

LAND USE COMMITTEE
OF THE CRESCENTA VALLEY TOWN COUNCIL

NOTICE OF MEETING AND AGENDA
February 3, 2022, 6:30 P.M.

Topic: CVTC LUC Meeting
Time: March 3, 2022, 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 March 3, 2022
4. Approval of Land Use Committee Minutes from February 3, 2022
5. Public Comment – non agenda items

INFORMATION ITEMS

6. SB9
 - A. Email response from Connie Chung to CVTC SB9 letter - Planning is reviewing and assessing what other local jurisdictions are doing in response to SB 9. They also recently developed departmental memos on SB 9, see <https://planning.lacounty.gov/interpretations>. For many projects, developing “missing middle” design and development standards. One highlighted is the West San Gabriel Valley Area Plan. See Program 19 on page 43 of the Housing Element: https://planning.lacounty.gov/assets/upl/project/housing_redlined-20211130.pdf. This is a comprehensive planning effort that can address broader planning issues and also presents an opportunity to make appropriate revisions to the CSD.

Information on the West San Gabriel Valley Planning Area and the area plan efforts in the General Plan:

- 1) See Program LU-1: https://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch16.pdf
- 2) Map of the West San Gabriel Valley Planning area: https://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_5-40_W_San_Gabriel_Valley_Planning_Area.pdf

PUBLIC HEARING & ACTION ITEMS

7. Discussion to revisit the FAR for lots 5,000 sq. feet and under to send LUC/CVTC recommendations to Planning. Title 22 changes are part of Planning’s scope of work for area plans.
8. LUC Terms
Dec 2021 – Chris Kilpatrick*, Ines Chessum, Kendall Hales

Dec 2022 – Cheryl Davis, Frank Beyt, Aram Ordubegian
Dec 2023 – James Bodnar, Nicole Englund, Steve Goldsworthy

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

FUTURE PUBLIC HEARING ITEMS

9. None

EARLY NOTIFICATION / APPLICATIONS FILED AT DEPT. REGIONAL PLANNING

10. 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.
11. 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

12. Update from Nicole Englund regarding the DRP's Design Review Committee
13. Next LUC meeting is April 7, 2022

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 COVID-19, meetings will be held, as necessary, via Zoom. See www.thecvcouncil.com for more information.