

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

MINUTES OF REGULAR MEETING

June 5, 2007 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 7:05 P.M. by Chairman Gino Sund.

OPENING BUSINESS

1. Roll Call

The following Members, constituting a quorum were present: Ken Balder, Anthony Cheng, Gene Campbell, Ron Carter, Mark Goldschmidt, Steve Haussler, Tim Kelly, Steve Lamb, Gino Sund, Bobby Thompson and Cynthia Tilleman. Ken Balder was seated for CT4612.

The following Committee members were absent: Dennis Bridwell, Susan Goldman, George Lewis, Walter Olszewski, Doris Shackleford, and Sandra Thomas.

2. Agenda Approval

Chairman Sund suggested the addition of consideration of sending a letter of support regarding the changes to the R-2/R-3 standards to County Regional Planning. Member. Haussler made a motion to approve the agenda with that modification, which was seconded by Member Balder, and approved unanimously.

3. Minutes Approval

Motion to approve the May 1, 2007 minutes was made by Member Haussler, seconded by Member Balder, and approved unanimously.

4. Public Comment – none.

PUBLIC HEARINGS & ACTION ITEMS

5. 2763 N Marengo Ave (CT4602) – Carter/Haussler

Applicant: Jason Kozora, Trillium Consulting for T-Mobile

T2007-00053 filed 03/05/2007 – public right of way – Planner TBD

T-Mobile wireless telecommunications facility. Feedback sought by County.

Member Carter stated that he spoke to the resident at that corner, who stated he was not informed of this project. Member Carter feels formal action should be postponed to a later meeting to allow for more community outreach.

Mr Kozora gave a brief summary of the project. In summary, an existing 40' utility pole will be replaced by a 50' utility pole. T-Mobile antennae and equipment will be located on the new pole. Only a small power source cabinet would be placed on the ground across the street from the pole.

Member Tillemann inquired about the size of the equipment. Mr. Kozora distributed photosims and plans which include the dimensions of the equipment.

Member Carter asked if there is a code restriction on the height of the pole since the Committee faced height concerns for other wireless projects in Altadena. The applicant explained that since the pole is in the public right of way and not in a commercial or residential zone, there is no limit. However, the pole height was selected in order to pass the review at the County which also considers impact on the community.

Member Goldschmidt asked whether the old pole would be completely removed or if it will be cut at 6' and a new pole attached to it. Mr. Kozora stated the old pole would be completely removed and a new pole be installed in its place.

Member Carter asked how many subscribers are in that immediate area. Mr. Kozora stated that information could be provided.

Given the above, and on motion duly made by Member Balder and seconded by Member Kelly.

During discussion, Member Goldschmidt stated Pasadena has placed a moratorium on new wireless telecommunications facilities, and asked whether the Committee can recommend similar action to the County.

Member Carter stated he is concerned that formal action should not be taken since the neighborhood was not properly informed.

Chairman Sund also explained that a new ordinance, called the "Wireless Ordinance" is about to be heard by the County during the summer whereby public right-of-way wireless projects will no longer require CUPs and instead fall under the discretionary review of Regional Planning. Also, the ordinance encourages co-location of multiple carriers. If this proposed ordinance passes, this would mean the Committee will no longer hear wireless projects located in the public right-of-way.

Member Kelly stated it would be wise for the Committee to inquire with the ATC on exploring creation of a unified plan for wireless telecommunications facilities throughout Altadena rather than be reactionary to project brought before us as in the past.

Given the above discussion, the motion was withdrawn.

On motion duly made by Member Goldschmidt, seconded by Member Carter, and approved 8-0-1, it was

RESOLVED that the Committee CONTINUE this matter of the replacement of a utility pole at 2763 N Marengo Ave for a T-Mobile wireless telecommunications facility on that pole with its associated power cabinet across the street so that more neighborhood feedback can be obtained at a subsequent meeting.

6. 1901 Allen Ave (CT4612) – Cheng/Lewis

Applicant: Lorena Flores, Royal Street Communications

R2006-02792 filed 09/21/2006 – R2 – Planner TBD

MetroPCS wireless telecommunications facility on roof of Tekeyan/Beshguturian Hall which already hosts T-Mobile and Verizon.

The applicant explained that after canvassing the immediate area, 7 neighbors are in support and 1 neighbor was in opposition. Also, the screens already in place would remain in place, and not be changed; at the time the photosims were prepared, the screens were not yet installed but now have been constructed.

Antennae will be placed on the roof and the equipment cabinets will be placed in the currently unused and un-landscaped northwest corner of the parking lot. The neighbor immediately next door to that corner was not available for comment. That corner is not easily visible from the street.

Given the above, and on motion duly made by Member Balder, seconded by Member Goldschmidt, and approved 8-0-2, it was

RESOLVED that the Committee recommended that the Altadena Town Council issue a letter to the County Regional Planning Department to recommend APPROVAL of CUP R2006-02792 for the construction of a wireless telecommunications facility for MetroPCS at 1901 Allen Ave with the antennae located on the rooftop and associated equipment cabinets screened in the northwest corner of the parking lot.

7. 2235 Lake Ave (CT4611) – Goldschmidt/Tilleman

Applicant: Lorena Flores, Royal Street Communications

R2006-03218 filed 09/11/2006 – C2 – Planner TBD

MetroPCS wireless telecommunications facility on shopping center roof that already hosts Verizon and Cingular.

The applicant explained that MetroPCS antennae will be placed on the roof in between existing antennae of Verizon and Cingular. The equipment cabinets will be placed on the street at the south end of the building that will be screened from view by an 8' wall that will be placed at the minimum setback. That wall will be stuccoed and painted to match the existing wall and style of the building. The applicant attempted to locate the equipment on the second floor of the building in order to hide its view from the public but the building structure is not strong enough to support it there. The applicant brought signatures of support from 6 neighbors; 1 neighbor was in opposition.

Given the above, and on motion duly made by Member Lamb and seconded by Member Tilleman, and approved 7-0-3 it was

RESOLVED that the Committee recommended that the Altadena Town Council issue a letter to the County Regional Planning Department to recommend APPROVAL of CUP R2006-03218 for the construction of a wireless telecommunications facility for MetroPCS at 2235 Lake Ave.

During discussion, Member Haussler stated that the power equipment is cleverly hidden and commended the applicant for this design.

8. 2609 Lincoln Ave (CT4610) – Campbell/Thompson

Applicant: Lorena Flores, Royal Street Communications

R2007-00318 filed 02/06/2007 – R1-7500 – Planner TBD

MetroPCS wireless telecommunications facility: monopalm at the Seventh Day Adventist Church.

The applicant gave a brief summary of the project, which calls for the erection of a monopalm behind the Seventh Day Adventist Church and associated equipment cabinet, which will not be visible from the street. She stated she canvassed the neighborhood, going to the school next door but could not get a response because the principal was busy. She brought 5 signatures of support from neighbors on Mountain View and Calanda; 1 neighbor was in opposition.

Members Thompson and Lamb felt the applicant should get additional neighborhood feedback especially since she did not stop at either of their homes and they are within very close proximity to the site.

An issue was raised about whether wireless facilities are killing bumblebee populations. The applicant stated she did some research and found that wireless towers are hypothesized to affect migratory patterns of the bumblebees but not actually survival rates.

The monopalm will be 60' and the antenna will be placed at 57'. The church also owns the property adjacent to the monopalm, so there is no direct residential neighbor next to the monopalm parcel.

Originally, MetroPCS sought to locate at Apple Market but the rooftop was not strong enough to support the equipment. They also sought to co-locate on an existing pole, but could not find a suitable site.

The applicant did not bring any samples of the proposed monopalm, and there was concern raised that an aesthetically pleasing one be erected to avoid the recurrence of something similar to the unsightly monopalm at the Apple Market.

Given the above, and on motion duly made by Member Tilleman, seconded by Member Lamb, and approved 8-0-2 it was

RESOLVED that the Committee CONTINUE this item to a subsequent meeting when the applicant can provide the Committee with samples and/or choices regarding the look of the monopalm proposed for 2609 Lincoln Ave.

Chairman Sund also instructed the applicant to return with copies of the filed CUP applications for each of the 3 projects handled by Royal Street Communications.

INFORMATION ITEMS

9. Support for the proposed R-2/R-3 Development Standards

Chairman Sund distributed a letter of support for the R-2/R-3 Development Standards project reiterating the viewpoint of the Committee that specific general principles be relayed to Regional Planning rather than an absolute selection of exact wording. This letter will be sent by the ATC to the Countywide Studies Group at Regional Planning.

Given the above, and on motion duly made by Member Lamb, seconded by Member Haussler, and approved unanimously, it was

RESOLVED that the Committee recommended that the Altadena Town Council issue a letter to the County Regional Planning Department to reiterate support for the R-2/R-3 Development Standards project and provide specific general principles rather than explicit wording for the new standards. This letter is attached in the records.

10. Reports

- A. CT4611 Report. Member Goldschmidt stated that the project for the Backstage (Coffee Gallery) is going to Planning Commission at the County. The pocket park is getting concrete poured there so there will be some traffic disruption but the project is making progress. 63 oak trees will be planted along Fair Oaks instead of Crape Myrtles. Also, major construction between Woodbury and Altadena on Fair Oaks where the public right of way will be completely upgraded was announced. Member Goldschmidt also attended a presentation of the proposed project for the Scripps Home site; he felt that although there will be a large structure, the overall design, use of light, landscaping, and massing looked positive. However, the use of the Craftsman style for such a large structure might not be the right fit for the neighborhood. The developer and architect were encouraged by Members Goldschmidt, Tilleman and ATC Member Zack that the architectural style could reflect more of the surrounding large institutional buildings rather than a modern interpretation of the "Mission" style. The Committee felt that it will be good to review this project in detail, but that it should follow the normal procedure of waiting for the applicant to bring it to the ATC rather than call for a special early presentation.
- B. Communications. Due to the unwieldy size of attachments often circulated to the Members, the Committee agreed to send only links for such files to be hosted on a server rather than email the large files directly.
- C. Issue from Carter and Haussler. The Chen Family is moving forward again with its proposal to subdivide its property and reduce the current 4 houses down to 3 houses on Las Flores. However, the Chen Family was hit by an exorbitant engineering and water line construction bill of \$173,000 passed on by Lincoln Water Dept as part of a plan to provide enough water pressure for fire safety. Members Haussler and Carter will gather additional facts and try to help the applicant figure out how to avoid or mitigate this onerous requirement.
- D. July 3rd Meeting. The July meeting of the Committee will most likely be cancelled dependent on whether there will be a conflict with a potential Congressman Adam Schiff community meeting as well as 4th of July festivities.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, July 3, 2007 at 7:00 P.M. in the Community Room of the Altadena Community Center.

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Respectfully submitted,
Member Anthony Cheng
Communications & Correspondence Secretary