

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

MINUTES

September 3, 2020, 6:30 P.M.

Zoom Meeting ID: 975 8957 0194

OPENING BUSINESS

1. Pledge of Allegiance (Frank Beyt)
2. Roll Call – C.Davis, F.Beyt, I.Chessum, N.Englund, C.Hoffman, A.Ordubegian, P.Rabinov
Absent: James Bodnar, Kendall Hales
3. Approval of Agenda for September 3, 2020 – **Motion to approve by Frank Beyt, seconded by Paul Rabinov. Approved 7:0 (no abstentions).**
4. Approval of Land Use Committee Minutes from August 6, 2020 – **Motion to approve by Paul Rabinov, seconded by Frank Beyt. Approved 7:0 (no abstentions).**
5. Public Comment – non agenda items - None

INFORMATION ITEMS

6. Interim and Supportive Housing Ordinance (Heather Anderson, LA County Dept. of Regional Planning)- Heather Anderson went through the attached Policy Outline and Attachments. Notes/additions are in parentheses.
 - Aram – what is the interplay between State and County ordinance? Heather – everything under State policy is being Codified by the County. All local stuff is listed under local policy. Restricted on what can be imposed on shelters such as how close they can be to a school. Not including maximum occupancy for shelters as it is based on building code occupancy. We can regulate parking.
 - Paul – Permanent Affordable Housing – What is the difference from Interim & Supportive housing? Heather –Interim Supportive housing is for those transitioning from long term homelessness who need more services than those suffering temporary homelessness. A way to distinguishing between temporary nature of shelters & Interim (temporary) housing versus Affordable housing is leases. Funding for supportive services is short term (5 year increments). AB2162. If using Density bonus for affordable housing, must commit units to 55 years.
 - Harry Leon – Do you have a website for the ordinances with supporting materials? Let Heather know if anything might be helpful and what we want. The Staff report to RPC (4 pages-attached to these minutes) is helpful. Heather will follow up with Harry to work on that.
 - Ines – In terms of supportive housing. Logistically, the more you create small compounds of housing, you spread out services thinner. There's the old USC-County hospital sitting vacant – isn't that a perfect place to help house people in need of services? It has a cafeteria, auditorium, patient & exam rooms, etc.? Could it be converted to Interim and Supportive housing and be a center where a variety of services can be offered? Maybe the answers need to be bigger to help make positive strides.
 - Ines – Harry asked us to write a letter pertaining to this ordinance and the concerns our community has about this type of housing. We don't have a lot of homeless in our community. We don't have that concern here. Is there any recourse? There are probably no objections to churches providing resources and care to the homeless.

- Aram – we’re not in the hot zone, but we don’t want to take the burden on.
- Harry – some portions of the ordinance don’t fit well with our community vs others. He has heard similar sentiments from other communities in the area. We’ve been asked if people served can be from our community? Heather understands that desire as, statistically, most people stay close to where they’re from and the County doesn’t particularly want to pick them up and move them. The County’s policy is to keep people in their local areas. It’s a Fair Housing challenge if you only allow people from your area to be in this type of housing, yet the intent is to encourage solutions that contain geographic specificity.
- Dan Moore Encourages anybody, that they need to help the homeless, vet them and bring them to live in your home. It needs to be burdened by us or a church congregation, not the government. Heather - LASA has a program to help people transitioning out to place with people with an extra room.
- Harry – So we can’t object to these ordinances? Heather – You’re welcome to object, but we don’t have a lot of say with State policy – you need to reach out to state representatives. For local policy, you’re invited to submit comments to the Board by email, letters, etc.
- In order to reduce homelessness, the State has put laws in place to create incentives for developers. The County modifies that law into an Ordinance applicable to the Unincorporated portions of the LA County. The different Cities do the same for their jurisdictions. The inclusion in a housing development of Affordable Units triggers the Density Bonus Ordinance. Heather Anderson - State says you can bypass standards and obtain waivers. With We (Regional Planning) can add new local policy on to the State policy.
- In the Interim and Supportive Housing Ordinance, Shelter Parking is a State mandate. Motel conversions or shelter development going into existing buildings are exempt from zoning standards.
- Cheryl is hearing that Housing Ordinances allow density bonuses and allow exceptions to zoning regulations. The biggest impact to our Community Standards District - CSD is the Density Bonus Ordinance, and at the core, this is dictated by the State. In reviewing a proposed housing project in our community; there is no evidence of it conforming to the La Crescenta Montrose CSD.
- Heather Anderson/Tina Fung: If you apply for Density Bonus, the State allows you to modify certain development standards - bonuses. On the other hand, the County can grant **waivers**. In order to obtain a waiver from any of the standards imposed by a local Community Standards District (CSD) the applicant has to apply for a waiver from DRP by itemizing CSD zoning standards to be waved.
 - A “Waiver” from the County has nothing to do with cost saving, rather how the development standard is making it physically infeasible to build the number of units entitled to.
 - An incentive is showing the County how by reducing standards you’ll be saving money or have a cost saving.

- Nicole & Ines – There’s a project in our community that asked for incentives: increased height and increased FAR. They didn’t ask for any waivers from CSD, and yet are not conforming. **Nicole will follow up offline with Tina & Heather.** This must be a misunderstanding from DRP– a waiver was not requested and Community Design Standards are not being upheld. Density Bonus projects can ask for incentives in proportion to the number of “Affordable Units” that the project is proposing to build. When it comes to the CSD requirements, they need to itemize the request for each waiver they want.

PUBLIC HEARING & ACTION ITEMS

7. 2212 Maurice Subdivision (Pacific Coast Civil, Inc.) – Victor Jock, property owner, was present, but no one from PCC. The property owner prepared a mailing for property owners within 500’ radius (79 homes) which included a site plan and invitation to this meeting. LUC mailed the information. Easement on Parcel 2 to allow existing sewage to be accessible to Parcel 1. Parcel 1 has an existing home, Parcel 2 does not. There are several trees, some oak. This request is just regarding the subdivision, not a future structure or building.

- 2 emails – Dan Moore & Lisa Dupuy
- Dan Moore – requests that the developer come next month to present. Is there a PDF to look at for site plan that is larger than the one mailed or can it be placed on the website so it’s readable? **Will ask Donna to post on CVTC website.**
- Lisa Dupuy – why is subdivision happening? Will there be building on it and where will driveway will be? At this point, if they own land, they can subdivide as allowed by zoning (7,500 sq feet minimum). Site plan looks like Maurice is a full, through street, but it’s not. It might be a major clog for emergency vehicles.
Dan – It’s a dead end street, and an emergency vehicle can barely turn around using a private driveway. Mr. Dupuy – Only one really narrow way out. There will be more density; concern is in case of an emergency such as fire.
Discussion that maps look like upper Maurice and lower Maurice connect.
Ines – It depicts that Canyonside is the front, but we won’t know until site plans are submitted.

Why the subdivision? Victor – when purchased, thought he might do something about that lower piece of property, but didn’t do it. It’s more than twice the legal size so it makes sense to subdivide it. Dan – it’s currently a fire hazard. Encourage he speak with neighbors when he decides to develop the property and reach out to neighbors. Lisa Dupuy wants to hear from the Civil Engineer. Sharon Raghavachary has no problem with the subdivision but does question what comes next. **Ines will email PDF to them so they can enlarge.**

FUTURE PUBLIC HEARING ITEMS

8. 2413 Foothill & 4521 Briggs (NW corner of Foothill & Briggs). Frank spoke to Mr. Sakarian so we can meet with MKC Partners. Will reconnect to see where we are. **Ines to make a list of what is non-conforming to CSD.** Even top 5 things will help for Heather and Tina to see it’s being processed incorrectly. They applied in 2019 so technically they’re under the old CSD unless they ask to not be. **Nicole will ask Tuesday if traffic & lighting to come to 9/17 CVTC meeting.** They still have not done water the flow study and sewage flow study. Must be under 3/4 capacity of sewage flow all the way down to Verdugo Rd. They are saying they can go to 42’ envelope height + 10’ more. Are they getting conflicting info from Regional Planning? The only place that can have 42’ is the shopping center. PS. Inés: after review of the 2009 CSD, it allows a 42’ height if the C2 property does not adjoin R-1 or R-2. The 2020 CSD has a 35’-0” maximum height. See attached document for bullet points.

EARLY NOTIFICATION / APPLICATIONS FILED AT DEPT. REGIONAL PLANNING

9. 2434 Foothill Blvd (SE corner of Sunset) – Project PRJ2020-001576; Plan RPPL2020005035 filed 8/10/2020. 4-story 31-unit apartment building with 2-level sub-garage. Providing three affordable units at 50% AMI and requesting 1 incentive - 10 feet height.
Planner Elsa Rodriguez (Zoned C-2-BE) reviewing mid-Sept. Clearing has stopped about a week ago. **Ines will forward PDF to all.** Making an attempt to follow the 2020 CSD. Required height is 35'-0" height, requesting a an additional 10'-0" in height. Carmen might be a good person to ask/involve regarding the CSD or Mitch Glazer for old CSD.

UPDATES/ANNOUNCEMENTS

10. Next LUC meeting is October 1, 2020

ADJOURNMENT 8:06 PM

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. During the COVID-19 Safer at Home Order, Meetings will be held, as necessary, via Zoom. See www.thecvcouncil.com for more information.