

SUPPLEMENTAL
REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: January 8, 2025

HEARING DATE: January 15, 2025 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2021-001327-(5)

PERMIT NUMBER(S): Minor Conditional Use Permit (“MCUP”) No. RPPL2021003527
Administrative Housing Permit No. RPPL2021003544

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 2214 Windsor Avenue, Altadena

OWNER: KT and KT Investments, LLC

APPLICANT: Kluger Architects

PUBLIC MEETINGS HELD: 1 OF 5

INCLUSIONARY HOUSING ORDINANCE (IHO): The Project is subject to the IHO.

CASE PLANNER: Diana Gonzalez, Principal Planner
dgonzalez@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2021-001327-(5), MCUP Number RPPL2021003527 and Administrative Housing Permit Number RPPL2021003544, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS STATUTORILY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE MINOR CONDITIONAL USE PERMIT NUMBER RPPL2021003527 AND ADMINISTRATIVE HOUSING PERMIT NUMBER RPPL2021003544 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PUBLIC COMMENTS RECEIVED

Since the submission of the Report to the Regional Planning Commission on January 2, 2025, Staff has received one comment from a member of the public. On Sunday January 5, 2025, Staff received an email (attached as Exhibit A) in opposition to the project. The individual expressed concerns related to traffic and a lack of sufficient parking. They also suggested modifying the project scope and scale to address concerns related to traffic.

Report
Reviewed By: 
Kevin Finkel, AICP, Supervising Planner

Report
Approved By: 
Mitch Glaser, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Public Comment (Email dated January 5, 2025)

Diana Gonzalez

From: Kathryn Jackson <kjackson@gmail.com>
Sent: Sunday, January 5, 2025 4:00 PM
To: Diana Gonzalez; DRP Public Comment
Cc: Kathryn Jackson
Subject: Project No: PRJ2021-001327-(5) - January 15 2025, Agenda Item #6

CAUTION: External Email. Proceed Responsibly.

Hello

Agenda Item #6
Kathryn M. Jackson
815 Alberta St.
Altadena, CA. 91001
kjackson@gmail.com
626.797.378
Not the applicant

Planning Committee,

I am writing to oppose the project at 2214 Windsor Ave.

I attended the last meeting and the results were to complete a traffic study. I have searched for a copy of the results of the traffic study and have not been able to find it. Since that meeting a traffic signal has been added north of the intersection at Windsor and Figueroa.

The location of this parcel is at the intersection of Woodbury and Windsor. As you drive north on Windsor, the street narrows, right at the entrance to where the proposed, one and only driveway entrance will be located.

Traffic already backs up at this location when cars merge. With this building, and one driveway, if a car is exiting the building and one needs to enter, they will be sitting on the street backing up traffic waiting for the car to exit, especially if they are in the center of the driveway and there is not enough room for another car to enter. With the extreme traffic in the mornings when employees are driving North to JPL and residents heading to and from their homes, this building will cause more traffic.

For the cul-de-sac streets on this avenue, it is already difficult to exit our streets, especially in the mornings, going both north and south. This difficulty has been increased with the installation of the traffic signal at Figueroa Street. This light backs up traffic all the way down to Woodbury.

Of course, you could propose a right turn only when exiting, but all know that will not solve the problem because those exiting will make the left instead of going north to round a corner at Figueroa to go south or will go north and make a u-turn, adding more traffic delays.

A mixed use building with one driveway, 54 units, 80 parking spaces and businesses on the ground level will greatly impact the traffic and cause extreme backup. 54 units will require more than 80 parking spaces, averaging at least 2 cars per unit, estimating 108 vehicles. This total does not include the patrons going to the businesses on the ground level. The overflow of cars will extend on to Windsor and the immediate side streets therefore impacting traffic flow and narrowing the already narrow street.

Please consider rejecting this project or greatly reducing the size, to possibly 6 - 8 mini homes.

Thank you for your consideration.
Kathryn M. Jackson