Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

January 28, 2010

TO: John Gutwein, Hearing Officer

FROM: Samuel Dea
Section Head
Special Projects Section

SUBJECT: AGENDA ITEMS 9 and 10
PROJECT Nos. R2009-00761 and R2009-00763
CONDITIONAL USE PERMIT Nos. 200900046 and 200900048

AGENDA ITEMS 9 and 10:
There is a mistake on the hearing notices. The notices stated that the hearing for the items is to take place on "Wednesday, February 2, 2010" instead of Tuesday, February 2, 2010. To reconcile this error, staff is recommending that the items be continued to the next available hearing to provide additional opportunity for public testimony.

AGENDA ITEM NO 9:
On January 27, 2010, staff met with the property owners of the parcel located on 4001 Topanga Canyon Boulevard (APN 2173-019-003), the nearest parcel to the proposed project site. The property owners expressed opposition to the project and concern regarding visual impacts and proximity of the project site to the access driveway for a water tower. On January 28, 2010, staff received a letter from the same property owners protesting the issuance of the permit. A copy of this letter is attached.

If you need further information, please call Carolina Blengini of my staff at (213) 974-1522. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SD:CB:cb

Attachment: Letter from property owners.

LAW OFFICES
KAPLANIS AND GRIMM
621 SOUTH WESTMORELAND AVENUE
SUITE 200
LOS ANGELES, CALIFORNIA 90005-3981
TELEPHONE (213) 380-0303
FAX (213) 380-4571

TREVOR A. GRIMM
PETER J. KAPLANIS

HAND DELIVERED

Department of
Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Attn: Hearing Officer
Conditional Use Permit Application
Case No. 200900049

Re: Project No. R2009-00761(3)

Property Address: 4001 Topanga Canyon
Woodland Hills, CA
Parcels 2173-019-001, 2173-019-002, 2173-019-003

Dear Sir or Madam:

Please consider the following request of our clients in the above conditional use application case:

"We request the rejection of the issuance of a conditional use permit in the above case, as requested by Verizon Wireless, authorizing the construction, maintenance and operation of a wireless telecommunication facility consisting of antennae, equipment, cabinets and utility connections, mounted on a new 43 foot high utility pole in the public right-of-way.

We protest the permit issuance for a number of reasons including health and safety issues, the impairing of development of the adjoining or underlying property and/or the reduction of value of the underlying and/or adjoining property."

Thank you for your consideration of these objections.

Kaplanis and Grimm

By: _____
Trevor A. Grimm

TAG:wp
Attestation of Owners:

_____
Martin Juknavorian
Martin Juknavorian

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Kaplanis and Grimm

By: _____
Trevor A. Grimm

TAG:wp
Attestation of Owners:
_____
Michael Juknavorian
TRUSTEE OF THE MICHAEL
ELI JUKNAVORIAN TRUST

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By: _____
Trevor A. Grimm

TAG:wp
Attestation of Owners:
Queenie Juknavorian
Queenie Juknavorian

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