

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

**MEETING MINUTES  
September 1, 2016, 6:30 P.M.**

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

**CALL TO ORDER:** 6:33 pm

**OPENING BUSINESS**

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

**PUBLIC HEARING & ACTION ITEMS**

6. Tentative tract No. 073411 - 2222 Montrose Avenue - condo conversion from apartments, under thirty-five feet, highest side was thirty-four feet eleven inches.

Motion: Moved to approve to the conversion from apartments to condominiums PR, FB (Passed 6-1, Yes: CD, NE, JB, PR, FB, and MC; No: IC)

7. R2014-03733 – 3037 ND 3045 Foothill Blvd  
Architects Andmore Partners, Inc (Sean Mo) goal is to integrate commercial and residential into the community. Two lots will be improved. Lot 1 is in a commercial zone-C1. Lot 2 is in a medium density residential zone - R3 located immediately behind Lot 1. Lot 1 faces Foothill Blvd that will be mixed uses with three story structures. There will be eighteen units in two floors above the first floor commercial area. There will be underground parking. Lot 2 will have twenty-nine three story town houses. They are not cutting down any Oak trees. Units have roof decks. The intent is to convert the units to condominiums.

**Community Questions**

Forty-seven residential Units.

The driveway would be on the east.

Resident concerned about ingress and egress out of property.

Concern about privacy from third floor deck. That homes will not have privacy from backyard.

Buildings going to be thirty feet high. No roof decks along the Northeast corner units.

How large are the garages? There will be two parking places per unit.

Why is it need LUC consideration? It's a subdivision. The Lot 2 exceeds the 17 residential units for mixed use.

Will there be parking for the commercial? Yes, there will be subterranean parking.

How does Lot 1 comply with CSD? The colors are consistent with the CSD.

How will people get in and out of the property? There is a twenty-six foot wide driveway.

Will there be additional parking in addition to the two parking spots for residents? 8 guest parking spaces will be provided in the subterranean parking in Lot 1 as part of the mixed use development.

How many bedrooms per unit? Units will be two or three bedrooms.

How many square feet for the units? 1800 square feet including the garage (two car garage is typically 400 sf).

Will the driveway be gated? Considering adding a gate.

What is the grade between the lower and upper areas? How will handicap get access? Plan on adding handicap parking spaces.

Total number of parking spaces underground? 76 spaces.

If there is a future median that blocks a left turn? A median is not planned in that area.

How far will the structure be away from residential back yard? Seventeen feet.

What units will have top decks? North-west units

Lot 1 maximum number of units? Seventeen, but they are planning eighteen.

Lot 2 maximum number of units? Thirty-two is allowable, which is higher than the twenty-nine that is being proposed.

Are they getting a parking permit? Yes. Because they are using guest parking for Lot 2 on Lot 1. The permit forces the two lots to operate together. They are asking for a reduction of three parking spots, from 79 to 76.

What happens after the LUC meeting? The LUC makes a recommendation to the CV Town Council. The CV Town Council will again hear public comments and could make a motion.

What is being asked of the LUC? Requesting additional dwelling unit on Lot 1, three less parking spots of Lot 1, encroachment on oak tree, and a subdivision. The CSD requires pitched roofs, the proposed development has all flat roofs.

How large is the commercial area? 9500 square feet of commercial area, enough for two or three businesses.

Is the CSD online? Yes, it's on the CV Town Council website ([www.the cvcouncil.com](http://www.the cvcouncil.com))

Sherri Mudd (5125 Briggs Avenue) – ok with progress but shocked with what is happening in La Crescenta. She is a retiree, don't have to live in La Crescenta. Concerned about the traffic problems and the number of people. Shocked at the parking in the community. Concerned about the blocking of the view of the mountains for a lot of people.

Richard Spinner (3044 Fairesta) Concerned about parking, traffic, and privacy. Concerned about setting a precedent of building more condominiums on Foothill Blvd.

Doris Miner (3008 Los Olivos Lane) – concerned about the traffic and concerned about seeing a lot more people.

Mary-Lynne Fisher (3346 Reta Street) – this is not why she lives in the Foothills. Concerned about the density, air pollution, and concerned for the seven units that currently exist. Adding forty seven units with expensive housing that changes the character of La Crescenta in a negative way.

Lindey Gibson (3040 Fairesta Street) – Concerned about privacy from units looking down on property. Noise from terraces.

Baylor Gibson (3040 Fairesta Street) – Look at the project as a major increase in the density of the housing. Concerned about the increase water usage in the area. The building is going to be high enough where people can look into their yards. The project will be changing the character of the neighborhood. The people will be “crammed”.

Richard Toyon (2444 Los Olivos Lane) – Concerned about the access to police and fire department. Concerned about the interface between the residences in lot 2 and the neighbors to the north of the property. Concerned about the traffic and the number of students that will be crossing the driveway.

Danette Erickson – if it does not conform to the CSD why approve it? Suggested that the LUC not approve the project.

Architect did not use a pitched roof so as to keep the roof lower and provide the community a better view – the design could increase height by five feet if it had a pitched roof.

Architect addressed a question about the CSD required yards and stated that he provided more setback than what is required.

LUC did not make a motion. The LUC asked the if the architect would be agreeable to consider the neighbor’s concerns. The Architect agreed to take the concerns in mind and come back to the next LUC meeting.

## **INFORMATION ITEMS**

8. CSD Update – the CSD has a requirement for the building to have a base, middle, and top for architectural style. In East Los Angeles they have five different types of what building could look like to be pedestrian friendly. The updated version of the CSD would require a structure design base to conform to at least one of the following: terrace, forecourt, backcourt, arcade and/or gallery. C1 requires a 20 foot front yard setback, a terrace or balcony would be allowed into this setback in order to create a space for pedestrians. All the required configurations will include diagrams and dimensions in order to make them enforceable. All entrances have to have a clearly marked front entrance. No blank walls facing Foothill Boulevard.  
Consideration will be given to reducing the allowable height of R-3 to 28’-0” rather than the current 35’-0”. La Crescenta is the one remaining community in our area that has 35’0” as their allowable height for residential.

## **FUTURE PUBLIC HEARING ITEMS**

9. None

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

10. None

**UPDATES/ANNOUNCEMENTS**

11. None

**ADJOURNMENT:** 8:38 pm