

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

MINUTES OF REGULAR MEETING

April 3, 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: Gene Campbell, Ron Carter, Anthony Cheng, Susan Goldman, Mark Goldschmidt, C Jake, Tim Kelly, Steve Lamb, Walter Olszewski, Gino Sund, Bobby Thompson and Cynthia Tilleman.

The following Committee members were absent: Dennis Bridwell, Steve Haussler, George Lewis and Sandra Thomas.

The Chair welcomed new Members Gene Campbell for CT4610 and Tim Kelly for CT4601.

2. Agenda Approval

Motion to approve the agenda as posted was made by Member Lamb, seconded by Member C Jake, and approved unanimously.

3. Minutes Approval

Motion to approve the March 6, 2007 minutes was made by Member Lamb, seconded by Member C Jake, and approved unanimously.

4. Public Comment – none.

PUBLIC HEARINGS & ACTION ITEMS

5. 1885 Lake Ave (CT4611) – Goldschmidt/Tilleman

Applicant: Archdiocese of LA; Joe Spieler, Avila, Inc. on behalf of T-Mobile

R2006-02294 filed 09/06/2006 – R3-P – Natsue Sheppard

T-Mobile proposes the installation of a 56' imitation palm tree (monopalm) antenna and support, and to install equipment cabinets under the monopalm.

Member Goldschmidt gave a brief summary of the project. He believes it is a low visibility project. He reminded the Committee that we cannot make any recommendations based on the health effects of a wireless facility. He recommended approval of the project.

Mr Joe Spieler explained that the project will improve the coverage area for T-Mobile. This project uses the fan palm which looks better than the imitation date palm in most other areas.

Member Tilleman inquired about the ownership of the property. The applicant has a signed lease with the St Elizabeth Church for usage of the property.

Member Lamb asked about the accessory structures to the facility. Mr. Spieler stated there will be an extension to an existing stucco wall to hide the equipment for the palm. The enclosed area will be 24' by 22'. This includes the trash dumpster in existence there. The height of this wall will be 6' which matches the existing wall.

The closest neighbor is to the west at 134' away. Mr. Spieler visited this neighbor to the west at 835 Woodbury. He stated that if the project is in the best interest of the church, then the neighbor is in support. Otherwise, that neighbor is "torn" about the project.

Mr. Spieler circulated before and after coverage maps as well as some additional photo-simulations.

Member Cheng stated that he visited the site and the surrounding public areas. He found that the proposed project would not make much of an impact visually on the neighborhood. The only neighbor that would be visually impacted would be the one to the west, and even that neighbor has quite a few trees to block the view of the church from that house. The monopalm would not be seen from Lake Ave.

There was no public comment

Given the above, and on motion duly made by Member Cheng, seconded by Member Goldschmidt, and approved 7-0-4 (1 Member was not present for this action), 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 R2006-02294 for the construction of a 56' monopalm wireless telecommunication facility at 1885 Lake Ave.

INFORMATION ITEMS

6. **2612 Lincoln Ave (CT4610) – Shackelford/Thompson**

Applicant: Hope Manor / California Resources Development Co. – R1-7500

Feedback sought: the owners of Hope Manor are considering a proposal to move existing Hope Manor tenants, and replace the existing structures with 54 one bedroom units of affordable senior housing. An information item only.

Mr. Roberts described the proposal to develop 54 one-bedroom apartments for seniors (age 55+) in three 2-story structures. His company previously rehabbed the Villa Raymond apartments in Pasadena, an architecturally significant building, into 60 apartments: 48 efficiencies and 12 one-bedroom units with 28 parking spaces.

This proposal includes 62 parking spaces. In the owner's experience, 90% of tenants are usually single, and 10% are two people. The owner predicts that only half of the parking spaces would be used. The units will be approximately 577 sf each.

Member Lamb asked if the owner had come before the Committee a year ago to get its existing 50-bed adult residential facility CUP renewed. The owner confirmed as such. Member Lamb pointed out that the owner had represented last year that the existing buildings would not be redeveloped during the term of the CUP renewal. Also, of the existing buildings, 2 of them are architecturally significant having been designed by Henry Greene and Louis B. Easton. The third building was built by California Resources Development Co.

Mr. Roberts explained the three existing buildings would be demolished and three new structures built.

Member Goldschmidt stated this proposal looks good in terms of parking but he feels the site layout could be improved to avoid the motel appearance.

Mr Roberts stated the current complex houses 61 people in 25 bedrooms in a 1 story building. Currently it is not a seniors home, it is a special needs population. The existing tenants would be relocated to other facilities.

Member Campbell stated that Lincoln already has a traffic issue and Member Lamb reminded the Committee that there is another project in the works down the street that will already increase traffic on Ventura.

Member Thompson inquired about neighbor support. Mr. Roberts stated that a couple of his neighbors would like to see this project built. He also stated that Hope Manor has

been a good neighbor for the past 20 years that the existing project has been under their management. Member Thompson stated his constituents have had complaints about the response time of Hope Manor for overgrown trees. He also stated that the surrounding area is all single story, and this two-story proposal would appear out of scale. Only the library is two story, but that the immediate surroundings is single story.

Chair Sund reminded the Committee that these parcels are zoned R-1 7500.

Member Olszewski asked how rents are protected with inflation. Mr Roberts stated that those with Section 8 subsidy will have rents limited to 30% of income including subsidy whatever that subsidy may be. Member Olszewski stated there have been a number of seniors in his area that have had to pay back social security benefits and inquired about how rent is handled in those situations.

Member Lamb asked how much rent will be collected in total. Mr. Roberts stated that all of these amounts are limited by Section 8 HUD.

Member C Jake asked about what public assistance would be used to build this project. Mr. Roberts stated he does not think there will be county subsidy.

Member Goldman stated that she is very much against the demolition of these historical structures and this project as it has been presented.

Mr. Roberts stated his company is not a developer, it is an owner operator of residences focused on seniors and special needs populations. The only project they have developed is the Villa Raymond project in Pasadena.

Member Kelly inquired how much Section 8 housing is in Altadena and how much demand exists. Mr. Roberts' associate stated there are 1,124 households with less than \$30,000 median income in the immediate area.

Member C Jake stated there is a tremendous waiting list for Section 8 vouchers. There are many landlords who do not accept these vouchers since there are strict rules for which properties qualify for vouchers given maintenance requirements.

Mr. Roberts also stated that under HUD regulations, the operator is limited to 7.5% operator fee and all excess is placed into a reserve fund.

Public Comment:

A. Wayne Burton. 2660 Calanda Ave. Long time resident in Altadena. Ventura is already a very narrow street. The proposed project has 2 entrances and exits, and that

- street is used by many students to get to school. He wants assurances that this place will be kept up as a low income property. There is potential for many more cars than forecasted given the ability for 2 people to live in each unit. He is concerned excess cars will take up precious street parking. He would like to see the entrances and exits limited to Lincoln. There are 200 students that go up and down this street a day.
- B. Helen Lozano. 2641 Calanda Ave. Lives directly across the street from Hope Manor and has been there since 1957. She is here again to oppose this development. She wants to know what assurances will the neighbors have that only seniors will live there. She stated the property used to look like a park but now many trees have been removed and much of the remaining landscaping has died. The neighbors have to endure regular visits by ambulances, fire trucks and sheriffs deputies. The trash requirements will increase perhaps needing trash trucks everyday. The traffic will only be compounded especially with the elementary school down the street. She has lost a great deal of privacy already, and a 2-story structure will reduce this further. She asked what this will do to property values in the area.
- C. Ronald Short. 2647 Calanda Ave. He lives next door to Ms Lozano. He is opposed to the proposal. He thinks if current poor upkeep practices remains the same with the future project, it is not acceptable to him. He has been a resident in Altadena since 1963. His kids got o the school on Ventura and there is already a big traffic problem there as well as on Lincoln. This will be compounded by the new project on Ventura and Fair Oaks.
- D. Edith Virgil. 530 Ventura St. Been there since 1968. She states that Hope Manor is not well kept and she has never seen Mr Roberts there. The traffic is horrible and cars cannot pass with ease as it is now much less in the future with greater number of residents. She spoke with several seniors in the area that are also opposed.
- E. Monica Watts. 616 W Devirian Pl. She feels that Mr Roberts is quite wrong about the demographics of the community especially income levels and property values. Does not think that the community needs more Section 8 housing. She also feels insulted that the existing tenants with special needs can be "easily" relocated. She also thinks that the seniors moving in need a bigger space not a sardine box. She is opposed to the project. Thinks any future project in this area needs an EIR done to gauge traffic issues.

Mr. Roberts stated he has noted all of the community's concerns and will take them into consideration.

Chairman Sund advised Mr Roberts to work with Members Thompson and Campbell as he continues with formulating the project.

Member Olszewski made a statement that Altadena has become a diverse, multi-cultural community. Heed to needs to be taken by developers and proposers of projects to preserve the spirit and feel of the community.

7. **Reports** – the R-2/R-3 Policy Change Community Meeting will be held on Thursday, May 3, 2007 here in the Community Room.
8. **Organizational Matters.** Ethical Standards forms were distributed to those who have not yet signed and submitted them.
9. **Regional Planning Study Session.** See handouts.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, May 1, 2007 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Recording Secretary