

Land Use Committee Minutes

9-10-12

1. Meeting called to order 6:35 PM
2. Self introductions were done. George, Reba, Cheri, and Ben in attendance. Approximately 9 stakeholders in attendance besides applicant and/or their representative.
3. Minutes for March and August approved on a 3-0-0 vote.
4. 13389 Hubbard Street- Zoning Administrator's Adjustment to permit 5' of space between buildings in lieu of required 10' minimum for 21 new single family detached dwellings. This project was under construction as we met and with the proposed plan as before us, The applicant declined to present to us and no advocate was present. Discussion centered about that the project could have complied with the 10' requirement at a loss of 4 to 5 units or they could have made two unit townhouses with the required 10' space between the pair of units and may not have suffered any loss of units. We also didn't like the use of compact parking spaces for the guest parking. George made the motion to recommend that the project be configured as pairs of townhouses and that full-sized parking spaces should be used. Second by Ben. Vote of stakeholders: 4-0-5. Committee vote: 4 for – 0 against – 0 abstained.
5. 13064 Borden – Zoning Administrator's Adjustment to legalize a reduced side yard setback of 4' at an attached patio cover and a reduced side yard setback of 5'-6" at two detached patio covers: all in lieu of required 10' minimum. In addition legalization is sought for a reduced separation of 8' between the attached patio and the detached patio covers in lieu of the required 10' minimum. There was some discussion of what could be done to achieve compliance, but that was deemed a hardship. Cheri motioned to recommend support of the project as presented, Second by George. Vote of stakeholders: 10-0-0. Committee vote: 4 for – 0 against – 0 abstained.
6. None were mentioned.
7. None to mention.
8. Two gentlemen were present who mentioned their interest in creating a private school on the former Lutheran School site on Glenoaks Boulevard. They were informed about our procedures and their need to apply with the Planning Department.
9. Adjourn 7:35 PM. Next meeting October 8, 2012.