

MINUTES OF REGULAR MEETING OF THE

LAND USE COMMITTEE OF THE

ALTADENA TOWN COUNCIL

September 7, 2004 - 6:30 P.M.

A regular meeting of the Land Use Committee of the Altadena Town Council was held on September 7, 2004 at 6:30 pm in the Conference Room of the Altadena Community Center, located at 730 East Altadena Drive, Altadena CA. A copy of the notice and agenda was posted at the Community Center for one continuous week prior to the meeting date.

The following members, constituting a quorum, were present:

Jamie Bissner, Ron Carter, Susie Collins, Steve Haussler, Lucy Hino, Barbara Koenig, Steve Lamb, Greg McPhee, Bobby Thompson, Michele Zack

The following Committee members were absent:

Steve Bass, Tecumseh Shackelford

The meeting was called to order by the Chairman at 6:45 pm.

a. The Minutes of the July 6, 2004 meeting, were approved as submitted.

b. Membership

Two newly appointed members of the committee were announced and seated: Anthony Cheng and Viola Williams. The new roster will be submitted to the Town Council at the next Council meeting for confirmation.

c. Permits and Variances

Agenda item 5a. 943 E. Altadena drive, AT&T wireless church tower.

A CUP application for the installation of a wireless telecommunications facility at 943 E. Altadena Drive, was presented by Guy Chung, for AT&T Wireless Services. The antenna will be mounted on the north and east surfaces of the 57.5 ft Altadena Community Church tower, and covered by a clothlike material to blend in with the existing surface of the tower. The installation will be recessed into the exterior surface to retain the existing shape and height of the tower and will be placed approximately 3 to 12 feet below the top. A 10 x 25 ft equipment structure at ground level will be constructed next to the building. See Attachment A, project description.

RESOLVED that the committee recommend that the Altadena Town Council write a letter to the County Regional Planning Department to express approval of the overall concept of the CUP application on the condition that the applicant return to the committee with its final design and specifications for final approval of the screening component of the project.

d. Old business

Agenda item 6b. 1101 East Loma Alta (revision to approved plan, 2003)

As presented by Sameer Etman, a 43 acre property approved for construction of new dwellings will be reconfigured to change the course of the driveway and access road to conform to the topographical contours of the hillside. The inclusion of a neighbor's lot in the plan for this purpose, will make space available for an additional separate buildable lot, and two additional structures. Original dedicated open space will not be affected. Access to existing trails will not be affected. See Attachment B.

RESOLVED, that the revised subdivision plan as presented to the committee and attached to the minutes of the meeting be recommended for approval by the Altadena Town Council and be directed to the County Regional Planning Department as approved.

e. New business

Agenda item 7a. 591 Devonwood Road, overhead utility lines.

Presented by Dennis Lee and property owner Green. Utility lines to service a new residence which has been permitted by the County, has been submitted to County Parks and Recreation for approval. The committee was asked to review the placement of the overhead lines for compliance with applicable community design guidelines. The committee reviewed the plan, Attachment C, along with 5 photographs of existing lines over the same portion of the Altadena Crest trail easement. The 38' proposed height of the lines was well above the required clearance and much higher than existing lines over the trail. The Committee questioned Mr. Green about the possibility of placing the lines underground, and he indicated that Parks & Rec did not want the lines underground. Members of the public expressed some concern over the installation of the lines.

The committee found no applicable standards or guidelines which would prevent the installation of the wires, and took no action on the project.

Agenda item 7b. 1678 Braeburn. H Bonar.

The subject of notice to surrounding property owners was discussed in the context of nuisance and construction activity on Braeburn. The offending nuisance of road improvements having been completed, the immediate issue was moot, but the problem of notice to affected residents remains a problem if the offending activity is permitted as complying with applicable code, and no notice to surrounding property owners is required.

No further business being brought before the committee, the meeting was adjourned.

Respectfully submitted,