

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

MINUTES OF REGULAR MEETING

February 7, 2006 7:00 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 Community Room of the Altadena Community Center, 730 East Altadena Drive, Altadena CA.

The meeting was called to order at 7:03 P.M. by Committee Chair Lucy Hino.

GENERAL MATTERS

1. **Roll Call.** The following Members, constituting a quorum, were present:
Ron Carter ,Anthony Cheng, Jacquie Fennessy, Steve Glasser, Susan Goldman, Steve Haussler, Lucy Hino, C Jake, Marietta Kruells, Steve Lamb, Tecumseh Shackelford, and Michele Zack.

The following Committee members were absent: Jamie Bissner, Dennis Bridwell, Cynthia Tilleman, and Viola Williams.

2. **Agenda Approval.** With the amendment that Items 8 & 9 be deleted, motion to approve the agenda was made by Member C Jake, seconded by Member Lamb, and approved unanimously.
3. **Minutes Approval.** Motion to approve the December 6, 2005 Minutes was made by Member Lamb, seconded by Member Goldman, and approved unanimously. Motion to approve the January 3, 2006 Minutes was made by Member Lamb, seconded by Member C Jake, and approved unanimously.
4. **Organizational Matters.** One vacancy each in CT4601 and CT4613 announced.
5. **Public Comment** – none

PUBLIC HEARING: PERMITS, VARIANCES & CHANGES

6. **2949 Lincoln Ave (CT4602.03)**
Conditional Use Permit R2005-03535
Applicant: Nextel Communications (Leslie Zimmerman)
Construction of a monopalm facility.

Sprint/Nextel has a master agreement with the arch diocese of Los Angeles, and this site is approved as part of their jurisdiction.

Proposal is for a 53' pole as an artificial mono-palm. It will be 200' in from Lincoln, and 40' in from Mariposa. An equipment structure will be located on existing parking lot space, and will only stick up approximately 2' above the existing chain-link fence. The pole would be approximately the same height as neighboring trees.

Member Haussler asked whether the neighbors were contacted. Ms. Zimmerman stated that standard notice as required by the County was submitted. Of note, however, is that the monopalm would be located on church property next to only church structure so that it is as far from any residential neighbor as possible, minimizing impact on residents.

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

RESOLVED that the Committee recommend that the Altadena Town Council issue a letter to the County Regional Planning Department to recommend APPROVAL of CUP R2005-03535 for the erection of a mono-palm facility at 2949 Lincoln Ave.

REPORTS

7. **565 Stonehurst Dr (CT4610)**

Applicant: Dave Buckell, architect

Seeking preliminary feedback for a second story addition that exceeds height limits.

Mr. Buckell is representing the owners, Mr. Terry Hansen & Ms. Maria de Hoyos. The gable of the proposed second-story addition reaches 25'6", which would exceed the 23' height limit if within 15' of the property line. The existing house is 1,400 sf on a 6,908 sf lot. The expansion would add 800 sf. This would fall within floor area limits. Applicant stated there is anecdotal support from neighbors.

Members Glasser and Shackelford instructed the applicant to return with full plans and to get formal neighborhood support. The Committee did not find any obvious reason for denial of this application at this time. No formal action was taken.

8. **716 W Ventura St (CT4610) – DELETED**

Resident: Horace B Williams III

Business hours announcement for hauling of trash, landscaping, and construction.

9. **Update on Pocket Park (Zack) – DELETED**

Update on watershed pocket park project.

10. **R-3 zoning issue related the Gilbreath case**

Member Fennessy asked for an update on the R-3 zoning issue. Member Haussler stated

that the Town Council rep will be reporting directly to the Town Council on holding a community meeting to discuss changes to R-3 and potentially R-2 zoning to add setback limits or conditions if the lot abuts an R-1 zone. For example, an R-3 zone allows 30' walls, which could dwarf a single family house if it abuts such a property. The Chair stated that information from the Town Council would be relayed back to the Committee once available.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, March 7, 2006, at 7:00 P.M. at the Community Room of the Altadena Community Center.

Respectfully submitted,

Member Anthony Cheng
Communications & Recording Secretary