

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
March 5, 2018

- I. Meeting was called to order by Chairperson Cindy Cleghorn at 7:04pm
- II. Roll Call
 - a. Present
 - i. Cindy Cleghorn
 - ii. Bill Skiles
 - iii. Debby Beck
 - iv. Elektra Kruger
 - v. Nina Royal
 - vi. David Barron
 - vii. Liliana Sanchez
 - viii. Karen Zimmerman
 - ix. Pati Potter
 - x. Vartan Keshish
 - b. Absent
 - i. John Laue
 - ii. Cathi Comras
 - c. No public representatives present
- III. Self-Introductions of Board Members
- IV. Approval of Minutes
 - a. **MOTION:** by Pati Potter to approve the February 26, 2018 STNC-LUC Meeting Minutes as amended 2nd by Liliana Sanchez Vote: Unanimously approved
- V. 8200 W. Verdugo Crestline Drive – Installation of New AGF with Hardship Waiver/Variance – Rob Searcy, representative of the engineering co that designed the project for Verizon Wireless/T-Mobile
 - a. Pati Potter recused herself by reason of holding stock in Verizon. She left the room for the duration of the discussion/vote related to the item
 - b. About 4 years ago, T-Mobile and Verizon came before the NC to get a recommendation for approval for a telecommunication facility on an SCE Transmission Tower. At that time the NC recommended denial of the Project due to visual impact to the Verdugo Corridor and 210 Fwy.
 - i. Ultimately the Project was approved by the Hearing Officer and a temporary site is now under construction with a permanent site to follow
 - ii. For the last 2 years, they have been coordinating with DWP to bring solar services to the site
 - iii. A pad is now being engineered +/-17' long, and 7' deep upon which a transformer and _____? _____ for power will be placed for each of the telecommunications facilities – one pad, 4 boxes
 - 1. The height of the pad = 3', 2' below grade, 1' above grade. The Verizon cabinet is 4' tall (+ 1' = 5') the transformer is 3 ½' tall (+1 = 4.5')

- c. The Project is designed to be 100% within the right-of-way – it is not on private property. The right-of-way is all dedicated to the City for the purpose of placing equipment for utility services and ingress/egress
 - i. A large portion of the Project is adjacent to the Whitebird Subdivision approved in the mid-2,000s for 221-224 units. There were a lot of dedications that were a part of that subdivision
 - 1. The Verizon Wireless/T-Mobile Project had to find a length of that dedication that had been accepted by the City, a section that would be totally within the right-of-way and the trench that would provide power to the approved wireless telecommunications facility would be +/-5,000' toward one of the Edison Towers
- d. Q&A. Q = Questions by Audience C = Comments by Audience A = Response by presenter
 - i. Q: How are you going to get up to your tower without going through my property? Your company's trucks have been driving through my property, tearing up my road since the fire happened and I can't even get up to my property without fixing my road to get up there. I told you guys to come talk to me when you need to come through that road because I own that road – it is not City owned. You can check with your bosses
 - 1. Cindy C.: What is your address? We will seek answers to your situation.
 - 2. C: 7675 Verdugo Crestline Dr. If they don't do something right away, I am going to close my road and you are going to have to access your site some other round-about way. I can't have you tearing up my road
 - ii. C: I have property at Sherman Grove/Apperson – you have come through that gate for no reason whatsoever on my property. It is DOT access only. You have been warned about it, yet continue to do it. You guys don't care – just like DWP – you don't care. They dug a 200' trench right through my property – no permits – nothing. Ruined all my slopes – did not care and I feel you guys have the same attitude – you do whatever you want – you don't care
 - iii. C: I live at Sherman Grove/Day St. I have a gate and I am not the only property owner there. You guys don't care – you drive right through. You have no business going through there – that is private property. The key says DWP access only, how you are getting in there I don't know. You are obviously breaking the law unless you have a key there
 - 1. A: They have a key provided by Edison. Let me have your name/address – I will contact T-Mobile/Verizon and find out what is going on
 - iv. Elektra K.: The application requests approval for a hardship waiver and a variance – what are they for?

1. A: We are exceeding the standard number of units (2) allowed based on the length of the segment from one intersection to the next. The hardship waiver would allow us to place multiple cabinets on one foundation (4) – on one pad. The hardship waiver is allowing us to put more than 2 AGFs on the right-of-way. The variance is because there is a limit in the HF Ordinance requiring a variance for any element in the right-of-way greater than 3'5" – that is an extra element of discretion on the part of the Board and the Hearing Officer so they can decide whether or not it is an appropriate location and whether or not additional visual buffers would be required for those structures
2. Liliana S.: What is the height of the proposed cabinets?
3. A: 5'5". If I could place a transformer or electric meter tensile somewhere else, I would. However, the DWP does not allow us to place those units underground
- v. C: Where you want to put these is right next to my neighbor – right on the other side of the road. That is going to be an eyesore
 1. All I can say is these are boxes simply for conveyance of utilities for power and fiber
- vi. C: You guys are going to be parking right in the middle of the road like you always do working on those boxes not letting me get by – you are blocking the road.
 1. A: Once the cabinets are in, there will be no need for anyone to go in to maintain these – they work like any transformer or meter tensile that is in any neighborhood
- vii. Cindy C.: How does this relate to the Project approved by the City for the CUP as required for being located on someone's private property?
 1. A: The reason this is going to the Board of Public Works is because we have to demonstrate that it is entirely within the public right-of-way – that it crosses no one's private property
- viii. Cindy C: How does this relate to the Project already approved?
 1. A: This is providing the utility services to operate the approved wireless telecommunications facility
- ix. Cindy C: When the Project is complete, what coverage will it provide?
 1. A: This is a "Macrosite" which typically covers anywhere from a 3.25 to a 3.5 mi radius for any kind of service – E911, Cell Phone
- x. Cindy C: Are there carriers other than Verizon/T-Mobile that can tap into this Project in the future?
 1. A: City code encourages co-location on existing structures – other carriers may want to attach to other towers along that extension
 2. Cindy C: In doing that, will that expand or enlarge what is being proposed now – the 5'5" ht, length, width?
 3. A: If you want to cluster those types of utilities/services in one area, they might be able to extend the pad

- xi. Cindy C: Will this facility generate any noise? Blowers? Plumbing?
 - 1. A: No
 - 2. Cindy C: Will any part of the Project inclusive of the CUP generate noise?
 - 3. A: Typically a Macrosite does have equipment that has a spinning noise however I am not familiar with the equipment that will be used at the cell site, but if it does generate noise it is +/-4,500' away from any residence and would not exceed the City's ambient noise
 - 4. Cindy C: We had the experience of an AGF Project in which generation of noise was not disclosed – it blows and makes noise
 - 5. A: My guess is that was not a utility cabinet for fiber but for radio equipment which does generate heat which needs to be cooled
- xii. Cindy C: Does this facility fall within the SPSP?
 - 1. A: Yes
- xiii. C: Edison – Verizon – T-Mobile should not be given any kind of special consideration. Make them follow the rules to the letter of the law – do not give them a break – they don't need it.
- xiv. Q: I am a Verizon customer and I have perfect cell service already, what would my community be gaining by giving way to this?
 - 1. A: When Verizon/T-Mobile went before the ZA, they demonstrated that there was a significant gap in coverage. Also that there was only 3G service so this would introduce 4G
- xv. C: Nina R./Liliana S.: Requested presenter return with renderings – better graphics/visuals
- xvi. Cindy C: We have heard significant questions re ingress/egress to the area. The LUC would like to get some resolution to that. Since there is a 60-90 day timeline, the presenter was requested to return in a month
- xvii. Cindy C: As an FYI, AGFs are in the public right-of-way all over the place – boxes next to houses, cabinets up on DWP poles

VI. 10065 Commerce Ave (x Valmont) – Steve Repelian, architect

- a. Pati P. returned to the table
- b. Cindy C. recused herself by reason of owning a business on Commerce within 500' of the proposed Project. Nina R. and David B. recused themselves by reason of residing within 500' of the proposed project. Bill S. recused himself by reason of being a LLHS Board Member of the Bolton Hall Museum located across the street from the proposed Project. Those recusing themselves left the room for the duration of discussion/vote on this item. Debby B. headed the meeting
- c. Recap: Currently a 2-story unreinforced bldg to be reinforced. First flr to have retail + 1 apt. 2nd flr to have 3 apts. Not intended to be rented – to serve as SFR. Has now applied for Project Permit Compliance. Requesting letter of support
- d. Debby B.: Application listed bicycle storage in the basement + bicycle racks for visitors. Where would bicycle racks for visitors be located?

- i. A: On Valmont. Per Code we are required to have a certain number of parking spaces. Those can be reduced by adding 4 bicycle stalls. Bicycles are to have short-term and long-term stalls. Short-term = Valmont, long-term = basement
 - e. C/Q: There is a lot of “cool stuff” on that property from the 30s. What is going to happen to that – will that be part of the design?
 - i. A: We are trying to save as much as we can, but the prior owner was kind of a hoarder. We have a lot of nice gates/doors/glass. We would like to reuse as much as possible inside, but there is just too much to use it all
 - f. Audience poll = majority approval
 - g. **MOTION:** by Karen Zimmerman that the STNC-LUC recommend that the NC write a letter of support for the Project at 10065 Commerce Ave, Tujunga as proposed 2nd by Elektra Kruger Vote: Motion passes
- VII. 10324 Mt. Gleason, Tujunga – Application for subdivision
 - a. Cindy Cleghorn, Bill Skiles and Nina Royal return to the table. Cindy C. to chair the meeting henceforth
 - b. Located between Apperson/Foothill. Typically subdivisions take 1-2 years. Richard M. is taking the lead on this Project to arrange for an applicant presentation
- VIII. 9917 Commerce Ave. – Application for new sign
 - a. Elektra K.: Site is located in FBCSP Major Activity Area 3/Target Area 3 which must be retail – they are requesting office
- IX. 10638 Oro Vista, Sunland – Application for CUP for 30’ Verizon Cell Tower on church property
 - a. Applicant was present last week to present, but the meeting had to be adjourned early. Applicant was unable to present. Pati P. to call next week to reschedule
- X. 10140-50 Hillhaven – Application for 35 apts w/density bonus for ht, front and rear yard and parking reduction. FBCSP Project Permit Compliance
 - a. Richard M. to take the lead on this – not present for up-date
- XI. 7656 Foothill – Drive-Thru Car Wash and 7-11 Convenience Store
 - a. Pati P. to contact applicant to see if he is still pursuing that
- XII. 6477 Foothill – Drive-Thru Car Wash
 - a. LUC has requested environmental reports
 - b. Applicant could not complete his presentation at the last meeting. The meeting had to be cut short
- XIII. Approve draft CIS opposing CF 16-0461 for in-lieu fee draft Ordinance for tree removal and CIS supporting CF 03-1459-S3 for strengthening Protected Tree Ordinance
 - a. See attached (*document?*) from (*person?*) (*position?*)
 - b. When a developer needs to remove trees to construct his development, the in-lieu proposes that he may pay a fee to a City Fund rather than arrange for purchase/planting of replacement trees

- c. C: If an Oak tree gets cut down, it should be replaced at the developer's expense, not just have money placed in a City Fund that gets siphoned off somewhere else
 - i. C: Several yrs ago a Project did not go through on Osborne though monies were placed in a City Fund for st improvements. To this day there have been no street improvements – who knows where the money goes
- d. Nina R.: Requested an audience poll as to whether developers should be able to pay in-lieu fees for tree removal or whether he must take responsibility for replacement/replanting trees
 - i. Audience poll: Majority voted to retain replacement requirement and not establishing an in-lieu fee option
 - ii. Cindy C.: FYI, the STNC is the only NC that has a rule in its By-Laws permitting a community vote at a public meeting

XIV. Public Comment

- a. Lydia Grant
 - i. I have chaired the Education Committee of the STNC. We will kick-off our meetings tomorrow night at 5pm at the NVCH. We will be working on things like how do we support our local schools when not allowed to have input
 1. A plan to refurbish the VHHS pool & bring the bldg. up to ADA standards was not posted though the Dept of Engineering has already held 2 meetings in which they decided to proceed w/a remodel with no community input as to other options
 2. The pool is not usable for meets/practice by the swim team which must be bussed elsewhere at \$5,000/mo for bussing/rent of another pool.
 3. For a few million dollars more, VHHS could have a state-of-the-art aquatic center that could be used year round as well as for meets/practice.
 4. This is one of the only communities in which there are no sports programs except for the official little league field – swim meets are not held locally so they do not have community support
 5. Q: Didn't they up-grade the pool just a couple of years ago?
 6. Lydia G.: All they did was replaster the pool
 7. C: There is nothing really wrong with it
 8. Lydia G.: It has to be redone. The bldg itself is not ADA compliant, they don't have enough showers, they don't have enough toilets

XV. Announcements – Cindy Cleghorn

- a. There is an on-line survey re open space vision for General Plan OurLA2040. Take advantage of that
- b. Next LUC meeting March 19

XVI. Meeting adjourned at 8:38pm