Reason we’re here

- There’s a condition in the Point project required a certain type of fence.
- Upon discussion between Chevron and Federal Realty - they’ve asked for a change in the ‘Type’ of fence to build next to the train tracks
Fence between The Point and Railroad tracks 1,690 feet
Current Language

“... A combination of a fence constructed of 6-foot high wrought iron or steel tubing and a six-foot high solid wall compatible with the fence and wall materials on the portion of the site north of the Union Pacific Railroad right-of-way must be constructed along the northern property line of Project Site Phase 1B for those portions east of the eastern edge of the Sepulveda Boulevard right-of-way with screening of the right-of-way with the use of landscaping, that includes without limitation, vines, hedges and/or trees to the satisfaction of the P.B.S. Director excepting those areas closest to Sepulveda Boulevard prohibited by Union Pacific Railroad for visibility and safety reasons.”
“... A combination of a fence constructed of 6-foot high wrought iron or steel tubing and a six-foot high solid wall compatible with the fence and wall materials on the portion of the site north of the Union Pacific Railroad right-of-way must be constructed along the northern property line of Project Site Phase 1B for those portions east of the eastern edge of the Sepulveda Boulevard right-of-way with screening of the right-of-way with the use of landscaping, that includes without limitation, vines, hedges and/or trees to the satisfaction of the P.B.S. Director excepting those areas closest to Sepulveda Boulevard prohibited by Union Pacific Railroad for visibility and safety reasons.”
Proposed Language

“… A six-foot high chain link fence or other material aesthetically compatible with existing fencing or walls in the Project Area must be constructed along the northern property line of Project Site Phase 1B abutting the Burlington Northern Santa Fe Railroad right-of-way to the satisfaction of the P.B.S. Director. Additionally, screening of the right-of-way with the use of landscaping, including, without limitation, vines, hedges and/or trees is required to the satisfaction of the P.B.S. Director. An eighteen-inch high, three-strand barbed wire fence may be placed upon the top of the chain link fence for the entire length of this fence (approximately 1,690 feet).”
“... A six-foot high chain link fence or other material aesthetically compatible with existing fencing or walls in the Project Area must be constructed along the northern property line of Project Site Phase 1B abutting the Burlington Northern Santa Fe Railroad right-of-way to the satisfaction of the P.B.S. Director. Additionally, screening of the right-of-way with the use of landscaping, including, without limitation, vines, hedges and/or trees is required to the satisfaction of the P.B.S. Director. An eighteen-inch high, three-strand barbed wire fence may be placed upon the top of the chain link fence for the entire length of this fence (approximately 1,690 feet).”
2 fences
Upper/Lower
Landscaping
Reason for Change

- **Increase Safety**
  - Combination of a fence/barbed wire will make it harder to trespass on to the train tracks. (serve as a deterrent)

- **Environmental Impact**
  - Additional foundation work would require an approval from the LA Regional Water Quality Control Board. Which would require additional remediation, mitigation and clean-up activity
Recommendation

- Planning Commission (public hearing) – recommended approval
- Council adopt Resolution approving EA -1122 and introduce, and waive first reading of an Ordinance for EA -1122
- And Schedule second reading and adoption of an Ordinance on Nov 17, 2015