

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

**MEETING MINUTES
April 7, 2016**

Sheriff's Station Library Community Room, 4554 Briggs Avenue, La Crescenta, CA

CALL TO ORDER: 6:41 pm

OPENING BUSINESS

1. Roll Call: Present: C. Davis, , J. Bodnar, I. Chessum, F. Beyt, M. Claessens, A. Ordubegian, N. Englund, and P. Rabinov Absent: K. Hales
2. Approval of Agenda for April 7, 2016 - PR, JB (Passed Unanimously, CD, PR, JB, IC, FB, MC, NE, and AO)
3. Approval of Land Use Committee Minutes February 11, 2016 – NE,PR (Passed Unanimously, CD, PR, JB, IC, FB, MC, NE, and AO)
4. Public Comments – none on items not on agenda

PUBLIC HEARING & ACTION ITEMS

5. Consideration of Draft Revised La Crescenta-Montrose Community Standards District with Crescenta Valley Town Council

The Land Use Community was tasked to review and revise the La Crescenta-Montrose Community Standards District (CSD). Purpose to ensure that development along Foothill Boulevard is compatible with the community. The committee reorganized the CSD, combining the three areas. Proposed a master sign program that would create a cohesive theme for tenants. The goal was to make the CSD more aesthetically pleasing for the community.

Town Council member Charles Beatty brought up a question of why those who originally involved in the development of the CSD are not present. The committee responded that the process has been an open and public process.

County staff and the committee have the perspective that the original CSD was simply not working, clear, or enforceable. For example, language that referred to earth tone colors and architectural styles.

Existing massage parlors need to comply within five years. Conditional Use Permits are required for any new parlors.

Suggestion that the committee look at smoke shop requiring a conditional use permit.

Discussion of schools and tutoring schools. Concern about parking and whether the “more than 20 students” was protective. Suggested edit was to eliminate “where more than 20 students are in attendance at one time.” County and committee will work on this issue more and look at Title 22. Parking is an important issue for the community. Will look at what other jurisdictions are doing to handle parking and pick up and drop off. The parking standards in the county code would not be protective.

Discussion of setback because new CSD eliminated it when the original had setback requirements for area one and two. The purpose for the change was to create a more pedestrian friendly Foothill Boulevard.

The committee looked at East Los Angeles CSD to replace the building architectural styles. The revised CSD incorporates a requirement of “required articulation”, with a building top, middle, and base.

Discussion of building height and how equipment could impact the height requirement. The county staff will look into and report back to the committee.

No major changes to parking lot design, fences and walls.

Added language to limit lighting to the property.

Revised signage language. Discussion on pole signs. After fifteen years all signs must conform with the CSD. Owners could ask for a variance that would require a hearing process.

Discussion on enforcement of sign requirements. Enforcement happens when someone complains or during development review regardless of the sign requirements.

Next steps:

- Approach original authors of the CSD if possible.
- Work on the after school businesses and smoke shops.
- Community outreach
 - Mailing to Foothill Boulevard Property Owners
 - Email list can be provided to reach out to interested people
 - CV Weekly article
 - Evening community meeting specifically on CSD

6. Armenian Sisters Academy Gym – missed hearing. Could look at hearing list to avoid missing upcoming hearings that are within our community.

INFORMATION ITEMS

7. None

FUTURE PUBLIC HEARING ITEMS

8. None

EARLY NOTIFICATION / APPLICATIONS FILED AT DEPT. REGIONAL PLANNING

9. None

UPDATES/ANNOUNCEMENTS

10. None

ADJOURNMENT: 8:29 pm