

**Land Use Committee  
of the Crescenta Valley Town Council**

**December 10, 2015**

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

**OPENING BUSINESS**

Call to Order at 6:36 PM

1. Roll Call – Present: Nicole Englund, Cheryl Davis, Frank Beyt, Ines Chessum, Paul Rabinov, Mike Claessens, Aram Ordubegian, and guest Phillip Estes (LA County Planning)  
Not Present: Kendall Hales, James Bodnar
2. Approval of Agenda for December 10, 2015 – Motion to approve by Paul Rabinov, seconded by Frank Beyt. Approved unanimously.
3. Approval of Land Use Committee Minutes from November 12, 2015 – Motion to approve by Paul Rabinov, seconded by Aram Ordubegian. Approved unanimously.
4. Public Comment – non-agenda items
5. Review of the draft La Crescenta/Montrose Community Standards District. Using the **Proposed Draft “Edit Version” dated 10/14/2015** -
  - **D. Definitions**
  - (Page 4) **1. Zone R-3, f. Building Design**
    - **iii** - “For each building that fronts a public street, at least one window shall be placed on the building’s wall which faces that street.” Need to specify size or percentage of wall? Phillip will look into it and recommend a percentage.
    - **iv** - Last sentence, “Such entrance shall be framed in a decorative portico.” What is a portico? Is this enforceable? Intent is to have an identifiable front door. Philip to look into it so we’re not using terms like “small” or “decorative.”
  - **G. Foothill Boulevard Area-specific Development Standards**
    - (Page 6) **2. Applicability, Review, and Certification.** Last sentence, “The entire project shall be subject to subsection G.” Should it be “this subsection G”?
    - Suggestion for flagged areas regarding landscaping so someone in the community can look at it.
    - (Page 16) **8. Structure Height.**

- **b(i)** – Putting diagrams in would be helpful
- **c.** “If the average lot depth is one-hundred (100) feet or less...” – Lots are not square, but are parallelograms. 100’ depth s/b perpendicular to Foothill Blvd. “maximum height shall be thirty-five (35) feet” - does it need to repeat “as measured from grade before any fill is placed...” No, the County measures from existing grade, but Philip will add it for consistency.
- **11. Required Building Articulation.** (Page 18) Can we ask for buildings larger than one story must have a gap for a mountain view, which would be a percentage of the frontage? Should we consider lowering the height instead? Consider that the second and third story be setback
  - **b. Building Massing Implementation... i. Articulation.**
    - 3) Building top. Second to the last sentence “approaches from this differentiation ~~and~~ include variations in color,...
    - 4) Remove last sentence “Downspouts should be concealed within walls.”
- **12. Wall Surface Materials.**
  - **a.ii.** Building walls... Add wood.
  - (Page 20) **a.iii.6)** Why are we talking about 16”? Item to be removed.
- (Page 22) **13. Wall Openings. b. Wall Opening Implementation (i) Glazing** – Can we change to “glazing must be x% transparent” and remove color recommendations?
- (Page 27) **16. Awnings.** – references to architectural style are removed
  - Walls Finishes – references to architectural style (the entire section) are removed
- (Page 29) **17. Parking Lot Design. d. Landscaping**
  - **(i)** regarding trees to be planted in parking lots – If you look at the Green Tree Planting Ordinance, it has diagrams and is very detailed regarding shade. It’s more logical to not spell it out here and instead reference it.
  - **(ii)** – Reference to subsection F.3.i.iv.(1) needs to be checked and verified.
  - **(v) Pedestrian Circulation Areas** – architectural styles and lighting removed.

- (Page 30) **vi. Lighting.** We had discussed the dark skies rural lighting ordinance. It deals with light pollution and in some cases is more specific than the CSD. We should address this with the community before becoming part of the lighting district, at least for the Foothill portion of the CSD.
- (Page 30) **18. Landscaping**
  - **a. General Requirements**
    - **iii.** “Landscaping shall be used to screen...” Why can’t you use a wall to screen these things? Landscaping can be used in lieu of walls. Should this section be moved to where we discussed what has to be screened and then move to what can be used to screen them? See (Page 4) **D. Definitions, 1. Zone R-3, f. Building Design** – maybe there should be a subsection ix (for the R3 section) and repeat this for the commercial section.
  - (Page 30) **b. Plant Materials** – these sections reference drought-tolerant landscaping requirements
- (Page 32) **19. Walls & Fences** – Philip verified we say the retaining walls shall be finished.
  - New fence materials are specified
- (Page 34) **H. Signs** – added an amortization schedule
  - (Page 43) **7. Master Sign Program.** – Need to look at Chapter 22.52. We looked at in terms of what existed in the CSD so we should look at this section of the code. Although it’s shown in red as added, this was already existing in the CSD.
  - The 4 sign diagrams – Regulations here include what was in the CSD and reconciles what other applicable regulations are in the existing code.
- (Page 29) **I. Modification of Development Standards.**
  - (Page 31) **3. Notice.** Timing and process
    - Need to distribute the revised CSD to the Town Council. Town Council should have a joint working meeting with Phillip in February, a community meeting with Planning , then a Town Council meeting.
    - How is Planning going to notice the hearing? Maybe mail to the commercial property owners on Foothill, newspaper, Planning’s courtesy

list, R-3 property owners. (Phil to look at how many mailings that would be.)

- The LUC Agendas needs to start getting posted on the CVTC website
- January 14 meeting – go over changes to CSD with Phillip. The Public/Florencita applicant should present first and then go over the CSD. *(Note: This has subsequently changed as Phillip is unavailable for the January 14, 2016 meeting.)*

## **PUBLIC HEARING & ACTION ITEMS**

### 6. Staggering of LUC appointment terms and positions

- Dec 2016 – Cheryl (coincides with end of Town Council term), Frank, Aram
- Dec 2017 – Paul, Nicole, James
- Dec 2018 – Mike, Ines, Kendall
- Positions – Nicole prefers to not Chair for 2016. The Chair is to be appointed by the CVTC President. Cheryl will be the Secretary, but needs a backup.

## **INFORMATION ITEMS**

### 7. 2474 Florencita Ave. – R2015-01454-5

2474 Florencita Ave – Buildings are existing. It's presently zoned R-2. If the lot were split, it remains zoned R-2. It's built out, but in the future, they could split the top level to a be different unit, but they would have to have a hearing to do that. Are there other parcels with condos in that area? On Florencita, yes. The developer was not told to come to the Town Council. We should ask for a continuance so there is time to invite the developer and notice the neighborhood.

Nicole to draft a letter to Planning to ask for a continuance. Frank to be the lead with Aram & Paul to learn what to do. Steven Jones is the Planner. Nicole to speak with Sorin to tell them we want the Planner to come and present. Lead is responsible for contacting owner, Planner and flyer the community a week before.

## **FUTURE PUBLIC HEARINGS**

### 8. None

## **EARLY NOTIFICATION / APPLICATIONS FILED AT DEPT. REGIONAL PLANNING**

### 9. None

**UPDATES/ANNOUNCEMENTS**

10. Town Council needs to do a bylaw change for LUC, EC, then CVTC meeting.

**CLOSED SESSION**

11. None

**ADJOURNMENT AT 8:22 PM**