

## **Design Advisory Committee**

Minutes of March 21, 2005 - 7 PM

S-T Municipal Bldg.

Meeting called to order by Chairman John LaRocca at 7:06 PM. DAC members in attendance: John La Rocca (chairman), Roberta Actor-Thomas, Cindy Cleghorn, Debby Beck, Richard Pozzo, Penny Blackwell. Alternates: Shelly Albert. Also in attendance: Ken McAlpine, Nina Royal, Kristin Asadourian from CD2, Ed Duke, Don Breeding. Approximately 43 neighbors were seated in the audience.

### **Comments**

Cindy Cleghorn reported on **10105 Commerce Avenue Certificate of Occupancy** issued by the City in direct violation of the Foothill Blvd. Corridor Specific Plan (FBCSP), Target Area 3. They were given permit from pharmacy to an office. No retail. Cindy requested it be noted in the minutes. Brief explanation of Certificate of Occupancy (CofO) for Target Area #3 also specified more clearly.

Richard Pozzo spoke regarding **street lighting** to be put up in the area with residential and commercial residents assessed for the work. Ken asked how it was determined that this was needed.

**6737 Foothill Blvd.** (cross street Haines Canyon). There has been an application to the City for a mobile recycling center. Classifies as storage and not allowed per the FBCSP. Debby added that "drive-thru" is not allowed by the FBCSP.

**Sign Report.** 888-LA4BUILD or [www.ladbs.org](http://www.ladbs.org) Roberta Actor Thomas reported on a building (10105 Commerce Ave.) that was given 30-days to comply and then permits were given so it didn't work. Kristin said they are humans mistakes happen. They are trying. Cindy Cleghorn & Penny Blackwell met with Kristin and LADBS and are working on a signage procedure.

Debby Beck regarding clues for the public to look for to **report misuses of the FBCSP**. Gives the example of the bricks being used to fill in windows at 10105 Commerce Ave.

### **Presentations**

**11104 Oro Vista** - Serge Adamian presenting on this project. Cameron Aryai is the Architect, also present. They want to divide a 3/4 acre lot into 4 parcels including a private street. Zone change to R1, 5,000 sq. ft. lots. Will have gate and fence. Questions regarding the adjacent lots being over 6,000 sq. ft. Penny noted that this property is in the Scenic Plan area. Several questions from the audience and the committee regarding the size of the homes (2,000 sq. ft. proposed, possibly two story). Will incorporate Integrated Resource Planning (IRP). Space between the houses will be whatever is required by the City. As far as community and neighbor feedback to their proposal they have only attended our meeting. Dale Thrush commented that the zoning they are requesting is R1 and they could go with other density. DAC took a straw poll of the audience asking if opposed to 4 homes on this lot. Roughly 30 raised their hands. When asked if opposed to any

development, no one raised their hands. The community just doesn't want that many. Dale explained the General Plan and City view of these lots and that different options for zon RS, RE9, RD6 are appropriate in order to say no to R1 they have to say yes to a different one or change the land use designation in the General Plan. Requested to do a lot analysis like we did on Hillhaven (Tomi Lyn will do). FAR will apply to this project. The developer will do an analysis and we will too. Request from John Laue in the audience to have the DAC take a stand and write a letter. DAC.

**111030-60 Oro Vista.** Greg Karr, Development Company and Sam Aslanian Architect for the project. Came to this meeting to clear up confusion from last presentation. Ellenbogen use to go through, now will be a culdesac. 27 homes in this development. Only access is from Oro Vista. Correction from Penny regarding number of meetings. John clarified that they have not been working with the DAC. Has not done this project with DAC coordination. Several questions from the audience relative to fire access and traffic. They plan to build all 27 homes at once. Comments regarding the dangerous intersection there. They should work to make the turn safer. Concern over the small lots. They should be larger as the average of the neighboring lots. Suggested working with the community now before plans are finalized. Community opposes 5,000 sq. ft. lots. 7-8000 sq. ft lots would be better. If a zone change goes through what guarantee do we (community) have that they will do as shown. Dale says it can be written into the subdivision. Zone change and subdivision hearings are going around the same time. Homes will be priced at market value (despite saying they are catering to first time families). Asked what they consider affordable housing. Answers were evasive. Regarding improvements to Oro Vista. Dale said the City will require some improvements on the project side of Oro Vista.

**Motion** regarding 111030-60 Oro Vista by Tomi Lyn Bowling that the DAC send a letter to the City with copies to STNC and CD2 that we oppose the current project as shown with 5,000 sq. ft. lots. The DAC would like to see an RS Zone (7,500 sq. ft) as minimum lot size. Motion unanimously carried.

**Motion** regarding 11104 Oro Vista by Tomi Lyn Bowling that the DAC send a letter to the City with copies to STNC and CD2 that we oppose the current project as shown with 5,000 sq. ft. lots. The DAC would like to see an RS Zone (7,500 sq. ft) as minimum lot size. Motion unanimously carried.

**Home Depot: CD 2 Report by Dale Thrush** regarding Home Depot. Wendy and Dale met on March 10 with the Home Depot representatives. They passed contact information. Their reps are interested in working with the community. Mike Abbatte is manager of this proposed development.

DAC discussion regarding a small working team to include STNC chairman, DAC chairman, Vision 2020 chairman, Debby Beck and Richard Pozzo along with Dale Thrush to meet with Home Depot representatives in small meetings before a DAC or STNC meeting.

**Minutes:**

Minutes of March 7 postponed to next meeting.

Meeting adjourned at 9:30 PM

Minutes taken by Tomi Lyn Bowling