

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
July 7, 2014

- I. Meeting was called to order by Chairperson Dean Sherer at 7:11pm
- II. Introduction of LUC Members
- III. Roll Call
 - a. Present
 - i. Dean Sherer
 - ii. Bill Skiles
 - iii. Cindy Cleghorn
 - iv. Nina Royal
 - v. David Barron
 - vi. Elektra Kruger
 - vii. Arsen Karamians
 - viii. Roberta Konrad
 - ix. Karen Zimmerman
 - b. Absent
 - i. Debby Beck
 - ii. Chaz VanAalst
 - iii. Ani Barsegyan
 - iv. John Laue
 - c. Public Representatives Present ☺
 - i. Claudia Rodriguez – Planning Deputy CD7
- IV. Approval of June 16, 2014 LUC Meeting Minutes
 - a. **MOTION:** by Cindy Cleghorn to approve the June 16, 2014 LUC Meeting Minutes as written 2nd by Arsen Karamians Vote: Unanimously approved
- V. Public Comments
 - a. Sheri Smith
 - i. Invited the community to a Bolton Hall IHOP fundraiser in which, at the patrons request, a portion of the IHOP bill will be donated to Bolton Hall
 - b. Lloyd Hitt
 - i. Two Medical Marijuana growing establishments near the Martial Arts Center have been shut down. These had been retail stores turned into growing operations which had no identifying signs.
 1. Operation shut-downs have increased since landlords are being cited as well as tenant operators.
 - c. Nina Royal
 - i. Tomorrow night will be the first class of a 7-week Disaster Preparedness class to be held at the will-call room of the Foothill Division LAPD Station. The class starts at 6:30pm (see attached flyer)
 - ii. National Nite Out is scheduled for August 5 at Little Landers Park. Mighty Bo Young (?) will be the band again. All pot luck is welcome. All volunteers are welcome – contact Nina at 818-618-1648
- VI. Audience attendees were invited to join the Land-Use Committee
 - a. No volunteers
- VII. 8000 Verdugo Crestline Drive/8200 Verdugo Crestline Drive T-Mobile wireless/Verizon Wireless with antennas attached to SCE transmission towers and ground-mounted/underground equipment cabinets

- a. There was confusion regarding the cell installation applications. There were actually 2 cell tower wireless applications running concurrently both on Verdugo Crestline Dr., 1 a T-Mobile (8000) 1 a Verizon (8002) – the LUC had been under the impression there was only 1 application on this rd
 - i. The July 1, T-Mobile application is the one missing on our agenda.
- b. These two facilities had two different Hearing dates, the T-Mobile on July 1 by the Zoning Administrator and Verizon on July 18 by the Area Planning Commission.
 - i. One Hearing is before a ZA & 1 before the APC because two different sections of the code are at issue with their respective discretionary options - one under the jurisdiction of the ZA and one under the jurisdiction of the APC
 - ii. Although the T-Mobile Hearing was on July 1, the STNC can still comment. The case was taken under advisement because it would be located in the S.P. area and there must be a consistent interpretation by Planning staff on the type of application to be filed for these facilities.
 - 1. The ZA wished to speak to the community planner to get their understanding of the situation prior to making a determination.
- c. The Verizon ground-mounted equipment cabinets exceeded height limits and therefore must be placed underground. It was not clear in the application if this was their intention – that is one issue requiring clarification
- d. Presentation by Jess from Synergy Development Services who were hired to process permits for T-Mobile. The facility will be located approx ½ mi away from the nearest residence & should not be visible to said residence & approx. ½ mi from the Fwy – roughly equidistant.
 - i. It will be visible from the 210 fwy such that it serves it's purpose ie should provide coverage there.
 - ii. The antenna is proposed to be installed about 20' up the leg of an 80' SCE tower – there will be no new support structure
 - iii. There are generally two different designs carriers have for their ground-mounted cabinets, one a shelter that one walks into to access indoor cabinets and one – generally used by T-Mobile – outdoor cabinets
 - 1. Two cabinets are being proposed - 6' tall, 3' wide, 2' deep – surrounded by chain-link fence
- e. It was difficult to ascertain whether reference was being made to the T-Mobile or Verizon proposal with the following comments from the audience – comments to both were interwoven
 - i. Audience: Upset because postings were on Sherman Grove/Day St. which is 8-9 blocks away from the site with nothing on McVine/McGroarty where he lives and is equally impacted – so no one was really aware of what was proposed.
 - ii. Audience: The mailed notice that people got from the City was very vague along with a 30-40 page document stating that the Planning Department did an environmental on it and determined it to have no environmental effect
 - iii. Verizon states that there will be damage to the environment but that they will take care of it (defines an MND)
 - iv. They initially wanted to put the facility along the Fwy on CalTrans easement – CalTrans said no. Then they tried placing it on a water-tank on Sherman Grove – that was rejected. Then they tried placing it at 7600 Verdugo Crestline but the owner was not interested. Then tried another tower that had height challenges and was deemed unfeasible. How many times does it take to hear “no”?.

- v. This area is residential/open space, not commercial – wireless facilities don't belong here
- vi. Upset that notification letter was received over the 4th of July weekend when most governmental offices are closed on Holiday
- vii. Cindy C. requested listing of points at issue:
 - 1. A problem with the posting which was far away from the site when McVine/McGroarty would be the closest area to post (Sheri Smith stated there were postings along Verdugo Crestline Drive as well)
 - 2. Noticing did not go out in a timely manner/over a Holiday time period
 - 3. Issue of aesthetics
 - 4. Close proximity to residential area
- f. The LUC would like to invite Verizon to attend an LUC meeting to answer some questions eg why the proposed location is that important to them
 - i. Unfortunately the next LUC meeting is after the scheduled July 18 Verizon Hearing. The LUC asked Claudia R. whether the APC could be asked to postpone the Hearing until after the applicant has made a presentation to the LUC
 - 1. No – notification of the Hearing has already been released. The case will be brought before a Hearing Officer first on July 18 before going to the APC
- g. Although the T-Mobile facility will only be visible from the Fwy or beyond the locked gate on Verdugo Crestline Dr. on land which does not belong to any private resident, approval of the T-Mobile facility would set a precedent for approving wireless facilities in the S.P. area
 - i. This is the primary reason why the LUC/community opposes the T-Mobile proposal – there is no opposition to the general design of the T-Mobile facility
 - 1. The T-Mobile rep requested that if the STNC opposes the T-Mobile application that separate and independent letters be submitted between the T-Mobile and Verizon applications reflecting this:
 - 2. **MOTION:** by Bill Skiles that the LUC prepare two letters of recommendation to the STNC voicing the opposition of the community to these towers with the T-Mobile letter to incorporate comments presented 2nd by Karen Zimmerman Vote: Approved unanimously
 - 3. Particularization of letter content by Dean S.: The first letter is going to address the T-Mobile application – it is going to recommend to the Hearing Officer that the application be denied because it sets a precedent for this type of installation within the Specific Plan area which was adopted to preserve views within that Scenic Corridor. It will also say that the STNC is not against the design of the project because of it's distance from residences and it's visibility, but that it is because of it's precedent-setting nature of the approval that we are fearful that it will open the door to further applications. The second letter addressing the Verizon application will also be a recommendation for denial to the Area Planning Commission on two grounds – one on the design of the installation itself and it's proximity to residences and it's aesthetic impact to people in the area and it is also precedent setting in that the application would open the door to similar type applications to be approved in the City **MOTION:** by Cindy Cleghorn to draft the T-Mobile letter as described 2nd by Bill Skiles Vote: Unanimously approved

MOTION: by Karen Zimmerman to draft the Verizon letter as described 2nd by Nina Royal Vote: Unanimously approved

4. Dean S.: Impressed upon the audience that despite LUC support in their opposition to these wireless facilities, that does not acquiesce them from what they themselves have to do – write, attend Hearings
- h. These installations are not just for cell phones but for people’s use of the Internet as well
- VIII. 8700 Wentworth St – Residential ground-mounted solar system – determination issued within one week of filing the application
 - a. There are two residences on one lot. The determination was issued the same day the STNC received the information packet thus there was no way for the STNC to weigh-in and today was the appeal deadline. Equine-Keeping capability is lost in this case
 - b. In other areas of the City there have been applications for lg ground-mounted solar installations. We have been told these are exempt from review by local agencies – that there are State regulations pre-empting local land-use regulations which thus have no control
- IX. 6241 Day St. – What is going on?
 - a. Presentation/research by local resident Carol Hodel
 - i. Two weeks ago approximately 14-16 water meter holes were being dug up. A worker was asked why – “someone bought the property”. Claudia R. knows nothing about this.
 1. The owner of record does not know anything about this and he has the liability if anyone falls into one of these holes
 - ii. Heard through the grape-vine that the property was purchased by Andrew Novachek of Villa Nova Co. – “a developer not well-respected for his bldg practices & total disrespect of neighbors”. No plans have yet been submitted.
 - iii. There is no problem with development being done as long as it is done in a responsible manner keeping in mind that the whole hillside is unstable along with other issues – it would be helpful if we could see some plans
 1. An example of the kind of development we can expect from Andrew Novaceck is the overbuilt house in SH – not that it isn’t pretty, just way too oversized for the lot. Follow the Hillside Ord and use no variances.
 - iv. Dean S.: The LUC can’t comment on something that is speculative, but neighbors are doing the right thing – reporting activity so it will be investigated. At some point they will come to the LUC w/their plans
- X. Formation of subcommittees for the study and development of design standards for the Foothill Bl. Corridor/for the revitalization and economic development of vacant or underutilized commercial properties along the Foothill Bl. Corridor
 - a. Will hold off until Debby Beck is present to discuss/form the Foothill corridor design standards subcommittee
 - b. Other communities are developing commercial property – that is not happening here. Why?
 - c. The function will be to arrange a set of meetings with concerned property owners/involved property owners to see if there can be movement on the two properties of greatest concern – the K-Mart (Home Depot) site and the Town Center
 - i. Leadership is needed to begin addressing these issues – subcommittee members need not be restricted to LUC members but could come from the community, from the Chamber, etc

- ii. The idea behind the subcommittees would be to take a select number of LUC members to take it upon themselves to work with the Council Office, set up meetings and try to identify a potential developer for the K-Mart site
 1. Nina R. had a meeting with the President of Mission College which still has an interest in establishing a satellite campus in Sunland-Tujunga. They want to start in August with four classes – we need to find a site
 2. Hopefully we can still get the Mission College satellite campus in the K-Mart site, but at least get the four classes going regardless of where they will be held. Mission College itself began with multiple campuses.
 3. Even if Mission College were to be established on the K-Mart site, a general store could co-exist. In 2008 there was a penultimate chart as to what the college would look like with subterranean parking.
 4. The General Store would help pay for the operation of the college. The study has already been done on this.
 5. The only thing holding things up is the fiasco with East LA College. Mission was all set to go – they just need to convince the Bd of Trustees to let loose of the Measure J monies promised for the satellite campus
 6. A family trust is holding & failing to release Home Depots lease on the property. Paolina Milana said that the husbands obituary expressed a wish for his \$s to benefit the community – the exact opposite of what appears to be happening
 7. Paolina M. recommended a proactive letter writing campaign be initiated to the wife suggesting that she continue the legacy of her husband
 8. Dean S,: That is 1 of the things this subcommittee would discuss in an effort to break this log jam & free the K-Mart site for future development – what strategy, what kind of pressure could be brought to bear
 9. One form of pressure could be political pressure from the Council Office – someone has to press upon this family that they have an obligation to this community and that their inaction is harming us
 10. Dean S. volunteered to chair this subcommittee. Cindy C. and Nina R. volunteered. Dean S. feels that so much that could be happening is passing S/T by because there simply is no strategy in place
 - a. Subcommittee would not just be dealing w/the old KMart & Town Center sites but would be trying to establish a broader economic development strategy – not a specific educational institution, a specific retailer – but a concerted all-encompassing effort.
 - b. What also needs to be addressed is not just development on private property, but also investment in infrastructure improvements which comes 1st in economic development whether as new sidewalks, str trees etc – the community has rejected BIDs in the past
 11. Another subcommittee that has been talked about being formed is one re the Verdugo Hills Golf Course Project to understand what is happening and what positions to take one way or the other
 12. Dean S. offered to chair this subcommittee as well but only if discussing the Project as a whole – thus far the STNC has had splintered interests – the trails, the memorial site for the Detention Station – not the overall development itself

- 13. Karen Z. volunteered, Bill S. volunteered. FTDNC will be invited to join the subcommittee due to the common interest this Project brings to bear
- XI. Letter to Councilmember Fuentes regarding preservation of equine properties (see attached draft)
 - a. Piece-by-piece equine capable properties are being lost in the City of Los Angeles. In this area we attempted to preserve equine-keeping capability of K-Overlay properties with the San Gabirele et al Specific Plan
 - b. An equine set-aside of 2,288 sq ft upon which no permanent structures may be built whether a building, a swimming pool, a tennis court etc is required.
 - c. However in drafting the Specific Plan an error was made in that it was worded that it is in “new subdivisions” that this set-aside is required leaving in-fill development, structural additions etc immune from this requirement
 - 1. The LUC drafted a recommendation letter to be forwarded to Councilmember Fuentes asking him to Submit a Motion to City Council that in K-Overlay properties, an equine set-aside must run with the land and must be honored whether a subdivision, a parcel map, a lot split, a lot line adjustment, building on a vacant parcel or in the event of a structural addition.
 - 2. **MOTION:** by Cindy Cleghorn to approve the draft letter re equine preservation as presented and to refer it to the STNC Board for their final approval. 2nd by Dave Barron. Vote: Unanimously approved
- XII. CD7 Staff Up-Dates – Claudia Rodriguez
 - a. Regarding the current equine Motion on the table presented by Councilmember Fuentes that would call for all equine properties in the City to be identified and for an additional form to have to be filled out during PlanCheck asking whether equines exist on these properties of interest in an application or on abutting parcels
 - i. Planning reported to PLUM, PLUM approved, will go to Council end of July
- XIII. STNC Arts, Culture and Recreation Committee
 - a. A committee formed a little over a year ago – meets monthly before the regular monthly meeting. Kristi Clark has been leading the more recent meetings. One of the items on their agenda is how Sunland-Tujunga can be beautified
 - i. How can Sunland-Tujunga attract visitors, how to become chosen for the “Great Streets” program. The STNC has already approved a letter to support us being chosen for “Great Streets” back in January
 - 1. We are still hopeful – but we have to show unity. That’s the key. That means that we need all our community groups/organizations supportive of why we want to be part of the Great Streets program
- XIV. Meeting adjourned at 9:15pm

Minutes prepared by Elektra Kruger