



Altadena Town Council

Land Use Minutes

November 2, 2015

7:00 p.m. Altadena Community Center
730 East Altadena Drive • Altadena, California 91001

1. CALL TO ORDER: Diane Marcussen, ATC Chair

2. Pledge of Allegiance:

3. Roll Call: Attending members: John White, Anne Chomyn, Diane Marcussen, Lorrie Drogin, Michelle Martinez, Dean Cooper, Pat Sutherlen, Gloria Sanyika, Justin Robertson, Billy Malone, Jennifer Lee.

3.1. Excused: Jessica Mack, Sylvia Vega, Okorie Ezieme, Damon Hobdy, Judy Matthews.

4. Approve Meeting Agenda for October 6, 2015: Approve Minutes from September, 2015: amended to include 4613. Approved

5. Action Items:

5.1. Sale of less than one acre of the (County) Altadena Golf Course to the Altadena Country Club - Jennifer Lee, Lorrie Drogin - The land being purchased is useable and accessible only by the ATCC and the golf course. The purchase price goes directly to the golf course to be used for course improvements. The value of improvements is approximately \$800,000. Mr. Reed Leslie of the ATCC board presented the following information: the construction and improvements would not begin for two years from now. There will be three additional tennis courts, one sports court, and some minor changes to several of the holes of the golf course. Currently the ATCC parking lot has 134 spaces and the golf course lot has 110. Adjustments will be made to the golf course parking lot and trees that will be removed will be replaced with drought tolerant species. Previous presentations were made both to the public and the golf club members.

5.1.1. Public Comment - Eighteen people spoke on the item, twelve in favor and six in opposition. Those in favor stated that the positives are that the monies will be used for improvements to the golf course, neighborhood property values might increase, pedestrian traffic will improve due to the changes on paths and sidewalks, and that the aesthetics of the golf course will improve. Those against the sale stated concerns that the distance between the new tennis courts and the ninth green might create too much noise and be a distraction to the golfers; there would be a loss of open space with the construction of the courts; there's a concern that when the ATCC has special events, overflow parking would create difficulties for homeowners on adjacent streets. The major concern is that the county needs to enforce the statute that commercial ventures not be allowed on public land, referring to events such as weddings that are held for people who are not golf club members. Several people want there to be a condition added that the number of events occurring at the present time not be increased as a result of this sale. Speakers in favor: Ken Joyce, Lisa Bogaard, Bill Morrill, Tom Jacobs, Robert Graff, Michael Healy, Chris Burdett, Camile Hines, Kevin Holliston, Matt Herrill, and Bill Fennessy. Speakers opposed: Ken Bowman, Xavier Iguanzo, Mary Stifel, Paul Stifel, Will Stifel, and Sandra Miller. **Action: Motion made and seconded (Lee, Sutherlen) to approve to go forward to the ATC without conditions. Vote: 7-3-0 (opposed: Sanyika, Cooper, Robertson).**



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5.2. R2013-02962 - Proposed new Verizon cell tower at 2561 N. Fair Oaks Ave - Gloria Sanyika, Dean Cooper, Patricia Sutherlen, Justin Robertson - The proposed cell tower's location is the Hillside Tabernacle Church. The rationale for placing an additional tower in the area is that there is currently inadequate coverage for Verizon customers in the defined area. The LUC representatives held a public meeting circulated 300 flyers and had twelve respondents, and then went door-to-door within the prescribed radius of the potential cell tower's location. Thirty-eight people were interviewed. The total results of the community meeting, in person and email efforts were 36 immediate residents and five other Altadena residents are in favor of the project, and 19 immediate residents and 5 other Altadena residents are against the project. Those who opposed the project stated that the other towers in Altadena were too noisy and not well maintained; they did not want Verizon to have a monopoly; did not want a high concentration and proximity of towers in residential areas, and some had concerns about possible release of carcinogens into the area from the cell towers. Justin Robinson, Verizon representative, presented information that the tower will be 70' tall, faux eucalyptus, that for commercial areas, inspections generally take place monthly; for residential areas, every three weeks. Inspections are primarily for aesthetic concerns. A tower's life expectancy is 25 years, the CUP is for ten years.

5.2.1. Public Comment - Seven people spoke against the proposal, citing the same concerns as given above, as well as stating that some didn't receive the flyers although they live within the designated area, one person wanted to know if two companies can share the same tower, that the poorly maintained towers are aesthetically displeasing and graffiti-ridden, and one person stated and showed a listing of 47 residents' signatures who are opposed to the project. Speakers: Michelle Velasquez, Laura Wasielewski, Kristen Petherbridge, Oliver Petherbridge, Natalie Rezek, Lana Johnson, and Alison Amegathcer.. **Action taken: Motion was made and seconded (Robertson, Martinez) to be continued to next ATC-LUC meeting. Vote - 10-0-1 (Cooper)** The hearing is scheduled for December 17, 2015.

5.3. R2015-02193 Request to sell alcohol - 2141 N. Crawford Ave. Monte Cedro - Justin Robertson, Patricia Sutherlen Request for alcoholic beverage sales at a private club, Monte Cedro, 2212 El Molino Avenue (2141 Crawford Avenue). Boundaries: Calaveras St., Crawford Ave., Alameda St., and El Molino Ave. Set to open around December 1, 2015. Presentation by the executive director. Facility for seniors, age 60+. There are 186 independent living units, which may be double occupied, and 20 units for assisted living and memory-impaired residents. There are separate floors and buildings for each. Proposal: The sale will be restricted solely to Monte Cedro residents and their invited guests, and purchase is not open to the public or for off-site consumption. Service hours are from 8:30 a.m. to 10 p.m. daily, for dining and social opportunities. This is intended to be an added service to residents. All alcohol will be stored and locked, and security cameras will monitor the entire premises. Alcohol sales and consumption will only occur within the facility's common areas and will be monitored by security and access control systems. Purchases of alcohol are limited to those with "key fobs"- an electronic payment system made available only to Monte Cedro residents who had paid a membership fee. Door to door surveys were conducted by Mr. Robertson and Ms. Sutherlen and flyers were left. Twenty-six contacts were made, 24 in favor, one unsure, and one opposed. The person responding as "unsure" had ongoing problems about parking and driveway access during construction of the facility. The person opposed thinks that it is inappropriate for an adult convalescent facility to have alcohol on the premises. Other concerns raised were: parking in the impacted residential area when there are special events; potential for future change of ownership or policies related to the hours of operation and membership access to alcohol service; and limiting the access to MC residents and their guests



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when there had been past assurances of community access to said amenities, including the bar, restaurant, personal services, and the pool.

- 5.3.1.** Public Comment - Bill Gould, commenter, is concerned that there is a need for a communication plan for the local community and the administration of the Monte Cedro facility. **Action taken: Moved and seconded (Robertson, Malone) to approve. Vote: 9-1-0 (no: Cooper)**

6. Presentation

- 6.1.** R2015-02353 - Proposed new Verizon cell tower located at 2949 Lincoln Ave. - Gloria Sanyika, Dean Cooper - Site is at Lincoln Ave. and Mariposa, property of Sacred Heart Catholic Church. The site has a Sprint cell tower 53' tall. The Verizon tower would be adjacent with a height of 46', monopalm design. The height requirement for a cell tower in a residential area is 35', so given preference is being requested.

- 6.1.1. Public Comment: Three people voiced their disapproval of this project for the same reasons as the proposed Verizon cell tower on N. Fair Oaks. Explanation was given as to why the LUC cannot take into consideration possible health issues other than noise or obstructions. It was mentioned that when presenting a letter to planning, community concerns regarding possible health issues can be written. This project will be presented again in December, and the hearing has been moved to January 5, 2016.

- 6.2.** R2015-00201 - 91 Wapello - Request to build a new two-story second unit with a reduced 3-ft. side yard setback and 19.5-ft. rear yard setback. Billy Malone, Okorie Ezieme. Property owner, Louis Alton, stated that the block wall in question has been in place for 50 years. Neighbors were given copies of surveyor's plans. The height of the main house is 20' and the proposed two-story second unit also will be 20'. Neighboring residences are at a higher elevation, so the 20' structure would not be overpowering in contrast. The second unit will have a three-car garage on the first floor below the second floor. Opposition to this construction has come from a neighbor who thinks that there are possible code violations regarding the yard setback dimensions. Mr. Steve Haussler is opposed to it on two points: the side yard setback and whether the second unit provisions apply within the CSD.

- 6.2.1. Public Comment: Vickie Thompson, neighbor at 80 Wapello supports the proposed construction and thinks it will be an improvement to the neighborhood. Still to be considered: Emergency services report. This will be brought back to LUC in December, and the hearing is set for January 5, 2015.

7. General Public Comment: none

8. Reports - Census Tract Representatives - none

9. Adjournment: 11:00 p.m.



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