

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

MINUTES OF REGULAR MEETING

August 7, 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 7:20 P.M. by Chairman Gino Sund.

OPENING BUSINESS

1. Roll Call

The following Members, constituting a quorum were present: Anthony Cheng, Mark Goldschmidt, Steve Haussler, Steve Lamb, George Lewis, Bobby Thompson, and Cynthia Tilleman.

The following Committee members were absent: Dennis Bridwell, Gene Campbell, Ron Carter, Susan Goldman, Tim Kelly, Walter Olszewski, Doris Shackelford, and Sandra Thomas.

2. Agenda Approval

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

3. Minutes Approval

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

4. Public Comment.

A. Frances Dyer. 238 E Pentagon St. Scripps Home feedback. Attended an information session by the developer behind the Scripps Home future development. She stated the proposal calls for 200 condominiums or apartments. Stated the developer purchased almost all of Crawford St. Raised concerns regarding the density of the project in a rural community like Altadena, as well as where future water and power will come from to service the new residents. There are 24 remaining nursed residents who will need to be relocated – will they be well handled after they are moved? Chairman Sund informed Ms Dyer that we will notify her when the Scripps Home comes before the Committee and the ATC.

PUBLIC HEARINGS & ACTION ITEMS

5. 2763 N Marengo Ave (CT4602) – Carter/Haussler

Applicant: Jason Kozora, Trillium Consulting for T-Mobile

R2007-00561 filed 03/05/2007 – public right of way – Steven Jones
T-Mobile wireless telecommunications facility. Second hearing.

The applicant stated he went with Member Carter to speak with the surrounding neighbors, and distributed photosims, coverage maps and plans.

Member Carter sent an email to Chairman Sund reiterating the fact that he walked the neighborhood and found no opposition to the project.

Member Goldschmidt made a motion that the Committee deny this project and deny all future additional wireless telecommunications facilities in Altadena, and that the recommend the ATC to request County Regional Planning to come up with a master wireless telecommunications facility plan for Altadena. The motion was seconded by Member Lamb. The motion failed on a vote of 3-4-0.

After more discussion by the Committee, Member Haussler stated that the previous motion is actually comprised of two issues and should be split up.

Given the above discussion, and on motion duly made by Member Haussler, seconded by Member Lamb, and approved 4-3-0, it was

RESOLVED the Committee recommend that the Altadena Town Council send a letter to County Regional Planning recommending APPROVAL of CUP T2007-00561 for the replacement of a utility pole at 2763 N Marengo Ave in order to locate a T-Mobile wireless telecommunications facility on that pole with its associated power cabinet across the street.

6. 2609 Lincoln Ave (CT4610) – Campbell/Thompson

Applicant: Lorena Flores, Royal Street Communications

R2007-00318 filed 02/06/2007 – R1-7500 – Planner TBD

MetroPCS wireless telecommunications facility: monopalm at the Seventh Day Adventist Church. Second hearing.

The applicant distributed photos of monopalms from 2 different manufacturers: Sabre and Larson Camo.

Member Thompson stated the applicant has been doing a good job of contacting neighbors and showing proof of contacting those in the immediate area. He has not received any opposition to the project from nearby neighbors.

Given the above, and on motion duly made by Member Thompson, seconded by Member Lewis, and approved 4-3-0 it was

RESOLVED that the Committee recommend that the Altadena Town Council send a letter to County Regional Planning recommending APPROVAL of CUP R2007-00318 for the construction of a MetroPCS wireless telecommunications facility utilizing a monopalm at the Seventh Day Adventist Church and that the applicant select the Sabre model of monopalm.

After that motion passed, the Committee revisited the issue of a master plan for wireless telecommunications facilities in Altadena.

On motion duly made by Member Goldschmidt, seconded by Member Lamb, and approved 4-2-1, it was

RESOLVED that the Committee recommend that the Altadena Town Council send a letter to County Regional Planning stating the ATC will not approve any future wireless telecommunications facility projects without first creating a comprehensive master plan and guideline for the build out of such facilities in Altadena in regards to how such facilities should be masked and designed aesthetically.

7. R-2/R-3 Development Standards for Altadena

The Committee will review the draft ordinance prepared by Regional Planning Staff and make recommendations to Town Council for approval and/or changes.

Chairman Sund gave an overview of the various drafts of the ordinance that have been distributed. He also distributed a handout comparing the details of the Altadena proposal against existing standards for East Pasadena/San Gabriel for both R-2 and R-3 zones.

The Committee discussed and concurred on various specific standards for feedback to County Regional Planning.

For R-2:

1. Height limit. Use County recommendation.
2. Story limit. R-2 shall only have 2 stories.
3. Maximum Floor Area. Maximum Floor Area will be (25% of lot size) + 2,000sf instead of the current lack of restriction.

4. Flat roof. Use County proposed language.
5. Front yard setback. Use 20' or average of the prevailing front yard setbacks on that block.
6. Rear yard setback. Recommend 20'.
7. Maximum grade. Use County recommendation.
8. Front yard landscape. Require minimum of 50% permeable surface.
9. Side setback. Use existing CSD R-1 standard.

For R-3:

10. Flat roof. Use County proposed language.
11. Side setback. Use County proposed language as long as all R-2 Committee recommendations are accepted.

Garage must also be considered a story using the same guidelines for cellars and basements currently in the code.

The subcommittee working on reviewing these standards will seek informal feedback immediately with County Regional Planning regarding the above changes to provide guidance on the final language to be sent by the ATC to County Regional Planning once approved by the ATC.

Given the above, and on motion duly made by Member Lamb, seconded by Member Goldschmidt, and approved 6-0-1, it was

RESOLVED that the Committee recommend that the Altadena Town Council send a letter to County Regional Planning supporting ADOPTION of the proposed R-2/R-3 development standards with recommendation of the changes as detailed above.

No further business being brought before the Committee, the meeting was adjourned to the scheduled regular meeting on Tuesday, September 4, 2007 at 7:00 P.M. in the Community Room of the Altadena Community Center.

Respectfully submitted,
Member Anthony Cheng
Communications & Correspondence Secretary