

Land Use Committee Meeting Minutes Final Version (revised 5/2/22)
Tuesday April 5, 2022

1. Call to Order: Diane Marcussen.

Meeting was called to order at 7:04 pm by Diane M.

2. Roll Call: Diane Marcussen

Present:

Darrell Aranda
Madalyn Barber
Amy Lyford
Diane Marcussen
Alan Peck
Chris O'Malley
Billy Malone
Dan Harlow
Hannah Petrie
Dot Wong
Doug Colliflower
Veronica Jones
Jon Carmody
Sylvia Vega
Don McCormick

Absent:

Victoria Knapp (excused)
Donald McCormack (absent)

3. Approve Meeting Agenda: April 5, 2002.

Approved unanimously.

4. Approve Minutes: December 7, 2022, March 1, 2022

Two months of Meeting minutes to approve.

December 7 2021, approved unanimously

March 1, 2022, approved with one abstention.

5. Chairman's Report: Diane Marcussen

Discussion of Housing Element document completed by LA County that has recently been sent to the State. This document is in process, and not final; it is a County recommendation. At the same time, the County may work on a W. San Gabriel Valley plan (to be finalized in 2024). The County currently is working on an E. San Gabriel Valley plan for completion at end of 2022. There may be an opportunity for us to revise our CSD because of this ongoing work. Regional Planning will make a presentation at the May 2022 Land Use Meeting about ADUS and the W San Gabriel Valley plan.

Questions/Comments from Council members:

Dot Wong: Safety element of the plan went through the General Plan today at the Supervisor's meeting today April 5, 2022.

Alan Peck: Asked for clarification that this plan is separate from SB9.
need to be rezoned for housing.

6. Action Items.

6.1: PRJ2021-003748 "AT&T Altadena-002". Address: 4554 El Prieto, Altadena CA.

AT&T proposes a sectorized small cell site at the Lincoln Ave. Water Company property located at 4554 El Prieto. Presented by Wong/Petrie.

*Adrian Culici of Eukon Group gave a presentation (he leads the project for ATT).

-Lincoln Ave Water is interested to provide the site. The poles will be 35' high, with two poles at the Lincoln Ave Water site at 4554 El Prieto.

Feedback from Questions asked by Council Members:

- Project must be in compliance with FCC radio frequency plans. ATT must demonstrate compliance with all safety rules, including the amount of power at the site (safe distance for public vs. workers). EMF report is written by a radio frequency engineering company. Must be provided to both FCC and LA County as part of conditions of approval. Site will be reevaluated on a yearly basis for both the FCC and the LA County. As far as concerns, there has never been anything proven related to health issues related to the small cells. A Structural Analysis Report will detail issues related to fire concerns, as with applying for building permit and structural analysis of poles. Power lines will run underground.
- Fire related issues will be addressed through the building permit for the project, including structural analysis of the pole(s).
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- Public Comment related to Action Item: Dorothy Wong.

Feedback from community: Councilmember Wong met with folks on Rising Hill side. Covered about 50 homes. And of those, there were 2 homes concerned about access, and 4 homes concerned about effects of the Reaction to project was pretty consistent: folks liked the idea of new cell service there. Majority of the people were actually using ATT, happy to know their service would be enhanced. 60% in favor 20% indifferent, 20% concerned about Radio Frequency or Access.

Additional Public Comments: Hannah Petrie.

Steve Slovan: Against the installation of cell phone tower. His house is 850 feet from tower location. Every resident against the installation against the tower, but radiation is low, but it's a slippery slope. Considers the Water Tank site above La Vina, why not propose the tower for that community? At least have a comprehensive poll of the meadows; if you get greater than 70% support, then he recognizes that is strong support. He Questions How many people will benefit from this? He believes this is an attempt by ATT to steal business from other carriers. Land Use needs to gather more data.

William and Amanda Hunter: 4610 Rising Hill Rd. They checked cell tower locations near their house. They think a full study of impact should be taken before approval by Council.

Mary Traylor: Have all issues and concerns been addressed related to Radio Frequency? Concerned that Cell Towers increase health issues; Cell Towers may lead to cancer.

American Cancer Society, Cancer Tab: Cell Phone Towers – widespread use of cell phone towers, placed in communities. They have radio frequency waves. They are still relatively new, and many are concerned that the RF waves have health effects. At this time no data that RF waves do not cause health issues. More research, however, needs to be done.

Some other concerns about Access: two residents that live north on private portion are concerned about impact and that ultimately the water tower usage is for water only, and not for added projects like this one.

More people up there may mean more trash and things that can impact quality of life.

Councilmember Dorothy Wong: Notes that ATT is required by the Govt to meet certain standards, Regional Planning and Building and Safety; that doesn't need to be written into a condition. Access is really not an issue for us. We don't have input on Easements.

One proposed condition by Daniel Harlow: Restrict construction to working days, on other projects we've said between 9am – 3pm Monday Through Friday. Eukon rep says they only work 9am-3pm. This is also part of the building and safety construction rules.

Motion: In the matter of PRJ2021-003748 "AT&T Altadena-002". Address: 4554 El Prieto, Altadena CA.

Hannah Petrie Moves that the Land Use Committee recommend to the Altadena Town Council that the Council recommends approval of ATT building a sectorized small cell tower, with the condition that construction only occur between the hours of 9am and 3pm, Monday-Friday.

Motion approved unanimously to recommend that the ATC recommend approval of the ATT construction project at the Lincoln Ave Water Co. to the County.

7. Presentation Only. RPPL2021011571. Address: 525/539 E. Mendocino. Presented by Madalyn Barber.

Applicant Dave and Tracy Hansen request a variance associated with a lot line adjustment between two adjacent parcels. The variance would allow one of the lots to become undersized relative to zoning requirements. Barber/Peck. They own both properties, to avoid dispute over property line that would have been disrupting to the use of their historic home and property. They would like to speak with Land Use to discuss their request to adjust the property line the way it was before 1962 when it was subdivided.

Presentation: Hansens mention home built in 1919, in 1961 subdivided to meet 10K sq ft lots, then subdivided lots, built fences; they are looking to use the properties the way they have been in the past. Backyard of 525, is only accessed by the 539 property. Attorney Stanley Lamport of Cox Campbell was on Zoom call to answer questions.

525 lot size 6158; 539 Mendocino lot under 20K sq ft, so no possibility of subdividing.

Action Item: Motion in the matter of RPPL2021011571. Address: 525/539 E. Mendocino, to allow one of the lots to become undersized relative to the zoning requirements. Barber moves that the Land Use committee recommend that the Town Council approve the project without conditions.

Motion passes unanimously.

- The Hansens will present at the May Town Council Meeting.

8. General Public Comment: Read by Diane Marcussen.

An Email was sent to Councilmember Wong by Arlene Bennett, regarding the 4 story Figueroa building. Why put the building there. Do not bring in homeless from other areas, they need to use gifts of the county. Thank you.

9. Census Tract Representative Reports. No Census Tract Reports.

Meeting Adjourned at 8:35 pm.