

APPEAL TRANSMITTAL TO CITY COUNCIL

Case No. TT-50791-	Planning Staff Name(s) and Contact No. Joey Vasquez 213-978-1352	C.D. No. 12
Related Case No(s). None	Last Day to Appeal 7/29/10	

Location of Project (Include project titles, if any.)
10700 Oakdale Avenue

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.

Applicant: Dr. Shaik Saheb 22525 La Quilla Drive Chatsworth, CA 91311 Tel: 818-993-1503	Representative: Gil Prestwood 2337 Foothill Blvd. Suite 161 La Verne, CA 91750 Tel: 909-957-5734 mail:gilprestwood@yahoo.com
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Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.
SAME AS APPLICANT

Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

A Tentative Tract for a maximum of (6) six single family lots.

Items Appealable to Council
Tract Appeals

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No. ENV-2002-4693-MND	Commission Vote: 4-0
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In addition to this transmittal sheet, City Clerk needs:
 (1) Appeal package. Original & (1) copy plus; (2) true copies of Commission Determination or Orig & (1) copy of Determ for legislative actions;
 (2) Staff Recommendation Report (1);
 (3) Environmental document used to approve the project, if applicable (1);
 (4) Public hearing notice (1);
 (5) Commission determination mailing labels (1) note: Condo projects & Appeals only require a copy of the list(s), not the labels.
 (6) Condo projects only: (1) copy of Commission Determination mailing list (includes project's tenants; and 500 foot radius mailing lists)

 Department of City Planning Commission Office	8/6/2010 Date
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MASTER APPEAL FORM

ORIGINAL

City of Los Angeles – Department of City Planning

APPEAL TO THE: CITY COUNCIL
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: TT 50791-1A

PROJECT ADDRESS: 10700 OAKDALE

FINAL DATE TO APPEAL: JULY 29, 2010

- TYPE OF APPEAL:
- Appeal by Applicant
 - Appeal by a person, other than the applicant, claiming to be aggrieved
 - Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

APPELLANT INFORMATION – Please print clearly

Name: DR. SHAIK SAHEB

- Are you filing for yourself or on behalf of another party, organization or company?

Self Other: _____

Address: 22525 LA QUILLA DRIVE

CHATS WORTH, CA Zip: 91311

Telephone: 818 993 1503 E-mail: _____

- Are you filing to support the original applicant's position?

Yes No

REPRESENTATIVE INFORMATION

Name: GIL PRESTWOOD

Address: 2337 FOOTHILL BLVD. SUITE 161

LA VERNE, CA Zip: 91750

Telephone: 909 957 5734 E-mail: gilprestwood@yahoo.com

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING – Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

Entire

Part

Your justification/reason must state: *SEE ATTACHED EXHIBIT "A"*

- The reasons for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

ADDITIONAL INFORMATION/REQUIREMENTS

- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
 - Master Appeal Form
 - Justification/Reason for Appealing document
 - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

*"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."
 --CA Public Resources Code § 21151 (c)*

I certify that the statements contained in this application are complete and true:

Appellant Signature: *Shankar R. K., M.D.* Date: *7/26/10*

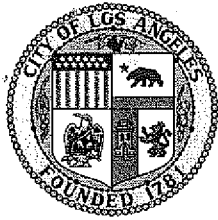
Planning Staff Use Only

Amount <i>3882.45</i>	Reviewed and Accepted by <i>[Signature]</i>	Date <i>7/29/2010</i>
Receipt No. <i>279609</i>	Deemed Complete by <i>[Signature]</i>	Date <i>8/2/10</i>

Determination Authority Notified

Original Receipt and BTC Receipt (if original applicant)

CALLER LEFT RECEIVED MESSAGE.



NORTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

DETERMINATION MAILING DATE: JUL 19 2010

CASE NO. TT 50791-1A

CEQA: ENV-2002-4693-MND

Location: 10700 Oakdale Avenue
Council District: 12
Plan Area: Chatsworth-Porter Ranch
Zone: (T)(Q)A2-1
Tract: EX MISSION DE SAN FERNANDO

Applicant: Dr. Shaik M. Saheb

Appellant: Anthony Barton, Porter Ranch Development Company

At its meeting on **June 3, 2010**, the following action was taken by the North Valley Area Planning Commission:

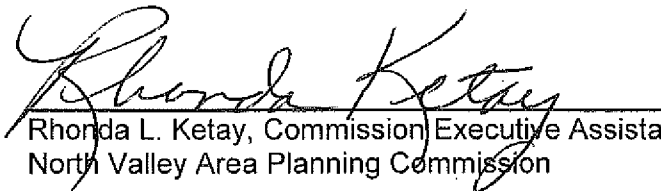
1. **Granted** the appeal.
2. **Recommended** that the environmental clearance Mitigated Negative Declaration ENV-2002-4693-MND be **reconsidered** to address additional impacts of the project.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Sampson
Seconded: Corona
Ayes: Leyner, Padilla
Absent: Rodriguez

Vote: 4-0


Rhonda L. Ketay, Commission Executive Assistant
North Valley Area Planning Commission

EFFECTIVE DATE / APPEALS:

The North Valley Area Planning Commission's action on the Tentative Tract appeal is final, **unless an appeal is filed within 10-days from the date on the written determination.** Appeals must be filed on forms provided at the Planning Department's Public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.lacity.org/pln.

THE FINAL DATE OF APPEAL IS: JUL 29 2010

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachment: Findings

cc: Notification List
Joey Vasquez

FINDINGS OF FACT (CEQA)

Mitigated Negative Declaration ENV-2002-4693-MND was issued for the project on October 2, 2002. A reconsideration of the MND was issued on July 30, 2007 to address potential impacts associated with previous unauthorized discharge of fill within a jurisdictional drainage. In their appeal, the appellant stated that the subject site is located within a landslide area and flood hazard area. Neither of these potential impacts was addressed in the MND or in the Reconsideration. At the North Valley Area Planning Commission meeting on June 3, 2010, the Commission required that a Reconsideration be done on the MND and therefore did not adopt Mitigated Negative Declaration ENV-2002-4693-MND.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the granting of the appeal of Tentative Tract No. 50791 the North Valley Area Planning Commission of the City of Los Angeles, pursuant to Section 66474.61 of the State of California Government Code (the Subdivision Map Act), makes the prescribed finding as follows:

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identified no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, and risk of upset are concerned. Mitigated Negative Declaration ENV-2002-4693-MND was issued for the project on October 2, 2002. A reconsideration of the MND was issued on July 30, 2007 to address potential impacts associated with previous unauthorized discharge of fill within a jurisdictional drainage. In their appeal of the tentative tract, the appellant stated that the subject site is located within a landslide area and flood hazard area and that neither of these potential impacts was addressed in the MND or in the Reconsideration. Since these potential impacts were not analyzed there are no measures to mitigate possible impacts associated with the site being located in a landslide and flood hazard area. The North Valley Area Planning Commission therefore granted the appeal and did not adopt Mitigated Negative Declaration ENV-2002-4693-MND.

S. Gail Goldberg, AICP
Advisory Agency

DAVID WEINTRAUB
Deputy Advisory Agency

DW:GC:JV:mkc

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

Forms are also available on-line at <http://cityplanning.lacity.org>

If you have any questions, please call Subdivision staff at (213) 978-1362.

n:tract_letters (06-09-04)

EXHIBIT "A"

Appeal of the North Valley Area Planning Commission's action of June 3, 2010 regarding TT 50791 and Mitigated Negative Declaration ENV-2002-4693-MND for property at 10700 Oakdale Avenue

I, Dr. Shaik Saheb, am appealing the Commission's action for the following reasons:

As owner of the subject property I never received proper notification of the meeting and was consequently not in attendance.

The issue raised regarding any landslide hazard area is addressed by the fact that all slopes on the property were required in the MND to be graded per the Los Angeles Municipal Code. Chapter IX, Division 70 of the Municipal Code addresses grading, excavation, and fills and requires all grading to be done per an approved Grading Plan, reviewed and approved by the Department of Building and Safety of Los Angeles prior to issuing a grading permit. The property is not supported by any adjacent slopes or subject to landslides from adjacent slopes. The two soils and geology reports prepared for this project DO NOT identify any landslide on the property. The first report dated 09/19/1991 was prepared by Earth Systems Consultants and was approved by the City in their letter dated 11/21/1991 (Log #26345). The second report dated 02/22/2000 was prepared by GeoSoils and was approved by the city in their letter dated 03/10/2000 (Log#30174).

The issue raised regarding any flooding hazard is addressed by the fact that the elevations of the home pads and elevation of the access street are above Elev. 1100', well above the flood plain. Based on that design of the project the NMD identifies "No Impact" regarding "Place housing within 100 year flood plain..." and "Expose people or structures to a significant risk of loss or injury or death involving flooding..."

The issue raised regarding impact to fish or wildlife is an issue that will be addressed as I work with the Department of Fish and Game to resolve their concern. In their letter of December 9, 2005 the Department of Fish and Game stated they are satisfied with continuation of the process of Tract Map Recordation as long as construction of residential units is held until the issue is resolved. I understand that the Department of Fish and Game identifies a Streambed Alteration Agreement as a solution and I will continue to work with them toward a solution including any possible alternative to the Agreement.

1911

Dear Sir,
I have the pleasure to acknowledge the receipt of your letter of the 14th inst. in relation to the above mentioned matter.

The same has been referred to the proper authorities for their consideration and they will be glad to hear from you again.

Very truly yours,
[Signature]
[Title]
[Company Name]

I am, Sir, very respectfully,
[Signature]

Very truly yours,
[Signature]
[Title]
[Company Name]



242728

OFFICE:

CITY HALL
VALLEY

DEPARTMENT OF CITY PLANNING
LOS ANGELES, CALIFORNIA 90012

RECEIVED
SEP 11 2003
BY: L. Chan

DATE: 9/10/2003

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

APPLICANT:	<u>Dr. Shaik Saheb</u>	
RECEIVED FROM:	<u>Oscar Ensafi</u>	
PROJECT ADDRESS:	<u>10700 Oakdale Ave.</u>	PROJECT ZIP CODE:
TELEPHONE NUMBER:	<u>(818) 988-3242</u>	

CASE NUMBER AND DESCRIPTION	Task	Sub-Task	ORDINANCE FEE
<u>Tentative Tract 50791</u>			\$ <u>4508.76</u>
<u>ENV-2002-4693-MHP</u>			\$
<u>APCHV-2002-4692-ZC</u>			\$
			\$
			\$
			\$
			\$
	SUB TOTAL FEES PAID		\$
BAD CHECK FEE			\$
MISCELLANEOUS/PHOTOCOPY			\$
OSS SURCHARGE - 2%			\$ <u>90.18</u>
DEVELOPMENT SURCHARGE - 3%			\$ <u>135.26</u>
OPERATING SURCHARGE - 7%			\$ <u>315.61</u>
	TOTAL FEES PAID		\$ <u>5050.00</u>

\$ 5,049.81

Check Check # 3079
Cash () Bank # _____
Money Order () _____

COUNCIL DISTRICT: 12
PLAN AREA: Chatsworth-Porter Ranch

RECEIVED BY: [Signature]

White - Applicant Golden Rod - Return to Planning Pink - Building & Safety Canary - Master Copy

CP 7107



Department of City Planning
 Los Angeles

PLAN & LAND USE	\$3,832.45
ONE STOP CITY PL	\$76.65
DEVELOPNT SURCHG	\$229.95
OPERATING SURCHG	\$268.27
GEN PLAN MAINT SURCHARGE	\$114.97

Total Due:	\$4,522.29
Check:	\$4,522.29

Planning Request

Your request and accord the same full and impartial consideration to your application, without bias or preference and without regard to the race, ethnicity or gender of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant <u>DR. SHAIK SAHER</u>			
Representative <u>U U</u>			
Project Address <u>10700 OAKDALE</u>			
Telephone Number <u>(818) 993-1505</u>			
Case Number and Description	Task	SubTask	Ordinance Fee
<u>TT-50791-2A</u>			<u>\$3,832.45</u>
<u>2ND LEVEL APPEAL</u>			\$
			\$
			\$
			\$
Sub Total Fees Paid			\$3832.45
OSS Surcharge - 2%			\$ 76.65
Development Surcharge - 6%			\$ 229.95
Operating Surcharge - 7%			\$ 268.27
Expediting Fee <u>3% GENERAL PLAN MAINTENANCE</u>			\$ 114.97
Bad Check Fee			\$
Miscellaneous/Photocopy			\$
TOTAL FEES PAID			\$4522.29

() Cash
 () Check # _____
 () Money Order # _____

Council District 12
 Plan Area CHATSORTH-POWELL RANCHA

Processed by HELEN RODRIGUEZ [Signature]
Print & sign





NORTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

DETERMINATION MAILING DATE: JUL 19 2010

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CEQA: ENV-2002-4693-MND

Location: 10700 Oakdale Avenue

Council District: 12

Plan Area: Chatsworth-Porter Ranch

Zone: (T)(Q)A2-1

Tract: EX MISSION DE SAN FERNANDO

Applicant: Dr. Shaik M. Saheb

Appellant: Anthony Barton, Porter Ranch Development Company

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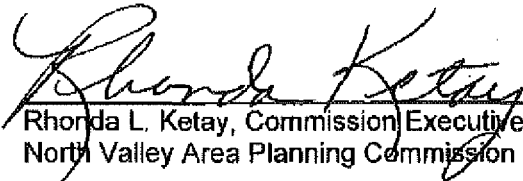
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This action was taken by the following vote:

Moved: Sampson
Seconded: Corona
Ayes: Leyner, Padilla
Absent: Rodriguez

Vote: 4-0


Rhonda L. Ketay, Commission Executive Assistant
North Valley Area Planning Commission

EFFECTIVE DATE / APPEALS:

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Joey Vasquez

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S. Gail Goldberg, AICP
Advisory Agency

DAVID WEINTRAUB
Deputy Advisory Agency

DW:GC:JV:mkc

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If you have any questions, please call Subdivision staff at (213) 978-1362.

n:tract_letters (06-09-04)



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

ITEM 4



North Valley Area Planning Commission

Date: June 3, 2010
Time: 4:30 p.m.
Place: Marvin Braude Building
First Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys CA 91401

Public Hearing: April 19, 2010
Appeal Status: Specific Plan Exception, Project Permit Compliance are appealable to City Council
Expiration Date: June 5, 2010
Multiple-Approval: Specific Plan Exception and Specific Plan Project Permit Compliance

Case No.: APCNV 2009-2452-SPE-SPP
CEQA No.: ENV-2009-2453-MND
Incidental Cases: None
Related Cases: None
Council No.: 2 – Krekorian
Plan Area: Sunland-Tujunga-Shadow Hills-Lake View Terrace-East La Tuna Canyon Foothill Boulevard Corridor Specific Plan
Specific Plan: Foothill Boulevard Corridor Specific Plan
Certified NC: Sunland-Tujunga
GPLU: General Commercial and Limited Industrial
Zone: C2-1VL and M1-1
Applicant: T-Mobile West Corp. (Adrian Patnaud)
Representative: Synergy Development Services Inc. (Kevin Raymond)

PROJECT LOCATION: 10189 N. Tujunga Canyon Boulevard

PROPOSED PROJECT: The installation, use, and maintenance of a **co-location wireless telecommunication facility (WTF) consisting of 6 equipment cabinets located at grade; two Global Positioning System (GPS) antennae, and 12 panel antennae on a 5 foot extension onto an existing 51 foot church bell tower, increasing the total height of the existing bell tower to 56 feet in height.**


REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration, ENV-2009-2453-MND, for the above referenced project;
2. Pursuant to Section 11.5.7 F 1(f) of the Municipal Code, a **Specific Plan Exception** to permit the co-location of a wireless telecommunication facility along a designated Scenic Highway within the Foothill Boulevard Corridor Specific Plan (Ordinance No. 170,694); and
3. Pursuant to Section 11.5.7 F of the Municipal Code, a **Specific Plan Exception** from Section 8.B.2.a of the Foothill Boulevard Corridor Specific Plan (Ordinance No. 170,694) to allow the addition of a 5 foot extension to the existing wireless telecommunication facility to accommodate two GPS antennae, and 12 panel antennae, for an overall maximum height of 56 feet in lieu of the maximum height limit of 33 feet.
4. Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance** with the Foothill Boulevard Corridor Specific Plan (Ordinance No. 170,694).


RECOMMENDED ACTIONS:

1. **Approve the Specific Plan Exception** pursuant to Section 11.5.7 F 1(f) of the Municipal Code from to permit the co-location of a wireless telecommunication facility along a designated Scenic Highway within the Foothill Boulevard Corridor Specific Plan (Ordinance No. 170,694), with the attached conditions of approval;
2. **Approve the Specific Plan Exception** pursuant to Section 11.5.7 F of the Municipal Code, a from Section 8.B.2.a of the Foothill Boulevard Corridor Specific Plan (Ordinance No. 170,694) to allow the addition of a 5 foot extension to the existing wireless telecommunication facility to accommodate two GPS antennae, and 12 panel antennae, for an overall maximum height of 56 feet in lieu of the maximum height limit of 33 feet, with the attached conditions of approval;
3. **Approve the Project Permit Compliance** with the Foothill Boulevard Corridor Specific Plan (Ordinance No. 170,694), with the attached conditions of approval;
4. **Adopt** the Mitigated Negative Declaration No. 2009-2453;
5. **Adopt** the attached Findings;
6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

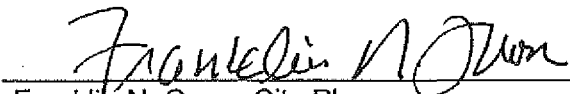
S. GAIL GOLDBERG, AICP
Director of Planning



Daniel Scott, Principal City Planner



Robert Z. Duenas, Senior City Planner



Franklin N. Quon, City Planner
Telephone: (818) 374-5036

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

Project Summary

The project involves the installation, use, and maintenance of a co-location wireless telecommunication facility (WTF) consisting of 6 equipment cabinets located at grade; two Global Positioning System (GPS) antennae, and 12 panel antennae on a 5 foot extension onto an existing 51 foot church bell tower, increasing the total height of the existing bell tower to 56 feet in height.

The collocation of these existing and potential cellular providers will reduce blight that could be created by multiple cell sites along Foothill Boulevard – further enhancing the Scenic Corridor. Also, the redesigned bell-tower appears to contain a more customary proportion for a “tower” by comparison to the existing design. Appearance of the redesigned tower will be an aesthetic improvement over the existing.

The project requires two Specific Plan Exceptions as well as a Project Permit Compliance entitlement approval to meet the standards of the Foothill Boulevard Corridor Specific Plan. Staff recommends approval of both Specific Plan Exceptions due to the unique circumstances of the property, enhancements to the community, and benefits of consolidating multiple WTFs. Staff further recommends approval of the Project Permit Compliance for the project’s compliance with all other performance standards of the plan.

Background

The subject property is an irregular shaped parcel having approximately 60,984 square feet of area. The property is identified on the zoning map as C2-1VL and M1-1 and is designated General Commercial and Limited Manufacturing by the Community Plan. The community plan also designates this property as having a “HW” – House of Worship notation. The property is subject to the provisions of the Foothill Boulevard Corridor Specific Plan which identifies the property as a part of “Target Area No. 3” which allows residential development in commercial zones, as well as within the Specific Plan boundary.

The property across the street to the north is developed with a United States Post Office Branch, a warehouse and an office, zoned [Q]C2-1VL and M1-1, and designated General Commercial and Limited Industrial, respectively. Properties across Hillhaven Avenue to the southeast are developed with manufacturing and a restaurant/bar, zoned M1-1 and C2-1VL, and designated Limited Industrial and General Commercial, respectively. Property adjacent the west are developed with offices, zoned M1-1 and C2-1VL and designated Limited Industrial and General Commercial, respectively. Properties adjacent to the south are developed with offices, zoned C2-1VL, and designated General Commercial.

Street Designations:

Tujunga Canyon Boulevard is dedicated to a 60-foot wide, improved with portions of curb, gutter and sidewalk, and is designated as a Secondary Highway.

Foothill Boulevard is dedicated to a 90 to 95-foot wide, improved with curb, gutter and sidewalk, and is designated as a Major Highway II. The General Plan Transportation Element, however, adds the *Scenic* designation on Foothill Boulevard as a *Scenic Major Highway Class II*.

Hillhaven Avenue is dedicated to a 50-foot width and improved with curb, gutter and sidewalk, and is designated as a Local Street.

Elmo Street is dedicated to a 25-foot width and improved with pavement and concrete culvert at the center, and is designated as a Local Street.

Related Cases:

APCNV-2005-6503-CU-SPE-SPP: Conditional use, Specific Plan Exception, and Project Permit Compliance to establish a wireless telecommunication facility having a monopine structure 51 feet tall including 3 sectors of antenna arrays for a total of 12 panel antennas, one microwave dish antenna, and a 402-square foot ground lease for equipment cabinets, on the subject property. The Area Planning Commission approved these requests with conditions at their meeting of October 5, 2006. Their determination was appealed to City Council who, on March 7, 2007, granted the appeal in part to permit a structure which is compatible with the church property (i.e. spire, steeple, bell tower, or other church-related structure).

ZA-2002-686(CU)(SPP): Conditional use and Specific Plan Project Permit Compliance for the continued maintenance of an existing church and related facilities, new restrooms, renovation of a building at 10177 Tujunga Canyon Boulevard, on the subject property. This includes an after school program for up to 50 children, as well as modification of existing operational standards relating to security, lighting between 10 p.m. and 8 a.m. in the parking lots, signage and outdoor recreational activities. This case was granted by the Zoning Administrator on July 30, 2002.

CPC-1986-608-GPC: General Plan Consistency Program changed the zone from M1-1 to C2-1VL for the southerly portion of the subject property. Ordinance No. 164,330, Subarea 3040 became effective on February 20, 1989.

Correspondence Received:

No reports were received from other City agencies prior to the public hearing.

Hearing Officer Comments:

The subject property is located north of Foothill Boulevard west of Hillhaven Avenue and south of Tujunga Avenue. The site is developed with a church sanctuary and 3 other buildings and sheds. Existing cellular facilities are installed on the site having been approved by previous entitlement APCNV-2005-6503-CU-SPE-SPP. This includes the 51-foot tall bell-tower, antenna arrays and a 402-square foot ground lease for equipment cabinets operated by Verizon Wireless. The Area Planning Commission approved these requests with conditions in 2006. Their determination was appealed to City Council who granted the appeal in part to permit a structure which is compatible with the church property (i.e. spire, steeple, bell tower, or other church-related structure). The existing antennas are screened from view by panels surrounding the bell-tower. The existing tower incorporates a cross on top of the tower that is obscured behind the panels which screen the antennae, when viewed from adjacent grade. This reduces the prominence of the site's main use as a church complex.

This new entitlement will establish added height and the collocation of a second provider. The proposed modifications by T-Mobile will add 5 feet of height to the existing 51 foot bell-tower to form a 56 foot tall structure. Such a height will provide the applicant with vertical space for their wireless equipment and the potential for a third wireless provider to collocate in the future. The applicant's proposed plans show antennas that will be mounted to a maximum height of 56 feet, and consists of three (3) antenna arrays (total of 9) and two GPS antennae. The screen panels that will enclose the existing and proposed equipment will be extended to accommodate the

new equipment noted above. The panels will be constructed with screening that can completely shield the antennas, and provide functional transparency to cellular signals. All panels on the tower and equipment cabinet walls will be painted and textured to match the existing structural features.

The six at grade equipment cabinets will be screened behind a concrete block enclosure and landscaping. The 11 feet wide by 35 feet long by 7 feet, 8 inches high equipment housing will occupy a ground lease of 385 square feet. Because of the existing grade differential, the southwest side of the housing will be 10 feet, 8 inches high. Two existing pine trees will be relocated to the southwest side further screen the equipment from Foothill Boulevard.

Staff feels that the collocation of these existing and potential cellular providers will reduce blight that could be created by multiple cell sites along Foothill Boulevard – further enhancing the Scenic Corridor. Also, the redesigned bell-tower appears to contain a more customary proportion for a “tower” by comparison to the existing design. The enhanced design is more narrow than wide and will appear with an individual Christian cross on each of the 3 side panels. Appearance of the redesigned tower will be an aesthetic improvement over the existing.

No parking will be lost as a result of this the proposed project. Wireless communications equipment does not constitute floor area to generate parking nor does it generate significant vehicle trips.

Further, the plans that are dated May 22, 2009 inadequately show other development on the site – notably existing buildings. Staff recommends that a revised plot plan be submitted as a condition of any future grant.

The applicant’s representative was in attendance at the public hearing along with representatives of the church (property owner), and other community members. The applicant noted that other sites in the immediate vicinity were considered for this project, however; the collocated of sites on the planned redesigned tower will eliminate the need for more towers in the area. A copy of the Site Coverage Map was submitted to the hearing officer denoting additional coverage to be provided by the subject installation. The area coverage would fill a void along Foothill Boulevard between Mount Gleason Avenue and Commerce Avenue.

No letters were received prior to the public hearing. The representative noted that the Sunland-Tujunga Neighborhood Council’s Planning, Land Use Committee met on the project on October 5, 2009 with a favorable response. A representative of the Neighborhood Council confirmed this and noted that there had been no documented account of their PLUM meeting on October 5, 2009. In light of that she explained that the Neighborhood Council is pleased with the latest design of the church tower. The NC does not want to see a proliferation of cell sites in the community and supports the tower with the potential of collocating a third provider here.

Specific Plan Exceptions:

The existing bell tower was permitted and erected after the City Council granted an appeal in part during 2007. This determination allowed the bell tower to camouflage the proposed antenna equipment in lieu of a “mono-pine”. Location of the tower is approximately 100 feet from Foothill Boulevard and is elevated approximately 18 feet. One of the purposes of the specific plan is *“To ensure that future development in the area occurs in a manner that is environmentally sensitive, considering existing topography, surrounding low-density residential, capacity of the street and circulation system, and scenic views of the local mountains.”* The narrow profile of the modified tower will be in accordance with this purpose in that it will not impede the vast view of the San Gabriel Mountain range. Therefore the design will meet such a purpose.

Because of its distance and new proportions, the bell tower would likely appear to be less prominent within the scenic corridor. Further, the enhanced aesthetic values on the panels will create a more realistic and attractive tower element.

The Specific Plan Exceptions are warranted because of the existing tower height that had been established by the previous approval. The current application will provide an opportunity for other cellular providers to consolidate their equipment into one tower and avoid proliferation of other rooftop applications throughout the Foothill Boulevard. More wireless telecommunications sites in the neighboring properties could impact the viewshed. The current site offers an approximate 100 foot setback from Foothill Boulevard. Such setback will preserve the view corridor from its placement and the height will diminish at this distance. Aesthetic handling and stealth design of the tower is an improvement to the existing as noted above.

During the public hearing a point was brought up regarding the applicability of a Specific Plan request since there is no frontage the subject property possess' along Foothill Boulevard, a Scenic Highway. Thus, an Exception need not be required. Staff disagrees with this in that the site is located within the zone boundaries of the commercial/industrial zoned lots along Foothill Boulevard that compose this scenic highway. Further the character and scenic views/vistas from Foothill Boulevard are at stake where a protrusion of the height component will exceed the height of existing specific plan and zoning regulations. Therefore, review of this entitlement is within a scenic highway is required and within the authority of the Area Planning Commission as well as an Exception for relief from the height requirement.

Project Permit Compliance:

Notwithstanding the specific plan exception requests, the project complies with all other provisions of the Foothill Boulevard Corridor Specific Plan.

Conclusion

Staff concludes that after a review of the materials and testimony submitted, the modification, installation, use, and maintenance of a wireless facility will not be detrimental to the community. The federal Government has determined that such wireless communications facilities do not have a negative impact on the health of the area residents. The City has accepted this policy and finds no health concerns with the placement of wireless facilities within a residential area. Moreover, the project has been conditioned to mitigate any visual impacts upon the immediate vicinity and will not impact the implementation of the Foothill Boulevard Corridor Specific Plan.

The Specific Plan Exceptions are warranted because of the 5-foot increase to the existing tower height that had been established by the previous approval and due to its location within the scenic highway. Further, an opportunity for other cellular providers to collocate their equipment into one tower and avoid proliferation of other rooftop applications throughout the Foothill Boulevard. More wireless telecommunications sites in the neighboring properties could impact the viewshed. The current site offers an approximate 100 foot setback from Foothill Boulevard which will preserve the view corridor. Project Permit Compliance is achieved through compliance with the Specific Plan provisions.

CONDITIONS OF APPROVAL

Specific Plan Exception and Project Permit Compliance

A. Entitlement Conditions: Specific Plan Exception

1. **Grant.** Pursuant to Section 11.5.7 F of the Municipal Code, a **Specific Plan Exception** from the following:
 - a. Section 11.5.7 F 1(f) of the Municipal Code from to permit the co-location of a wireless telecommunication facility along a designated Scenic Highway within the Foothill Boulevard Corridor Specific Plan (Ordinance No. 170,694), subject to the conditions of approval of this entitlement.
 - b. Section 8.B.2.a of the Foothill Boulevard Corridor Specific Plan (Ordinance No. 170,694) to allow the addition of a 5-foot extension to the existing wireless telecommunication facility to accommodate two GPS antennae, and 12 panel antennae, for an overall maximum height of 56 feet in lieu of the maximum height limit of 33 feet, subject to the conditions of approval of this entitlement.
2. **Plans.** The use and development of the subject property shall be in substantial conformance with the plans. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization. A revised plot plan shall be submitted showing an accurate representation of the existing buildings on the site. Plans submitted for permit clearance shall be in accordance with **Exhibit A, dated June 3, 2010**.
3. **New Antennae/Equipment.** Lease space of 385 square-feet, on the site for at grade for equipment, consisting of the following is permitted to be co-located in addition to the existing installation granted by the City Council on appeal for Case No. APCNV-2005-6503-CU-SPE-SPP, dated May 9, 2007:
 - a. **Antennae.** The installation of a maximum of twelve (12) panel and two (2) GPS antennae on the subject property shall be authorized by this Specific Plan Exception, substantially in conformance to **Exhibit A, dated June 3, 2010**.
 - b. **Equipment Cabinets.** Equipment cabinets (6) to be co-located with other existing telecommunication facilities located on the subject property shall be authorized by this Specific Plan Exception, substantially in conformance to **Exhibit A, dated June 3, 2010**. All new equipment cabinets shall be located at grade.
 - c. **Coax Cable Tray.** The installation of coax cable trays on the subject property shall be authorized by this Specific Plan Exception, substantially in conformance to **Exhibit A, dated June 3, 2010**.
 - d. **Height.** The top of the bell tower, antennas, GPS antenna, microwave dish, and coax cables and tray shall not exceed a height of 56 feet.
 - e. **Aesthetics (Cellular Tower):** The proposed extension of height shall be incorporated into the design of the modified tower in substantial conformance to Exhibit A, Dated June 3, 2010 to satisfaction of the Department of City Planning. This may involve (1) painting the tower to match the existing buildings on site, (2) disguising the pole church bell tower, and (3), surrounding the pole with landscaping.
 - f. **Screening.** All antennas, equipment cabinets, dishes, or coax cables and tray to be

installed on the building shall be screened and painted to match the color and texture of the structure. The screen material shall be of a solid non-translucent material (FRP) that will conceal the telecommunications equipment to the satisfaction of the Department of City Planning.

- g. **Sound insulation of Equipment Cabinets.** The equipment cabinets shall be enclosed or provided with sound insulation sufficient to prevent noise associated with their operation from being audible beyond the property line.
 - h. **Non-Reflective Material.** All antennas, equipment cabinets, dishes, or coax cables and tray shall be constructed out of non-reflective materials.
 - i. **Valid Building Permit.** The approved antennas, equipment cabinets and coax cable tray shall be installed and constructed pursuant to a valid City of Los Angeles building permit and shall operate in compliance with all local, state, and federal regulations.
 - j. **Cessation of Use.** Should the use of the approved antennas, equipment cabinets and coax cable tray cease, they shall be removed to the satisfaction of the Department of Building and Safety within 60 days.
 - k. **General Requirements.** The proposed facility shall be in substantial conformance with all applicable WTF Standards as pursuant to LAMC Section 12.21 A 20, except as conditioned herein.
4. The applicant's facility shall not interfere with TV, radio, or cordless phone reception or exceed limits established by the Federal Communications Commission.
 5. The conditions of APCNV-2005-6503-CU-SPE-SPP, as modified on appeal by the City Council, and as allowed by this entitlement shall be strictly complied with.
 6. **Chapter 5 "Design Guidelines" of the Community Plan, commercial building height.**
 - a. Providing accenting and complementary building materials to building facades.
 - b. Screening of mechanical and electrical equipment from public view.
 - c. Screening of all rooftop equipment and non-architectural building appurtenances from public view.

B. Environmental Conditions:

1. **Seismic:** The design and construction of the project shall conform to the California building Code seismic standards approved by the Department of Building and Safety.
2. **Erosion/Grading/Short-Term Construction Impacts:**

Air Quality

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All loads shall be secured by trimming, watering or other appropriate means to

- d. prevent spillage and dust.
- d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- e. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- g. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- h. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- i. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- j. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- k. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

General Construction

- l. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- m. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- n. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- o. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- p. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- q. Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- r. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

C. Entitlement Conditions: Specific Plan Project Permit Compliance

1. Prior to the issuance of any Planning clearance under **APCSV-2009-2452-SPE-SPP** on any building permit, the applicant shall provide final design plans for review and approval by the Department of City Planning.
2. **Design Guidelines.** Commercial development shall be designed in accordance with standards of the following applicable Foothill Boulevard Corridor Specific Plan Design Guidelines and Standards Manual:

- a. Freestanding unmanned wireless telecommunications facilities, including radio or television transmitters, shall be designed as a faux pine tree or other similar type of structure which blends in with the environment in which it is placed.
 - b. Building and roof mounted antennas and other telecommunication equipment shall be painted and textured to integrate into the architecture of the existing structures to which they are attached or they shall be effectively screened by the use of parapets or similar architectural elements.
 - c. Accessory equipment (e.g. power supply boxes) shall be effectively screened through placement underground, internally within building structures, on rooftop locations behind architectural elements or when above ground, placed behind a landscaped wall or a landscape solid barrier.
3. **Landscaping (per APCNV-2005-6503-CU-SPE-SPP).** The following shall apply:
- a. A minimum of six 24 inch box canary island pine trees shall be placed immediately adjacent to the wall enclosure to integrate the proposed WTF into the landscape and buffer the wall enclosure from view of Foothill Boulevard.
 - b. Existing trees located within 15 feet of the WTF shall be retained.
 - c. Fast growing clinging vine material shall be used to buffer the wall enclosure from Foothill Boulevard.
 - d. All landscaping associated with the WTF shall be maintained by Verizon Wireless and/or its successors.
 - e. All landscape areas associated with the proposed WTF shall be equipped with an automatic sprinkling or drip irrigation system designed to conserve water.
 - f. The system shall be installed and operational prior to the issuance of a Certificate of Occupancy.

D. Administrative Conditions:

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
8. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.

FINDINGS

A. General Plan/Charter Findings:

1. **General Plan Land Use Designation.** The Sunland - Tujunga - Shadow Hills - Lake View Terrace - East La Tuna Canyon Community Plan was most recently amended through the Community Plan Update Program (CPU) and adopted by City Council on November 18, 1997. The Plan map designates the subject property for General Commercial and and Limited Industrial land use, with corresponding zones of C1.5, C2, C4, and RAS3 and CM, MR1, and M1.
2. **General Plan Text.** The Sunland – Tujunga - Shadow Hills - Lake View Terrace- -East La Tuna Canyon Community Plan text includes the following relevant land use goals, objectives, policies and programs:

Goal 2 *A STRONG AND COMPETITIVE COMMERCIAL SECTOR WHICH BEST SERVES THE NEEDS OF THE COMMUNITY THROUGH MAXIMUM EFFICIENCY AND ACCESSIBILITY WHILE PRESERVING THE UNIQUE CHARACTER OF THE COMMUNITY.*

Objective 2-1 To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policies

2-1.1 New commercial uses should be located primarily in existing established commercial areas or existing shopping centers.

Program: The Community Plan retains commercial land use designations to conform with existing commercial centers.

2-1.2 Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and developed in accordance with design standards.

Program: The Plan includes an Urban Design chapter which establishes Design Standards for commercial development which addresses this policy.

Program: The Foothill Boulevard Corridor Specific Plan establishes standards and guidelines for commercial development.

Objective 2-3 To enhance the appearance of commercial districts.

Policies

2-3.1 Improve the landscaping of commercial properties.

Program: Implementation of the Design Policies established in the Urban Design Chapter.

2-3.3 Require that any proposed development be designed to enhance and be compatible with adjacent development.

Program: Implement conformance with applicable design standards identified in the Design Guidelines of the Plan.

2-3.4 Improve safety and aesthetics of parking areas in commercial areas.

Program: Design standards for parking areas established in the Design Guidelines implement this policy.

The project will meet the above objective of the Sunland - Tujunga - Shadow Hills - Lake View Terrace - East La Tuna Canyon Community Plan by providing improved visual appearance of designed structures. The tower will provide stealth applications to the subject project in order to limit the visual impact of wireless equipment. Such bell tower will be more traditionally proportioned and provide collocation of up to 3 wireless providers – reducing the potential of other sites cluttering the scenic character of the Foothill Corridor. The project will provide the city with additional cellular phone coverage, a needed service. All this while demonstrating compliance with the Urban Design Standards of both the Sunland - Tujunga - Shadow Hills - Lake View Terrace - East La Tuna Canyon Community Plan as well as the Foothill Boulevard Corridor Specific Plan.

3. **Foothill Boulevard Corridor Specific Plan:** The Foothill Boulevard Corridor Specific Plan became effective on October 27, 1995. The subject parcel is a large parcel with frontage along Tujunga Canyon Boulevard zoned M1-1 and a portion of the lot approximately 100 feet north of Foothill Boulevard zoned C2-1VL. Foothill Boulevard is a designated Major Class II Scenic Highway.

The subject use is proposed to be located on that portion of the lot zoned C2-1VL adjacent to Foothill Boulevard. Pursuant to the LAMC Section 11.5.7 F 1(f), a Specific Plan Exception from the applicable Specific Plan is required for the placement of a Wireless Telecommunication Facility (WTF) along a designated Scenic Highway. Additionally, the subject use is proposed to be 56 feet high above ground level – an addition of 5 feet from the existing tower. The maximum permitted height of structures not located within a Major Activity Areas is 33 feet.

The project's stealth application would adhere to the intent of the purpose and intent of the Foothill Boulevard Corridor Specific Plan. Although its height standard is violated, the redesigned bell tower will provide an improved appearance of a tower that fails to enhance the church use. The antenna equipment will be no higher than 56 feet, under the 56 foot high tower. Further, the new wireless equipment and collocation of up to a total of three providers will reduce the number of other wireless sites in the vicinity. The new tower, although higher, will provide improved aesthetics and therefore more harmonious to the adjacent residential uses. The existing tower is approximately 52 feet in height. When compared to the proposed design, as conditioned, shall be no more obtrusive or visible. Therefore, the contiguous commercial and residential buildings will be more harmonious.

B. Entitlement Findings:

1. Specific Plan Exception Findings L.A.M.C. Sec. 11.5.7:

- a. *That the strict application of the regulations of the Specific Plan to the subject property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the plan in relation to the request.*

The placement, design and operation of the proposed WTF on the subject site support the provision of adequate cell coverage as prescribed by the Federal Communications Commission. Both FCC and LAMC guidelines specify design and location requirements of these types of facilities. The requested Exceptions are necessary to ensure both compliance with Federal regulations and optimal operations of the proposed facility. Limitation of the height of the facility would create an unnecessary hardship as operational and future co-location requirements dictate the necessary height of the facility.

The placement of the facility adjacent to a scenic highway is unavoidable as the subject site is located within a coverage area that can support and needs additional WTF. -The placement of the facility is limited as the coverage area overlaps the Foothill Corridor Specific Plan boundary and would therefore require the granting of some exception regardless of its placement.

The strict application of the specific plan establishes the height along the north side of Foothill Boulevard at 33 feet and creates unnecessary hardship that constrains use of the building for the proposed optimization of T-Mobile's network. The network demands unfettered lines of site between facilities at a height only available within this area, on the higher platforms that do not exist in the corridor. The applicant proposes to modify the existing facility by increasing the height an additional 5 feet to accommodate up to 3 wireless providers to mount antennas to the redesigned bell tower and constructing a new stealth screen to conceal the antennas. The height of the new tower will be 56 feet.

- b. *That there are exceptional circumstances or conditions that are applicable to the subject property involved or to the intended use or development of the subject property that do not generally apply to other property in the Specific Plan area.*

While the subject site is located within the boundary of the Foothill Corridor Specific plan boundary, it is located just outside of Major Activity Area No. three. Adjacent parcels fronting Foothill Boulevard which are zoned C2-1VL and located within MAA3 and would allow a maximum allowable height of 45 feet, which may be more compatible with the development of such a facility.

The subject site currently contains parking and is part of a larger site owned by a church. Parcels immediately adjacent to the church contain industrial uses and other commercial uses making the site ideal for the placement of such a facility.

Because of its distance from Foothill Boulevard and new proportions, the bell tower would likely appear to be less prominent within the scenic corridor. Further, the enhanced aesthetic values on the panels will create a more realistic and attractive tower element.

The Specific Plan Exceptions are warranted because of the existing tower height that had been established by the previous approval. The current application will provide an opportunity for other cellular providers to consolidate their equipment into one tower and avoid proliferation of other rooftop applications throughout the Foothill Boulevard. More wireless telecommunications sites in the neighboring properties could impact the viewshed. The current site offers an approximate 100 foot setback from Foothill Boulevard. Such setback will preserve the view corridor from its placement and the height will diminish at this distance. Aesthetic handling and stealth design of the tower is an improvement to the existing as noted above.

As conditioned, the antennas will not be visible from the adjacent properties or the adjacent public right-of-way. Further, such telecommunication services will provide a public benefit to citizenry and emergency workers during daily usage as well as emergency situations - which will involve life/safety events.

- c. *That an exception from the Specific Plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the specific plan area in the same zone and vicinity but which,*

because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

As previously indicated the subject parcel is located just outside of Major Activity Area No. 3 and is therefore subject to a height restriction of 33 feet, although a portion of the site is contiguous with other commercial properties located within the MAA and shares the same zone. By virtue of the drawing of the boundary line the proposed use is rendered non compliant with the height requirements of the specific plan.

The subject site is also located over 100 feet north of a scenic highway with commercial properties located between the subject site and the roadway. Although the subject site takes it's access from Tujunga Canyon road to the north and is oriented toward this dedicated Secondary Highway, it is still visible from Foothill Boulevard a Dedicated Scenic Highway and is therefore subject to LAMC Section 11.5.7 F I(f) requiring the requested Specific Plan Exception.

- d. That the granting of an exception would not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the vicinity of the subject property.*

The proposed facility will be compliant with all FCC and LAMC requirements except as conditioned herein. The development of the WTF to be camouflaged as a church bell tower structure will ensure that the facility is innocuous from Foothill Boulevard and that the associated equipment is also not visible and is adequately buffered from view. The granting of the exception, as conditioned, will ensure that the development is not detrimental to the public welfare or injurious to property or improvements adjacent to the subject property.

- e. That the granting of an exception will be consistent with the principles, intent and goals of the Specific Plan and any applicable element of the General Plan*

The Foothill Corridor Specific Plan contains design guidelines to ensure that the development of WTF are compatible with design and provide public amenities. The proposed project meets the purpose of the Specific Plan "To create a vibrant commercial environment along Foothill Boulevard by encouraging appropriate uses, building design, landscaping, screening of unsightly views, minimizing uninteresting blank walls, and proper site design."

Facilities for wireless communications, serve many sectors of the public by providing convenient as well as emergency communication services. Providing and enhancing such services fulfills the intent of the Specific Plan by addressing the service needs of the immediate area, surrounding communities, and region. In addition, completely screening the antennas meets the aesthetic intent of the Plan by minimizing clutter along Foothill Boulevard.

2. Specific Plan Project Permit Compliance Findings L.A.M.C. Sec. 11.5.7:

- a. The project substantially complies with the applicable regulations, standards and provisions of the specific plan.*

The Foothill Boulevard Corridor Specific Plan establishes a series of development standards which help ensure a development which is compatible with the goals of the community. The proposed project complies with all applicable design standards

of the Foothill Corridor Specific Plan applicable to the use and development of Wireless Telecommunications Facilities. Antennas proposed for the bell tower installation will be in compliance with the accompanying specific plan exception. The antenna arrays to be installed will be of stealth design and will be hidden in the improved design of the structure.

- b. *The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.*

Mitigated Negative Declaration No. ENV-2009-2453-MND establishes that there may be environmental impacts associated with the project. However, during the process of this case, seismic and temporary construction impacts were identified with the installation of the subject equipment. These impacts have been appropriately conditioned to avoid impacts to residential uses.

C. CEQA Findings:

A Mitigated Negative Declaration No. ENV-2009-2453-MND was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt that the Mitigated Negative Declaration, imposed the conditions shown in that document on this approval.

PUBLIC HEARING AND COMMUNICATIONS

The public hearing was held on April 19, 2010. Of the six individuals in attendance four provided testimony including the applicant's representative, a representative of the property owner, a representative of the Neighborhood Council, and a neighboring property owner. The neighboring owner who initially indicated opposition was later found to have general comments and concerns.

No letters were received prior to the public hearing.

The applicant's representative described the project and provided a history of the project site.

The representative indicated that he has met and worked with the Sunland-Tujunga Neighborhood Council's Planning, Land Use Committee on October 5, 2009 whom provided a favorable response. He also noted that Dale Thrush, then of Council District No. 2 was in attendance. Staff has not yet received written materials to confirm this information.

The applicant considered the possibilities of collocation on the subject site due to the city's policy of reducing the number of these sites throughout the city. Further, he noted that one other cellular provider is negotiating to collocate at this site as well. Due to this interest, the existing tower has been redesigned to accommodate a total of 3 providers – the existing (Verizon), the applicant (T-Mobile) and potentially one other (AT&T).

The applicant further noted that the establishment of the collocated sites on the planned redesigned tower will eliminate the need for more towers in the area as well as enhance communications and emergency communications. A copy of the Site Coverage Map was submitted to the hearing officer denoting additional coverage to be provided by the subject installation. The area coverage would fill a void along Foothill Boulevard between Mount Gleason Avenue and Commerce Avenue.

Two speakers indicated their support for the project. One represented the property owner (Community Christian Church of the Foothills) who indicated that there will be no loss of parking on the site and their continued efforts to be good neighbors in the community. The property has been kept clean of trash and graffiti-free. Parking is offered to other neighboring properties to keep cars off the streets. The church also does not own property along Foothill Boulevard and questions the applicability of the need for the Specific Plan Exception request.

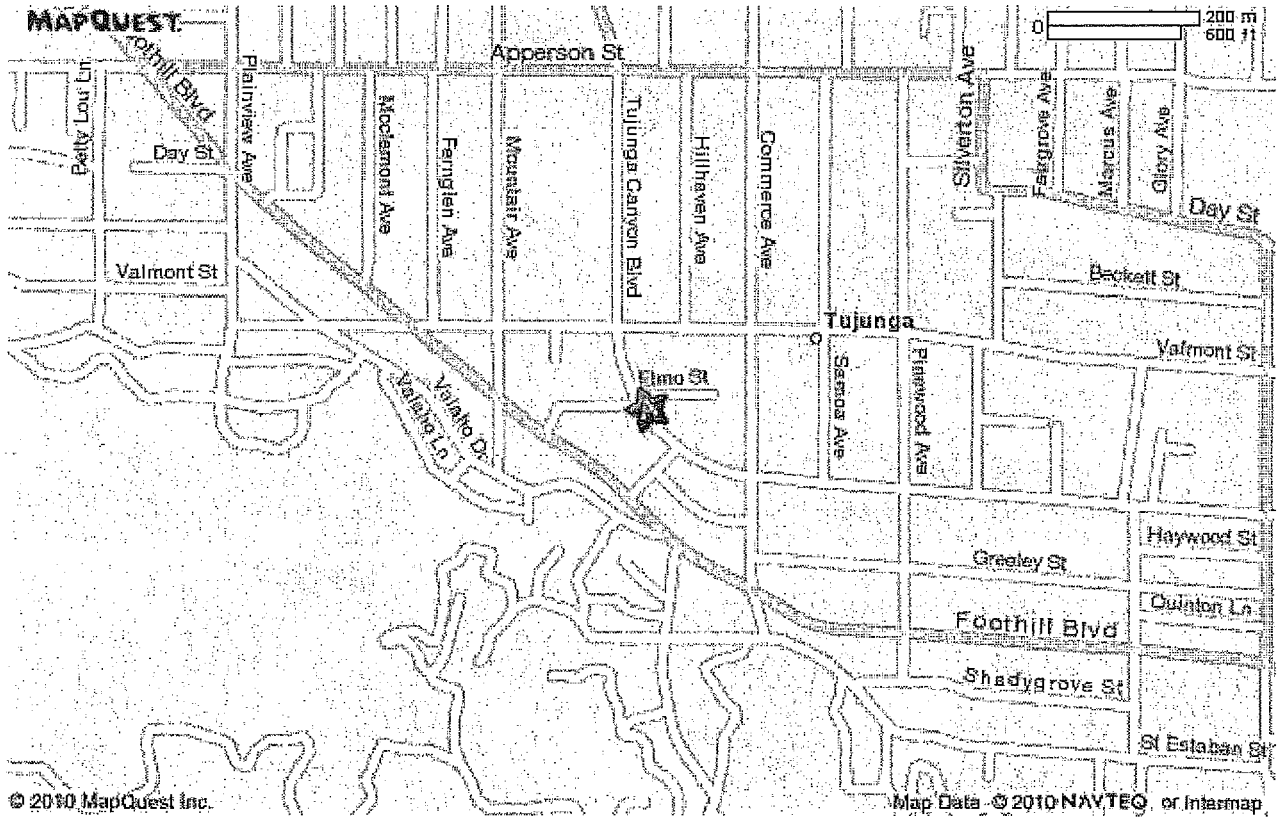
The representative of the Sunland-Tujunga Neighborhood Council noted that there had been no documented account of their PLUM meeting on October 5, 2009. In light of that she explained that the Neighborhood Council is pleased with the latest design of the church tower. The NC does not want to see a proliferation of cell sites in the community. Parking is not impacted. She also confirmed that AT&T has proposed a tower expansion to establish a cell site here.

A neighboring property owner, who initially opposed the project, complimented the newly proposed bell tower. She further questioned the impacts of Electromagnetic Fields (EMF) and whether other sites were considered for locating a cell site.

The hearing officer addressed the EMF question by clarifying that the Federal Communications Commission has ruled that local jurisdictions do not have authority to address the EMF issue. The applicant's representative responded to the location question by noting that a collocation of a cell site onto an existing site is beneficial to the neighborhood because it is more acceptable to the city. Collocation of sites limits/consolidates these uses to one location and will not clutter

the vicinity. Also that the relationship between the handheld cell phone and the cell towers is cyclical in that the level of power generated from each device must be sufficient to communicate to the other. Therefore, the necessary power level needed to send or receive signals must balance one another without providing more radiation to the consumer user. He noted that T-Mobile and other providers utilize equipment that generates very low EMF levels that are well below the permitted thresholds established by the FCC.

Vicinity Map



Address: 10193, 10177, 10185 Tujunga Canyon Blvd.


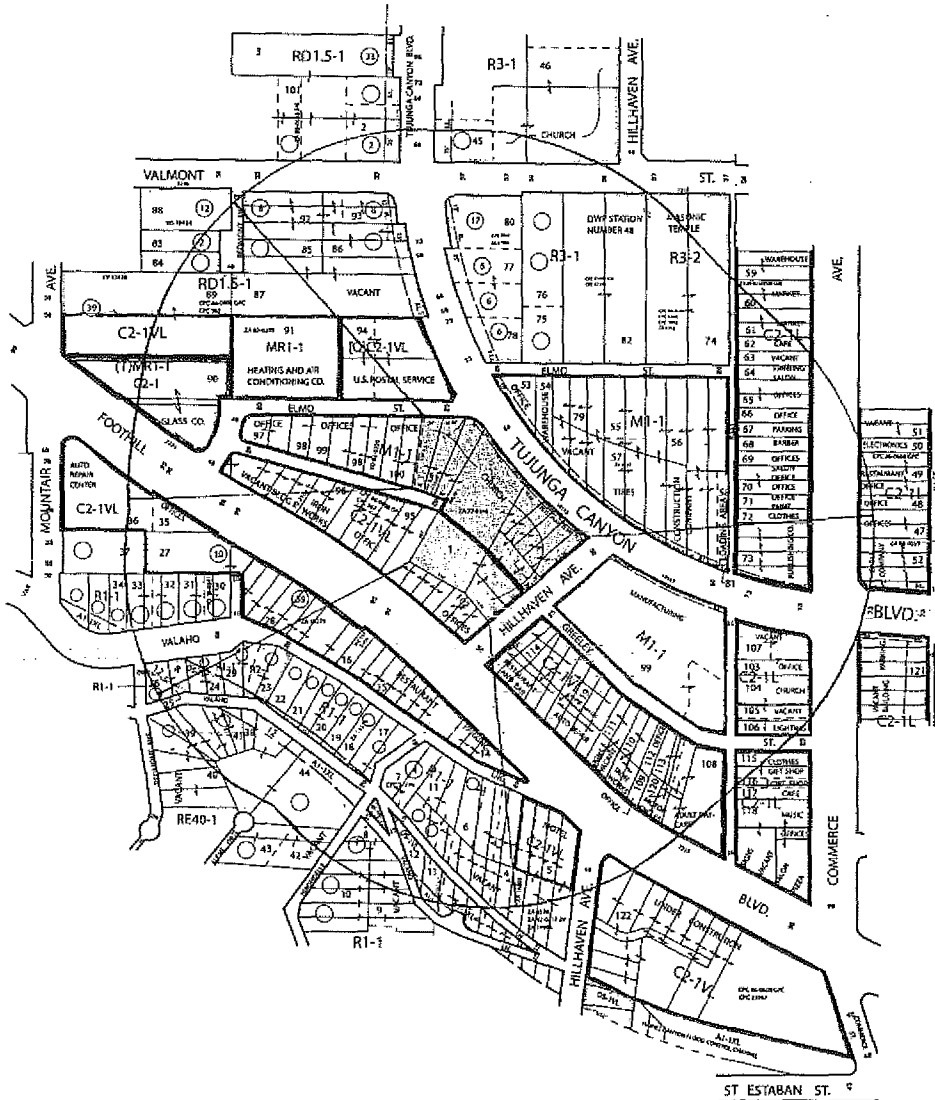
 #09-141A

EXHIBIT E-1



APPROVED 2-15-02

SPECIFIC PLAN EXCEPTION


Quality Mapping Service
 14549 Archwood St, Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 - Fax (818) 997-0351
 qmappng@qesqms.com

THOMAS BROTHERS
 Page: 504 Grid: A-4 CD: 2 CASE NO:
 LEGAL SEE APPLICATIONS CT: 1012.02 SCALE: 1" = 100'
 LOT: 227 TRACT: LOS TERRENITOS M.B. 23-38-39 PA: 225 SUNLAND TUJUNGA D.M.: 202,5A198,204B197
 LOT: 25-27 TRACT: 3963 M.B. 139-65-66 USES FIELD: PHONE: 818-840-0808
 LOT: 62-69 TRACT: 3984 M.B. 89-5-8
 CONTACT: SYNERGY

DATE: 07-29-09
 Update: 03-04-10

 NET AC: 1.40'



EXHIBIT E-2

DRAWN BY:

QMS: 09/14/04

T-Mobile
Get more from life.
4100 BLVD. SUITE 101
MILPITAS, CA 95035

ARGO
ARCHITECTS - INC.
2470 ENTERPRISE #200
LAKE FOREST, CA 92650
PHONE: (949) 716-9940
FAX: (949) 271-8788

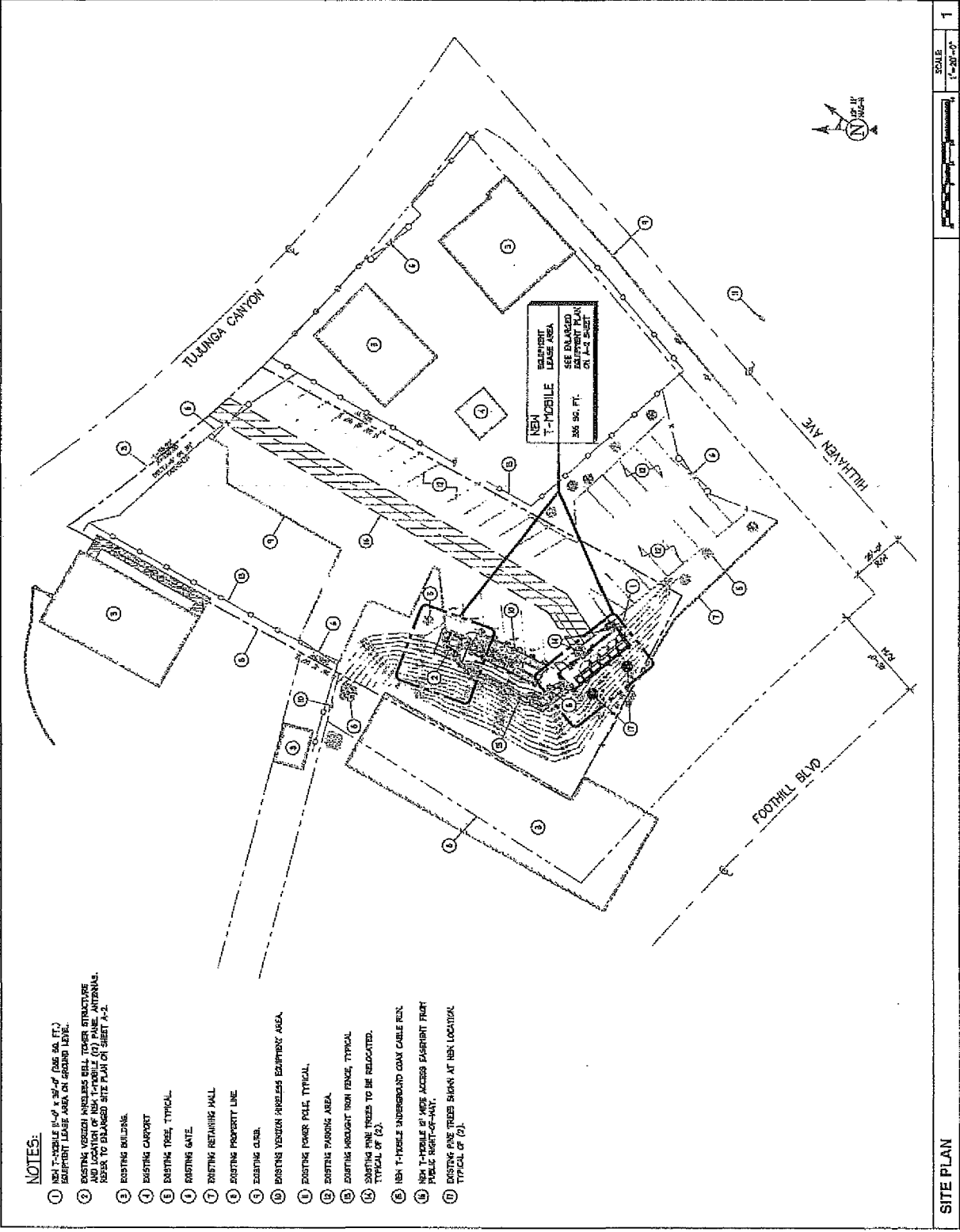
Synergy
CONSULTING GROUP

NO.	DATE	BY	CHKD BY	REV
1	05/09/09	JY	JY	100% FOR REVIEW
2	05/08/09	JY	JY	100% FOR REVIEW
3	05/22/09	JY	JY	CLIENT REVISIONS

VALMONT COLLO
SV12006A
1915 TULUMGA, CA 95030

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



NOTES:

- 1) NEW T-MOBILE EQUIPMENT LEASE AREA ON GROUND LEVEL.
- 2) EXISTING VISION PANELS BELL TOWER STRUCTURE ASSESSMENT OF THE TOWER FROM THE ANTENNA. REFER TO ENLARGED SITE PLAN OF SHEET A-2.
- 3) EXISTING BUILDING.
- 4) EXISTING CARPORT.
- 5) EXISTING TREES, TYPICAL.
- 6) EXISTING GATE.
- 7) EXISTING RETAINING WALL.
- 8) EXISTING PROPERTY LINE.
- 9) EXISTING CURB.
- 10) EXISTING VISION PANELS EQUIPMENT AREA.
- 11) EXISTING POWER POLE, TYPICAL.
- 12) EXISTING PARKING AREA.
- 13) EXISTING WOODEN TOWER FENCE, TYPICAL.
- 14) EXISTING PINE TREES TO BE RELOCATED, TYPICAL OF (2).
- 15) NEW T-MOBILE UNDERGROUND COAX CABLE RUN.
- 16) NEW T-MOBILE ACCESS EQUIPMENT FROM PUBLIC RIGHT-OF-WAY.
- 17) EXISTING PINE TREES SHOWN AT NEW LOCATION, TYPICAL OF (2).

SITE PLAN

SCALE
1"=20'-0"

1

APCNV 2009-2452

EXHIBIT E-3

T-Mobile
Get more from life
4100 BARRON STREET, SUITE 101
SAN VALENTI, CA 94568

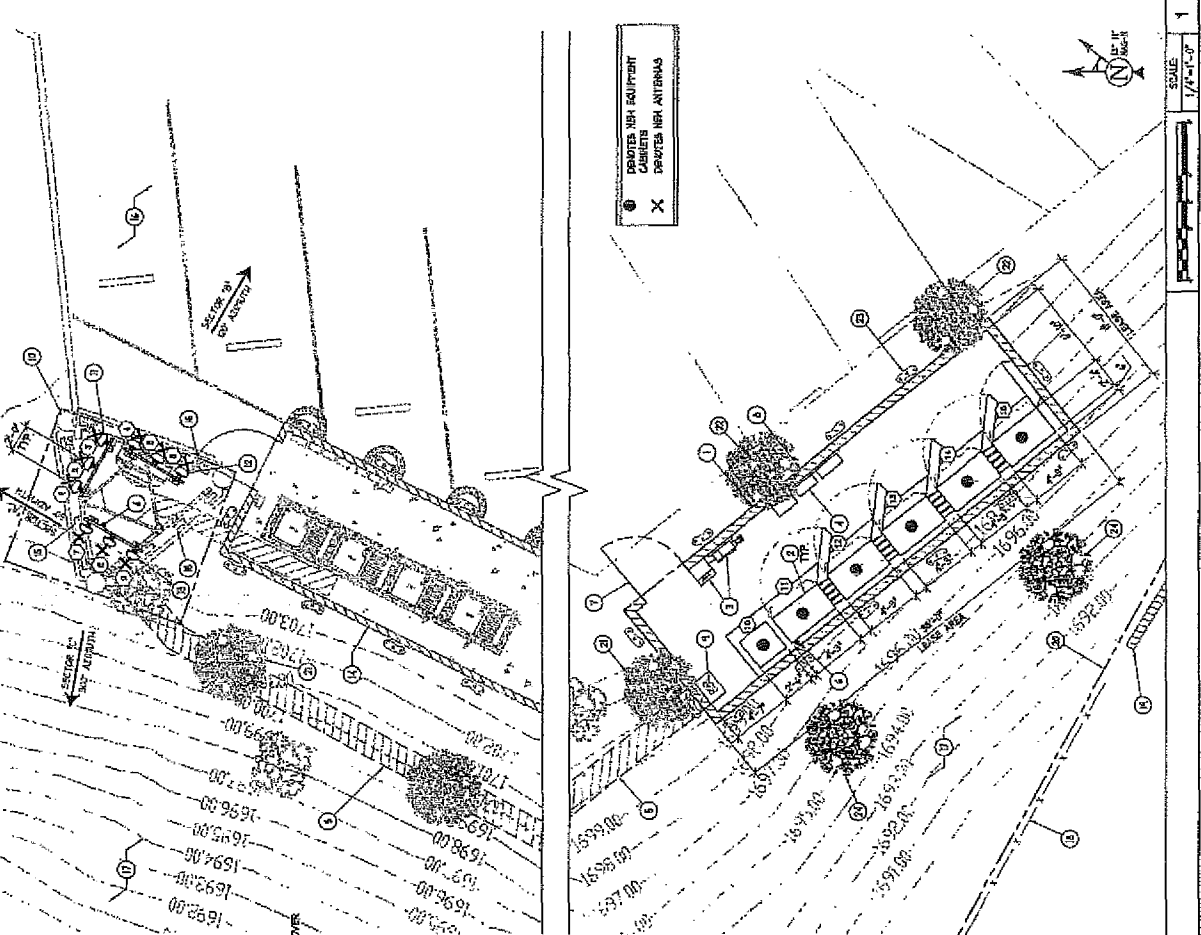
ACD
ARCHITECTS - INC.
2410 ENTERPRISE BLVD
LAKE FOREST, CA 92650
PHONE (949) 74-9900
FAX (949) 241-4766

Sinergy
CONSULTING GROUP
1313 First St. Suite 405, San Jose, CA 95128
Phone: (408) 934-0000
Fax: (408) 934-0001

NO.	DATE	DESCRIPTION	BY	OF
1	05/05/09	ISSUE FOR PERMIT REVIEW	JF	JF
2	05/18/09	100% SET FOR REVIEW	JF	JF
3	06/23/09	CLIENT REVISIONS	JF	JF

VALMONT COLLO
SV12006A
10145 TULAREA GANVOCH BLVD.
TULARE, CA 94322

PROJECT TITLE: ENLARGED SITE PLAN
SHEET NUMBER: A-2



- NOTES:**
- NEW T-MOBILE 1/2" x 1/2" x 1/2" (3/8" CO. FT.) EQUIPMENT LEASE AREA ON ROOF LEVEL.
 - NEW T-MOBILE (S) ERGONOM 2000 20K EQUIPMENT CABINET AND (V) 20K BATTERY CABINET MOUNTED ON CONCRETE PAD.
 - NEW T-MOBILE MOUNTED POWER CABINETS WITH TRANSPARENT GENERATOR RECEPTACLE.
 - NEW T-MOBILE WALL MOUNTED T-CELL CABINETS.
 - NEW T-MOBILE UNDERGROUND COAX CABLE RUN APPROXIMATELY 70'.
 - NEW T-MOBILE GPS ANTENNA, TYPICAL AT (2) LOCATIONS.
 - NEW T-MOBILE 4" WIDE METAL WAT CHANNEL, GATE, TO MATCH EXISTING.
 - NEW T-MOBILE COAX CABINET, 578x48x28.
 - EXISTING VENTILATOR HOLES TO BE SEALED, OTHER STRUCTURE TO BE RE-DESIGNED AND LOCATION OF NEW T-MOBILE (S) PANEL ANTENNAS BEHIND NEW 1/2" TRANSPARENT SCREEN (APPROX. 1' x 30').
 - NEW T-MOBILE (S) PANEL ANTENNAS PER SECTOR W/ MOUNTED BEHIND NEW 1/2" TRANSPARENT SCREEN (APPROX. 1' x 30').
 - NEW T-MOBILE (S) PANEL ANTENNAS PER SECTOR W/ MOUNTED BEHIND NEW 1/2" TRANSPARENT SCREEN (APPROX. 1' x 30').
 - EXISTING VENTILATOR HOLES EQUIPMENT CABINETS ON WALL ENCLOSURE.
- EXISTING VENTILATOR HOLES PANEL ANTENNA, TYPICAL.
 - EXISTING PARKING AREA.
 - EXISTING GRASS AREA, (SURFER)
 - EXISTING CHAIR LINK FENCE.
 - EXISTING CPU BLOCK WALL.
 - EXISTING PROPERTY LINE.
 - EXISTING TREES, TYPICAL.
 - EXISTING TREES TO BE RELOCATED, TYPICAL AT (2).
 - NEW T-MOBILE TRAILING VINES TO COVER EXISTING TREES SIGNAT AT NEW LOCATION, TYPICAL AT (2).

WTF COORDINATES TABLE
NOTE: LATITUDE & LONGITUDE COORDINATES ARE ESTIMATES OBTAINED FROM GPS NOT BY A LICENSED SURVEYOR.

ITEM NUMBER	ITEM DESCRIPTION	ANT 1 OF 2		CONVERSION TO DEGREE
		LATITUDE	LONGITUDE	
1	NEW ANTENNA LOCATION SEC A	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
2	NEW ANTENNA LOCATION SEC A	34°52'50.00"N	-122°50'00.00"W	LATITUDE 34.880556°N LONGITUDE -122.833333°W
3	NEW ANTENNA LOCATION SEC A	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
4	NEW ANTENNA LOCATION SEC B	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W
5	NEW ANTENNA LOCATION SEC B	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
6	NEW ANTENNA LOCATION SEC C	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W
7	NEW ANTENNA LOCATION SEC C	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
8	NEW ANTENNA LOCATION SEC C	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W
9	NEW ANTENNA LOCATION SEC C	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
10	NEW ANTENNA LOCATION SEC D	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W
11	NEW ANTENNA LOCATION SEC D	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
12	NEW ANTENNA LOCATION SEC D	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W
13	NEW ANTENNA LOCATION SEC D	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
14	NEW ANTENNA LOCATION SEC D	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W
15	NEW ANTENNA LOCATION SEC D	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
16	NEW ANTENNA LOCATION SEC D	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W
17	NEW ANTENNA LOCATION SEC D	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
18	NEW ANTENNA LOCATION SEC D	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W
19	NEW ANTENNA LOCATION SEC D	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
20	NEW ANTENNA LOCATION SEC D	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W
21	NEW ANTENNA LOCATION SEC D	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
22	NEW ANTENNA LOCATION SEC D	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W
23	NEW ANTENNA LOCATION SEC D	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
24	NEW ANTENNA LOCATION SEC D	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W
25	NEW ANTENNA LOCATION SEC D	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
26	NEW ANTENNA LOCATION SEC D	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W
27	NEW ANTENNA LOCATION SEC D	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
28	NEW ANTENNA LOCATION SEC D	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W
29	NEW ANTENNA LOCATION SEC D	34°52'51.00"N	-122°50'00.00"W	LATITUDE 34.880833°N LONGITUDE -122.833333°W
30	NEW ANTENNA LOCATION SEC D	34°52'52.00"N	-122°50'00.00"W	LATITUDE 34.881111°N LONGITUDE -122.833333°W

ENLARGED SITE PLAN
SCALE: 1/4" = 1'-0"
SHEET NUMBER: 1

EXHIBIT E-4

APCNV 009-2452

T-Mobile
Get more from life

4108 GUNAWAY STREET, SUITE 104
DOW VALLEY, CA 92620

PLANS PREPARED BY:

AGO
ARCHITECTS - INC.

2670 ENTERPRISE #600
LAKE FOREST, CA, 92630
PHONE (949) 716-9940
FAX (949) 277-4766

CONSULTING GROUP:

Synerg
Management Services, Inc.

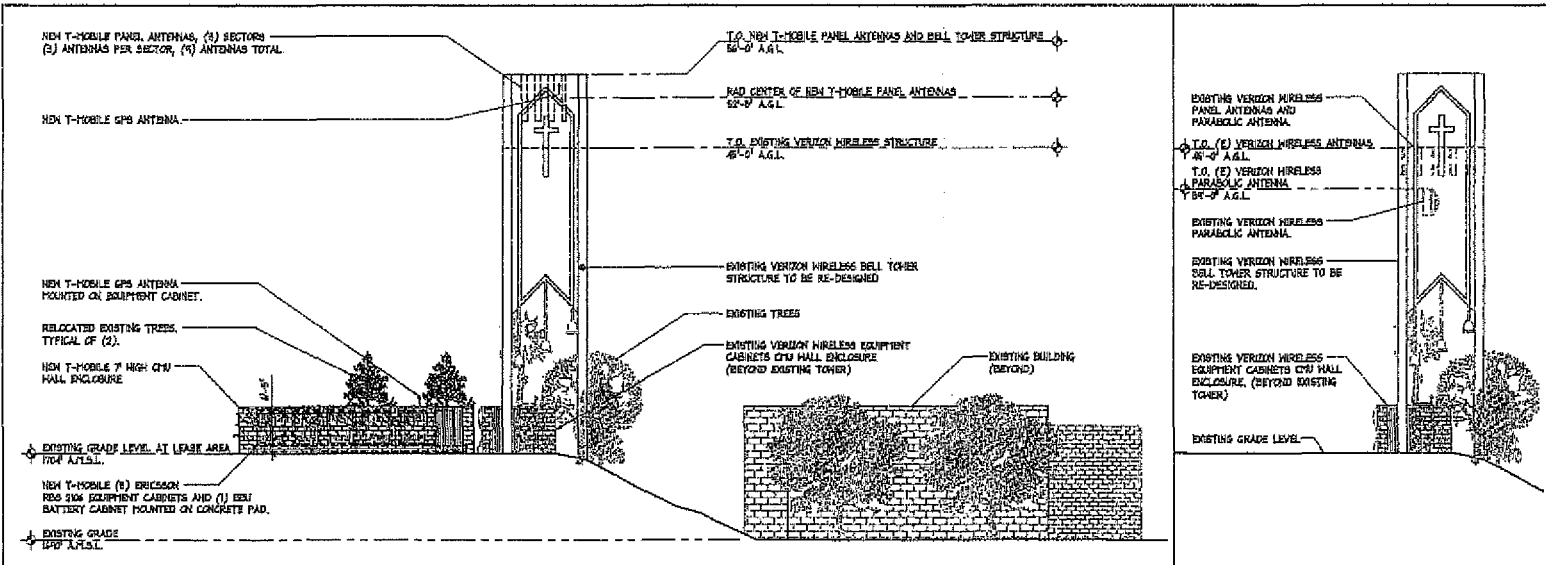
REG. U.S. PAT. & TM. OFF. © 2008 BY AGO ARCHITECTS - INC.

NO.	DATE	DESCRIPTION	BY
1	05/08/09	50% 2D FOR REVIEW	JY
2	05/08/09	100% 2D FOR REVIEW	JY
3	05/22/09	CLIENT REVISIONS	JY

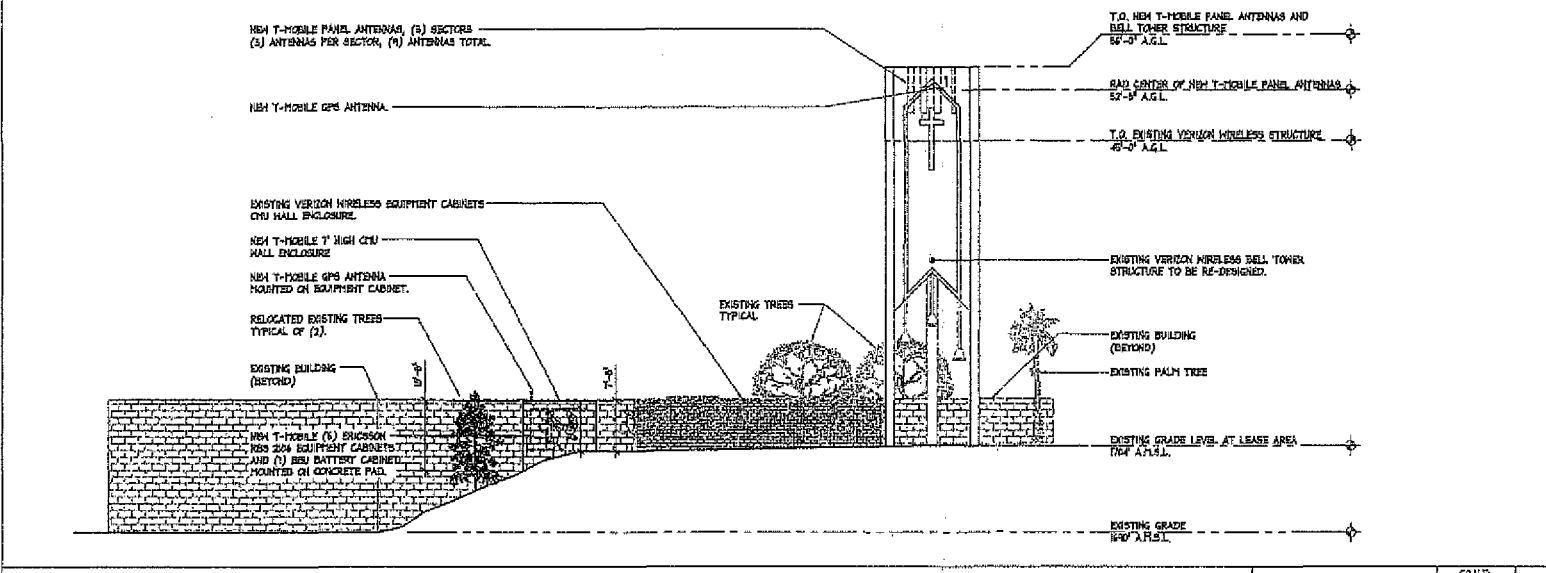
SITE INFORMATION
VALMONT COLLO
SV12006A
10169 TUJUNGA CANYON BLVD.
TUJUNGA, CA 92502

SHEET FILE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3



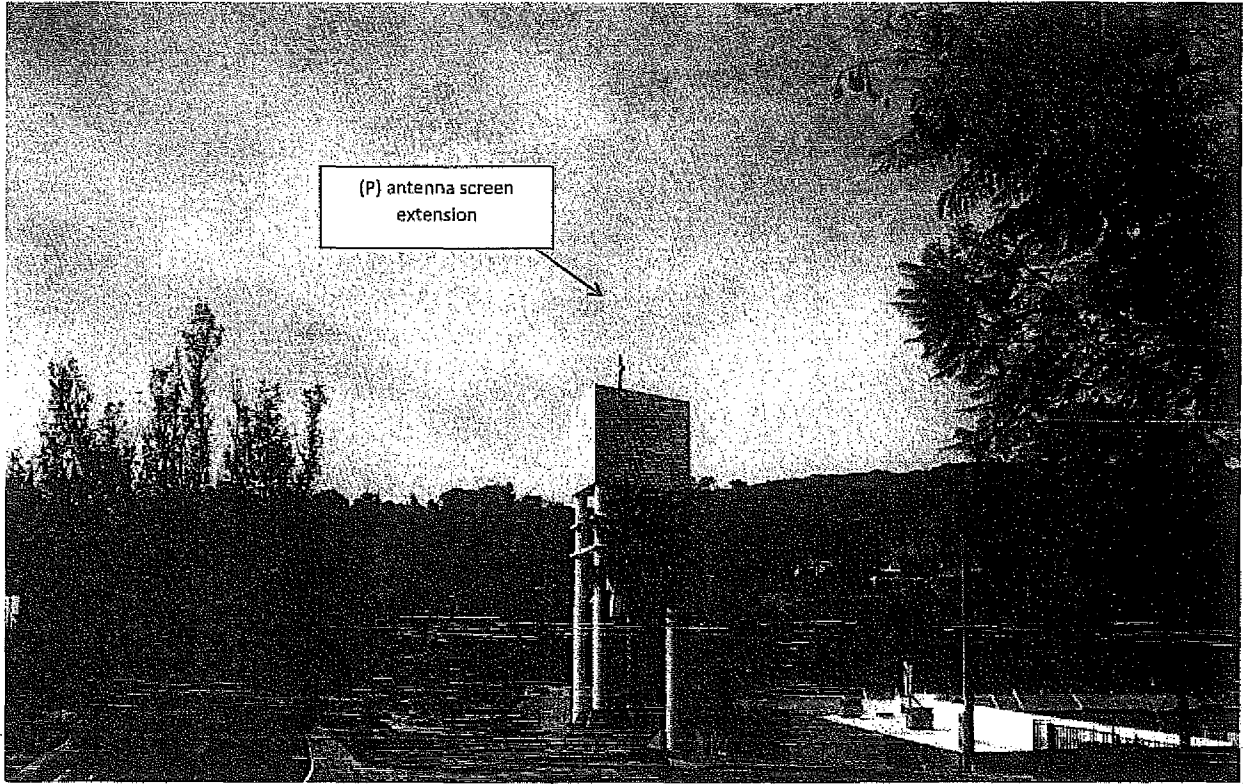
NORTH ELEVATION SCALE: 1/8"=1'-0" 1 **NORTH ELEVATION-EXISTING EQUIP.**



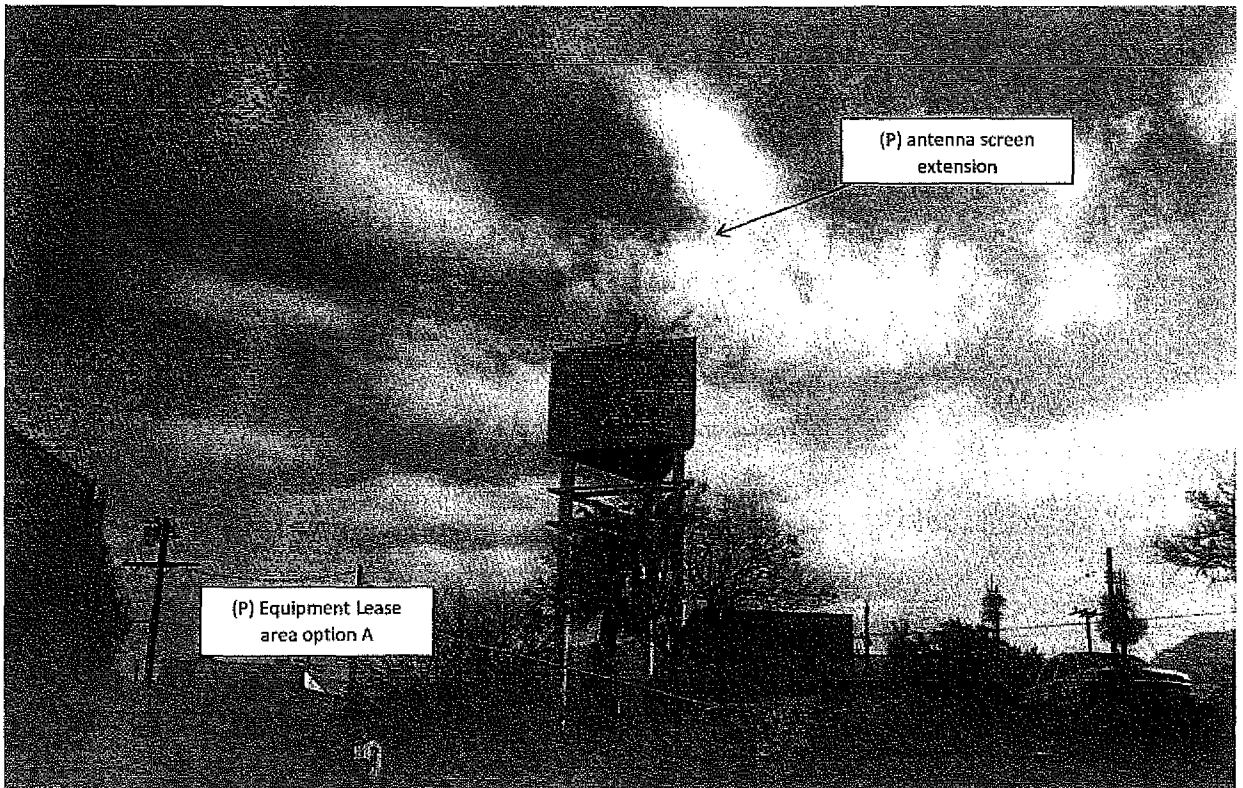
EAST ELEVATION SCALE: 1/8"=1'-0" 2

EXHIBIT E.5

APCNV 2009-2452

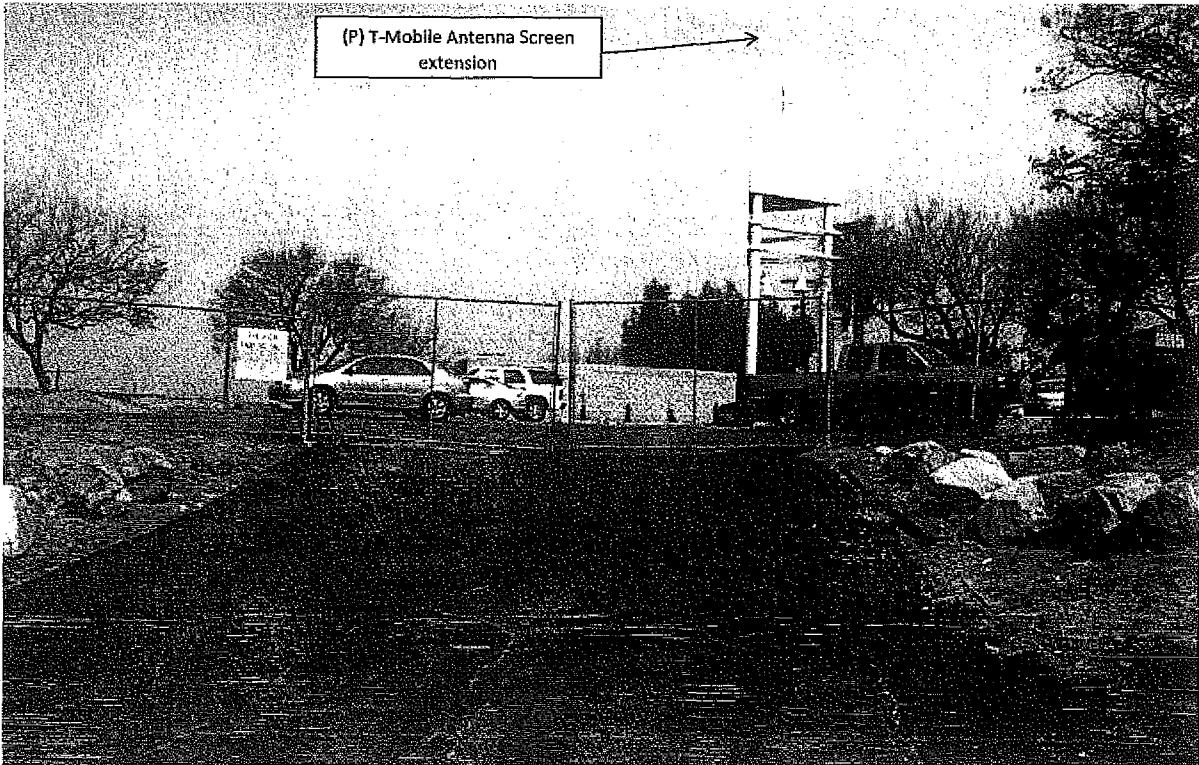


VIEW OF SITE FROM NORTH

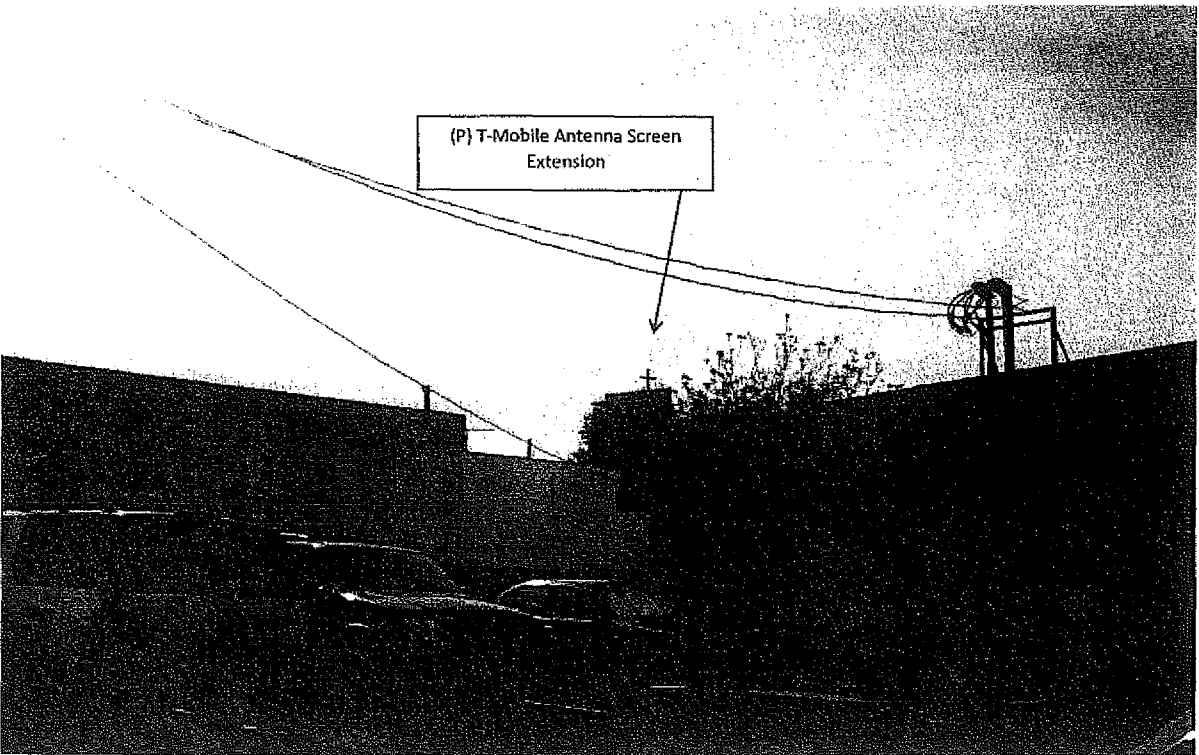


VIEW OF SITE FROM SOUTH

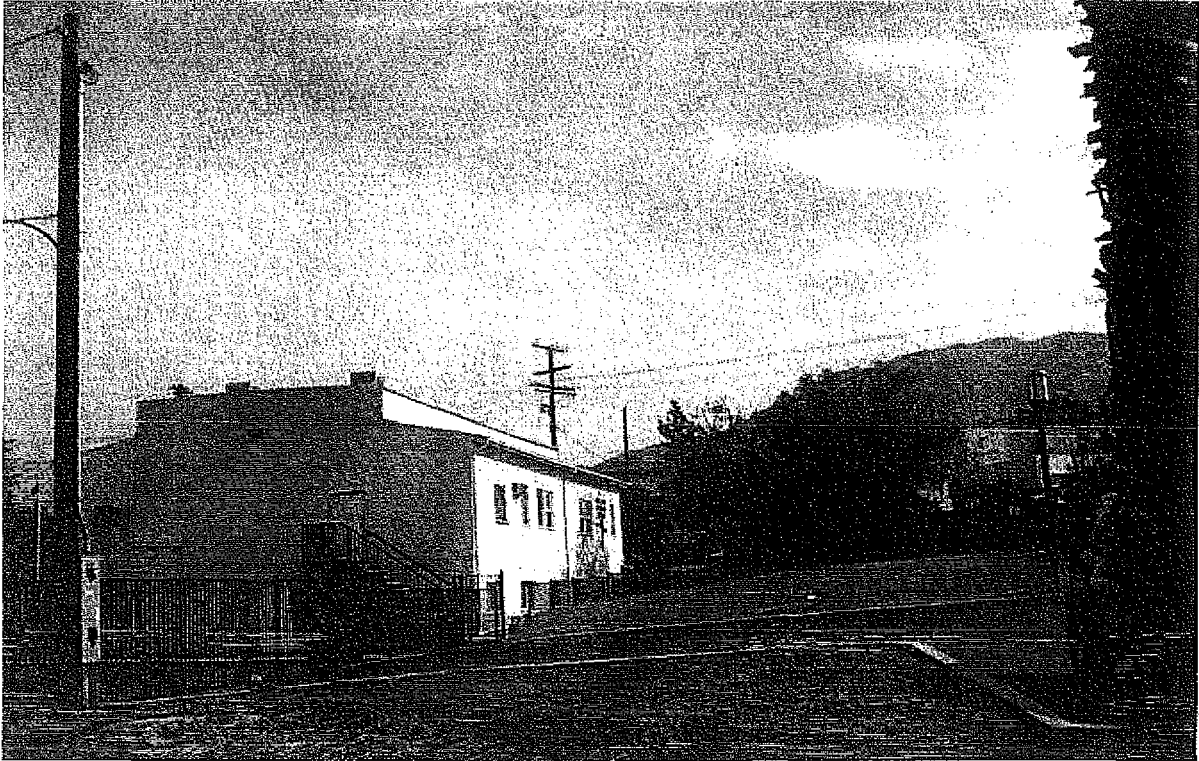
EXHIBIT E-6



VIEW OF SITE FROM EAST



VIEW OF SITE FROM WEST



VIEW FROM SITE LOOKING NORTH



VIEW FROM SITE LOOKING SOUTH



VIEW FROM SITE LOOKING EAST

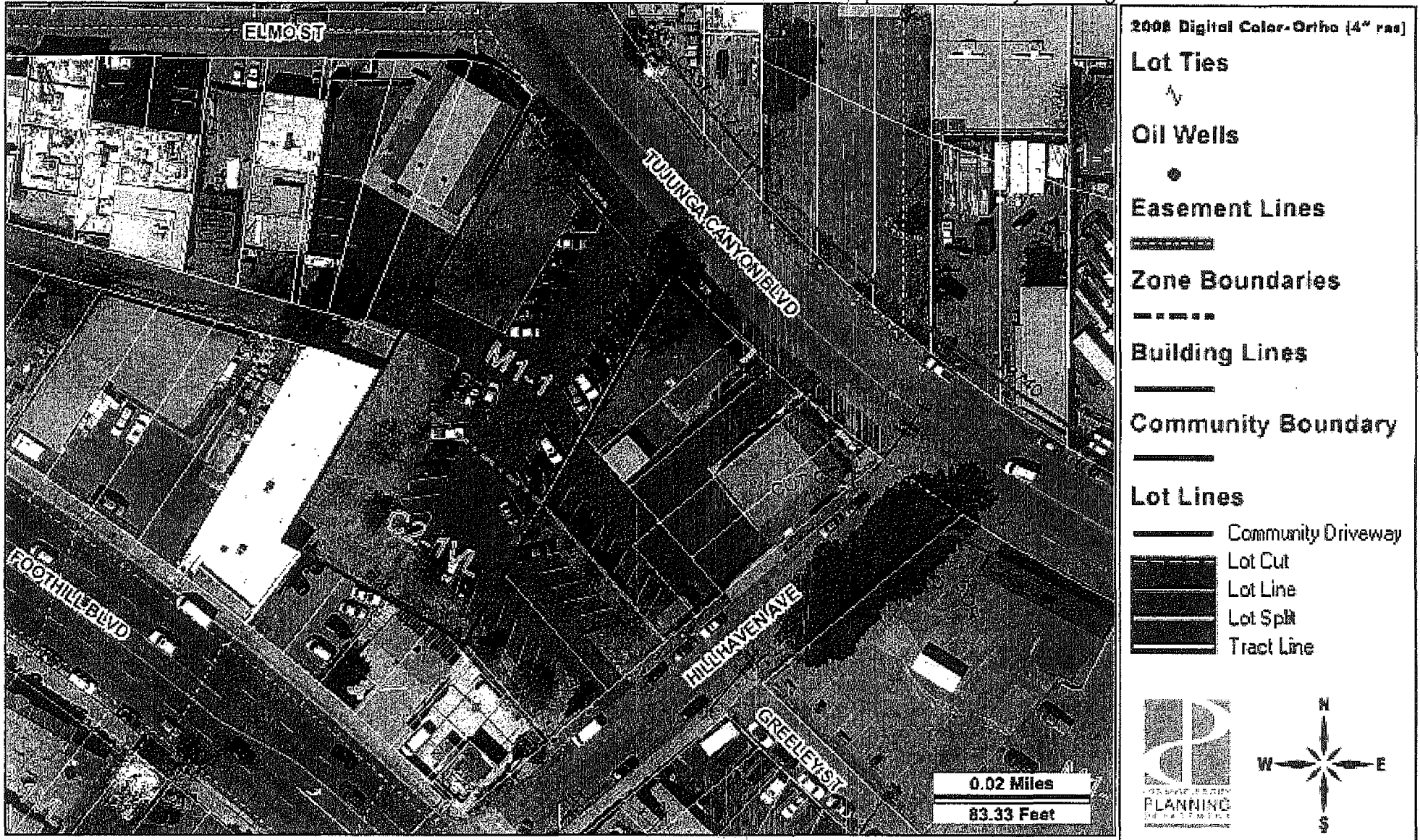


VIEW FROM SITE LOOKING WEST

ZIMAS INTRANET

05/25/2010

City of Los Angeles
Department of City Planning



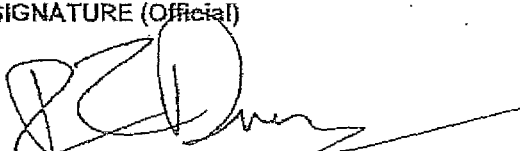
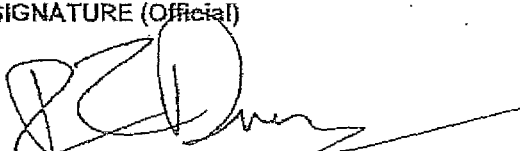
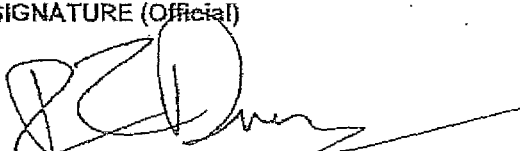
Address: 10189 N TUJUNGA CANYON BLVD
APN: 2568010028
PIN #: 202-5A199 74

Tract: LOS TERRENITOS TRACT
Block: None
Lot: 227
Arb: None

Zoning: C2-1VL, M1-1
General Plan: General Commercial, Limited Manufacturing

EXHIBIT E-7

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
 PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 2		
PROJECT TITLE ENV-2009-2453-MND	CASE NO. APCNV-2009-2452-SPE-SPP		
PROJECT LOCATION 10189 Tujunga Blvd.			
PROJECT DESCRIPTION Pursuant to Section 11.5.7 F 1 (f), a Specific Plan Exception for the installation, use and maintenance of a wireless telecommunication facility consisting of 6 equipment cabinets on grade; two Global Positioning System antennae; the co-location of 12 pannel antennae on a 5 feet in height antenna extension on an existing 51 feet in height bell tower for a total bell tower height of 56 feet.			
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY T-Mobile West Corporation 4100 Guardian Street Simi Valley, CA 93063			
FINDING: The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance <p style="text-align: center;">(CONTINUED ON PAGE 2)</p>			
SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.			
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.			
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.			
NAME OF PERSON PREPARING THIS FORM RONY GIRON	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">TITLE City Planning Assistant</td> <td style="width: 50%;">TELEPHONE NUMBER (818) 374-9907</td> </tr> </table>	TITLE City Planning Assistant	TELEPHONE NUMBER (818) 374-9907
TITLE City Planning Assistant	TELEPHONE NUMBER (818) 374-9907		
ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">SIGNATURE (Official) </td> <td style="width: 40%;">DATE OCTOBER 21, 2009</td> </tr> </table>	SIGNATURE (Official) 	DATE OCTOBER 21, 2009
SIGNATURE (Official) 	DATE OCTOBER 21, 2009		

MITIGATED NEGATIVE DECLARATION
ENV-2009-2453-MND

VI aii. Seismic

- Environmental impacts may result to the safety of future occupants due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

VI b2. Erosion/Grading/Short-Term Construction Impacts

- Short-term air quality and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:
- **Air Quality**
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- **Noise**
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **General Construction**
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

XVII d. End

- The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.

MITIGATED NEGATIVE DECLARATION
ENV-2009-2453-MND

- Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST (Article IV - City CEQA Guidelines)

LEAD CITY AGENCY Department of City Planning	COUNCIL DISTRICT 12	DATE 9-27-02
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RESPONSIBLE AGENCIES

PROJECT TITLE/NO. Single family home subdivision	CASE NO. EAF 2002-4693
--	----------------------------------

PREVIOUS ACTIONS CASE NO.	<input type="checkbox"/> DOES have significant changes from previous actions. <input type="checkbox"/> DOES NOT have significant changes from previous actions.
----------------------------------	--

PROJECT DESCRIPTION: A zone change from A1-1 & (T)A2-1 to A2-1 incident to a subdivision to create six lots for single family homes.

ENVIRONMENTAL SETTING: The subject property is an irregular shaped 12.6 acre parcel fronting on the east side of Oakdale Avenue north of Northridge Road, both of which are private streets. The subject site is vacant. The surrounding properties are vacant or developed with estate single family homes and are zoned A1-1, A2-1, (T)A2-1 or (T)RA-1-H.

PROJECT LOCATION

10700 Oakdale Avenue; Chatsworth, Cal. 91311

PLANNING DISTRICT Chatsworth-Porter Ranch	STATUS: <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED 9-4-93 <input checked="" type="checkbox"/> ADOPTED date
---	--

EXISTING ZONING A1-1 & (T)A2-1	MAX. DENSITY ZONING 1 unit per acre	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN <input type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN
PLANNED LAND USE & ZONE Minimum Residential - A1, A2, RE40	MAX. DENSITY PLAN .5 to 1 unit per acre	
SURROUNDING LAND USES See Environmental Setting above	PROJECT DENSITY .5 units per acre	

DETERMINATION (To be completed by Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Mare K. Kerschling

SIGNATURE

City Planner

TITLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.

- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
 - 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
 - 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

BACKGROUND

PROPONENT NAME Shaik Saheb	PHONE NUMBER 818 993-1503
PROPONENT ADDRESS 22525 La Quilla Dr. Chatsworth, Cal. 91311	
AGENCY REQUIRING CHECKLIST Department of City Planning	DATE SUBMITTED 8-19-02
PROPOSAL NAME (If Applicable)	



ENVIRONMENTAL IMPACTS

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

- a. Have a substantial adverse effect on a scenic vista?
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?
- c. Substantially degrade the existing visual character or quality of the site and its surroundings?
- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. Conflict the existing zoning for agricultural use, or a Williamson Act Contract?
- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

III. AIR QUALITY. The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:

- a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	-
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

IV. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

VI. GEOLOGY AND SOILS. Would the project:

a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving :				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
ii. Strong seismic ground shaking?	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

VII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

VIII. HYDROLOGY AND WATER QUALITY. Would the proposal result in:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h. Place within a 100-year flood plain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
IX. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
X. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XI. NOISE. Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XII. POPULATION AND HOUSING. Would the project:

a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Other governmental services (including roads)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XIV. RECREATION.

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XV. TRANSPORTATION/CIRCULATION. Would the project:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XVI. UTILITIES. Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

VI.a.ii - The project will be subject to substantial ground shaking during a major earthquake, as with the 1971 Sylmar and 1994 Northridge earthquakes.

VI.a.iii - The project site is located in an area which may be subject to liquefaction during a major earthquake.

PREPARED BY	TITLE	TELEPHONE #	DATE
Marc Woerschling	City Planner	(213) 978-1396	9-27-02



City of Los Angeles Department of City Planning

4/22/2010

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

10800 N OAKDALE AVE
10700 N OAKDALE AVE

ZIP CODES

91311

RECENT ACTIVITY

Current Hillside Area(Zoning). If ZI-2407 also listed, this area will remain as part of the New Proposed Hillside Area(Zoning)

CASE NUMBERS

APCNV-2002-4692-ZC
CPC-1991-347-ZC
ORD-175171
ORD-168265
PS-805
TT-50791
ENV-2002-4693-MND
CND-82-73-SUB
MND-91-361-TT

Address/Legal Information

PIN Number	207B113 17
Lot/Parcel Area (Calculated)	444,340.1 (sq ft)
Thomas Brothers Grid	PAGE 500 - GRID E3
Assessor Parcel No. (APN)	2708010002
Tract	EX MISSION DE SAN FERNANDO
Map Reference	D C C 1526 C F 896 RF 238
Block	None
Lot	PT SEC 9 T2N R16W
Arb (Lot Cut Reference)	10
Map Sheet	207B113 207B117

Jurisdictional Information

Community Plan Area	Chatsworth - Porter Ranch
Area Planning Commission	North Valley
Neighborhood Council	Chatsworth
Council District	CD 12 - Greig Smith
Census Tract #	1131.00
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	(T)(Q)A2-1
Zoning Information (ZI)	ZI-2407 Hillside Area (Zoning), Eff. 5/3/10
General Plan Land Use	Minimum Residential
Plan Footnote - Site Req.	See Plan Footnotes
Additional Plan Footnotes	Chatsworth
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

EXHIBIT 7

Assessor Information

Assessor Parcel No. (APN)	2708010002
Ownership (Assessor)	SAHEB, SHAIK M CO TR 22525 LA QUILLA DR CHATSWORTH CA 91311
Ownership (City Clerk)	SAHEB, SHAIK M. ET AL 12116 BRADFORD PL GRANADA HILLS CA 91344 SAHEB, SHAIK M. ET AL (TRS) SAHEB FAM TR, DTD 12-18-91 10200 VANALDEN AVE NORTHRIDGE CA 91326
APN Area (Co. Public Works)*	12.590 (ac)
Use Code	010V - Residential Vacant Land
Assessed Land Val.	\$1,315,429
Assessed Improvement Val.	\$0
Last Owner Change	04/03/92
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	948168 828902 584241 328902 1723169-70 1536123 108226
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Other Land Urban and Built-up Land
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Fire District No. 2	No
Flood Zone	A14 D=N/A E=1060 PI
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Hillside Grading	Yes
Oil Wells	None
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	4.15706 (km)
Landslide	Yes
Liquefaction	No

Economic Development Areas

Business Improvement District	None
Federal Empowerment Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Valley
Division / Station	Devonshire
Reporting District	1724
Fire Information	
District / Fire Station	107
Batallion	15
Division	3
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: APCNV-2002-4692-ZC

Required Action(s): ZC-ZONE CHANGE

Project Descriptions(s): ZONE CHANGE A1-1, (T)A2-1 TO A2-1 ON EXPIRED APPROVED ZONE CHANGE.

Case Number: CPC-1991-347-ZC

Required Action(s): ZC-ZONE CHANGE

Project Descriptions(s): Data Not Available

Case Number: TT-50791

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: ENV-2002-4693-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): Data Not Available

Case Number: CND-82-73-SUB

Required Action(s): SUB-SUBDIVISIONS

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

ORD-175171

ORD-168265

PS-805

MND-91-361-TT



Date Flown: 7-25-04



Determination Letter
TT-50791-1A
Mailing Date: 7/19/2010

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