

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

**MEETING MINUTES
July 7, 2016, 6:30 P.M.**

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

CALL TO ORDER: 6:31 pm

OPENING BUSINESS

1. Roll Call: Present: C. Davis, J. Bodnar, I. Chessum, P. Rabinov, A. Ordubegian, N. Englund, M. Claessens, F. Beyt, and K. Hale (6:33 pm).
2. Approval of Agenda for July 7, 2016 - PR, NE (Passed Unanimously, CD, NE, IC, JB, PR, FB, MC, and AO)
3. Approval of Land Use Committee Minutes June 2, 2016 – NE, FB (Passed Unanimously, CD, NE, IC, JB, PR, FB, MC, and 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.

Pastor Dave Roberts – Los Angeles County has not set a date for the hearing. The church tries to get events completed by 8:30 pm (no sound system, but some clean up can occur after 8:30 pm). The impact to the neighbors is mostly on Sundays. The church currently owns 230 chairs. The expansion is adding stage space and will allow for the 50 to 75 seats that are currently in the overflow room to move into the auditorium. Because the church does not have fixed seating, The County uses the square footage of the space to calculate parking resulting in an occupancy of **522**. The church does not have a twenty year lease on off-site parking that the Los Angeles County would qualify as dedicated parking. The pastor repeated more than once that if building the building hurts their neighbors then they do not want to build the building. The church wants to mitigate impacts to the community and has implemented a plan to help neighbors get their concerns addressed. He reiterated that the addition is necessary to update the functionality of the stage to current audio/video technology, implement ADA requirements to obsolete facilities, and to accommodate the already attending church members in the main auditorium rather than in an overflow adjacent room; in no way are facility upgrades increasing the number of their current attendance of **282**.

The Glendale Public Library was contacted and they will not make their parking lot available to the Church on Sundays.

(See attached memo from Montrose Church addressing items brought forth at the previous LUC meeting)

Eileen Walsh – lives on Florencita Avenue. Would personally like to add on to their own property and would have to fulfill the requirement to add parking spaces on site; why should the church not meet the same standard? The church members have parked in front of people’s driveways. Concerned that the larger space will have bigger and more frequent events.

Barb Harrison – Some of their events are very loud. A recent event went to around 9:30 pm. The Pastor stated that this event is a once a year occurrence, and that every effort is and will be made to not generate noise after 8:30 pm.

Motion: Recommend approval of variance for the Montrose Church with the condition that the occupancy be limited to 282. JB PR (Passed Unanimously, CD, NE, IC, JB, PR, FB, MC, KH, and AO)

The Montrose Church was agreeable to limiting the occupancy to 282. There was some discussion of requiring a minimum number of parking spaces, but the motion was not amended. Pastor Dave Roberts repeated that the church wants to work with their neighbors.

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

Document has been released to the various Los Angeles County departments and comments are being collected. Some departments are not willing to enforce some of the requirements.

- Correct height – nothing goes higher than 35 feet, need to clarify.
- Zone changes – Boundaries need to be updated due to individual properties zone change.
- R3 Zoning – The current CSD, under the R3 applies requirements by “zones”, not by “use”. For example, if you have an R3 (zone) lot next to another R3 (zone) that has a single family home on it (use); the R3 development would have to consider the adjacent R3 as if it were an R1 zoned lot if the term “use” is applied. The term “zone” will be kept.
- R-3, Driveway – Change from “26” to standard 20 foot wide driveway.
- Landscaping – suggesting to remove requirements on landscaping and default to the existing Draught Tolerant Ordinance and the Green Building Code which apply to County and State.
- Signs – The current CSD does not state an amortization period for making all signs “conforming”. The revisions to the CSD propose a 15 year amortization (15 minimum by State Law) after adoption of the new CSD.
 - The OSH sign is not conforming, but they went thru proper channels to obtain approval.
 - The Shell sign was existing and additions are considered “maintenance”.
- C1, C2, and C3 Zoning – Uses requiring a CUP. For example: Automobile Repair Shop in C1 and C2 is prohibited, in C3 it is allowed, the CSD draft proposes all zones to require a CUP for this use.
- Walls and Fences – striking “6 foot high walls”. Will default to Code requirements for wall heights.

- Outdoor Lighting – Title 31 Green Building Code regulates lighting, recommend taking out lighting discussion off the CSD. La Crescenta falls under Urban-3.
- Enforceability – will look at how some of the non-measurable requirements of the CSD draft can be enforced. Difficult to have an architect sign off because the builder could change the design/finishes during construction. (Items which DBS does not typically inspect)

July 14th at 5 pm - plan on meeting with CSD original Foothill Blvd. authors at La Crescenta Library. Aram Ordubegian plans on attending as a representative of the CV Town Council

A tentative Schedule for completion and review of the CSD by DRP was presented. NE felt that it was too aggressive and would not give sufficient time for public comment and revisions. She will discuss with DRP the possibility of moving the schedule 1 month back.

July 21 – CV Town Council Meeting

August 12 – Community Meeting – set up tables with different CSD topics to allow more detailed discussion. County will make a PowerPoint presentation.

INFORMATION ITEMS

7. None

FUTURE PUBLIC HEARING ITEMS

8. Tentative tract no. 073411 - 2222 Montrose Ave. – 8 unit condo conversion – the LUC consensus was that if there are no additional requirements associated with condos vs. apartments, there may not be a need for the LUC to make a recommendation.

EARLY NOTIFICATION / APPLICATIONS FILED AT DEPT. REGIONAL PLANNING

9. None

UPDATES/ANNOUNCEMENTS

10. None

ADJOURNMENT: 8:20 pm

July 07, 2016

**Response to Crescenta Valley Town Council - Land Use Committee
regarding Parking Variance Application**

by Montrose Church

ACTIONS TAKEN:

Parking Hotline

We have given concerned neighbors the telephone number to the phone at the Montrose Church Campus...818 248-1340 - which has cordless phones located in the Children's Center, Education Building/Volunteer Central and Youth House. The phone has been tested and it does work. There is at least one staff person near one of these phone extensions during all services.

If needed, we could also look to obtain a simple cell phone - low usage / low minutes per month - "pay as you go" plan. This number would also be offered to neighbors and would be held by either a staff member or designated person during Sunday mornings to troubleshoot any complaints/calls from neighbors.

Parking Continuing Education

Announcement from pulpit: Churchgoers have been advised and will continued to be reminded to use available parking at the Armenian Sisters Academy. Churchgoers should respect the neighbors who must have easy access from their driveways to the street, staff and worship team members are encouraged to use off site parking (leased parking, public parking lots).

We asked staff at the Montrose Trader Joe's what (if any) parking accommodations they have made for their staff members - especially on Sunday mornings. According to Angel - one of the store supervisors - TJ's staff are told to park along public streets and away from the store lot. No formal parking arrangements were made for their employees.

Parking Assistance / Enforcement

We have ordered highly visible Parking Vests for attendants that could assist/direct churchgoers to available parking lot(s).

We have designed and ordered new signage directing churchgoers to available lot(s). These "sandwich board" sign(s) will be placed at the triangle park (Mira Vista and Orangedale). All existing signs will get a "facelift" - including the ones currently in use on corner of Florencita and Orangedale.

ACTIONS PENDING:

Ease of access from leased parking to church

We have obtained quotes on 6 passenger "golf carts" that could assist in transporting/shuttling people to church from available lot(s). Range of estimates is \$10-13K for gas or electric cart depending on options and accessories such as cover and lights.

We have also obtained a quote on 7-8 passenger van for shuttling purposes - \$27-40K estimate depending on options and accessories. Additional cost would be annual insurance and vehicle maintenance. The vehicle could also be made available for other church ministry needs.

Additional costs on any vehicle(s) would include insurance, fuel (if gas model) and routine maintenance.

Law Enforcement Assistance

*Asking LA County Sheriff - CV Substation for increased patrols during church hours on

Sunday morning - monitoring street parking/accessibility by homeowner/tenant easy access into driveways.

Municipal Assistance

*Asking City of Glendale - Public Library - Montrose Branch for access to their parking lot on Sunday morning. Currently there is one sign at the entrance to the lot on Sunset Ave. (behind Fire Station 29) restricting use of lot only for library patrons - during library hours. There are 24 general parking and 1 handicap parking spaces available. There are also 5 designated spaces for library staff with individual signs restricting use 24/7.

**CV Town Council Member Cheryl Davis was going to look into this.*

Alternate Parking

During the June CVTC- Land Use Committee meeting a question was brought up about proposed construction on the campus of the Armenian Sisters Academy. It was stated that during construction the lot would not be available for parking. After speaking with Principal - Sr. Lucia, she stated that they had no idea when construction would take place (based on raising funds and developing plans). She also stated that the parking area (playground) would still need be used for school activities during construction. There could be approximately 15-20 spaces adjacent to the proposed construction area that could not be used for parking. In anticipation of a possible decrease in usable parking spaces being occupied by construction equipment, we have looked around the neighborhood for additional parking resources.

We have approached Kenneth Kraut - partner at Turpin & Rattan Engineering, Inc. for a possible lease agreement for their parking spaces - somewhere between 24-30 spaces. This parking lot is directly across street from the Valley Vista Pre-School on Orangedale. Turpin & Ruttan is a tenant in the building - but all parking has already been leased to them. We would actually sub-lease from Turpin & Rattan for the spaces on Sunday morning. Current Turpin & Rattan lease has approximately 2 years left - with eligibility to extend.

Partners at Turpin & Ruttan (when they are all gathered) will discuss whether they agree to sublease parking on Sundays - and what a possible lease agreement and terms would look like.