

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

**MEETING MINUTES
June 2, 2016, 6:30 P.M.**

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

CALL TO ORDER: 6:30 pm

OPENING BUSINESS

1. Roll Call: Present: C. Davis, J. Bodnar, I. Chessum, P. Rabinov, A. Ordubegian, N. Englund, Absent: M. Claessens, F. Beyt, and K. Hale.
2. Approval of Agenda for June 2, 2016 - PR, AO (Passed Unanimously, CD, NE, IC, JB, and AO)
3. Approval of Land Use Committee Minutes May 5, 2016 – NE, PR (Passed CD, NE, IC, JB, and PR). Abstain: AO
4. Public Comments – none on items not on agenda

PUBLIC HEARING & ACTION ITEMS

5. Montrose Church - 2409 Florencita Avenue - Project No. R2013-01771, Variance RPPL2016001834 and RPP201300639

Requested Entitlements: Plot plan review for church expansion and variance for a 75% reduction in required parking.

Mark Gangi (Gangi Architects) – CV Town Council sent a letter of support in the past when it came before them as a “Parking Permit”. The Church is adding a Stage and Support space to their existing auditorium as part of modernization of the church. The Church currently has 26 parking spaces on site, and leases a parking lot for an additional 60 spaces from the Armenian Sisters Academy, a couple of blocks from the church.

County will not include the additional parking at the Armenian Sisters Academy because it is a short term lease, County would consider it if it was a twenty year lease.

Montrose Church would like to keep their occupancy count at 270 which is what they currently seat, plus 12 additional count for the proposed stage area, bringing their total occupancy count to 282 which would require 57 parking spaces. (Required parking is occupancy number divided by 5) There is no choir that would use stage area.

With occupancy of 282 the parking is adequate. There are currently only 230 chairs in the church. The Montrose church has 26 parking spaces on site and 60 leased parking spaces with Armenian Sisters Academy. For activities in which all church members participate, they move off site.

The County looks at occupancy as, 415 in sitting area (because it is not fixed sitting) and 107 on stage area. To a total of 522, requiring 104 parking spaces.

Parking is the biggest issue within the neighborhood, “Preferential Street Parking Zone” could be an option. This requires that residents purchase a parking permit in order to be able park on the street, thus keeping church an adjacent business customers from impacting the available street parking.

Pastor Dave Roberts - Congregation has grown from thirty people to four services. The church recognizes that the church is reaching their limits. They do want to be good neighbors. Trying to minimize congestion and impacts to neighbors. Hoping the good that is being done by the church would offset any inconvenience.

The large volume of customers at the nearby Trader Joe’s has impacted the neighborhood street parking as well. Several complaints to the church have resulted in shoppers from Trader Joe’s.

Shaun Temple, Regional Planning Los Angeles County – A “Parking Variance” is needed, not a “Parking permit”. County engineer determines 522 as the occupancy. One space for five occupancy resulting 104 spaces (rounding down). “Parking Permit” can be done on a lease of twenty years. The current lease allows for termination with six month notice. Offered to applicant the option to discuss a different occupancy calculation by Public Works engineers. Variances for parking are not done regularly.

Request was made for neighbor input and a request was made to read the letters submitted that express concern and opposition to the Montrose Church expansion. Two Neighbor Letters Read.

Kerry Ventress – lives three houses north of church. Things have gotten better. The problem is normally on Sundays, when people tend to park partially blocking her driveway. She has called the church but it goes to voicemail. She doesn’t think they need “Preferential Parking”, but parishioners should be more respectful. Suggested putting cones in street for parents to drop/pick up children for the youth activities. Unfortunately, the problem would eliminate six parking spots on the street.

General Comments/Discussion:

- Area zoned as R3 therefor the church occupancy does not require a CUP.
- A small house owned by the church will be demolished for the expansion which will be matching the roof line at 35 feet at peak.
- Some parking may be eliminated during construction of a new gym at the Armenian Sisters Academy. Shaun Temple will confirm if so and how many spaces would be impacted.
- Montrose Church will develop a parking hotline number and develop a formal plan for the neighborhood.
- The Sheriff Department will be contacted to enforce parking on Sunday.
- Cheryl Davis will look into availability of Library parking lot on Sundays for church use.

6. Consideration of draft revised Community Standards District and discussion with community stakeholders

Philip Estes from DRP who has been working with the CSD Sub-committee has been replaced by Amanda Reeck

LUC CSD sub-committee met with Sharon Ragauachary, and Rich Toyon, and Stuart Byles, who drafted the current Community Standards District (CSD). They were under the impression that the Design Guidelines that go into the architectural styles and diagrams were part of the Community Standards District. They assumed that the final CSD was referencing the Design Guidelines, but that is not the case. Regional Planning does not use the detailed Design Guidelines which are not a county document. This was verified with the Planning Deputy at the time the current CSD was adopted. He said that its use was never intended as a county document, only for the use by the Crescenta Valley Town Council.

The goal for the current and proposed CSD is to have a more pedestrian friendly Foothill Boulevard.

The CSD Sub-committee will meet once more with S.R., R.Y, & S.B. in order to address their concerns. It might be helpful to have a CVTC member at that meeting. After this meeting, the CSD draft revisions shall be completed.

INFORMATION ITEMS

7. Next meeting date July 7th – a meeting was decided to occur on July 7th.

8. Foothill Blvd Beautification and Improvement Plan

Crescenta Valley Town Council is looking for the Land Use Committee to work on the Foothill Boulevard Beautification and Improved Plan. Need the County to hire a consultant to work on the plan, but funds could be limited.

Motion: PR, NE (Passed Unanimously, CD, NE, IC, JB, and AO) Land Use Committee recommends that the Crescenta Valley Town Council send a letter to Los Angeles County Supervisor Antonovich's Office to provide the expertise in order to develop a Foothill Boulevard Beautification and Improvement Plan along with the LUC.

FUTURE PUBLIC HEARING ITEMS

9. None

EARLY NOTIFICATION / APPLICATIONS FILED AT DEPT. REGIONAL PLANNING

10. None

UPDATES/ANNOUNCEMENTS

11. None

ADJOURNMENT: 8:50 pm