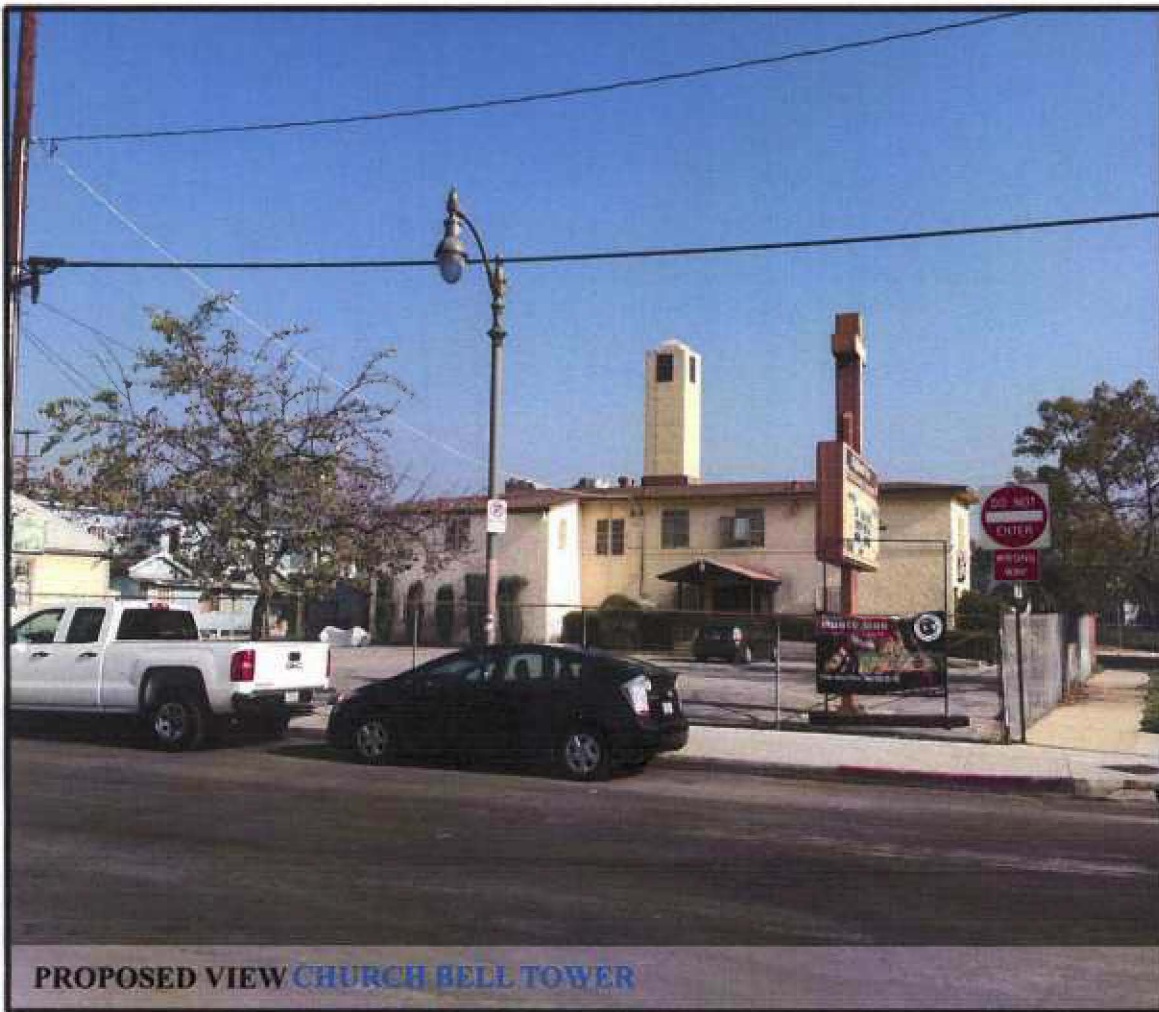




**CLV0915**  
**Highland View Church**  
**3721 Marmion Way, Los Angeles, 90065**



Eukon Group  
65 Post, Suite 1000 - Irvine,  
CA, 92618 - (949) 553-8566



**PROPOSED VIEW CHURCH BELL TOWER**



**EXISTING VIEW CHURCH BELL TOWER**



**SITE LOCATION**

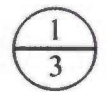
**SITE COORDINATES**

**Latitude:** 34.0895472°  
**Longitude:** -118.2118944°

**APPLICANT**

**AT&T**  
**12900 Park Plaza Drive**  
**Cerritos, CA 90703**

**SHEET NUMBER**



Special Instructions for:

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

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

The general findings for a Conditional Use, CP-7772, are also required.

1. **Plot/Site Plan/Elevations/Photo Simulations**—Site plans or plot plans, drawn to scale, and elevation and photo simulation drawings, including before and after photographs specifying the location of antennas, support structures, power poles, utility boxes, transmission buildings and/or other accessory uses, access, parking, fences, signs, landscaped areas and adjacent land uses. The site or plot plan should include the entire site (such as the entire office complex, mini-shopping center, etc.) in addition to the portion where the WTF is to be located.

*The site plan should also include:*

- 1) *A solid circle with a note marked on the plot plan indicating the location of each WTF equipment cabinet;*
- 2) *A solid 'X' with a note marked on the plot plan indicating the location of each WTF antenna;*
- 3) *The circle and 'X' can be right next to each other if the antenna is located at the same location of the equipment cabinet;*
- 4) *A set of coordinates of the location of the equipment cabinet and antenna(s) in latitude (X) and longitude (Y) translated into decimal degrees and rounded to the nearest 100<sup>th</sup> of a second for each location of the antenna(s) and cabinet(s) listed at the bottom left corner below the parcel LEGAL DESCRIPTION;*

Plans and drawings shall demonstrate that the WTF shall be designed to have the least possible visual impact on the environment, taking into consideration technical, engineering, economic and other pertinent factors. Antennas clustered at the same site shall be of the same general height and facilities of the same design. Plans and drawings shall demonstrate that the WTF Standards (Section 12.21.A.20) have been met.

(a) **Antenna Requirements.**

- (i) The antenna on any monopole or support structure shall meet the minimum siting distances to habitable structures required for compliance with Federal Communications Commission (FCC) regulations and standards governing the environmental effects of radio frequency emissions. The grouping of WTF on a site is encouraged where technically feasible. The footing of the antenna shall be structurally designed to support a monopole which is at least 15 feet higher than the monopole under review, while being within the applicable requirements of the height district, in order to allow a future wireless network to replace an existing monopole with a new monopole capable of supporting co-location.
- (ii) If it is determined that additional height is necessary to support co-location, the Zoning Administrator is authorized to consider reasonable modifications to pole height, and the co-location of additional equipment within the 15 feet extension limit pursuant to Section 12.24 W 49.
- (iii) Monopoles, dishes and other antenna equipment not regulated by the Federal Aviation Administration (FAA) shall have a non-reflective finish to minimize the visibility of the structure and shall not be illuminated, unless required by the FAA (provide proof).

(b) Antenna Setback.

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

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

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

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

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

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

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

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

- (3) Preserve the privacy of adjoining residential property; and
  - (4) Protect adjoining property from the potential impact of pole failure.
- (ii) Attached or Roof Mounted Antenna Setback. Roof mounted antennas shall be located at the greatest feasible distance from the edge of the building. Equipment facilities and antennas shall not extend more than ten feet above the highest point of the roof top, unless mounted on the walls of a penthouse.

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

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

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

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



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



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

- (a) For monopoles, a landscaped buffer area to soften the visual impact shall commence at the property line. At least one row of shrubs shall be spaced not more than three feet apart. Materials shall be of a variety which can be expected to grow to form a continuous hedge at least five feet in height within two years of planting. At least one row of trees or shrubs, not less than four feet in height at the time of planting, and spaced not more than 15 feet apart, also shall be provided. Appropriate irrigation and maintenance to sustain any required landscaping shall be required.
- (b) The decision maker may allow use of an alternate detailed plan and specifications for landscape and screening, including plantings, fences, walls, topographic features, sign and structural applications, manufactured devices and other features designed to screen, camouflage and buffer antennas, poles and accessory uses. The antenna and supporting structure or monopole shall be of a design and treated with an architectural material so that it is camouflaged to resemble a tree with a single trunk and branches on its upper part, or shall be designed using other similar stealth techniques.



4. **Structural Integrity Report**—The monopole shall be certified by a professional structural engineer licensed in the State of California to meet any structural standards for steel antenna towers and structures set in the Electronic Industries Association/Telecommunications Industries Association Standards referenced as EIA/TIA-222-E, and as amended. It shall document the following:

- (a) Tower height and design, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design;
- (b) Total anticipated capacity of the structure, including number and types of antennas which can be accommodated. (May be more than the number of antennas applied for, to allow for future co-location);
- (c) Failure characteristics of the tower and demonstration that site and setbacks are of adequate size to contain debris in the event of failure; and
- (d) Specific design and reconstruction plans to allow shared use. (This submission is required only in the event that the applicant intends to share use of the facility by subsequent reinforcement and reconstruction of the WTF.)
- (e) The footing of the antenna shall be structurally designed to support a monopole which is at least 15 feet higher than the monopole under review, while being within the applicable requirements of the height district, in order to allow a future wireless network to replace an existing monopole with a new monopole capable of supporting co-location.



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

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

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

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

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

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

- a) That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
- b) That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
- c) That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
- d) That the project is consistent with the general requirements of the Wireless Telecommunication Facilities Standards set forth in Section 12.21 A.20 of this code, in a manner that balances the benefit of the project to the public with the facility's technological constraints, design, and location, as well as other relevant factors.

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

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

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