



Altadena Town Council

Land Use Minutes

December 1, 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: Okorie Ezieme
3. Roll Call: Attending members: John White, Anne Chomyn, Dianne Marcussen, Lorrie Drogin, Michelle Martinez, Pat Sutherlen, Gloria Sanyika, Justin Robertson, Billy Malone, Jennifer Lee, Jessica Mack, Sylvia Vega, Okorie Ezieme, Judy Matthews. Excused: Damon Hobdy. Unexcused: Dean Cooper
4. Approve Meeting Agenda for December, 2015 as corrected: That the proposed Lincoln Ave. Verizon cell tower item be for presentation rather than action. Approved.
5. Approve Minutes - November 2015 as amended (spelling of Reid Leslie, phrasing in description of MonteCedro project) 9 in favor, 4 abstentions due to absence from the Nov. meeting.
6. Action Items:
 - 6.1. R2013-02962 Proposed new Verizon cell tower at 2561 Fair Oaks Ave. (Sanyika, Cooper, Sutherlen, 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. Justin Robinson, Verizon representative, presented information that the tower will be 70' tall, faux eucalyptus, a tower's life expectancy is 25 years, the CUP is for ten years.

 - 6.1.1. Public Comment – There was significant public comment against the project for perceived health issues. However, the input from the residents in the immediate area was that the majority of them were in favor of the project.

Action taken: Motion was made and seconded (Sanyika, Vega) to recommend to the ATC that the project be approved with the following conditions. 1. That Verizon inspect and maintain the cell tower biweekly; 2. That all emissions conform to FCC regulations; 3. That a wall be built to screen the base of the tower to keep the equipment from public view. Vote - unanimous approval
 - 6.2. 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. Applicant proposes to erect a cell tower in hopes of expanding Verizon's band coverage.
Concerns: According to the regional planner, applicant must demonstrate that they have adequately explored all the options in terms of coming up with the least intrusive site and/or design to achieve their stated coverage objectives; applicant is to redesign the project from a mono palm tower to a bell tower project; the planner recommended a continuance of this proposed project until January 5, 2016. However, that creates a conflict since the next ATC-LUC



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meeting will not take place until the evening of January 5, 2016.

6.2.1 Presentation: The Verizon representative distributed site plans and photographs of three kinds of towers, including a bell tower. Discussion continued between representative and committee members.

Motion was made to change from presentation to action, based on new visual information and the community to the proposed tower. (Sanyika, Vega).

6.2.2: Action: Project R20215-02353/CUP 21050095, Due to overwhelming community opposition to the construction of proposed cell tower, it was moved and seconded that the LUC recommend to the ATC that they recommend denial of the project to Regional Planning. Vote: Approve - 12, opposed -1 (Chomyn)

6.3 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.

Neighborhood/Community response: 13 pro (4 are not close to property), con: 5.

7.2.1. Public Comment: Anne Dickinson, 1608 E. Altadena Dr. is against the project, citing concerns about setting a precedent for not conforming to code regulations. Mary Downer, 120 E. Loma Alta, is against the project and has several concerns. Her property presently has a septic tank, whereas her two neighbors were able to connect to a Fair Oaks sewer line; she doesn't think she would be able to do that, and to connect, would have to cut across through Wapello, possibly through the Alton property. She's concerned that rainwater spillage down from Loma Alta could go on down to Wapello, as well as worried about land being washed away down the grading between the properties.

Mr. Alton suggested that he would be willing to change his request of 3' clearance back to the original 5', and would consider changes to the setback distance.

Action: move to table action to next January to allow more time for investigating issues presented by neighbors and the specifics of the CUP. (Malone, Vega) In favor: unanimous. This will be brought back to LUC in January.

8. General Public Comment: none

9. Reports - Census Tract Representatives - Gloria Sanyika, CT 4603.02: There will be a rainwater harvesting workshop and rain barrel distribution at Loma Alta Park, on Saturday, December 12, hosted by the local census tract. 55 gallon tanks will be available for \$85 through TreePeople.org; most LA residents qualify for a rebate.

10. Adjournment: 10:00 p.m