

MASTER LAND USE PERMIT APPLICATION RECEIVED MAR 20 2014
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]
		Date

ZA 2014-0892

CASE No. _____

APPLICATION TYPE Conditional Use
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project Verdugo Crestline Dr., Sunland, Ca Zip Code 91042
 Legal Description: Lot PT 206 Block None Tract WESTERN EMPIRE TRACT
 Lot Dimensions _____ Lot Area (sq. ft.) 103,976 Total Project Size (sq. ft.) 128

2. PROJECT DESCRIPTION

Describe what is to be done: Proposed Installation of a T-Mobile Wireless Telecommunications Facility consisting of installing 4 antennas and 1 microwave dish on an existing Southern California Edison Transmission Tower, and 2 ground mounted BTS cabinets and power and telco cabinets at grade within the footprint of the SCE tower legs.

Present Use: SCE Transmission Tower Proposed Use: T-Mobile Telecommunication Facility

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing _____ To be demolished _____ Adding _____ Total _____

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24 W.49
unmanned wireless telecommunications facility consisting of collocating antennas and a microwave dish on an existing SCE transmission tower.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Adrienne Patnaud Company T-Mobile West LLC
 Address: 4100 Guardian St. Suite 101 Telephone: (805) 584.5702 Fax: () _____
Simi Valley Zip: 93063 E-mail: Adrienne.Patnaud@T-Mobile.c

Property owner's name (if different from applicant) Southern California Edison
 Address: 4900 Rivergrade Road, Building #2 - B 1st Telephone: (626) 695-5888 Fax: (626) 543-8486
Irwindale Zip: 91706 E-mail: phillip.hickerson@sce.com

Contact person for project information Jesse Gilholm Company Synergy Development Services
 Address: 867 E. Front St. #A. Telephone: (760) 803-6219 Fax: (805) 830-6310
Ventura Zip: 93001 E-mail: jgilholm@synergy.cc

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: _____ Print: Jesse Gilholm

ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of _____

On _____ before me, _____
 (Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
 _____ (Seal)
 Signature

6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

CONDITIONAL USE PERMIT (CUP) – LAMC 12.24 U, V & W

City of Los Angeles – Department of City Planning

The Conditional Use Permit Findings/Justification is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS (CP-7810)*.

Public Noticing Requirements: This entitlement requires notification to extend to property owners and occupants within 500 feet of the subject property.

FINDINGS FOR APPROVAL OF A CONDITIONAL USE PERMIT:

In order to grant your request, the following findings/justification must be addressed on this form or on a separate sheet. Explain how your project conforms to the following requirements:

1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

T-Mobile is a public utility, licensed and regulated by the State Public Utilities Commission (PUC) and the Federal Communications Commission (FCC), providing a wireless communication network for consumer and business customers, as well as public emergency services. The proposed placement location will provide an integral link in T-Mobile's Los Angeles County network, providing additional coverage in the surrounding residential community, as well as off-load surrounding sites. Without the existing unpermitted temporary facility or the proposed facility, T-Mobile would experience significant coverage problems, as well as problems with capacity, in the surrounding area. This project will provide community benefits, not limited to the following:

- Alternative emergency response communications for police, fire, paramedics and other emergency services.
- Better voice and reception quality through use of enhanced digital technologies.
- Higher security and privacy for telephone users.
- Broadband data services for high speed data applications used in mobile devices such as PDAs and laptops.
- More affordable service due to increased competition in the market area.

2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month. It will not result in conditions or circumstances contrary to the public health, safety and the general welfare. The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free, and does not emit fumes, smoke, or odors that could be considered objectionable. The proposed antennas will be installed on an existing support structure; thus negate the need for a new support structure.

3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The proposed site will operate in full compliance with local, state and federal regulations for operation of wireless telecommunications facilities. Its placement, governed by a number of factors including subject parcel zoning, coverage requirements, alignment with neighboring sites, consumer demand, meets City of Los Angeles requirements for permitted use. Additionally, the installation of the antennas on an existing structure is favored by the Department of Planning over standalone facilities requiring new support structures.

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ADDITIONAL INFORMATION/REQUIREMENTS:

The following Conditional Use Permits (CUPs) require findings/justification in addition to those above. If your CUP falls under one of the categories listed below, include the additional findings as part of this application:

City Planning Commission

- 12.24 U.9. – Green Waste and/or Wood Waste Recycling Uses
- 12.24 U.10. and 11. – Hazardous Waste Facilities
- 12.24 U.14. – “Major” Development Projects
- 12.24 U.21. – PF Zone Uses
- 12.24 U.22. – Recycling Uses in Other Zones
- 12.24 U.26. – Density Bonus
- 12.24 U.27. – Floor Area Bonus

Area Planning Commission

- 12.24 V.2. – Mixed Commercial/Residential Use Development

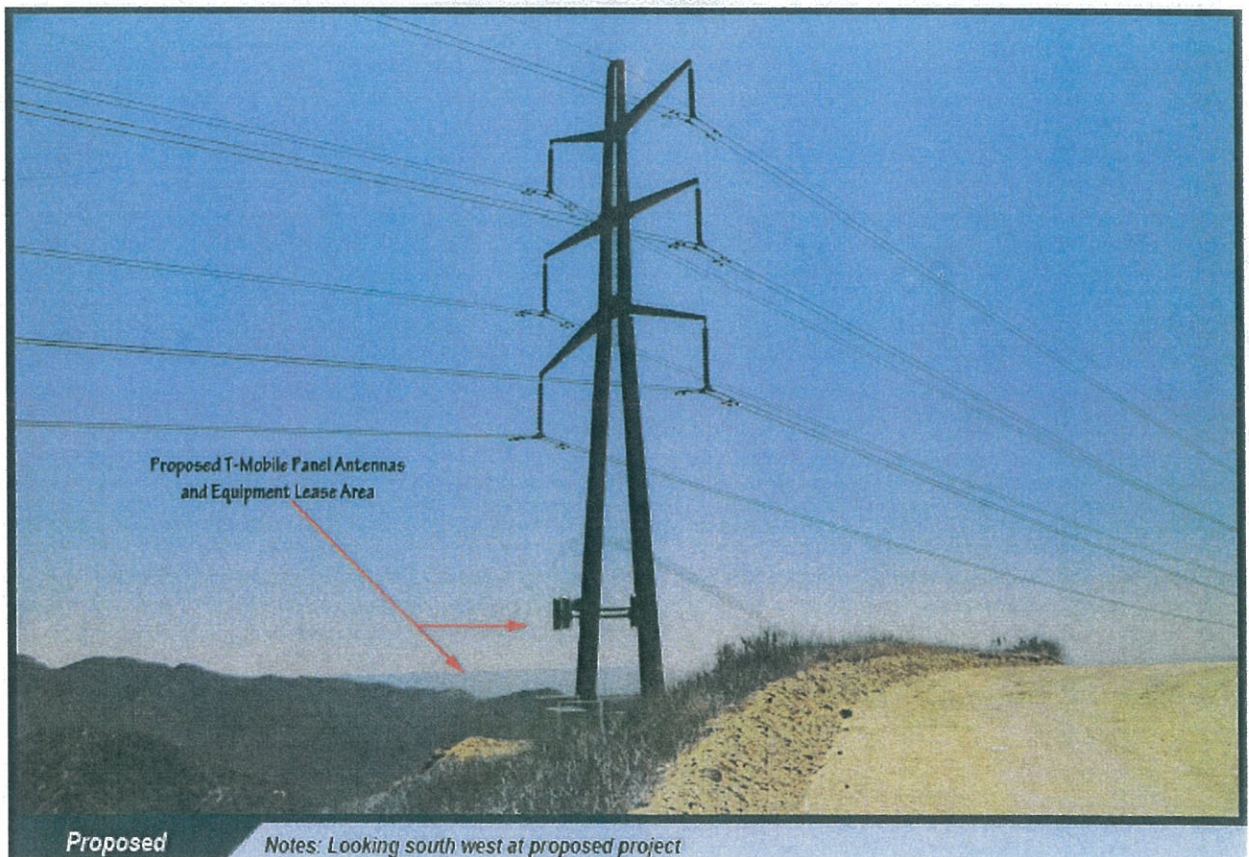
Zoning Administrator

- 12.24 W.1. – Sale or Dispensing of Alcoholic Beverages
- 12.24 W.4. – Automotive Uses
- 12.24 W.14. – Counseling and Referral Facilities
- 12.24 W.17. – Drive-Through Fast Food
- 12.24 W.19. – Floor Area Ratio Averaging
- 12.24 W.24. – Hotels
- 12.24 W.27. – Mini-Shopping Centers
- 12.24 W.28. – Mixed Use Projects
- 12.24 W.36. – Professional Uses
- 12.24 W.38. – Reduced Parking for Certain Elder-Care Facilities
- 12.24 W.39. – Rental of Household Moving Trucks
- 12.24 W.41. – Sale of Firearms and/or Ammunition
- 12.24 W.43. – Second Dwelling Unit in Single Family Zones
- 12.24 W.44. – Second Dwelling on Large Lots
- 12.24 W.47. – Temporary Geological Exploratory Core Holes
- 12.24 W.49. – Wireless Telecommunication Facilities
- 12.24 W.50. – Storage Building for Household Goods
- 12.24 W.52. – Projects In Neighborhood Stabilization Overlay (NSO) Districts

**Wireless Telecommunication Facility
Conditional Use Permit**



**Project Name: SCE Sylmar
Site Number: SV13322A
Address: Verdugo Crestline Dr.,
Sunland, Ca 91042
APN: 2562-003-800**



Applicant: T-Mobile USA
By: Site Acq, Synergy Development Services, Inc.
Jesse Gilholm Mobile: 760-803-6219
867 East Front St. #A., Ventura, Ca 93001

ZA 2014-0892 T-Mobile USA



PROJECT DESCRIPTION



**Wireless Telecommunications Facility at
Address: Verdugo Crestline Dr., Sunland, Ca 91042**

Project Overview

T-Mobile is proposing the following:

- (4) antennas, divided equally into two (2) sectors to be located on existing SCE Transmission Tower
- Coaxial runs connecting the radio equipment to the antennas located on the roof.
- Equipment Cabinets located at grade within foot print of SCE transmission tower legs.

Overview of Coverage Objective(s)

The proposed facility to provide an integral link in T-Mobile's proposed and existing network and is designed to provide coverage and enhanced capacity in the immediate surrounding area, specifically, the 210 Freeway

Project Benefits

The proposed project will provide the following community benefits.

- Alternative emergency response communications for police, fire, paramedics and other emergency services.
- Better voice and reception quality through use of enhanced digital technologies.
- Higher security and privacy for telephone users.
- More affordable service due to increased competition in the market area.

Project Benefits (Continued)



It is important to point out that the actual placement of this facility increases the health and welfare of the surrounding community, as well as commuters. A perfect example of this is that a more reliable emergency network to handle the growing number of wireless Enhanced 9-1-1 calls is being developed. Enhanced 9-1-1 or E9111 as it is being referred to, is being deployed in communities across the county.

The number of 911 calls placed from wireless phones is increasing rapidly. For example, CTIA reports that more than 224,000 emergency 911 calls are made from wireless phones each day in the United States. T-Mobile alone handled an approximate average of 50,000 calls each day during the summer of 2006. Most calls in the US are now made on wireless phones.

E911 is an emergency service designed to provide additional protections for wireless phone users. E9-1-1 does three major things:

1. Ensures that a wireless 9-1-1 call is routed to the nearest emergency dispatch call center;
2. Provides emergency dispatchers with the call-back number of the distressed caller; and
3. Provides the approximate location of the distressed caller.

The technology used to determine a distressed caller's location varies from carrier to carrier. Regardless of the technical differences, a caller's location is determined by measuring the time it takes the wireless signal to reach nearby wireless facilities. Measuring that time difference-whether from GPS satellites or from wireless facilities – allows emergency operators to more accurately determine the location of the distressed caller.

T-Mobile must place enough facilities throughout communities to ensure a distressed caller's wireless phone has adequate signal available to make an emergency call, stay connected with the 9-1-1 operator, and be found by emergency services personnel.

All in all, the added safety and security brought to your community cannot be overlooked when taking into consideration the great benefits that this technology brings to the table.

You may remember recent events whereby a little girl was kidnapped and placed underground in a pit. Not only was this little girl found by using this technology, but very likely her life was saved.

These types of occurrences where people are rescued or saved are sure to happen more and more. The best way to insure this safety net can be used in your community is to help support its placement.

We request that you support our project and help to bring greater security to your community.



PLANNING APPLICATION

City of Los Angeles Zoning Administration
Wireless Telecommunication Facility
Approval Criteria/Additional Findings

Address: Verdugo Crestline Dr., Sunland, Ca, 91042
T-Mobile Communications Site# SV13322A
APN: 2562-003-800

Special Instructions for

**WIRELESS TELECOMMUNICATION FACILITIES (WTF) Section 12.21.A.20
ZONING CODE SECTION: 12.24 W 49 for new WTF; 12.24 M for modified or additional WTF**

In addition to this instruction sheet and the exhibits listed below, the application needs the following: 1) **MASTER LAND USE APPLICATION**; 2) **MASTER LAND USE INSTRUCTION SHEET-(500' RADIUS OR ABUTTING OWNERS)**; 3) **MAILING PROCEDURES** instructions.

(a) Antenna Requirements.

- (i) The antenna on any monopole or support structure shall meet the minimum siting distances to habitable structures required for compliance with Federal Communications Commission (FCC) regulations and standards governing the environmental effects of radio frequency emissions. The grouping of WTF on a site is encouraged where technically feasible. The footing of the antenna shall be structurally designed to support a monopole which is at least 15 feet higher than the monopole under review, while being within the applicable requirements of the height district, in order to allow a future wireless network to replace an existing monopole with a new monopole capable of supporting co-location.

The proposed design consists of collocating antennas on an existing SCE transmission tower; thus T-Mobile may not modify the footing or collocation capabilities of the existing SCE transmission tower. T-Mobile will cooperative with any future collocation from another wireless carriers.

- (ii) If it is determined that additional height is necessary to support co-location, the Zoning Administrator is authorized to consider reasonable modifications to pole height, and the co-location of additional equipment within the 15 feet extension limit pursuant to Section 12.24 W 49.

The proposed design consists of collocating antennas on an existing SCE transmission tower; thus T-Mobile may not modify the height of the existing SCE transmission tower. T-Mobile will cooperative with any future collocation from another wireless carriers.

- (iii) Monopoles, dishes and other antenna equipment not regulated by the Federal Aviation Administration (FAA) shall have a non-reflective finish to minimize the visibility of the structure and shall not be illuminated, unless required by the FAA (provide proof).

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All tower mounted antennas/ equipment will be painted to match the color of the existing SCE transmission tower with non-reflective matte finish paint.

(b) Antenna Setback.

- (i) Monopole setback. Monopoles shall be designed at the minimum functional height. All monopoles shall be set back a distance equal to 20 percent of the height of the monopole, from all abutting streets, residential uses, and in all zones, or areas with access to the public, unless a qualified structural engineer specifies in writing that any collapse of the pole will occur within a lesser distance under all foreseeable circumstances.

The proposed design consists of collocating antennas on an existing SCE transmission tower; thus T-Mobile may not modify the height, location, or structural integrity of the existing SCE transmission tower. SCE does not release structural calculations of SCE transmission Tower Structural capacity due to security issues.

Monopoles shall meet the main building setback requirements of the underlying zone. The setback shall be sufficient to:

- (1) Provide for an adequate vegetative, topographic or other buffer.

The existing SCE transmission tower is strategically located in a location which utilizes significant vegetative and topographic buffer from the 210 Freeway and other public roads. Please see enclosed Photo Simulations.

- (2) Ground, roof and pole mounted antennas shall be screened by fencing, buildings or parapets that appear to be an integral part of the building or landscaping so that not more than 25 percent of the combined tower structure and antenna height is visible from grade level of adjoining property and adjoining public rights-of-way.

Dish antennas shall not be light reflective or have any sign copy on them.

Omni-directional antennas may not be required to be screened if it is demonstrated that the screening device would create a greater visual impact than the unscreened antennas.

As an alternative screening method, landscaping positioned on the premises to screen antennas from adjacent properties may be proposed in lieu of, or in combination with, architectural screening.

Support structure antennas shall be placed on premises to minimize visual impacts to adjacent non-industrial properties and adjacent public rights-of-way. Landscaping shall be positioned on the premises to minimize the visual impacts to adjacent non-industrial properties and adjacent public rights-of-way.

Monopoles shall be of tapered design (e.g., three foot base to 1.5 foot top) with no climbing spikes. Whenever possible, existing light standards in parking lots should be used with antennas above electroliers.

The antennas and all "pole mounted equipment" will be collocated on the existing SCE tower which will negate the need to erect a new support structure. The antennas and all "pole mounted equipment" will be painted to match the color of the existing SCE tower. The equipment cabinets will be located within the footprint of the SCE tower; thus will not be visible or discernable from adjacent roads including the 210 freeway.

- (3) Preserve the privacy of adjoining residential property, and

The antennas and all "pole mounted equipment" will be collocated on the existing SCE tower; thus there is no impact to the privacy to adjoining properties. The nearest residence is approximately 2000' to the east.

- (4) Protect adjoining property from the potential impact of pole failure.

The antennas and all "pole mounted equipment" will be collocated on the existing SCE tower; thus there is no new support structure proposed. The nearest residence is approximately 2000' to the east.

- (ii) Attached or Roof Mounted Antenna Setback. Roof mounted antennas shall be located at the greatest feasible distance from the edge of the building. Equipment facilities and antennas shall not extend more than ten feet above the highest point of the roof top, unless mounted on the walls of a penthouse.

Building mounted antennas shall be screened from view under most circumstances, if the antennas would otherwise be visible to adjacent properties and adjacent public rights-of-way.

The screening shall include parapets, walls or similar architectural elements provided that it is painted and textured to integrate with the architecture of the building.

Antennas shall be mounted on the parapet, penthouse wall or facade, building mounted antennas shall be painted and textured or otherwise architecturally integrated to match the existing building.

N/A. The antennas and all "pole mounted equipment" will be collocated on the existing SCE tower.

- (c) Accessory equipment and associated equipment facilities shall be located either in an interior space in the existing building or in an attached or detached exterior building. Exterior equipment buildings constructed on premises shall be architecturally similar to the existing building or otherwise architecturally integrated

N/A. The antennas and all "pole mounted equipment" will be collocated on the existing SCE tower.

- 2. **Existing Facilities**—A list detailing the property address and type of facility (e.g., monopole, antenna) for **all** facilities operated by the applicant in the city of Los Angeles. An effort shall be made to locate on an existing approved WTF structures or sites, including coverage/interference analysis and capacity analysis, and a brief statement as to other reasons for success or no success, including alternative sites that were examined. Reference should be made to the screening requirements of 12.21 A 20 (a) (5).

A list of all T-Mobile facilities is on file with the City of Los Angeles. The adjacent facilities are cited below. The coverage objective is the 210 Freeway between Sunland Blvd and La Tuna Canyon Rd. This area has limited coverage provided by T-Mobile facility #SV00161; however T-Mobile facility SV00161 will be removed due to the lack of reliability of the facility due to the facility being powered by solar panels.

Yellow Push Pen: Proposed Facility

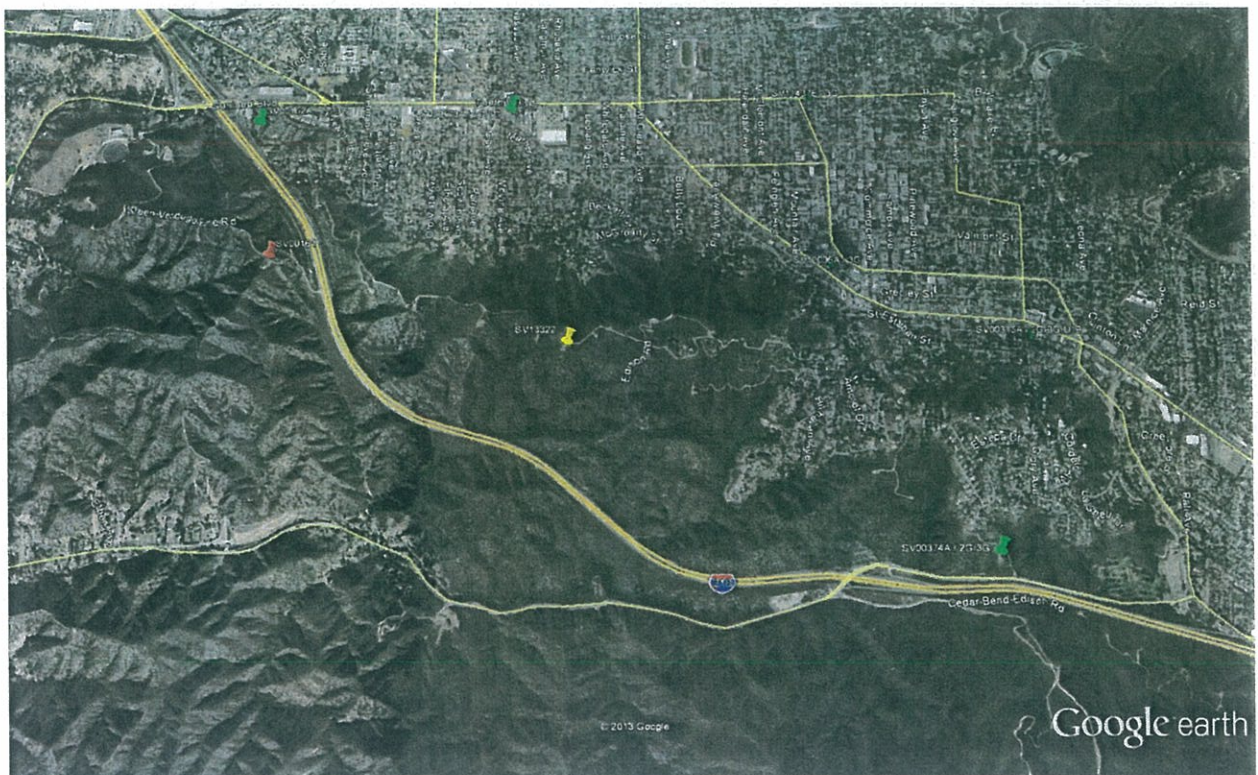
Green Push Pens: Existing Adjacent Facility

- 1) SV00162: Monopole @ Hwy 210 South Bound Off Ramp on Sunland Blvd.
- 2) SV00374: Stub Mount off La Tuna Canyon Rd just North East of Hwy 210 off-ramp to LA Tuna Canyon Rd.

Red Push Pen: Existing Adjacent Facility which is not reliable and will be removed.

- 1) SV00161: Stub Mount on Green Verdugo Fire Rd.

There are no existing facilities which were considered other than other SCE transmission towers adjacent to the proposed facility. There are no existing facilities in the vicinity which will allow for collocation and meet the coverage objective.



□ 3 **Landscape and Irrigation Plan**—A Landscaping and Irrigation Plan, drawn to scale, and elevation drawings including before and after photographs indicating size, spacing and type of plantings. Landscaping shall be required at the perimeter of the property which abuts streets, residential uses, and in all zones, or areas with access to the public as follows:

- (a) For monopoles, a landscaped buffer area to soften the visual impact shall commence at the property line. At least one row of shrubs shall be spaced not more than three feet apart. Materials shall be of a variety which can be expected to grow to form a continuous hedge at least five feet in height within two years of planting. At least one row of trees or shrubs, not less than four feet in height at the time of planting, and spaced not more than 15 feet apart, also shall be provided. Appropriate irrigation and maintenance to sustain any required landscaping shall be required.

The proposed design consists of collocating antennas on an existing SCE transmission tower thus there is no need to install a new support structure. The existing SCE transmission tower is strategically located in a location which utilizes significant vegetative and topographic buffer from the 210 Freeway and other public roads. The antennas and all "pole mounted equipment" will be painted to match the color of the existing SCE tower. The equipment cabinets will be located within the footprint of the SCE tower; thus will not be visible or discernable from adjacent roads including the 210 freeway.

Please see enclosed Photo Simulations.

- (b) The decision maker may allow use of an alternate detailed plan and specifications for landscape and screening, including plantings, fences, walls, topographic features, sign and structural applications, manufactured devices and other features designed to screen, camouflage and buffer antennas, poles and accessory uses. The antenna and supporting structure or monopole shall be of a design and treated with an architectural material so that it is camouflaged to resemble a tree with a single trunk and branches on its upper part, or shall be designed using other similar stealth techniques.

No landscaping is proposed. The equipment cabinets will be located within the footprint of the SCE tower; thus will not be visible or discernable from adjacent roads including the 210 freeway. The antennas and all "pole mounted equipment" will be painted to match the color of the existing SCE tower; this will blend with the existing SCE transmission tower.

- 4 **Structural Integrity Report**—The monopole shall be certified by a professional structural engineer licensed in the State of California to meet any structural standards for steel antenna towers and structures set in the Electronic Industries Association/Telecommunications Industries Association Standards referenced as EIA/TIA-222-E, and as amended. It shall document the following:
- (a) Tower height and design, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design;
 - (b) Total anticipated capacity of the structure, including number and types of antennas which can be accommodated. (May be more than the number of antennas applied for, to allow for future co-location);
 - (c) Failure characteristics of the tower and demonstration that site and setbacks are of adequate size to contain debris in the event of failure; and
 - (d) Specific design and reconstruction plans to allow shared use. (This submission is required only in the event that the applicant intends to share use of the facility by subsequent reinforcement and reconstruction of the WTF.)
 - (e) The footing of the antenna shall be structurally designed to support a monopole which is at least 15 feet higher than the monopole under review, while being within the applicable requirements of the height district, in order to allow a future wireless network to replace an existing monopole with a new monopole capable of supporting co-location.

The proposed design consists of collocating antennas on an existing SCE transmission tower, and SCE does not release structural calculations or failure characteristics of SCE transmission Tower Structural capacity due to security issues.

5. **FAA and FCC Statements**—Statements regarding the regulations of the Federal Aviation Administration (FAA) and the Federal Communications Commission (FCC), respectively, that:

- page 4 of 4
- (a) Required only if the WTF is near an airfield: the application has not been found to be a hazard to air navigation under Part 77, Federal Aviation, Federal Aviation Regulations, or a statement from the applicant that no compliance with Part 77 is required, and the reasons therefor; and/or

The proposed design consists of collocating antennas on an existing SCE transmission tower; thus there is not new support structure proposed.

- (b) Required of all WTF applicants: the application complies with the regulations of the Federal Communications Commission, or a statement from the applicant that compliance is not necessary, and the reasons therefor.

This facility will abide by all FCC regulations.

- 6 **Evidence of Co-location Efforts**—Evidence that an effort was made to locate on an existing WTF site including coverage/interference analysis and capacity analysis and a brief statement as to other reasons for success or no success, including a listing of alternative sites that were examined, as set forth in **Subparagraph (3) Locating Antenna at Existing Sites**) and **Subparagraph (5) (Screening) of Paragraph (a)** of the WTF Standards

The proposed design consists of collocating antennas on an existing SCE transmission tower. There are no existing wireless telecommunications facilities in the vicinity which would meet the coverage objective; thus there is not a possibility to collocate on existing wireless telecommunications facilities.

- ☐ 7 **Coverage/Capacity Report (Propagation Study)**—A coverage/interference analysis and capacity analysis (also known as a propagation study) that the location and height of the antennas as proposed is necessary to meet the frequency re-use and spacing needs of the system and to provide adequate wireless telecommunication coverage and capacity to areas which cannot be adequately served by locating the antennas in a less restrictive zone, or that an effort was made to locate on existing sites or towers, with no success.

Please find the enclosed Propagation Maps.

- ☐ 8 **Additional Findings Required (in addition to those of 12.24 E):**

The Zoning Administrator shall have the authority to consider requests to vary from these standards. Specify in detail any variances requested

- a) That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region

T-Mobile is a public utility, licensed and regulated by the State Public Utilities Commission (PUC) and the Federal Communications Commission (FCC), providing a wireless communication network for consumer and business customers, as well as public emergency services. The proposed placement location will provide an integral link in T-Mobile's Los Angeles County network, providing additional coverage in the surrounding residential community, as well as off-load surrounding sites. Without the existing unpermitted temporary facility or the proposed facility, T-Mobile would experience significant coverage problems, as well as problems with capacity, in the surrounding area. This project will provide community benefits, not limited to the following:

- Alternative emergency response communications for police, fire, paramedics and other emergency services.
- Better voice and reception quality through use of enhanced digital technologies.
- Higher security and privacy for telephone users.
- Broadband data services for high speed data applications used in mobile devices such as PDAs and laptops.
- More affordable service due to increased competition in the market area.

- b) That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month. It will not result in conditions or circumstances contrary to the public health, safety and the general welfare. The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free, and does not emit fumes, smoke, or odors that could be considered objectionable. The proposed antennas will be installed on an existing support structure; thus negate the need for a new support structure.

- c) That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The proposed site will operate in full compliance with local, state and federal regulations for operation of wireless telecommunications facilities. Its placement, governed by a number of factors including subject parcel zoning, coverage requirements, alignment with neighboring sites, consumer demand, meets City of Los Angeles requirements for permitted use. Additionally, the installation of the antennas on an existing structure is favored by the Department of Planning over standalone facilities requiring new support structures.

- d) That the project is consistent with the general requirements of the Wireless Telecommunication Facilities Standards set forth in Section 12.21 A.20 of this code, in a manner that balances the benefit of the project to the public with the facility's technological constraints, design, and location, as well as other relevant factors.

The proposed antennas will be installed on an existing support structure; thus negate the need for a new support structure. The installation of the antennas on an existing structure is favored by the Department of Planning over standalone facilities requiring new support structures.

- 9 Is this application for the specific project described by the application or for PROSPECTIVE co-location of "wireless telecommunications facilities" as that term is used in Sections 6580.6 and 65964 of the Government Code? (Circle one) If it is for the latter, be sure to include the identification on the plans of the other PROSPECTIVE wireless facilities with a level of specificity that provides for clarity as to the number of antennae, cabinets, penthouses; their respective locations, their respective heights; their respective square footage; their respective disguise if not with penthouses; and other similar and related information. Without this information a competent environmental review cannot be concluded.

NOTE: Conditional Use applications shall be required to prospectively establish a co-location facility, which will establish a basis to permit future facilities by right. Plan Approvals shall be limited to the proposed facilities requested by one applicant. The co-location application precludes further discretionary review, so the level of detail in the application is important.

For applications that request prospective co-location, an ENVIRONMENTAL ASSESSMENT FORM IS REQUIRED.



4100 Guardian Street, #101
Simi Valley, CA 93063

Date: March 4th, 2014

STATEMENT OF COMPLIANCE WITH FCC/FAA

This Letter is to confirm that T-Mobile West Corporation ("T-mobile")'s proposed cell site located at 7782 Verdugo Crestline Dr, Tujunga California - 91042, Site #SV13322A (Site name: SCE Sylmar), will comply with the FCC regulations regarding PCS frequency emissions.

T-Mobile operational frequencies of 1950.2 to 1964.8 and 1970.2 to 1974.8 Megahertz for the transmit and 1870.2 to 1884.8 and 1890.2 to 1894.4 Megahertz for the receive are well outside the frequency bands associated with Radio Stations, Television Stations, Police, Fire and Emergency services.

T-Mobile obtained a broadcast license in the PCS B and F Block, 1950.2 to 1964.8 and 1970.2 to 1974.8 Megahertz for the transmit and 1870.2 to 1884.8 and 1890.2 to 1894.4 Megahertz for the receive. Pursuant to FCC regulations 47 CFR part 24, subpart E, sections 24.200 through 24.238 – T-Mobile must comply with the stated directives for Broadband PCS providers. T-Mobile will meet or exceed the stated requirements for Broadband PCS providers.

In addition, T-Mobile will comply with FAA Notice Criteria, 47 CFR Part 77.13 regarding the proposed site.

If you have any questions, please feel free to contact me at 617.763.6218

Rahul Arora
RF Engineer
T-Mobile

ZA 2014-0892



PROJECT PHOTOS

ZA 2014-0892

SV13322A

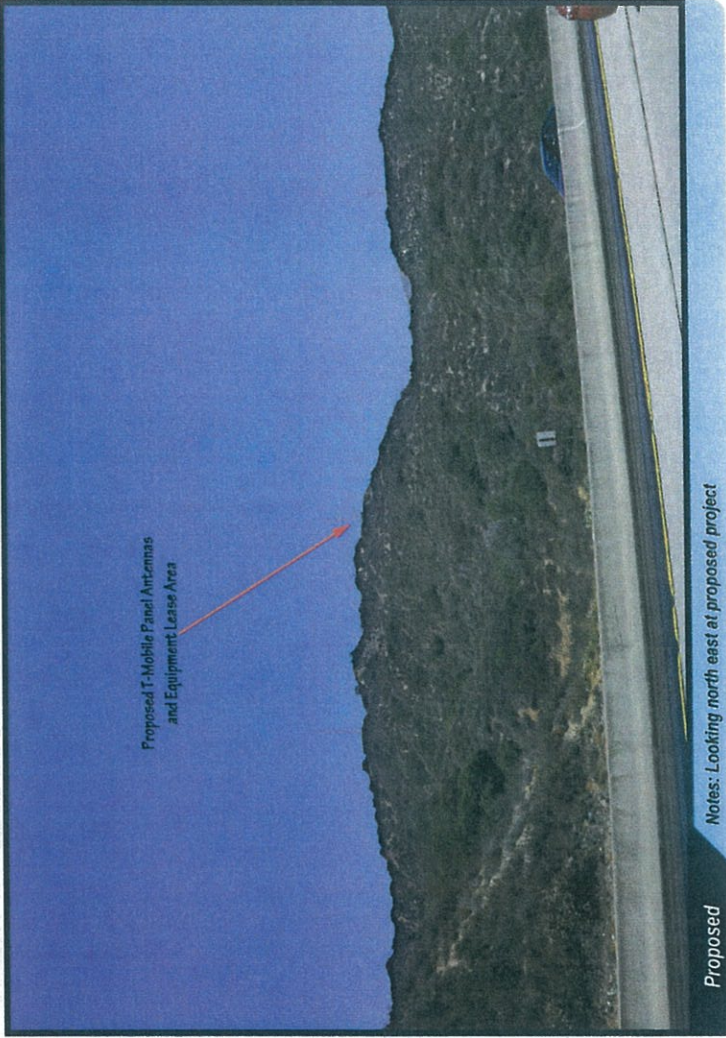
Verdugo Crestline Drive ~ Sunland, CA 91042

T-Mobile

View 1

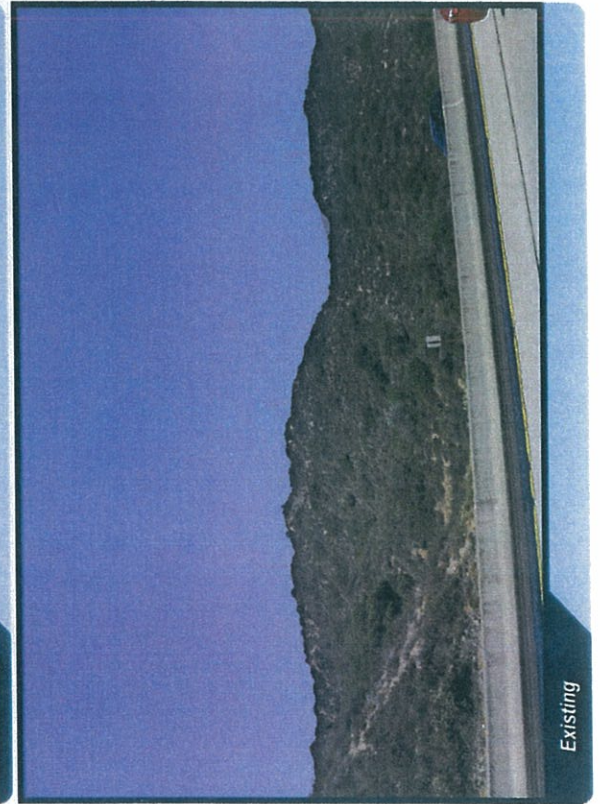


Location Map



Proposed

Notes: Looking north east at proposed project



Existing

Applicant

T-Mobile USA
 3 Imperial Promenade
 Santa Ana, CA 92707
 (714) 850-2400

Contact

Synergy Development Svc
 16147 Wyandotte St.
 Van Nuys, CA 91406
 (818)840-0808

Photographic Visualizations Provided By:

Socal
 SCDG LLC
 SoCal Design Group
 27680 Clinton Keith Rd., Suite D-361
 Murrieta, CA 92562
 www.socalgic.com
 (877) 532-5579
 edward@socalgic.com

This photo simulation is being provided as a conceptual representation of the proposed wireless facility. Socal LLC (SoCal Design Group) is not responsible for Post Simulation Production Design Changes.

SV13322A

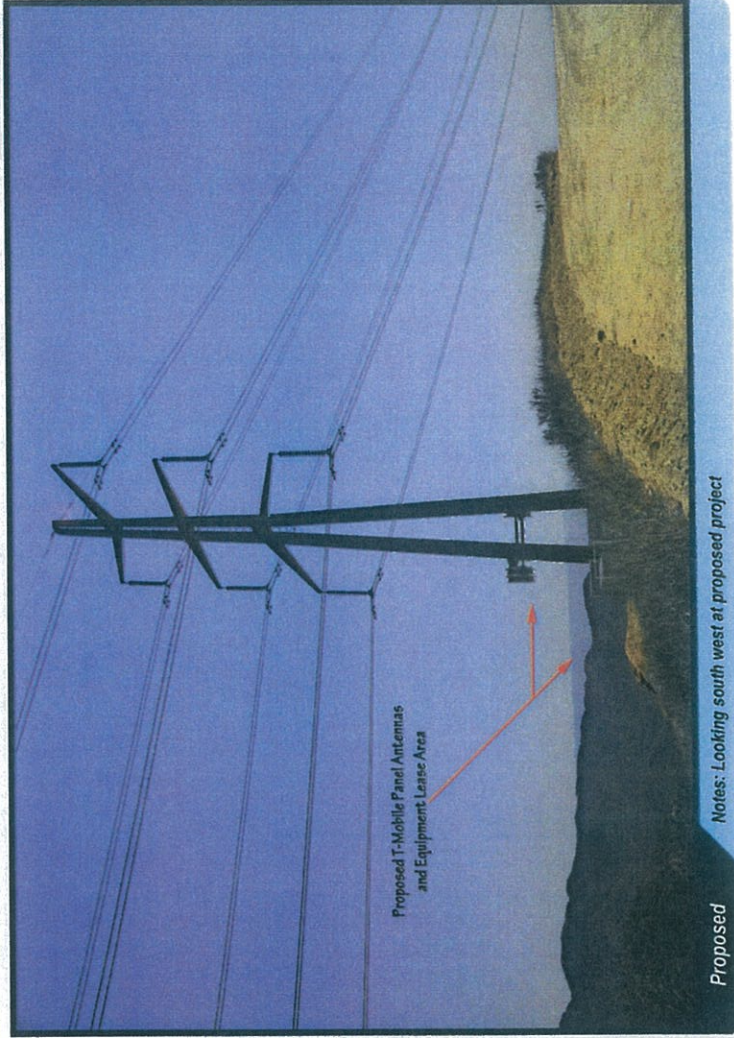
Verdugo Crestline Drive ~ Sunland, CA 91042

T-Mobile

View 2

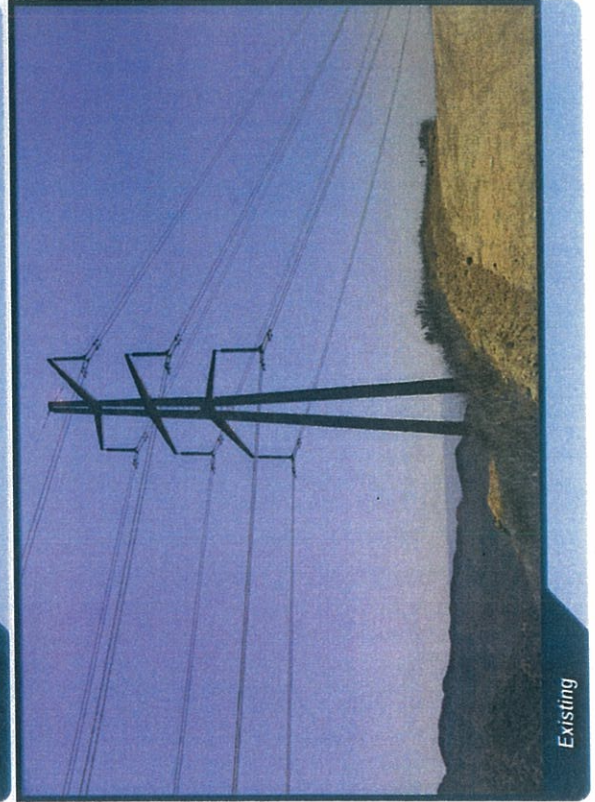


Location Map



Proposed

Notes: Looking south west at proposed project



Existing

Applicant

T-Mobile USA
 3 Imperial Promenade
 Santa Ana, CA 92707
 (714) 850-2400

Contact

Synergy Development Svc
 16147 Wyandotte St.
 Van Nuys, CA 91406
 (818)840-0808

Photographic Visualizations Provided By:

27850 Clinton Keith Rd., Suite D-361
 Murietta, CA 92562
 www.scdgllc.com
 (877) 532-5579



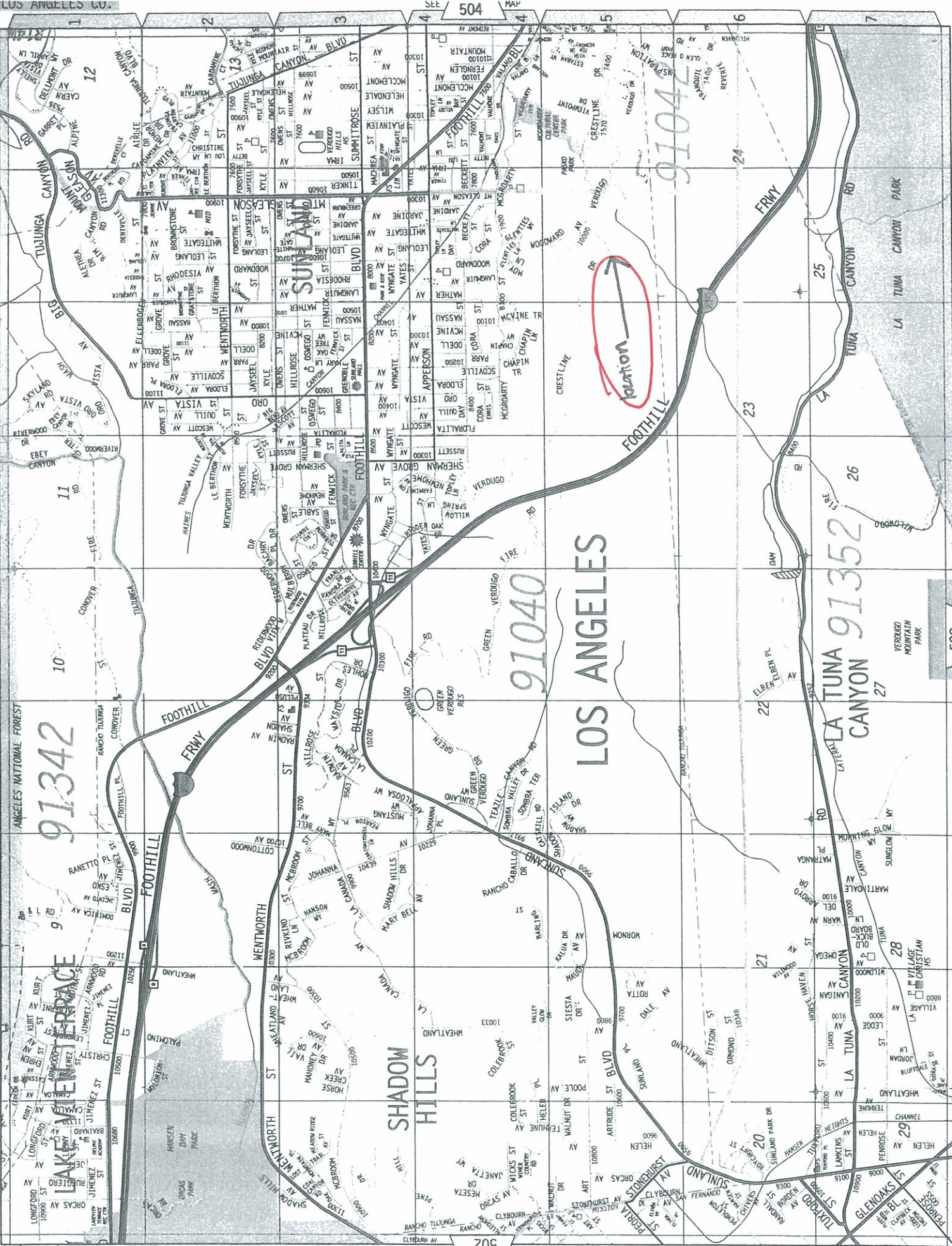
SoCal Design Group
 edward@scdgllc.com

This photo simulation is being provided as a conceptual representation of the proposed antenna facility. Design, construction and erection, where applicable, shall refer to the submitted plans. SCDG LLC (SoCal Design Group) is not responsible for Post Simulation Production Design Changes.

503

SEE 4643 MAP

502



SHADOW HILLS

LOS ANGELES

LA TUNA CANYON 91352

91342

LAKEVIEW TERRACE

SUNLAND

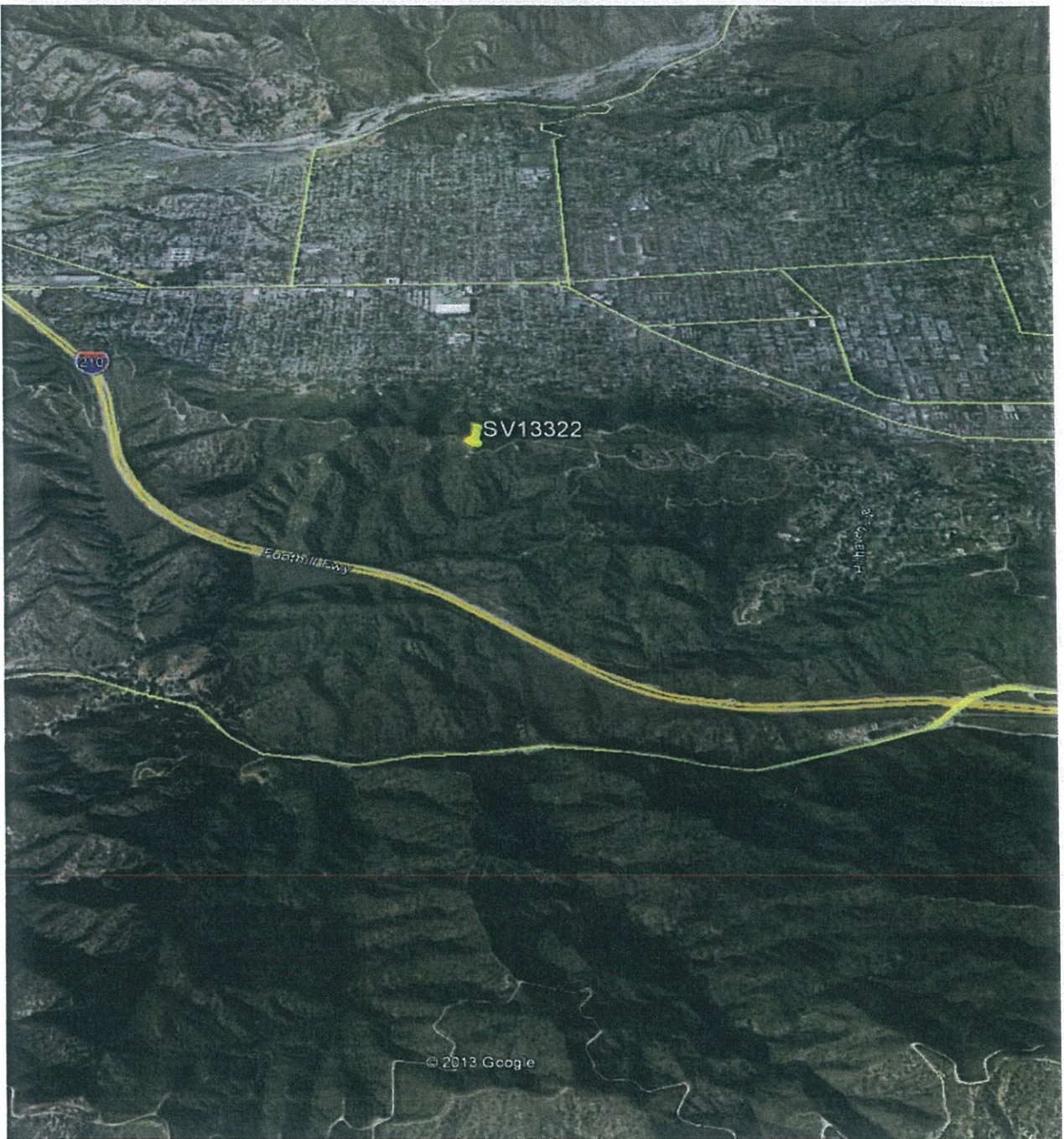
FOOTHILL

91042

91040

533

TOPO MAP

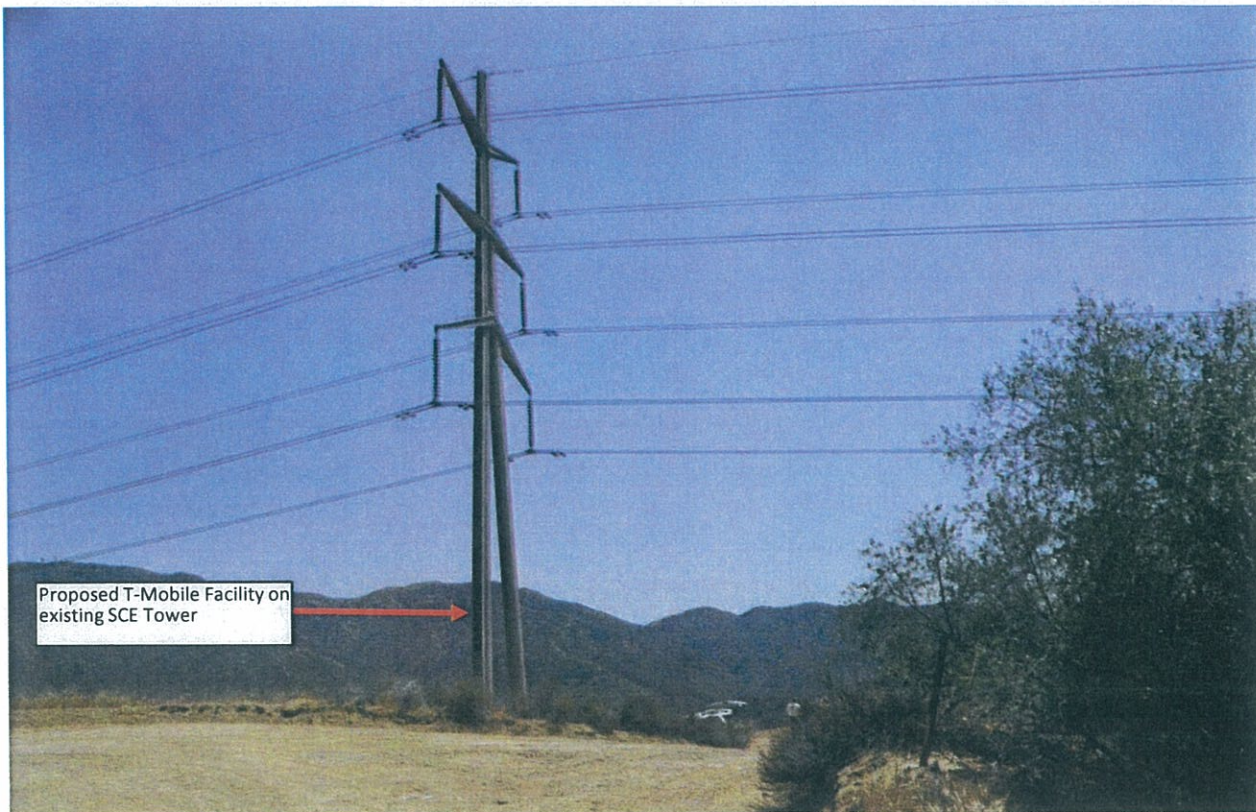


ZA 2014-0892

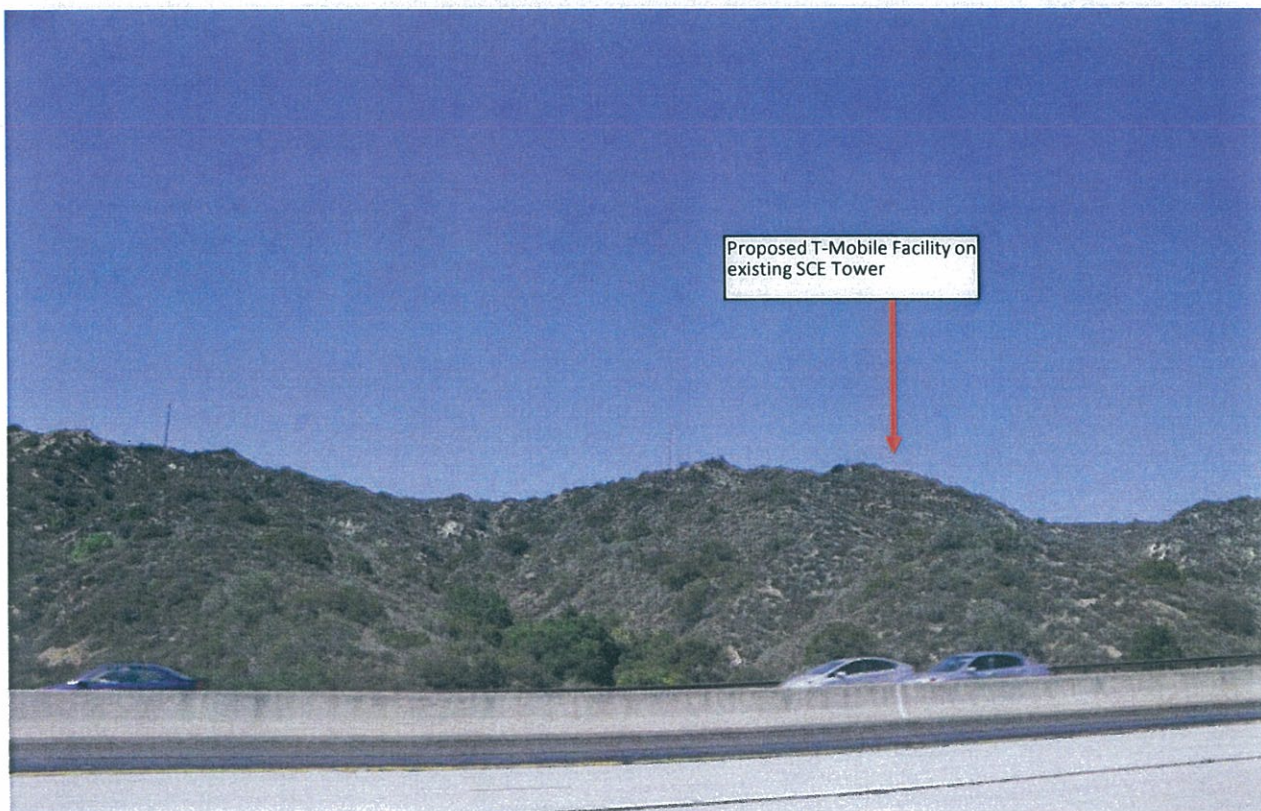
PHOTO KEY



Directional Photos of Site

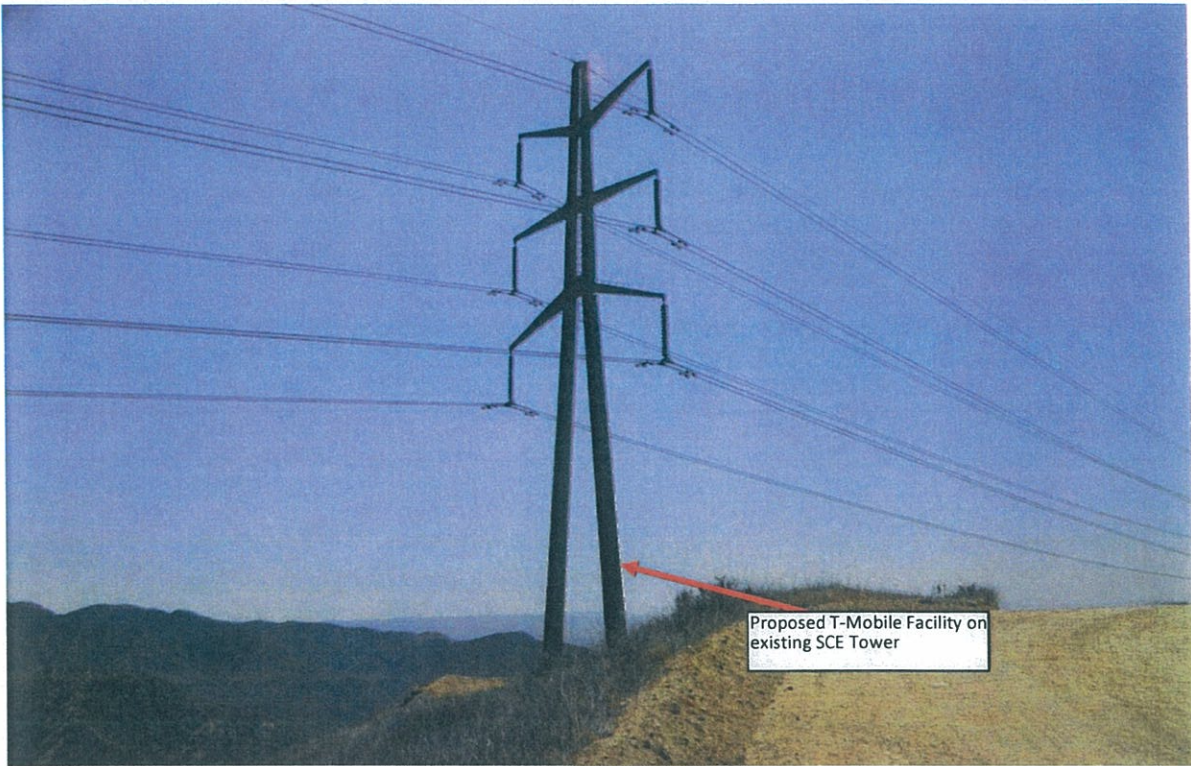


VIEW OF SITE FROM NORTH #1



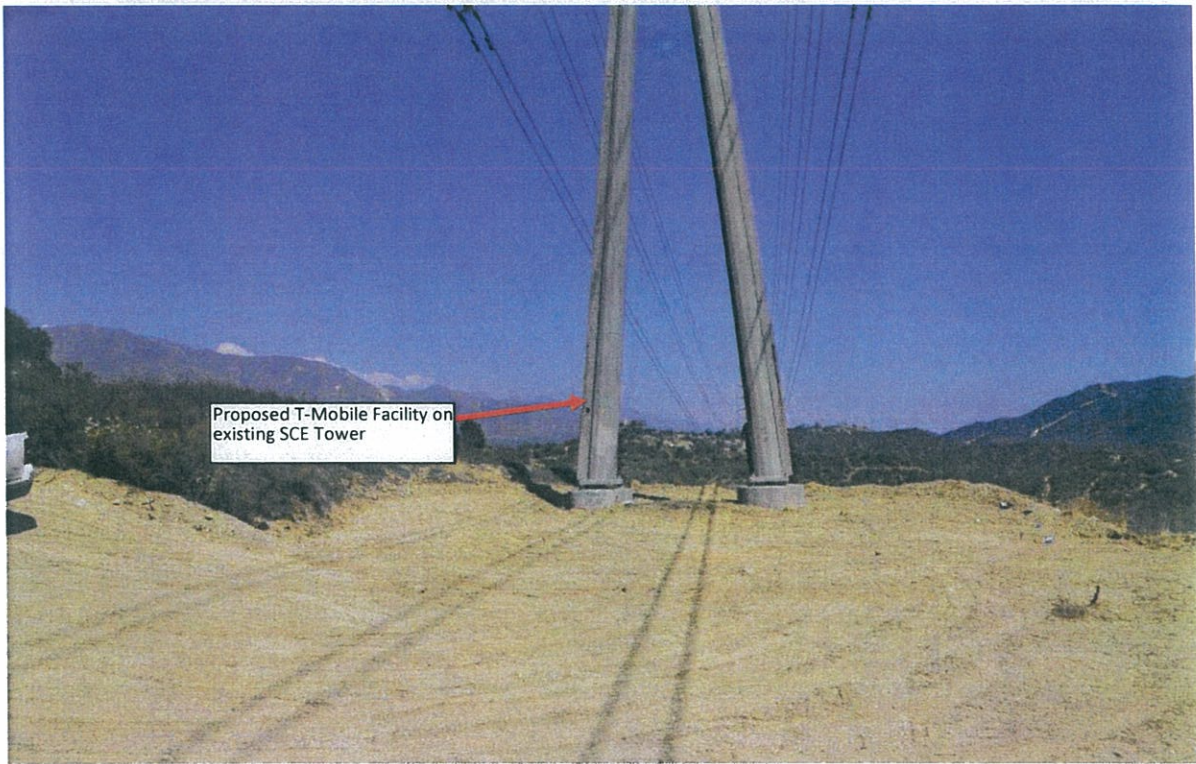
VIEW OF SITE FROM SOUTH #2

Directional Photos of Site



Proposed T-Mobile Facility on existing SCE Tower

VIEW OF SITE FROM EAST #3



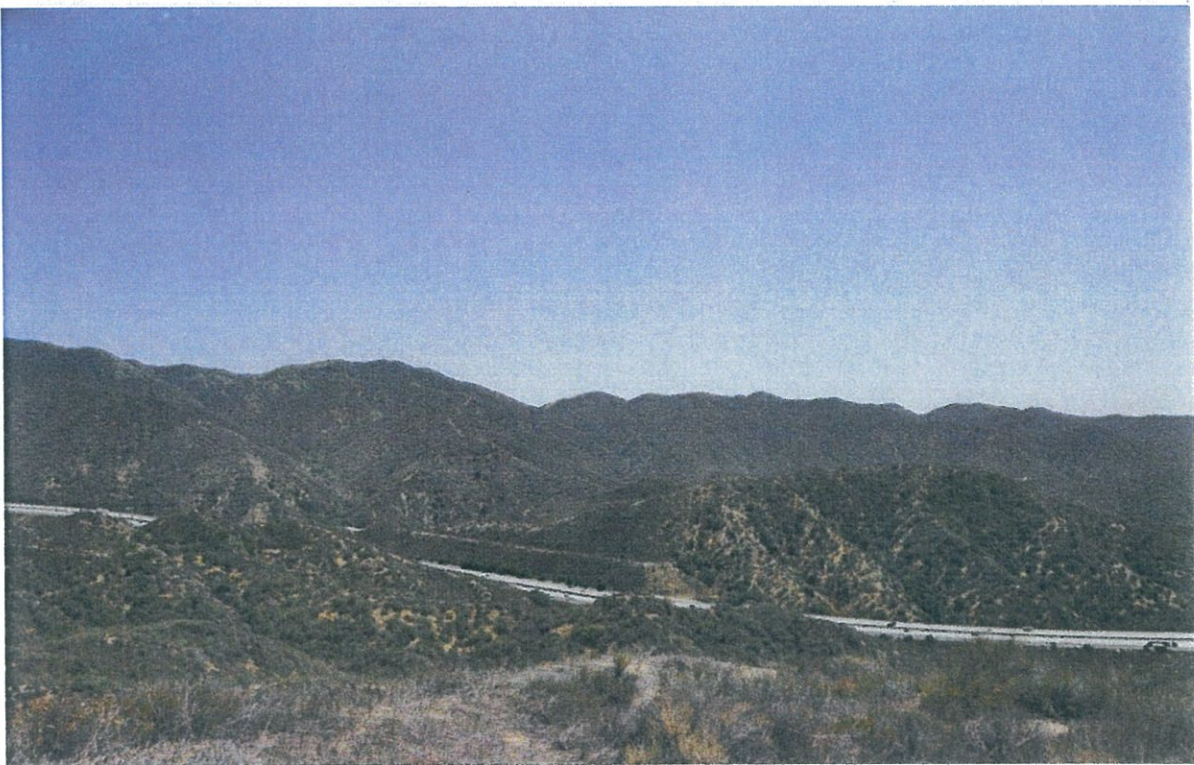
Proposed T-Mobile Facility on existing SCE Tower

VIEW OF SITE FROM WEST #4

Directional Photos of Site



VIEW FROM SITE LOOKING NORTH #5

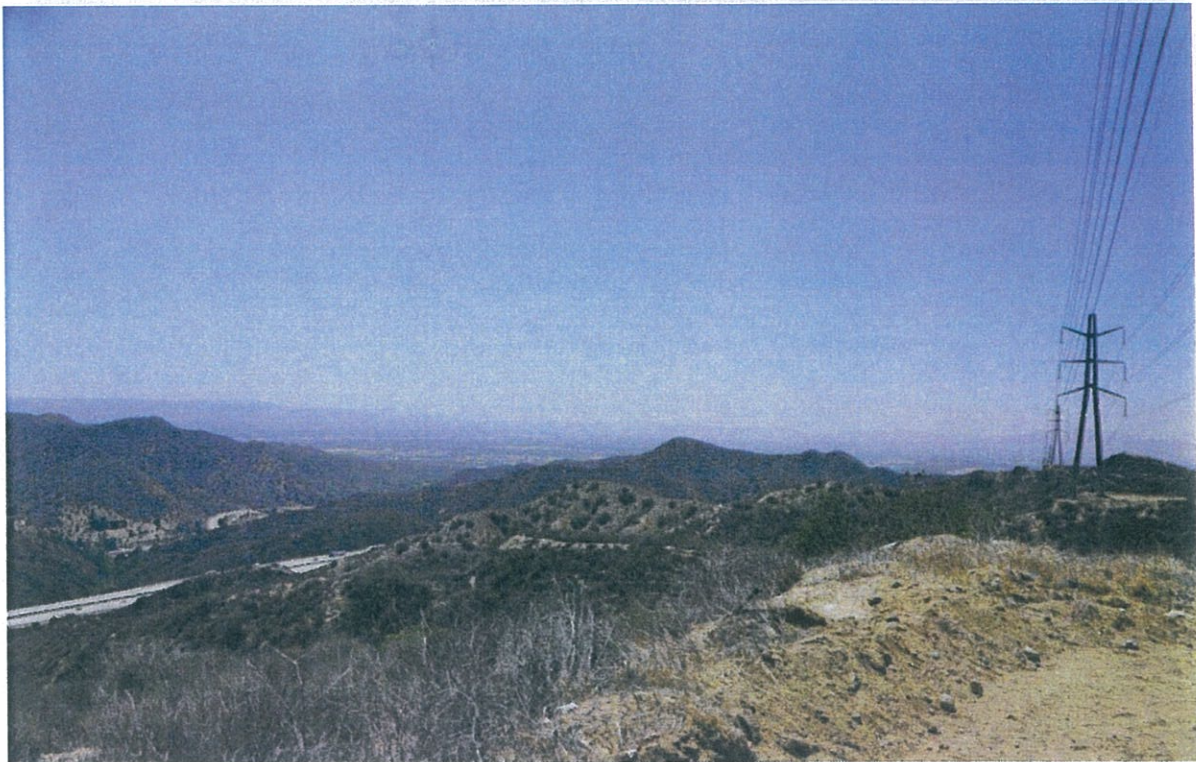


VIEW FROM SITE LOOKING SOUTH #6

Directional Photos of Site

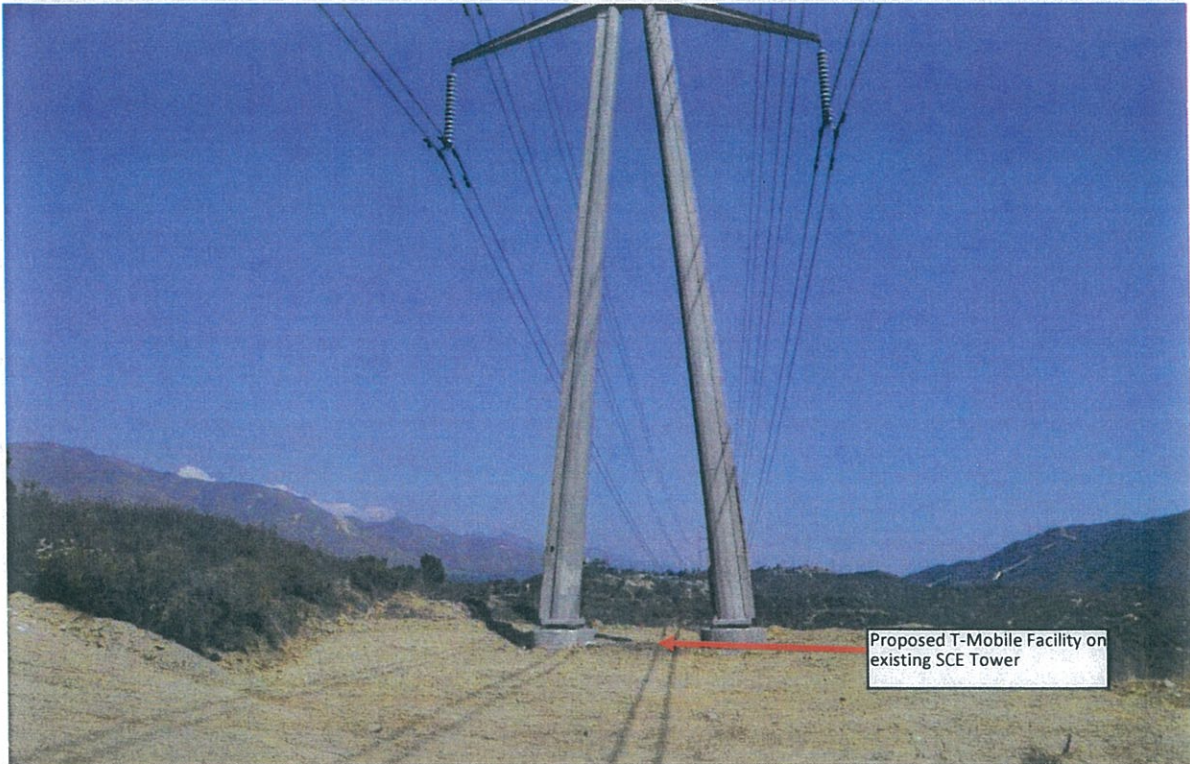


VIEW FROM SITE LOOKING EAST #7



VIEW FROM SITE LOOKING WEST #8

Directional Photos of Site



VIEW OF PROPOSED EQUIPMENT LOCATION #9



VIEW OF SITE ACCESS #10

T-Mobile

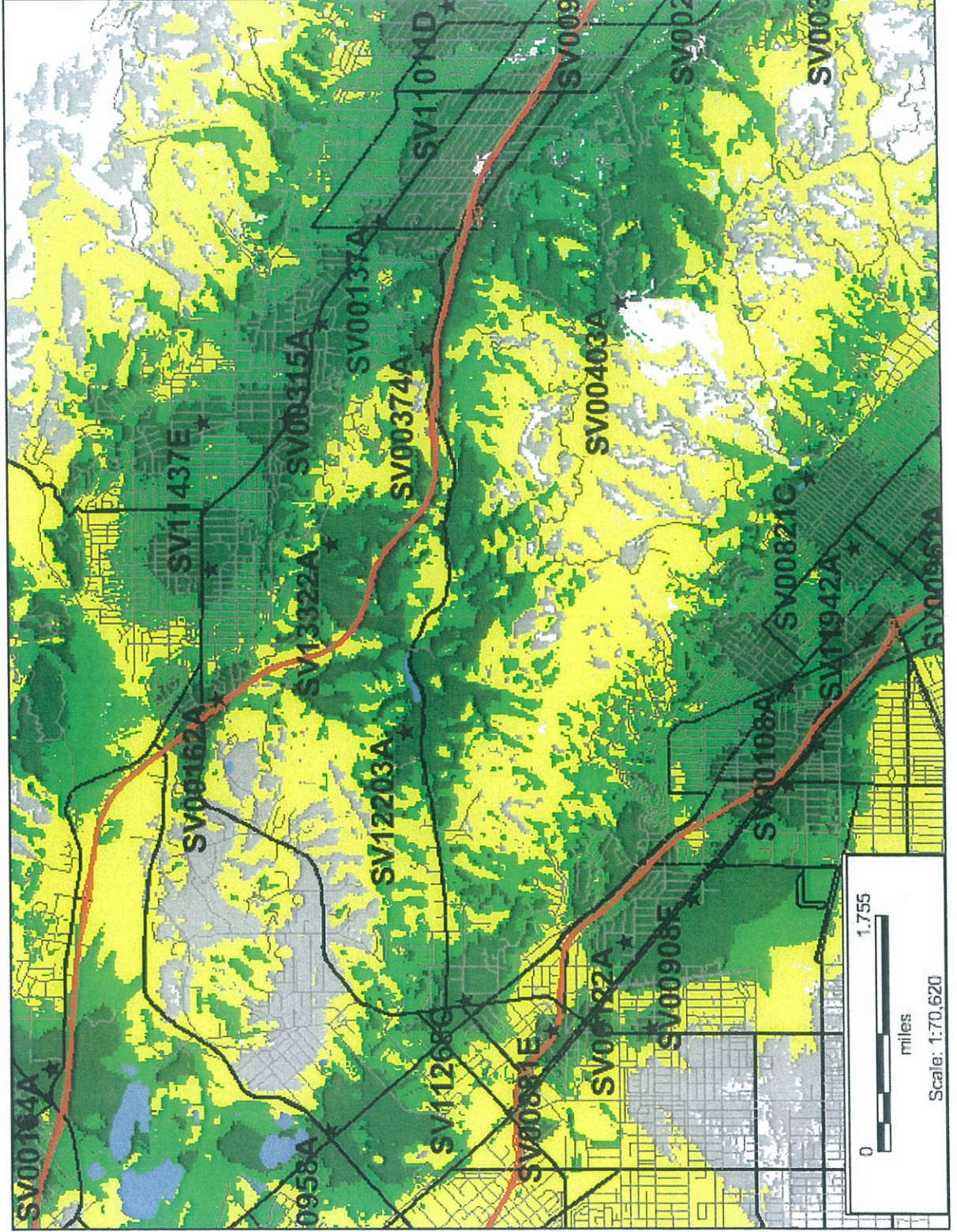
PROPAGATION MAPS

ZA 2014-0892

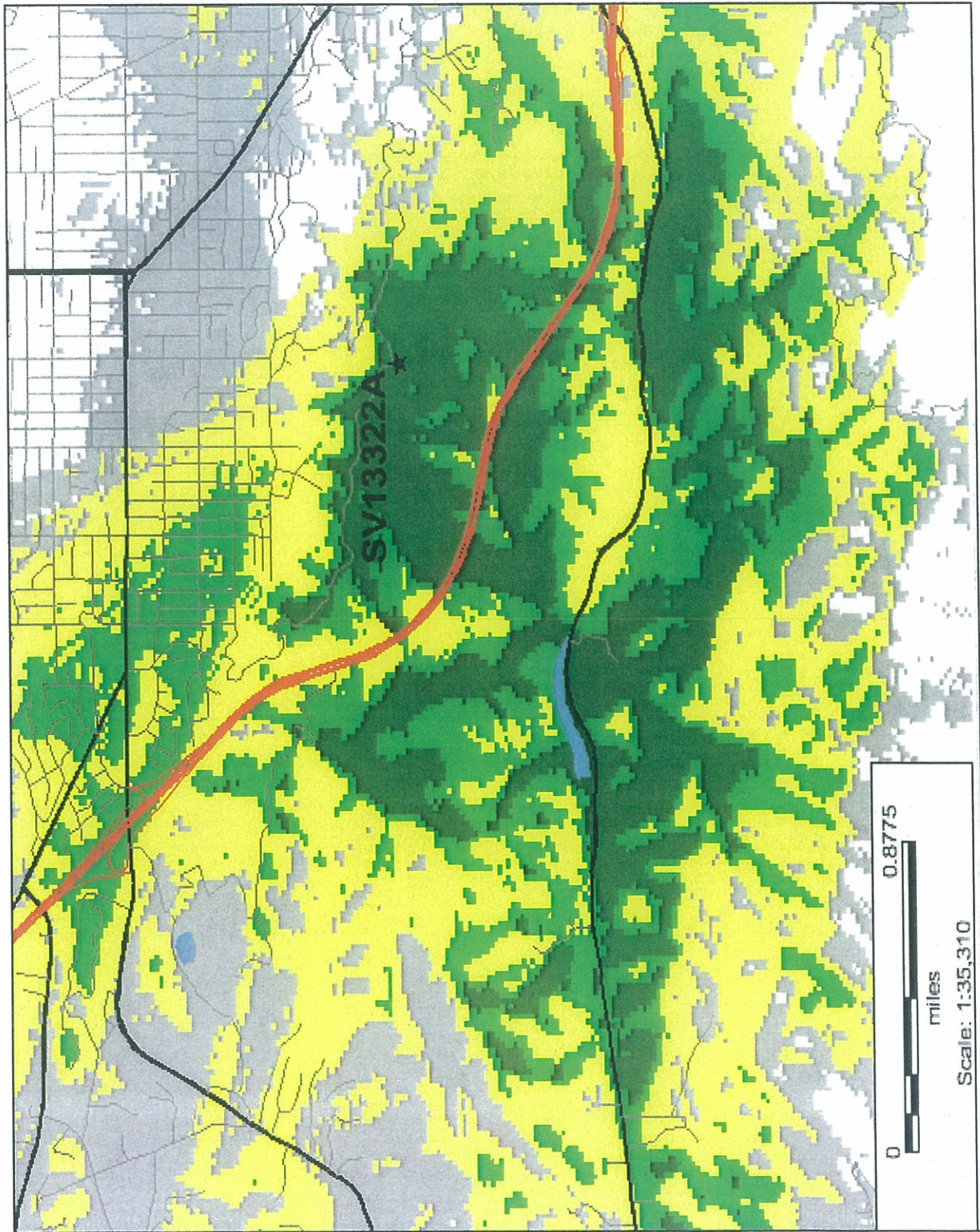
SV13322A

- SV13322A is the replacement site for SV00161A
- The site provides coverage along the route 210 and its neighborhood area

With SV13322A



SV13322A





PROJECT INFORMATION:
SCE SYLMAR
 SYR83229A
 M15-13 (1870 BUILT)
 VERDUGO CRESTINE DR.
 SUNLAND, CA 91042

CURRENT ISSUE DATE:
 03-05-14

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
1	11-04-13	PRELIM. 80% ZDS ISSUED FOR SCE	BK
2	01-09-14	100% ZONING ISSUED FOR SCE	BK
3	03-05-14	ADD POWER P.O.C. 100% ZDS, RE-ISSUED FOR ZONING	BK

PLANS PREPARED BY:

 Development Services, Inc.
 7240 WOODLEY AVE., 4TH FLOOR, SAN FRANCISCO, CA 94134
 (415) 761-1000 FAX (415) 761-1000

CONSULTANT:

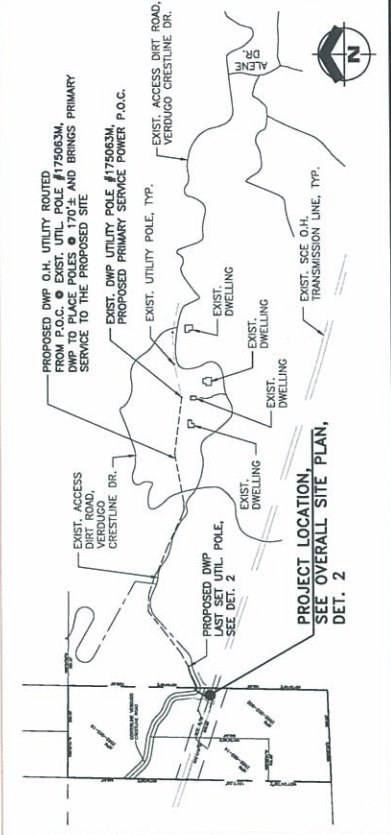
 Development Services, Inc.
 7240 WOODLEY AVE., 4TH FLOOR, SAN FRANCISCO, CA 94134
 (415) 761-1000 FAX (415) 761-1000

DRAWN BY: CAD
CHK. BY: SYNERGY
APPROVED BY: BK

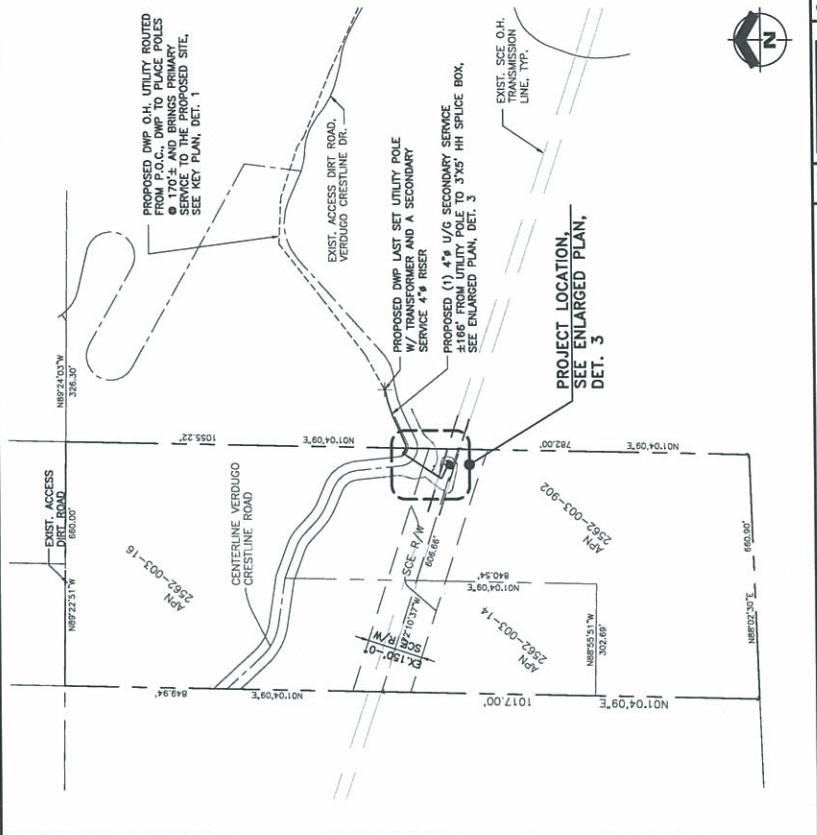
LICENSURE:

SHEET TITLE:
 KEY PLAN,
 OVERALL SITE PLAN
 AND
 ENLARGED PLAN

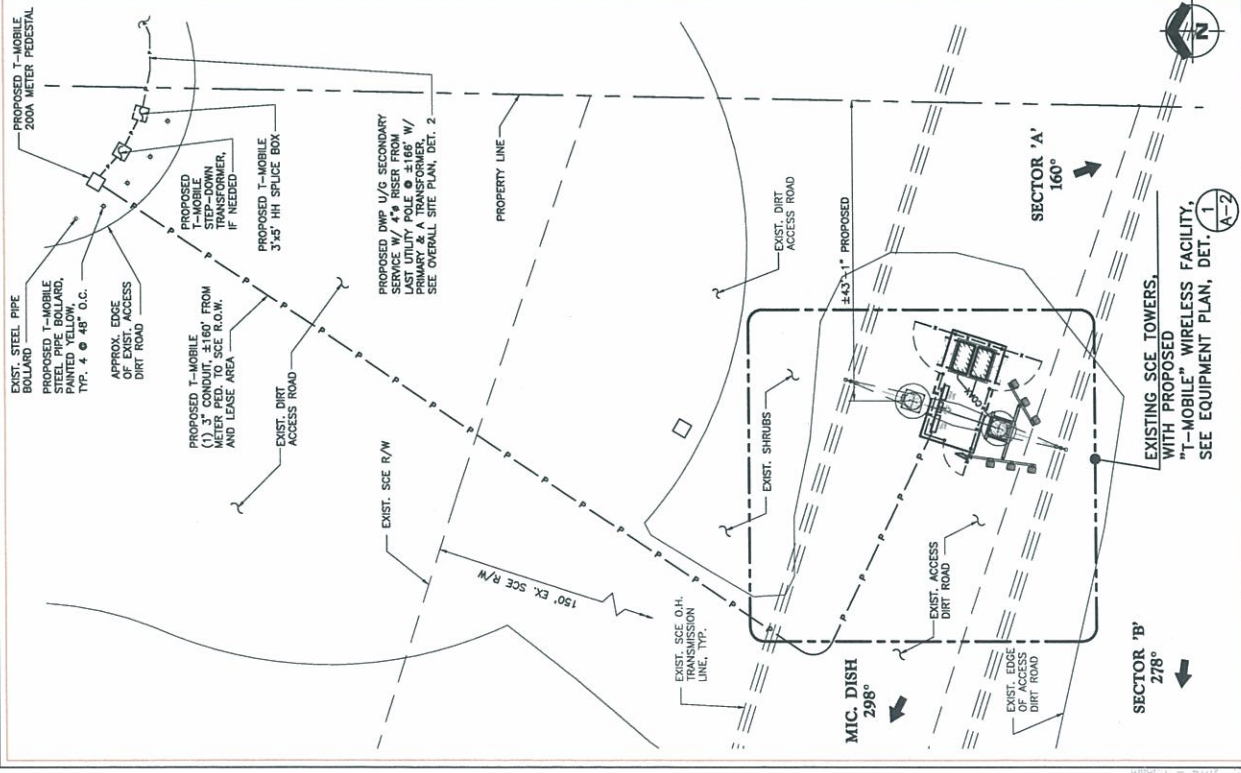
SHEET NUMBER: A-1
REVISION: 1
 SV13322A



KEY PLAN
 SCALE: 1" = 300'



OVERALL SITE PLAN
 SCALE: 1" = 150'



ENLARGED PLAN
 SCALE: 1" = 40'



PROJECT INFORMATION:
SCE SYLMAR
 SY8322A
 M15-13 (1970 BUILT)
 VERDUGO CRESTINE DR.
 SUNLAND, CA 91042

CURRENT ISSUE DATE:
 03-05-14

ISSUED FOR:

REV.	DATE	DESCRIPTION
△	11-04-13	PRELIM. BOX ZDS BK ISSUED FOR SCE
△	01-09-14	100% ZDS, ISSUED BK
△	03-05-14	ADD POWER P.A.C. TO ZDS, RES-ISSUED BK FOR ZONING

PLANS PREPARED BY:
 Synergy
 Development Services, Inc.
 734 WOODLEY AVE., SUITE 100, VAN NUYS, CA 91410
 OFFICE: (818) 463-0888 FAX: (818) 463-0888

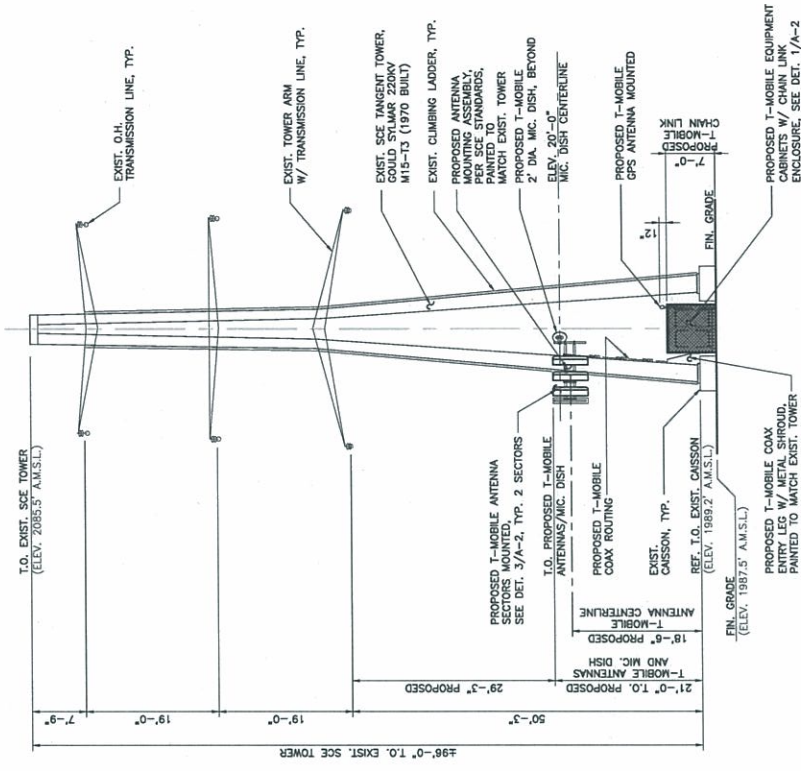
CONSULTANT:
 Synergy
 Development Services, Inc.
 734 WOODLEY AVE., SUITE 100, VAN NUYS, CA 91410
 OFFICE: (818) 463-0888 FAX: (818) 463-0888

DRAWN BY: CAD
CHECKED BY: APV. BK
LICENSE: SYNERGY BK

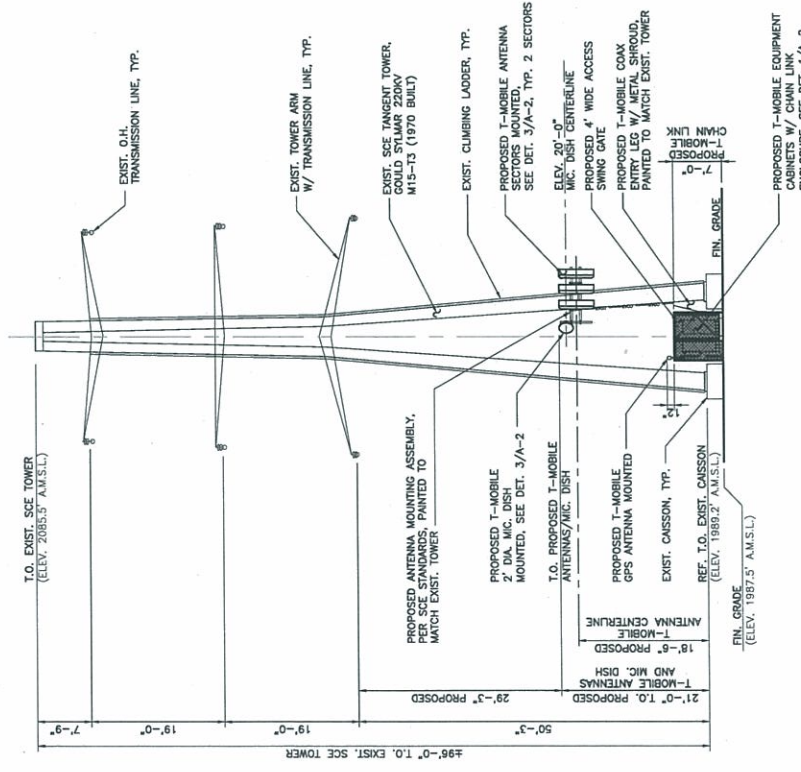
SHEET TITLE:
 PROPOSED EAST AND WEST ELEVATIONS

SHEET NUMBER: A-3
REVISION: 1
 SY13322A

NOTE:
 ALL EXISTING AND PROPOSED T-MOBILE TOWER MOUNTED EQUIPMENT SHALL PAINT TO MATCH EXISTING T-MOBILE TOWER WITH A NON REFLECTIVE PAINT.



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROJECT INFORMATION:
SCE SYLMAR
 SV16322A
M15-T3 (1970 BUILT)
 VERDUGO CRESTINE DR.
 SUNLAND, CA 91042

CURRENT ISSUE DATE:
03-05-14

ISSUED FOR: _____

ZONING

REV.	DATE	DESCRIPTION	BY
▲	11-04-13	PRELIM. BOX ZDS ISSUED FOR SCE	BK
▲	01-09-14	100% ZDS, ISSUED FOR ZONING	BK
▲	03-05-14	100% ZDS, REC-ISSUED FOR ZONING	BK

PLANS PREPARED BY:
 Synergy
 Development Services, Inc.
 7343 WOODLEY AVE., #201, VAN NUYS, CA 91410
 OFFICE: (818) 462-0828 FAX: (818) 462-0794

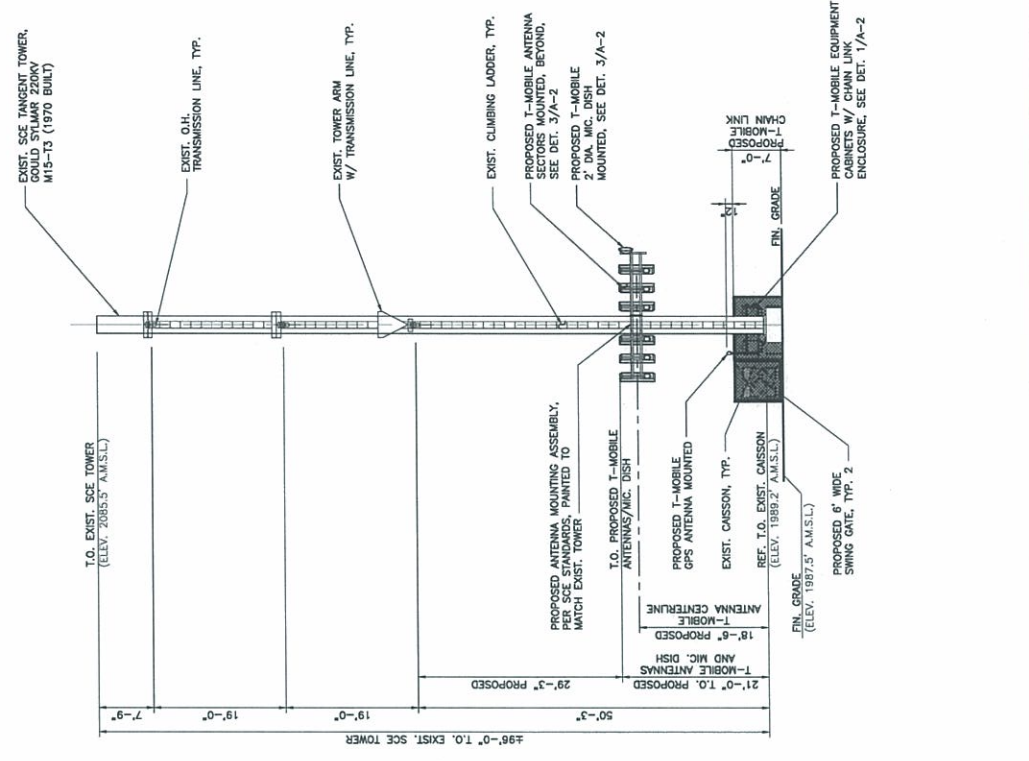
CONSULTANT:
 Synergy
 Development Services, Inc.
 7343 WOODLEY AVE., #201, VAN NUYS, CA 91410
 OFFICE: (818) 462-0828 FAX: (818) 462-0794

DRAWN BY: _____ CHK.: _____ APV.: _____
 CAD: SYNERGY BK
 LICENSE: _____

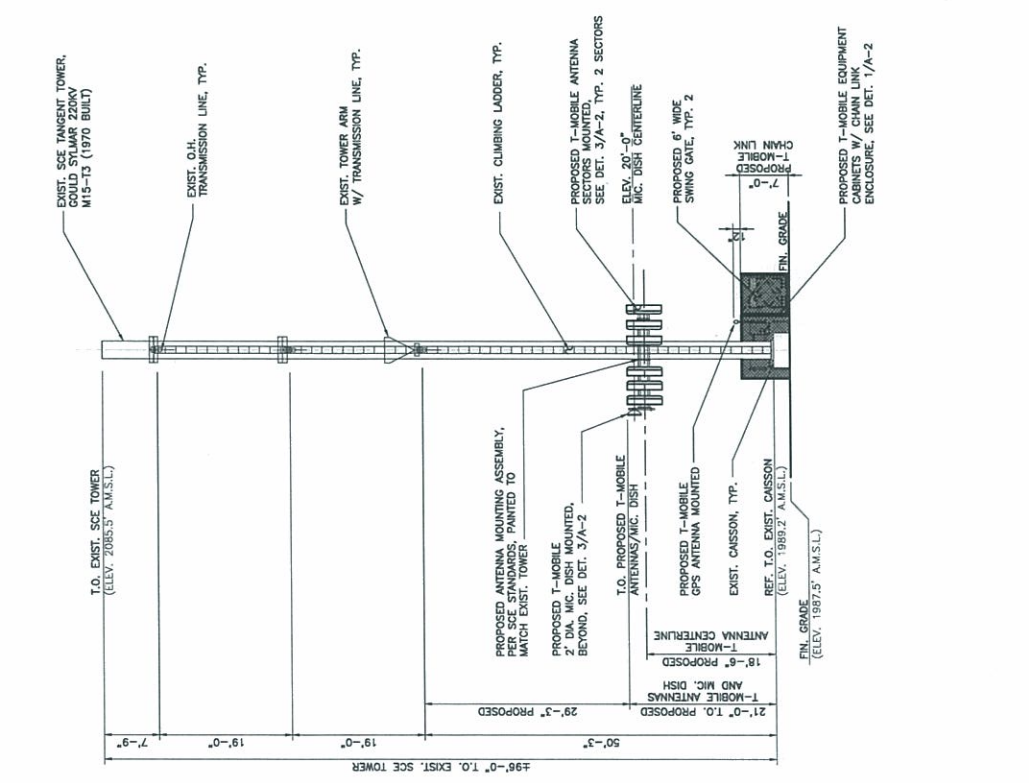
SHEET TITLE:
PROPOSED SOUTH AND NORTH ELEVATIONS

SHEET NUMBER: _____ REVISION: _____
A-4 1
 5/13/2014

NOTE:
 ALL EXISTING AND PROPOSED T-MOBILE TOWER MOUNTED EQUIPMENT SHALL PAINT TO MATCH THE COLOR OF THE EXISTING TOWER WITH A NON REFLECTIVE PAINT.



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY **LA 2014-0892** COUNCIL DISTRICT **7**
City of Los Angeles Department of City Planning

PROJECT TITLE **SCE Sylmar** LOG REFERENCE ENV

PROJECT LOCATION **8000 W Verdugo Crestline dr. Sunland, CA**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: **wireless facility**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: **Edison**

CONTACT PERSON **Jesse Gilholm** AREA CODE **760** TELEPHONE NUMBER **803-6219** EXT.

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 5 Category 23 (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Granting or renewal of a variance or conditional use for a non-significant change of use of land.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE TITLE DATE

FEE: **\$31-** RECEIPT NO. **15685** REC'D. BY **R. Avila** DATE **3-17-2014**

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03

IF FILED BY THE APPLICANT:

* **Zaahir Abdullqah**
NAME (PRINTED)

* **Zaahir Abdullqah**
SIGNATURE

* **3/17/14**
DATE