

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

MINUTES OF REGULAR MEETING

September 2, 2008 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 Brian League.

OPENING BUSINESS

1. Roll Call

The following Members, constituting a quorum, were present: Phillip Barela, Dennis Bridwell, Gene Campbell, Anthony Cheng, Ruth Edwards, Okorie Ezieme, Sarah Fuller, Mark Goldschmidt, Diane Marcussen, Tecumseh Shackelford, Greg Stanton, Gino Sund, Sandra Thomas, and Cynthia Tilleman.

The following Committee members were absent: Susan Goldman.

2. Agenda Approval

Motion to approve the agenda as posted was made by Member Sund, seconded by Member Tilleman, and approved unanimously.

3. Minutes Approval – none.

4. Public Comment.

A. Walter Olszewski. Alternate ATC representative for CT4603.01. Made a statement asking that the bylaws of the ATC be clarified regarding the seating rights of alternate ATC representatives on the Land Use Committee and that any changes to such policy be made in writing.

PUBLIC HEARING & ACTION ITEMS

5. Charles W Eliot Middle School Tennis Courts

2184 N. Lake Avenue (CT4612) – Cheng/Edwards

Applicant: Maryanne Herrill for Altadena Town & Country Club

Information item on the proposed use and location of Tennis Courts on the Pasadena Unified School District Eliot School Site. The Committee may make a recommendation to the Town Council.

Chairman League recused himself from this item. Member Cheng was directed to chair this matter.

Ms. Herrill gave a summary of the background of this effort. She explained that Eliot School used to have tennis courts but those have fallen into disrepair and have been left barren for over 10 years. The Altadena Town & Country Club (ATCC) has been negotiating a Memorandum of Understanding (MOU) and Agreement with the Pasadena Unified School District (PUSD) to refurbish the courts, set up tennis clinics, and maintain the courts in return for access to and use of the courts.

The latest draft of the MOU is version 5 and was distributed to the Committee.

In this iteration of the MOU, access to use the courts was defined for during the school year and during the summer. During the school year, weekday access will be split where ATCC would have sole access 2 weekdays per week and PUSD will have the remaining 3 weekdays per week; for weekends, ATCC will have sole access 2 out of 4 weekends per month, PUSD will have sole access 1 weekend per month, and the remaining 1 weekend will be shared by both ATCC and PUSD. During the summer, ATCC will have sole access in the morning A.M. hours and PUSD will take the afternoon and evening P.M. hours except that Mondays will be completely reserved for PUSD use.

The applicant explained that they have also contacted the USTA for grant funding to aid the ongoing programs planned for the courts including the teaching clinics, which will serve to engage the students at Eliot School as well as those throughout the community.

Member Marcussen inquired what programs have already been agreed upon. Ms. Herrill explained that weekly clinics are currently offered in the MOU.

Member Bridwell asked if there will be lighting for night time use. Ms. Herrill stated the courts will only be for day time use.

Member Stanton asked for clarification on the access times and training hours. Ms. Herrill gave a detailed breakdown of the shared access plan.

Member Fuller asked whether a map will be posted at the courts to show the community there are courts available. Ms. Herrill stated specifics as to signage have not yet been worked out but this is a good idea and will be considered.

Member Barela asked about facilities availability such as bathrooms. Ms. Herrill explained that ATCC will arrange for bathroom access in advance from PUSD for special

events. However, many public courts do not have access to public restrooms, and regular usage of the courts will be operated as such..

Member Goldschmidt inquired about the restriction on tennis instruction at the courts. Ms Herrill said the intent is to prevent unauthorized subleasing of the facilities to outside instructors. Member Goldschmidt also asked whether the Sheriff's Department should be the entity called upon for enforcement of the rules of the MOU such as preventing outside instruction. Ms Herrill explained that this term was included at the request of the County and PUSD. Member Goldschmidt asked that the ATCC confirm with the Sheriff's Department for approval of such responsibility.

Member Sund asked when a recommendation is needed for this project since we are still only examining a draft of the MOU, not the final agreement. Ms Herrill explained that this MOU still needs to be approved by the ATCC board, which should be within one to one and a half weeks, so approval from the Committee and Town Council is sought within perhaps two weeks.

Member Tilleman asked if the lessons would be free to students at Eliot. Ms Herrill stated the clinics will be initially free but if the program grows, additional days per week may be added and a fee charged. These will all be after school courses.

Member Ezieme asked exactly how time we have to provide a recommendation. Ms Herrill responded that a recommendation is needed within 2 weeks.

Member Cheng asked about who will actually provide security during operating hours. Ms Herrill explained that it will be the responsibility of whoever has access to ensure that there is supervision when the courts are in use, and that the courts are kept locked up at all other times. If there is any public use of the courts, the public may apply to use the facilities through Eliot School, and a set of protocol to do so will be established for doing so.

Member Shackelford asked about the term of the agreement. Ms. Herrill stated it will be a five year program.

Member Edwards stated she is the census rep for this tract and she feels this will be a great program for the neighborhood and truly beneficial for the youngsters in our community.

Public Comment:

1. Monica Watts. Altadena resident. Stated that she saw a prior version of the MOU and there are considerable improvements in this version. Explained she was a former

- USTA ranked player. She thinks that limited access does not work to sustain a tennis team. Reiterated that the devil is in the details of the agreement, and that the final version needs to be examined to ensure a good project for the school and community.
2. Walter Olszewski. ATC Alternate Representative for CT4603.01. He believes this is a big issue but the PUSD has already tabled this matter so the Town Council and Land Use Committee should table this matter until the PUSD has voted on it first.

Member Shackelford believes this is a great plan and has seen major improvements since the first version. He stated that a neighbor about 4 doors down from the school emailed him stating his delight in this upcoming program. There is currently an unsightly trailer on an ugly concrete area that is formerly the tennis court site, and this project would improve the area considerably.

Member Sund asked whether we can really vote on this since this is still not the final version of the MOU.

Member Bridwell stated that this is still technically between the PUSD and ATCC but what is important here is conceptually, does the Committee approve of the overall plan.

Member Ezieme said he would prefer the Committee have more time to review additional details of the MOU.

Given the above discussion, and on motion duly made by Member Bridwell, seconded by Member Tilleman, and approved (12-1-1), it was

RESOLVED the Committee recommend that the Altadena Town Council issue a letter of SUPPORT for the proposed tennis court project between the Altadena Town & Country Club and Pasadena Unified School District in good faith as presented at this meeting.

6. Monte Cedro Episcopal Home Community
2212 El Molino Ave (CT4611) – Goldschmidt/Tilleman
Applicant: Carolyn Seitz for Episcopal Home Communities

Project Number	R2007-02030
General Plan Amendment	GPA2008-0005
Conditional Use Permit	RCUP2007-00146
Oak Tree Permit	ROAK2007-00039
Housing Permit	RHSG T2007-00005
(for 11% density bonus)	

Jim Graunke with the Episcopal Home Communities gave a brief summary of the project.

Also in attendance were Martha Tamburrano (President/CEO), Jim Doyle, David Hoglund (Perkins Eastman, architects), Carolyn Ingram Seitz, Peggy Buchanan and James Rothrock, Greg Bearce, plus 10 residents of the former Scripps Home.

Neighbor Altadena Baptist Church has formally given its blessing for the project. Neighbor Apostolic Christian Church has also given its approval of the project.

An in depth presentation of the project was given to the Committee earlier this year. The only modification to the design as presented before is that the main entry driveway was slightly increased in size at the requirement of the Fire Department, and two mature oak trees would be kept near the entrance on El Molino Ave.

All resident parking will be located underground with some guest parking available near the entry court. There will be 194 independent living apartments, 40 independent living villa units and 38 assisted living units proposed in the project. There are very limited curb cuts on all sides of the project since almost all parking is below ground, and this will help to improve the appearance of those streets surrounding the site as well as retain existing mature street trees.

In terms of heights, the roofs will be under 65' throughout the project except for a tower. The building has been scaled back from initial plans and is now 3-4 stories throughout the project; the building does step up at certain points due to the sloping nature of the site.

Green and sustainable design initiatives are planned such as using green materials, green construction waste management and renewable energy systems.

The applicant is aiming for all development and regulatory approvals by the end of 2010, a 2-year build out during 2011 and 2012, with residents moving in at the beginning of 2013.

Member Shackelford asked how much this project will cost. The applicant estimates it will be \$175 million.

Member Tilleman asked if the site will currently stay in its existing form with the unattractive chain link fence and green canvas around it. The applicant explained they thought this would make the site look better; they spent nearly \$1 million on demolishing the building, putting up the fence, installing irrigation to minimize dust and hydro-seeding the soil so that plant material can be grown there.

Member Ezieme believes this is a great project. He asked about neighborhood outreach turnout and also about the demographic breakdown of the households interested in the

project by current place of residency and race. The applicant explained that of the 220 households that have already signed the interest list, one third of those are from Altadena. Regarding ethnic diversity, the applicant explained they have conducted 20 luncheons to inform the community about this project and begin marketing efforts, and although the turnout was very diverse, figures were not available. Of the four or five neighborhood outreach meetings, some had over 30 neighbors in attendance so were well attended but some were not so well attended. Overall, however, the applicant felt that the neighbors were properly contacted and heard from, and the Episcopal Home Communities was quite happy with the outreach results. Member Ezieme also asked that the applicant make sure local subcontractors be used during construction.

Member Goldschmidt asked about the pricing of the units and how the Episcopal Home will continue the charitable mission of the Scripps Home. Average units will be 1,200 sf and the price or entrance fee will be approximately \$685,000 of which 90% will be refunded at move out. The monthly rental and living fees will range between \$2,500-4,500 depending on unit and level of services utilized. The charitable programs will be continued as they have done at the Scripps Kensington property in Alhambra, which currently has a \$3.1 million annual budget for housing assistance; the target figure for Monte Cedro is \$3.5 million per year.

Member Fuller asked whether there will be gardening opportunities for residents there since many will have downsized from houses to these units without yards. The applicant stated that there are several programs planned including a community garden.

Member Bridwell stated that he feels this project is really needed in our community and commends the applicant for working so hard over several years to bring the project to where it is today. There is a true need for such a high quality facility in Altadena.

Member Marcussen asked if the new County green initiative will impact the project and how will it do so. The applicant stated that whatever the new requirements are, they will definitely adhere to them, and hopefully exceed those standards. Member Marcussen also asked about the impact study that was to be done by the County. A copy was made available to the Committee.

Member Shackelford explained to the applicant that it is important that the general contractor be required explicitly in writing in the construction contract that local subcontractors be used. Previous projects had promised verbally to do so, and those promises were never fulfilled. Member Shackelford also asked whether the Meals on Wheels program would be resumed. The applicant stated a new and improved program will be instituted.

Member Tilleman asked if all the residents at the former Scripps Home will be allowed to come back. The applicant stated that yes, every single resident will be offered a space first.

Public Comment:

1. Dottie Barstow. Scripps Kensington. A Scripps resident who definitely wants to come back and be a resident of the new project. In support.
2. Olga Beckenholdt. Scripps Kensington. Hopes the Committee will approve the project. In support.
3. Joan Brooks. Scripps Kensington. She loves Scripps and Scripps Kensington. Wants to come back. In support.
4. Peter Carter. Scripps Kensington. A second generation resident of Scripps. His parents lived there for 26 years and he did prior to its closure. His family loves Scripps. In support.
5. Dolores Davis. Scripps Kensington. Would be delighted to live in the new project. Loves the mountains. In support.
6. Steve Hanson. No address provided. Planning ahead for retirement and fully in support of the project since he first heard of it. Said it is difficult to find a great place for retirement and this is it. Long time resident of the area. In support.
7. Gladys Harris. Scripps Kensington. Was at Scripps for 15 years. Wants to come back to Monte Cedro. Part of Altadena Baptist Church. In support.
8. Lisa Hastings. 721 Coleman St. Asked about the oak tree removal permit.
9. Helen Baatz. Monte Vista Grove Homes. Also in the not-for-profit retirement home community industry. Very impressed with the Episcopal Home Communities organization. She is a resident of La Canada and stated there is nothing like this offered there. In support.
10. George Henderson. Scripps Kensington. Formerly lived at Scripps and now at Scripps Kensington. Enjoy living at both. Wants to come back to Monte Cedro. Both his daughter and granddaughter live in Altadena. In support.
11. Monica Hubbard. 1843 Pepper St. Has been in Altadena for over 30 years. Thinking ahead and will be looking for a retirement home in the future. Believes Monte Cedro sounds like the best choice. Works for an affordable housing grassroots organization and believes this is an incredible development for the community. In support.
12. Millie Paradiso. Scripps Kensington. Lived at Scripps before. Looking forward to coming back. In support.
13. Michele Zack. ATC Representative CT4611. This project is in her census tract. Has followed this project from the beginning. Believes that the project sounds great and there is no doubt that the level of care will be excellent once it opens. She stated that historically, this piece of land was given as a gift to the people of Altadena. She would feel more comfortable if aspects of how the charitable program will be carried out could be communicated in greater detail since it has become more of a market

rate project, and this would help ensure that the original charitable cause will not be lost. She asked how the \$3.5 million in projected charitable funds will be allocated and whether this will be in many pieces or just a few. Also reiterated Member Shackelford's point that the developer must contractually require the general contractor use local subcontractors.

14. Nancy Lockwood. Retired RN who moved to Scripps. In support.

The applicant addressed the oak tree permit request issue. Out of the 17 existing oak trees, 8 will remain and for those that are removed, a 2 for 1 ratio will be used for mitigation. On El Molino only 2 out of the 7 oak trees will be removed there as was requested of the applicant by the community.

In regards to the charitable funds program, the applicant reiterated that for any resident that moves in, that resident can expect that he/she will never be forced to move out because of inability to pay. The charitable subsidy will be based on each individual's need. None of the project is funded by public money; all of the funds are derived from gifts. This is a mixed income property, and units are not specifically designated low income – every case will be examined for need.

As for the use of local subcontractors, the applicant stated they would be happy to agree to such a condition as contractually requiring the general contractor to use local subcontractors as long as the use of such local subcontractors is financially competitive and readily available from within the community.

Member Marcussen asked that the applicant adhere to the requirements regarding oak trees as dictated in the EIR.

Member Bridwell reiterated his opinion that this project has been in the works for quite a long time and it will be a true benefit to the community.

Member Campbell commended the applicant for the way that those receiving subsidy in the project will not be located in one particular area of the building such as a certain floor, but instead fully integrated into the various buildings.

Given the above discussion, and on motion duly made by Member Sund, seconded by Member Thomas, and unanimously approved (15-0-0), it was

RESOLVED the Committee recommend that the Altadena Town Council send a letter to County Regional Planning recommending APPROVAL of Project Number R2007-02030 including General Plan Amendment GPA2008-0005, Conditional Use Permit RCUP2007-00146, Oak Tree Permit ROAK2007-00039, and Housing Permit RHSG

T2007-00005 for the development of the Monte Cedro Episcopal Home Community project.

INFORMATION ITEMS

7. Report & Organizational Matters – none.

No further business being brought before the Committee, the meeting was adjourned to the next scheduled regular meeting on Tuesday, October 7, 2008 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Correspondence Secretary