

LAND USE COMMITTEE
OF THE CRESCENTA VALLEY TOWN COUNCIL

NOTICE OF MEETING AND AGENDA
December 2, 2021, 6:30 P.M.

Topic: CVTC LUC Meeting
Time: December 2, 2021, 06:30 PM Pacific Time (US and Canada)
Join Zoom Meeting
<https://zoom.us/j/97589570194>
Meeting ID: 975 8957 0194

Dial by your location
+1 669 900 6833 US (San Jose)
Meeting ID: 975 8957 0194
Find your local number: <https://zoom.us/u/adW9xcsOvb>

OPENING BUSINESS

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda for December 2, 2021
4. Approval of Land Use Committee Minutes from November 4, 2021
5. Public Comment – non agenda items

INFORMATION ITEMS

6. None

PUBLIC HEARING & ACTION ITEMS

7. SB 9 and SB 10 impacts in Los Angeles County and the unincorporated area of La Crescenta-Montrose, Tahirah Farris and Nathan Merrick, Los Angeles County Department of Regional Planning).

SB9 and SB10 take effect January 1, 2022 and are intended to help add needed new housing and ease California's housing shortage.

- A. SB 9, the California Housing Opportunity and More Efficiency (HOME) Act facilitates the process of homeowners to build a duplex or split their current residential lot, expanding housing options for people of all incomes that will create more opportunities for homeowners to add units on their existing properties. – *In other words; where there is **one** existing home, it could be possible to build **four**.*
- B. SB 10 Creates a voluntary process for local governments to access a streamlined zoning process for new multi-unit housing near transit or in urban infill areas, with up to 10 units per parcel. The legislation simplifies the CEQA requirements for up-zoning, giving local leaders another tool to voluntarily increase density and provide affordable rental opportunities to more Californians. – *In other words: increase the number of people living within any given community.*
- C. CVTC recommendation letter to Supervisor Barger's Office. Discussion to revisit the FAR for lots 5,000 sq. feet and under.

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. Update from Nicole Englund regarding the DRP's Design Review Committee
12. Next LUC meeting is January 6, 2022 – Does this need to be rescheduled to a different date?

ADJOURNMENT

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.