

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

**MINUTES  
November 4, 2021, 6:30 P.M.**

Topic: CVTC 11/4/21 LUC Meeting

Meeting Recording:

[https://us06web.zoom.us/rec/share/WxaREqxnRfIzlyiccoc4alJwrc\\_qgUdtv4tsYtUKd013B8\\_VLqr\\_fmJFJIQnwZbM.QIdqjFt5F0cwhkXD](https://us06web.zoom.us/rec/share/WxaREqxnRfIzlyiccoc4alJwrc_qgUdtv4tsYtUKd013B8_VLqr_fmJFJIQnwZbM.QIdqjFt5F0cwhkXD)

Access Passcode: uq0D@Sw1

Topic: CVTC LUC Meeting

Time: **November 4, 2021, 06:30 PM Pacific Time** (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/97589570194>

**Meeting ID: 975 8957 0194**

Meeting called to order 6:31 PM by Cheryl Davis

**OPENING BUSINESS**

1. Pledge of Allegiance
2. Roll Call: CD, IC, SG, KH, CK, JB Absent: FB, AO, NE
3. Approval of Agenda for November 4, 2021 - **Motion by JB, seconded by IC Approved 6:0:0**
4. Approval of Land Use Committee Minutes from October 7, 2021 **Motion by JB (with typo of “FM” changed to “FB”), seconded by KH Approved 6:0:0**
5. Public Comment – non agenda items

**INFORMATION ITEMS**

6. December 2, 2021 – Los Angeles County Department of Regional Planning to discuss SB 9 impacts for Regional Planning.

Questions to ask Regional Planning:

1. Are we urban or urban cluster?
2. Does SB9 consider fire zones?
3. Does SB9 consider flood zones?

At a recent American Institute of Architects meeting SB9 was discussed. Some of the cities are taking steps by implementing ordinances in response to SB9. The City of La Canada may be filing a lawsuit against the State in response to SB9. LUC members wanted to know what Los Angeles County is doing in response to SB9.

The CSD is something that can be used to shape the implementation of SB9. Los Angeles County Supervisor Kathryn Barger not interested in impacting the fabric of communities. The county may be limited on what it can do to stop its implementation.

The City of Glendale’s first attempt to respond to SB9 is to pass an emergency ordinance. Glendale is trying to make their ordinances more objective than subjective. An interim ordinance is supported by local groups. Glendale staff is still learning what they can and cannot do in response. SB9 will become effective January 1, 2022. Glendale is trying to get their ordinance in effect prior to SB9.

The La Crescenta-Montrose CSD does not include R1. Without any objective local ordinance or CSD, the developer is only limited by SB9. Another key issue to consider is enforcement. In the La Crescenta community there is limited enforcement. Building inspectors do not regularly check on non-objective standards.

## **PUBLIC HEARING & ACTION ITEMS**

### 7. Discussion of possible amendment to La Crescenta-Montrose CSD regarding R-1

The LUC discussed what can be done to the La Crescenta-Montrose CSD to minimize the impact of SB9 to the community. The building standards in different communities were reviewed and discussed including: Altadena, Avocado Heights, S. San Gabriel, Willowbrook Community, Pasadena, San Gabriel, and Tujunga. Many of La Crescenta standards were less strict than these communities.

The LUC concluded that the best way to manage SB9 would be to change the CSD to include an amendment for R-1. The LUC discussed changing building height, setbacks, and GSA (Gross Area) or FAR (Floor Area Ratio). Adding a height limit combined with restricting the area of living space dependent on the lot size could help reduce the size of new homes in our community.

The LUC discussed the possibility of changing the FAR to 35% of the lot size plus 1,000 square feet. This suggestion was more relaxed than all the other standards that the LUC reviewed.

The LUC discussed the height of the buildings and the impact that height may have on the construction of new homes on sloped lots. Making the height too small may make some lots difficult to build on simply because of the topography.

Tujunga has a floor limitation of 30% of lot size, but the second floor has to be smaller. The backyard setbacks also regulated in proportion to the lot. The LUC favored implementing new standards that were easy to understand and implement.

The LUC discussed the need to provide a homeowner protection should their home be destroyed due to a fire, flood, or natural event. The LUC believe that it is important for a homeowner to be able to rebuild their home at the permitted standards when the home was constructed. Public comments provided at the meeting supported this perspective.

Under SB9 a lot may be split, but each lot must be at least 40% of the original lot with a minimum size of 1200 square feet. A 3,000 square foot lot can be split under SB9. However, with the setback requirements, it's very unlikely that developers will be subdividing such small lots.

LUC members discussed various height restrictions, setbacks, and limits on home size. Concerns were also expressed about the change in green space as more homes are built in the community. The reduction in green space impacts the quality of life. The LUC considered a past community survey where overwhelmingly the community wanted to limit the size of new homes. The LUC also discussed the potential for adding a lighting restriction into the CSD at the same time, but there was not consensus on that approach because the change would add another complexity separate from responding to the SB9 issue.

### **MOTION by SG and seconded by IC (5:0:1 with CK abstaining)**

To discuss with Los Angeles County Department of Regional Planning amending the current La Crescenta-Montrose Community Service District. The changes to consider include:

#### Maximum Height Allowed

35 feet with lots greater than or equal to 20,000 square feet

30 feet with lots less than 20,000 square feet

#### Buildable Area

Maximum GSA = 25% of lot size plus 1,000 square feet

### Exception

Nothing in the CSD shall prohibit an owner from rebuilding their home that was damaged (for example, fire, flooding, earthquake, etc.) using the same permit requirements available at the time the home was originally constructed.

### **FUTURE PUBLIC HEARING ITEMS**

8. None

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

9. 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.
10. 2434 Foothill Blvd (SE corner of Sunset), Mr. Garo Nazarian (Domus Design) – 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, but may become discretionary due to oak tree encroachments. (Zoned C-2-BE)

### **UPDATES/ANNOUNCEMENTS**

11. Light Pollution at corner of Foothill and Briggs - Harry Leon will let zone enforcement know about complaints.
12. Update from Nicole Englund regarding the DRP's Design Review Committee – no update.
13. Next LUC meeting is December 2, 2021 – CV Town Council may need to have a meeting in December to address SB9 issue.

**ADJOURNMENT - 8:33 pm**