

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

MINUTES OF REGULAR MEETING

March 6, 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 7:06 P.M. by Chairman Gino Sund.

OPENING BUSINESS

1. Roll Call

The following Members, constituting a quorum, were present: Anthony Cheng, Susan Goldman, Mark Goldschmidt, C Jake, Steve Lamb, Walter Olszewski, Gino Sund, and Cynthia Tilleman. The following Members arrived after the meeting was called to order: Ron Carter, George Lewis and Bobby Thompson.

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

2. Agenda Approval

Motion to approve the agenda as amended (Item 6 deleted, Item 7 shall be heard before Item 5) was made by Member Tilleman, seconded by Member C Jake, and approved unanimously.

3. Minutes Approval

Motion to approve the February 5, 2007 minutes was made by Member Lamb, seconded by Member Goldman, and approved unanimously.

4. Public Comment

- A. Thomas Sutherland. 706 Ventura St. He distributed a handout. Objected to the upcoming CUP application from JPL to build a water treatment plant for the removal of ground water contaminants. Believes that JPL has other potential sites, and that by locating it on Windsor would impact property values in our area.

PUBLIC HEARINGS & ACTION ITEMS

Item 7 was heard before Item 5.

5. 20 E Mariposa St (CT4611) – Goldschmidt/Tilleman

Applicant: Glenn Session

R2006-02805 filed 09/25/2006 - C3YY – Jim Bell

Residential facility in commercial zone.

Member Tilleman stated she drove the area and spoke to several neighbors. She stated one of the neighbors would bring additional signatures of those opposed to the project. Also, the alley appeared quite dirty.

Mr. Session stated he had the CUP application distributed as requested by the Committee at the last meeting. Regarding the police incident history, since he took ownership in October of 2005, there have only been 5 police reports.

Chairman Sund distributed a handout with a history of calls from the Sheriff's Department which states 62 calls in 2004-2006. According to the handout, there have been 50 calls during Mr. Session's period of ownership.

Mr Sessions stated the documents he received from the Sheriff's Department state 5 incident reports total. He also stated 77% of neighbors he and his partner surveyed signed a petition stating support of the project.

Public Comment:

- A. Sheila Cooper. 2664 McNally Ave. 30 years living in Altadena. For 28 years she lived next to a group home, which was a miserable experience. Stated there are 63 group homes in Altadena. That problem has grown because there are now over 100. The proposed project will have 32 residents, but without balconies, common areas, or other areas to convene. Opposed to the project.
- B. Cate Heneghan. 2675 McNally Ave. There are 46 licensed residential facilities, 5 of which are within ¼ mile walking distance of 20 E Mariposa. There are also 3 schools within the same distance. We don't need to add to the problems in the area with this project. Opposed to the project.
- C. Scotty Simmons. 78 E Mariposa St. Requested the Committee stick to the regulations. There should be no variances allowed. Stated a closet being rented as a room.
- D. Walter Westbrooks. 2691 McNally Ave. Spoke at the last meeting. He wanted to add that there are some untruths about how the project is being presented. It claims to be a senior citizen project, but it is not. There are dogs next door barking late at night because there are loiterers around the project late at night. He has taken pictures and watched who goes in and out of the facility. He does not think the project that is filed is what is really going on. Opposed to the project.

- E. Adam Bell. 2690 Highview Ave. Questioned the validity of the signatures of support. He says his wife was not correctly informed about what she was signing for support. He talked to some neighbors who stated they were pitched a senior residential facility. He believes the signatures cannot be believed. Opposed to the project.
- F. Bob Warner. 2704 N Fair Oaks. Distributed a summary of the incidents at the site. This was placed in the records. Opposed to the project.
- G. Jane Warner. 129 E Altadena Dr. She wanted to clarify that she and her husband who operate the school next door did not go around the community claiming this facility plagued with drug problems. Opposed to the project.
- H. Herbert Voyles. 2544 El Molino Ave. He stated this used to be a drug filled facility. He stated he had to leave due to the prevalence of drugs there. Opposed to the project.

Mr. Sessions stated that he wanted to clarify this is not a senior facility. It is not a residential adult facility, not a sober living facility – it is merely a residential place to live for those who are willing to rent there.

Mr. Kevin Connor, the partner of Mr. Sessions, explained that they came in and cleaned up the facility, which is a benefit to the community. He reiterated that they are there to rent rooms to those who need them. They do not offer special services or claim they are a facility to attract those who need special services. He explained since they cleaned up the building more people want to live there. He urged the Committee to approve their project so they can continue to offer affordable housing to the community.

Mr. Rick Star, the other partner of Mr. Sessions and Mr. Connor, stated he did not tell the neighbors that this is a senior facility as claimed by one of the public comment speakers. He emphasized this is not a drug dealing facility.

Member Olszewski asked what the rents are to qualify as affordable housing. Mr. Sessions stated that the rents range from \$350-600 including utilities per person.

Member Thompson stated we must be unbiased in our decision. Unfortunately, there have been more neighbors who spoke against the project than in support of it. Besides Mr. Sessions and his colleagues, Member Thompson felt there have not been enough of the public in person in support of the project.

Mr. Sessions stated that he followed the advice of the Committee to get signatures of support and that he is disappointed his work of getting the signatures is being discounted by the Committee. Had he been told it was imperative to have the public show up in support of the project, he would have arranged for that to happen.

Member Goldschmidt asked what the limits on number of residents and parking would be without a CUP. Mr. Sessions stated that they could have 8 unrelated people living there, and that there are 10 parking spaces.

Chairman Sund stated that this project came about also because Code Enforcement Officer Pamela Thornton cited the property for illegally operating a residential facility in a commercial zone and that there were nuisance complaints.

Member Carter stated there were over 48 calls made to the Sheriff's Dept during the period of Mr. Sessions' ownership which is such a big disparity from Mr. Sessions' stated number of 5 reports.

Member Olszewski asked if there are more tenants now than before. Mr. Sessions explained there were 17 or 18 at the time when he purchased the property. During his operation, there have been between 21-30 tenants at time. The facility can handle 32 tenants. There are 24 rooms for rent excluding common areas. Before his initial remodel, there were 22 rooms.

Mr. Sessions clarified that he did want to retain the commercial zoning on the property and that is one of the reasons why they chose to pursue only a CUP and not a zone change.

Member C Jake disclosed she represented the previous owner as a real estate agent and recused herself from voting on this matter.

Given the above, and on motion duly made by Member Tilleman, seconded by Member Lamb, and approved 9-0-1 plus 1 recusal, it was

RESOLVED that the Committee recommend that the Altadena Town Council issue a letter to the County Regional Planning Department to recommend DENIAL of CUP R2006-02805 for the operation of a residential facility in a commercial zone at 20 E. Mariposa St.

Member Goldschmidt abstained.

During discussion, Member Lewis stated that he had gone by the facility personally several times and witnessed unscrupulous activity. He has driven by in the morning, evening and late evening. He was solicited in the alley behind the building for purchase of potentially illegal items. He stated there is definitely unsavory activity there.

Member C Jake explained the history of the building was as a licensed residential facility for students many years ago. Later, the building lost its license but continued to operate as a residential facility in a commercial zone.

6. 1563 Meadowbrook Rd (CT4612) – Cheng/Lewis – DELETED

Applicant: John G MacDonald

R2006-00654 filed 06/27/2006 R1-7500

8ft addition to existing SFR continuing existing side yard setback.

7. 2387 Lincoln Ave (CT4610) – Shackelford/Thompson

Applicant: Juan Carlos Ciuffo

RPP2005-01582

Two variances sought for fit out of new chicken restaurant.

Past Member Shackelford gave a brief summary of the events leading up to today's meeting regarding the project. He spoke with neighbors and the County. One variance is to permit the continued existence of an 8' setback versus a 10' setback. The other variance is for 8 parking spaces as opposed to 10 as required by code. The County is also seeking feedback on the exterior colors of the building.

Of the neighbors polled by Member Shackelford and the applicant, 2 are opposed and 7 in support of the project.

Given the above, and on motion duly made by Member Lamb, seconded by Member C Jake, and approved 9-0-0, 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 R2005-01582 for the two variances and the color palette as presented sought for the fit out of a new chicken restaurant at 2387 Lincoln Ave.

INFORMATION ITEMS

8. 2612 Lincoln Ave (CT4610) – Shackelford/Thompson

Applicant: Hope Manor / California Resources Board

CUP info pending.

Feedback sought: the owners of Hope Manor are considering a proposal to move Hope Manor and replace it with 60 one bedroom units of affordable senior housing. An information item.

Mr. Roberts requested this matter be heard at a future Committee meeting in order to prepare architectural documents for review.

Public Comment:

- A. Helen Lozano, 2641 N Calanda Ave. She lives across the street from Hope Manor and has been there since 1957. She is opposed to the project. She does not see any positives for herself or her neighbors for replacing the current facility. She feels the nuisance during construction will be quite substantial for her and her neighbors. The street is heavily traveled by cars compounded by the pedestrians around the school there. This project will require additional electrical lines and power needs for the community. She is the neighbor of Member Lamb. She has already lost a great deal of privacy and will lose more given the proposed two-story structure. She believes this will negatively impact the value of her home.

9. Reports

- A. Announcement by Chair. CUP for 2000 N Lake Ave car wash project was formally denied and is now officially case closed.

10. Organizational Matters

- A. Website. Member Olszewski asked that the Chairman and Committee do more to post timely information on the website.
- B. Chamber Mixer. Member C Jake announced the Business & Merchants Mixer at 530p on Wednesday March 21. This will allow people to network as well as provide feedback to the Chamber to help businesses in the community. It is a free event with complimentary beverages and refreshments.

11. Regional Planning Syllabus

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, April 3, 2007 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Recording Secretary