

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

**MINUTES OF REGULAR MEETING**

**November 2, 2004 - 6:30 P.M.**

A regular meeting of the Land Use Committee of the Altadena Town Council was held at the abovementioned date and time in the Conference Room of the Altadena Community Center, 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 meeting was called to order at 6:35 P.M. by Committee Chair Lucy Hino.

**I. Roll Call.**

The following Members, constituting a quorum, were present:

Ron Carter, Anthony Cheng, Susie Collins, Steve Glasser, Steve Haussler, Lucy Hino, Barbara Koenig, Steve Lamb, Tecumseh Shackelford, and Viola Williams.

The following Committee members were absent:

Steve Bass, Jamie Bissner, and Michele Zack.

**II. Agenda Approval.**

The posted agenda, appended with an information item regarding 2233 Casitas, was approved unanimously.

**III. Minutes Approval.**

The Minutes of the October 5 2004 regular meeting were not received by all members. The Secretary was directed to redistribute and place on the agenda for the next regular meeting for approval.

**IV. Organizational Matters.**

**A. Start Time for 2005 Regular Meetings.**

The Secretary was directed to poll the Committee via email whether meetings should begin at 6:30 P.M. or 7:00 P.M.

**V. Public Comments.**

**A. Topic: 2233 Casitas Ave**

Alton Mallory

Address: 2243 Casitas Ave

Speaker advised to return when CUP hearing formally held

**B. Topic: 2233 Casitas Ave**

Cheryl Hill

Address: 2241 Casitas Ave

Speaker advised to express opinions in writing to the County

**VI. Public Hearing: Permits, Variances, & Changes**

**A. 2877-2935 N. El Nido**

**Conditional Use Permit 02-227**

**Sycamores Expansion**

Speakers: Carolyn Ingram Seitz, Consultant; William "Bill" P. Martone, Administrator of Sycamores

The Sycamores has had many meetings with immediate neighbors and all those within a 500 feet radius. Some meetings even had 75 people. The Sycamores has been planning this expansion for 9 years. At this point, "neighbors just want to see this built." Significant consensus building and community outreach work done.

Bill Martone gave presentation on The Sycamores and this expansion. Site was originally designed to support 30 boys, and has expanded to support 60 boys. Currently there are 48 resident boys on campus. Philosophy in the foster care industry now is to get kids back home quicker. Permit allows for 60 resident kids. The CUP asks for 60 permanent beds and 10 respite beds. There is a possibility that the 10 respite beds can become permanent beds. Typically, respite beds would be weekend or weeklong stays. Member Glasser raised issue that if the respite beds are utilized end on end time-wise, those 10 respite beds can essentially be permanent beds.

Currently 98 parking spaces, 138 proposed. Original CUP was for 5 acres, now at 6.2 acres.

Application is for both relocation and construction of buildings as well as demolition and rebuilding of buildings. Sycamores acquired a few more parcels over the years such as the southern-most parcel which was bequeathed from the Pasadena Humane Society. Although The Sycamores now has more land, they have not added more usable space.

There are 138 parking spaces in the new plans since parking was a major issue when choosing the subject site for The Sycamores and keeping future expansion in mind. Due to lack of space, Sycamores has had to borrow classroom space from other places. It would be much better to consolidate

all services back onto the campus, better utilize the allowable floor area, and perform an expansion to meet the needs of all students/residents. There will be several new buildings. Functions have been adjusted to streamline operations and consolidate uses. By moving the kitchen and operations facilities further south, trash disposal is facilitated.

Total new space over current amounts netting out all removal of buildings and construction of new buildings: 22,592 sf. 42% of space will be landscaped.

No current plans for additional land acquisition and expansion.

Member Carter asked why anyone would oppose the project. Ms. Seitz stated that there is no real opposition except for a rumor 3 years ago that trucks would be driven up and down Sterling Place for access to the play yard area of the campus, which was not true.

CUP has been pending at the County since 2002. County will be done with environmental review by end of December 2004. CUP hearing will likely be late March 2005.

Given the above, and on motion made, seconded and duly passed, it was

RESOLVED, that the Committee continue this matter to the January 2005 meeting where the public may have the opportunity to provide comments on the proposal.

Census Tract Member Lamb directed by Chair to make sure community is aware of January 2005 (and/or subsequent) meeting(s) when this project will be discussed.

**VII. Subcommittee Reports.** None.

**VIII. Old Business**

**A. 1901 Allen Ave (CT4613).  
Conditional Use Permit 02-059  
Applicant: Verizon Wireless**

The Committee was informed that the County is deciding between requiring Verizon to put up either full-story-wide screens on two sides of

the building or just smaller individual screens to shield the antennae on the rooftop. This matter was discussed at the County hearing, but a decision has not yet been made. Upon review of simulated sketches, the Committee expressed concern regarding the use of small, disjointed screens.

Given the above, and on motion made, seconded and duly passed, it was

RESOLVED, that the Committee recommend that the Altadena Town Council write a letter to the County Regional Planning Department to recommend the requirement by Verizon Wireless to **install full-story screens at 1901 Allen Ave for CUP 02-059.**

#### **IX. New Business**

##### **A. PUSD impact issue.**

This agenda item folded into item IX(B) below.

##### **B. Loma Alta School vandalism, other problems.**

Given the broad nature of the vandalism and other problems raised regarding the Loma Alta School, the Committee agreed to seek the Town Council for further direction.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, December 7, 2004, at 6:30 P.M. at the Community Room of the Altadena Community Center.

Respectfully submitted,

Member Anthony Cheng  
Communications & Recording Secretary