

- i) Street paving 14 feet from centerline
- ii) New concrete flow drain in front of property.
- iii) Street light

(FB, PR (Passed 6-0, KH recused himself)

[Without Objection Chair moved to Item 10, 11]

7. Formation of a sub-committee to work on the La Crescenta-Montrose CSD and process for providing input – Carmen Sainz, Supervising Regional Planner Community Studies East. The purpose of the committee will be to go through the CSD to determine what cannot be implemented (i.e. low pitch roof, earth tone signage, etc.). The sub-committee will focus on four main issues: parking, signage, residential zoning, and commercial zoning.

Chair formed a sub-committee without objection with members: F. Beyt, I. Chessum, and N. Englund

8. Consideration of a draft application form for individuals wishing to appear before the Land Use Committee. Chair circulated a draft Land Use Committee Summary Form and a Land Use Committee Recommendation Form for committee members to review and provide comment at a future meeting.

INFORMATION ITEMS

9. None

FUTURE PUBLIC HEARING ITEMS

10. Proposed CUP for Options for Youth at 2626 Foothill Blvd. (relocating from their current center located at 3131 Foothill Blvd.) Representatives from Options for Youth (Thomas Tan) discussed a need for a CUP to relocate their accredited school to the commercial building on 2626 Foothill Blvd. They are planning on expanding their school from 200 students to 300 students. Their school prepares 7th to 12th grades for college. The Land Use Committee thanked them for coming to the meeting and look forward to getting more information regarding their CUP.

EARLY NOTIFICATION / APPLICATIONS FILED AT DEPT. REGIONAL PLANNING

11. TR073310 (New Tentative Map)

3037-3043 Foothill Boulevard, La Crescenta - Zoned District: Montrose

Description: 28 new attached condominium units and one existing commercial building.

Applicant: Kiyoshi Graves - Engineer: T Kim Engineers

UPDATES/ANNOUNCEMENTS

12. None

ADJOURNMENT: 8:00 pm