

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: Rear Front Height Side Yard

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.

ZA 2014-0892

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