

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

**MEETING MINUTES
February 6, 2020, 6:30 P.M.**

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

CALL TO ORDER: 6:34 p.m.

OPENING BUSINESS

1. Flag Salute – Frank Beyt led the LUC in the Flag Salute.
2. Roll Call: Present: J. Bodnar, F. Beyt, I. Chessum, C. Davis, P. Rabinov, and K. Hale Absent: A. Ordubegian, C. Hoffman, and N. Englund
3. Approval of Agenda as amended for February 6, 2020 – PR KH 6:0
4. Approval of Land Use Committee Meeting Minutes November 7, 2020 – FB PR ?? 6:0:1 (JB abstaining)
5. Public Comments – non agenda items.

PUBLIC HEARING & ACTION ITEMS

6. 4363 Rosemont Avenue subdivision (Richard Doss Pacific Coast Civil and Steve Lee Property Owner)

17,000 square foot lot subdivision into two lots, one of them a flag lot. No variances are being requested. The resulting parcels will be Parcel-1: 8,525 s.f & Parcel-2: 8,501, thus meeting the R-1 zoning requirements for parcel size. The lots will meet the minimum 50 foot width (50' and 51'). It is surrounded by other properties that have been split. ~~The only reason that they are at the LUC is because the modification is a subdivision. Each property will meet all the minimum requirements.~~ Parcel -2 has a 15'-0" driveway, therefore a 5'-0" easement on the adjacent property (Parcel 1) is required in order to satisfy the twenty-foot width fire lane required by the Fire Department. They will improve the existing sidewalk to make the sidewalk ADA compliant. The required parking at the property was discussed. The existing covered parking will be demolished, replacement covered parking is not indicated. There is the possibility of adding a condition to the recommendation from the LUC.

Motion: Recommend to Crescenta Valley Town Council - PR FB (no vote)
LUC discussed that there needs to be additional community outreach before making a recommendation. Notice would be provided to an area 500 feet around the property. The motion was withdrawn without objection.

INFORMATION ITEMS

7. Open Land – Parcel available near the Rosemont Preserve (Margaret Klug)
Margaret Klug brought to our attention that there is 7.59 acres of vacant land near the Rosemont Preserve on sale: \$750,000 owned by Perry Lazare. She expressed concern about the possible development in the area even though it is likely of little value for development because of the

slope on the property. Margaret Klug asked for any ideas as to whom might be interested in purchasing the property as a “preserve”. She will contact the Santa Monica Mountains Conservancy karen.buehler2@gmail.com to see if there is any interest.

FUTURE PUBLIC HEARING ITEMS

8. Housing Forum (Blake Delinger) – Invitation to hold a Forum with Assembly member Laura Friedman’s Office and the Community to have an exchange of ideas concerning the issues regarding the need for housing and the implications of increased density.

SB 50 – did not pass.

AB 587 – Clean-up bill dealing with habitat for humanity for building homes.

AB 68 – Allow up to two ADU.

AB 881 – Signed and effective. Allow up to two ADU. One of them a Jr. which means it needs to be attached to the existing residence. Also allows ADU in Multifamily developments.

SB 13 – Reduces the fees for ADU.

State leadership wanting to not have any more new ADU legislation. There will likely be some clean up bills based on feedback from the cities. Not all cities are implementing the ADU legislation at this time even though the law is effective now.

Surrounding areas (Tujunga, Glendale, La Canada) have restrictions that can reduce the community impacts from the ADU legislation.

Parking requirements may limit some ADU development in La Crescenta.

La Canada Burbank La Crescenta Montrose Arcadia

Regional Housing Assessment Numbers – SCAG estimates that Glendale needs to build around 14,000 housing units to be on track to meeting housing needs. In the entire area 36,000 units are estimated to be needed (including Glendale). As ADUs are built, homeowners may convert to Airbnb properties reducing value of the legislation. Around 3% unemployment in the La Crescenta area.

Homeless Count in Area

- La Crescenta – two homeless - Unemployment rate 3.07% (rather low) The need for housing is for the low-income ie: young professionals.
- La Canada – two homeless
- Glendale – around 100 homeless

ADU Cost

Estimated cost of converting a garage around \$120,000. You can charge for a studio (400s.f.) above Foothill Blvd. at around \$1,800/month.

Timing of Forum

Sometime in the spring (April meeting) preferred because there could be further voting on the housing legislation and feedback can be incorporated into the legislation.

Blake Dellinger will work on a format for the forum and will reach out to DRP and Supervisor's office to invite them to participate in the forum. He will secure a location for the forum.

9. CSD Update – February 11, 2020, Board of Supervisors Meeting (Consent Item). ~~Effective~~ Thirty days after the approval the CSD becomes effective.

EARLY NOTIFICATION / APPLICATIONS FILED AT DEPT. REGIONAL PLANNING

10. Project 2019-003704, Plan RPPL2019006553 – 2413 Foothill Blvd., La Crescenta, 91214. Application 11/6/2019 CUP to establish a mixed use 40 unit, 52' tall, 5 stories (4 units affordable housing at 50% AMI) ground floor 2,500 sf of commercial, 1,700 sf multipurpose room and 3 levels of underground parking (103 standard spaces) in the C-2-DP-BE zone. Requested 35% density bonus and 2 incentives (10' height increase and FAR) via Discretionary Housing Permit.
11. Conditional Use Permit for Beer and Wine
Restaurant Zen temporarily closed and lost their beer and wine license. A CUP is required in order to reinstate it. LUC would like to have this reviewed by the CVTC and have them make a recommendation given that the restaurant has had such a permit in the near past.

UPDATES/ANNOUNCEMENTS

12. Next LUC meeting is March 5, 2020.

ADJOURNMENT: Adjourned 8:21 pm