

**LAND USE COMMITTEE
OF THE ALTADENA TOWN COUNCIL**

MINUTES OF REGULAR MEETING

April 6, 2010 7:00 P.M.

Altadena Community Center, 730 E Altadena Dr, Altadena, CA

A regular meeting of the Land Use Committee of the Altadena Town Council was held at the abovementioned date and time in the Community Room of the Altadena Community Center, 730 East Altadena Drive, Altadena CA.

The meeting was called to order at 7:07 P.M. by Chairman Brian League.

OPENING BUSINESS

1. Roll Call

The following Members, constituting a quorum, were present at roll call: Anthony Cheng, Amy Cienfuegos, Okorie Ezieme, Susan Goldman, Steve Haussler, Diane Marcussen, Tecumseh Shackelford, Greg Stanton.

The following Committee members were absent: Phillip Barela (excused), Gene Campbell, Ruth Edwards, Mark Goldschmidt, Ken Roberts, Gino Sund, Sandra Thomas.

2. Minutes Approval

Motion to approve the February 2010 minutes was made by Member Shackelford, seconded by Member Marcussen, and approved (8-0-0).

3. Public Comment – none.

PUBLIC HEARING & ACTION ITEMS

4. 147 East Loma Alta (CT4602) – Ezieme/Haussler

Applicant: BDI –Derra Design for AT&T Wireless

R2010-00090 (CUP 201000014) filed 01/26/2010 – R1-7500 – ZP1 Anita Gutierrez

Installation of an unmanned telecommunications facility disguised as a 100 foot monopine. AT&T will be installing 9 panel antennas at 95 feet with a 27 foot by 12 foot lease area for related equipment. T-Mobile will be installing 12 panel antennas at 85 feet with a 25 foot by 12 foot lease area for related equipment. Lease areas will be surrounded by chain link fence with green slats.

Member Marcussen stated she would not vote on this agenda item because she works for AT&T. Member Goldman also stated she would not cast a vote since AT&T is one of her clients.

The consultant for the applicant gave a brief summary of the project. For the equipment area, feedback such as climbing vines can be incorporated into the project.

Member Ezieme asked the applicant about 911 coverage. The applicant confirmed there would be standard e911 equipment and capability. Member Ezieme brought this up because there have been significant numbers of dropped 911 calls in the foothills, which poses a public hazard so wants to ensure reception will be improved by this project. The applicant explained that there would be significant improvement because the monopine is 100' tall whereas most towers are only at 35-40' tall so the coverage area of the monopine will be much bigger than the typical wireless facility.

Chairman League reminded the Committee that AT&T had proposed a site nearby to the west, which the Committee did not support. This site is better so the applicant has taken our feedback into account.

Member Stanton asked if the ground-level equipment would be noise generating and the applicant answered the equipment would not make much noise.

Member Goldman asked if there would be 1 pole or 2 and the applicant stated a single monopine would be constructed.

Member Haussler asked about the design of the equipment at ground level. The applicant welcomed conditions for aesthetics such as a CMU wall instead of chain link, climbing vines, or other improvements.

Public comment:

- A. David Lombardero. 430 Devonwood. Lives immediately nearby. Strongly supports the project because his neighborhood has very poor mobile reception, and land lines there are also unreliable as they go down several times a year. He supports more towers in the area to improve cellular triangulation for 911 capability and hiker safety, especially since the next closest tower appears to be 5 miles away.
- B. Greg Middleton. 320 McNally Ave. He is the ATC Rep for this census tract. He stated that he surveyed the neighbors and found they are all in support of the project.

Given the above discussion, and on motion duly made by Member Haussler, seconded by Member Shackelford, and approved (6-0-2) with Members Goldman and Marcussen abstaining, it was

RESOLVED the Committee recommend that the Altadena Town Council send a letter to County Regional Planning recommending APPROVAL of project R2010-00090 (CUP 201000014) to install an unmanned telecommunications facility disguised as a 100 foot

monopine located in the R1-7500 zone at 147 East Loma Alta with the condition of enhanced landscaping at the site to improve the aesthetic of the completed facility.

Member Ezieme advised the applicant to bring 911 drop and improvement data to the ATC meeting.

5. 501 Stonehurst Dr (CT4610) – Campbell/Shackelford

Applicant: Yolanda McCausland, consultant

R2009-01628/RCUP 2009-00116/ROAK 2009-0038 filed 09/23/2009 – R1-YY

Retroactive conversion of an existing garage into 2 bedrooms (432 SF), adding tandem carport (350 SF), an oak tree encroachment, modification to side yard CSD for garage conversion and modification to front yard CSD for tandem carport.

The applicant explained the oak tree permit portion of the project would be dropped since there is no new construction within the drip line.

Member Shackelford explained he went with the applicant to get neighbor signatures of support. The current owners of the property recently purchased the property without knowing that the improvements in the application were unpermitted, so are now seeking retroactive approval.

The consultant explained that the owners bought the property knowing there was no garage. They did not know the prior owners had converted the garage to a bedroom that was nonconforming since the setback is only 2' from the side property line rather than the 5' requirement. Also, since the house is set back far away from the street as compared to all the other houses on the block, the proposal calls for a 2 car carport at the front of the house.

Member Cheng stated he drove the area and stated the house on the subject property is indeed positioned very far from the front property line when compared to all the other houses on the block. The applicant circulated aerial photos showing the front yards of all the houses on that street are quite small except for the subject property.

One of the pictures depict sheriffs at that property. Another representative for the applicant explained that prior to the current owner, this used to be a drug house so the sheriffs were there to regularly raid the property. The cleaned up house and new owners have ended that blight.

Public comment:

A. William Gallerson, III. 497 W Stonehurst Dr. He is one of the immediate neighbors and is in support of the project. He has lived there over 30 years.

Chairman League clarified that the issues before the Committee are modifications to the CSD to allow for the 2' side setback, tandem parking, conversion of the original garage to habitable space including a ¾ bath, and smaller front setback for a carport. This would have the added benefit of covered parking rather than no onsite parking at all.

Member Marcussen asked for clarification on what habitable space was being retroactively permitted and the applicant explained that the old garage has been turned into a bedroom and a three-quarter bath. The original house was only 1,159 sf and the current is 1,591 sf plus a 350 sf carport.

The applicant circulated a copy of the plans with neighbor signatures of support.

Given the above discussion, and on motion duly made by Member Shackelford, seconded by Member Goldman, and approved (7-0-1) with Member Haussler abstaining, it was

RESOLVED the Committee recommend that the Altadena Town Council send a letter to County Regional Planning recommending APPROVAL of project R2009-01628 for the retroactive conversion of an existing garage into 2 bedrooms (432 SF), adding a tandem carport (350 SF), modification to side yard CSD for garage conversion and modification to front yard CSD for tandem carport.

INFORMATION ITEMS

6. Reports and Organizational Matters

- A. Member Marcussen stated that the County is investigating an illegal second rental unit next door to her home. Also, the parking deviation project on Washington in her census tract is still vacant.
- B. Member Ezieme stated that there is a potential sale of the Sahag Mesrob School and a "get to know the neighbors" meeting is scheduled for Thursday evening at the site.

FUTURE POTENTIAL PUBLIC HEARING ITEMS

- 7. None.

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There being no further business being brought before the Committee, the meeting was adjourned to the next scheduled regular meeting on Tuesday, May 4, 2010 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Correspondence Secretary