

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

**MEETING MINUTES  
February 4, 2021, 6:30 P.M.**

**Zoom Meeting** (Zoom Meeting ID: 975 8957 0194)

**Meeting Recording:**

[https://zoom.us/rec/share/hiUZ5ULxxTsFbj\\_X6jHcMrCBjYSeZe5kzQymjApkz77idQ\\_GHglgBojGRRj9WYX.umkkH23y-gKlikan](https://zoom.us/rec/share/hiUZ5ULxxTsFbj_X6jHcMrCBjYSeZe5kzQymjApkz77idQ_GHglgBojGRRj9WYX.umkkH23y-gKlikan)

**Access Passcode:** 28#eh&Eu

**CALL TO ORDER:** 6:31 p.m.

**OPENING BUSINESS**

1. Flag Salute – Frank Beyt led the LUC in the Flag Salute.
2. Roll Call: Present: F. Beyt, J. Bodnar, I. Chessum, C. Davis, K. Hales, C. Kilpatrick, A. Ordubegian and P. Rabinov Absent: N. England,
3. Approval of Agenda for February 4, 2021 – AO JB 8:0
4. Approval of Land Use Committee Meeting Minutes January 7, 2021 – PR IC 8:0
5. Public Comments – non agenda items.

Chris Kilpatrick provided a short background on himself and interest in serving on the LUC. He is a builder familiar with zoning code. Other LUC members also provided a short background on themselves as well.

Others in Attendance: Johnny Brookbank, Harry Leon CVTC, Jo-Ann Stupakis CVTC, and Grant Michals.

**INFORMATION ITEMS**

6. 2212 Maurice Subdivision – CVTC letter was sent.
7. The CVTC has setup emails for [InesLUC@thecvcouncil.com](mailto:InesLUC@thecvcouncil.com) and [CherylLUC@thecvcouncil.com](mailto:CherylLUC@thecvcouncil.com). No other LUC members expressed a need for a CVTC LUC email addresses.

**PUBLIC HEARING & ACTION ITEMS**

8. LUC Terms  
Dec 2020 – Paul Rabinov, Nicole Englund, James Bodnar  
Dec 2021 – Chris Kilpatrick\* (replaced Carin Hoffman), Ines Chessum, Kendall Hales  
Dec 2022 – Cheryl Davis, Frank Beyt, Aram Ordubegian

\*Chris Kilpatrick's term on the CVTC will expire in 2023.

Ines provided an update on the LUC application and interview process. The dates are being updated to accommodate the CVTC schedule. Applications are due on March 4<sup>th</sup>. Interviews are planned for the afternoon of March 11<sup>th</sup>. On March 15<sup>th</sup> candidates will be notified that they were selected for submission to the CVTC for approval at the next CVTC meeting. At the March 18<sup>th</sup> CVTC meeting the council could act on the recommendation.

Interviews will be conducted by the land use chair and co-chair, and at least one current CVTC member. Location of where a candidate lives is not a screening factor on the application. A person that works in our community can still apply.

9. Glendale City Council Public Hearing on Appeal of Design Review Board Case No. PDR2004976 located at 2941-2943 Honolulu Avenue.

Grant Michals, President of the Glendale Coordinating Council, provided his perspective on the project, expressing concerns about how the project may be inappropriately using SB1818 to grant additional concessions. SB1818 provides the developer with a density bonus or other incentives or concessions for the production of lower income housing units. Grant was specifically concerned about the height of the development and reduction in landscape with the addition of a ramp instead of a lift. The proposed development will reach 45 feet exceeding the height that local zoning allows. The three concessions that they receive under SB1818 are not being challenged, however, Grant would like to see the other local zoning requirements satisfied. The concession should not permit a height bonus without an indeterminate height. The issue is that they are allowed an additional story, but they are effectively getting a story and a half. The other concern Grant expressed dealt with landscaping. A larger ramp to the subterranean parking reduces the amount of landscape and increases the amount of hardscape of the project. Grant requested a letter from LUC and CVTC addressed to the case planner and the Glendale City Council Members. The public hearing is continued to February 16th.

Motion: Move to draft a general letter that the LUC, as representatives of the unincorporated area of La Crescenta and Montrose, that local zoning or related CSD should not be precluded from being applied to developments when SB1818 is applied.

PR IC 5:0 (with F.B., AO, and CK abstaining)

Comments on the letter: Keep the letter general and not specific to technical details related to specific project. The clear point to be made in the letter is that SB1818 should not preclude local zoning to be applied to new developments beyond what is specifically granted under the legislation, and that the North Glendale CSD requirements should be met. The Glendale Public Hearing is scheduled for February 16, 2021 which may require review of any letter sent conducted via email.

## **FUTURE PUBLIC HEARING ITEMS**

10. 3037 & 3043 Foothill Blvd., next to Walgreens. Hearing date: **February 23, 2021 at 9:00 a.m.** <http://planning.lacounty.gov/case/view/tr073310> Project No 2014-03733-(5), amendment to Vesting Tentative Tract Map No. 073310 (RPPL2020006520), Conditional Use Permit Modification No. RPPL2020006440, Environmental Assessment No. RPPL2020009736. Amendment Map to remove one detached residential condominium unit from Lot 2 of which was previously approved for 29 attached residential condominium units in six detached buildings. Conditional Use Permit Modification to modify text conditions of CUP 201400181 to reflect the changes proposed by the amendment to the tentative tract map.  
  
The purpose of the hearing is to amend the CUP because the number of units on the site is being reduced by 1. The LUC has no issue with the reduction.
11. Walgreens CUP renewal application for the continued sale of alcohol (3001 Foothill). Contacted by Darlene Chacon from SOLOMON, SALTSMAN & JAMIESON [dchacon@ssjlaw.com](mailto:dchacon@ssjlaw.com) and requested to attend a meeting. They were contacted, but no response to date.  
  
Cheryl forwarded the previous letter of recommendation regarding the original CUP. Given that there was community opposition, the CVTC proposed several conditions in order to approve that CUP.
12. 3830 Hillway Drive (Whiting Woods) – Glendale DRB 1/14/21 was continued. Grant expressed concerns with this project because of past history. A permit for an eight foot retaining wall was applied for but a sixteen foot retaining wall was apparently built. Then a deck was built on top of the wall setting a new benchmark for the height restrictions. Glendale planning is taking a closer look at this project. LUC members expressed some concerns that this project falls outside of our normal scope.

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

13. Ocean View Bar & Grill – request for renewal of CUP for alcoholic beverages. Janelle Williams, Williams Land Use Services, [williamslanduse@yahoo.com](mailto:williamslanduse@yahoo.com)
14. 2413 Foothill & 4521 Briggs (NW corner of Foothill & Briggs) - RPPL2019006557 housing permit associated with Conditional Use Permit RPPL2019006553 to establish a Mixed-use 40 unit, 52 feet tall, 5 stories (4 units affordable at 50% AMI) ground floor 2,500 sf 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 feet height increase and FAR) via Discretionary Housing Permit. RPPL 2019006559 is housing project next to it. The developer is working on resubmitting plans. Frank expressed an interest and confusion related to the interpretation of AB 115 that became effective January 1st, that could impact zoning. The LUC would like to have Los Angeles County Planning discuss their interpretation of the legislation and how the legislation would be applied in our community.
15. 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. Per Planner Elsa Rodriguez, project is ministerial/by right. (Zoned C-2-BE). No CUP is required

for this project project. LUC would have access to any updated plans. DRP forwarded the contact information for the LUC to the owner should they wish to present their project to the LUC.

**UPDATES/ANNOUNCEMENTS**

16. Update from Nicole Englund regarding the DRP's Design Review Committee
17. Next LUC meeting is March 4, 2021 – DRP to present regarding Housing Element

**ADJOURNMENT:** Adjourned 8:14 pm

Minutes approved by LUC 3/4/2021