

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

**MEETING MINUTES  
March 5, 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 led by Frank Beyt
2. Roll Call: Present: F. Beyt, I. Chessum, C. Davis, P. Rabinov, C. Hoffman (6:45 p.m.)  
Absent: J. Bodner, K. Hale, A. Ordubegian, and N. Englund
3. Approval of Agenda for March 5, 2020 – PR, IC. Approved 4:0, but no quorum
4. Approval of Land Use Committee Minutes from February 6, 2020 – PR, FB. Approved 4:0, but no quorum)
5. Public Comment – non agenda items

**PUBLIC HEARING & ACTION ITEMS**

6. 4363 Rosemont Ave. subdivision (Richard Doss Pacific Coast Civil)  
The parking space behind the home has no driveway access, it can possibly be moved to the front for tandem parking. Given the location and access to the driveway for the flag lot, the Fire department requested a wider curb cut on the sidewalk to give better access to a fire truck. DRP requested that the gate into the North lot be moved back from 15' to 20' in order for the gate to be outside of the required 20'-0" Front Yard setback of the property, this will allow the owner to maintain the existing gate height which is over 42". Ines requested a revised plan depicting these revisions. (The LUC did not have a quorum so co-Chair Frank Beyt moved to Items 7 and 8 on the agenda)  
[Return to Agenda item #6 at 6:51 p.m.]  
Mr. Doss said the plans have been through the subdivision committee at Regional Planning. The sidewalk will allow ADA access in front of the house. There's a shared easement for a 20' wide driveway so there will not be a fence between the two lots for the length of the driveway at the property line. The current two-car carport will be removed so they need to replace it with two covered parking areas. Proposed parking spot in the back doesn't have a driveway to it so it is proposed to move it the front of the house with the other parking space, the owner is considering covered tandem parking. **Ines Chessum moved to recommend approval of the subdivision as presented with the condition that two-car covered parking be provided as required for R-1 property, prior to approval of the subdivision. Paul Rabinov seconded and motion approved 5:0.** Ines requested Mr. Doss send the revised plan by email and bring a copy mounted on a board to the March 19 CVTC meeting at 7:00 p.m. Ines will attend and present on behalf of the LUC. It was noted that the LUC sent letters to 112 properties within a 500' radius of the subdivision and we did not receive any emails and no one from the public attended the LUC meeting to comment.

**INFORMATION ITEMS**

7. CSD approved by the Board of Supervisors February 11, 2020. Ines Chessum and Frank Beyt attended on behalf of the LUC. The CSD was approved on consent. It takes 30 days before it becomes effective and the DRP website already has the draft CSD on it. Discussion of Town Council recognizing Carmen Sainz, James Devro, and Mi Kim. Ines will see if they can come to March 19 CVTC meeting and send names to Harry Leon for certificates. Ines will present certificates at the CVTC meeting.

**FUTURE PUBLIC HEARING ITEMS**

8. Housing Forum (Blake Dellinger) - 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.  
Blake is confident we can get someone from the American Planning Association. They are *sometimes* involved in policymaking. Blake will lock down the speakers, the date, and the venue. There will be a conference call with the speakers which will help generate the agenda for the Town Hall/Housing Forum. The speakers, CVTC, and LUC will all help promote it. Hoping for late April. There was a request to try to focus this on La Crescenta and what can we do. Homelessness is not as big an issue here as it is in other communities.

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

9. 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 at 50% AMI) ground floor 2,500 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. Cheryl to ask Nicole for additional information so Frank can contact the Planner.
10. Cheryl to see if we can get a list of new housing units over the last 3 years.
11. What is status of the housing project across from Shell and next to Walgreens? Ines to contact the Planner.

#### **UPDATES/ANNOUNCEMENTS**

12. Next LUC meeting is April 2, 2020, but due to the semi-annual Friends of the Library book sale, we might need to cancel. Paul volunteered his home if we need a planning meeting for the Housing Forum.

#### **ADJOURNMENT at 7:08 p.m.**

#### **INFORMATION TO THE PUBLIC**

**Public Comment.** During the Public Comment period, any person may address the Committee concerning any item that is not listed on the agenda. The Committee welcomes your participation and input. When addressing the Committee, please begin by stating your name and address for the record. Please limit your comments to no more than three (3) minutes in order to provide for an orderly and timely meeting.

**Action & Discussion.** No action or discussion may be undertaken by the Committee on any item if not posted on the agenda, except that Committee Members may briefly respond to statements made or questions posed by the public, ask a question for clarification, or make a brief announcement. A Committee Member or the Committee itself may nominate a Committee Member to report back to the Committee at a subsequent meeting concerning any matter relevant to the purpose of the Committee or may choose to place the matter on a future agenda.

**Regular Meetings.** This is a regularly scheduled meeting of the Land Use Committee, which meets on the first Thursday of each month at 6:30 P.M. at the La Crescenta Library Community, 2809 Foothill Blvd., La Crescenta, CA. See [www.thecvcouncil.com](http://www.thecvcouncil.com) for more information.

Respectfully Submitted by Cheryl Davis.