



VICINITY MAP

SITE : 16830 SAN FERNANDO MISSION BLVD - "VZW-DONMETZ"

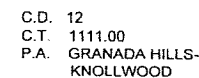
GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD

ALHAMBRA CA 91803

(626) 441-1080, FAX (626) 441-8850

GCMAPPING@RADIUSMAPS.COM



DATE: 07-05-2018
SCALE: 1" = 100'
USES FIELD
D.M. 210 B 133, 210 B 137
T.B. PAGE: 501 GRID: D-2

12.37 NET AC.

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

ZA-2018-4712 - COW

Env. Case Number

Application Type

Case Filed With (Print Name)

Date Filed

Application includes letter requesting:

☐ Waived hearing☐ Concurrent hearing
Related Case Number☐ Hearing not be scheduled on a specific date (e.g. vacation hold)*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**All terms in this document are applicable to the singular as well as the plural forms of such terms.**Detailed filing instructions are found on form CP-7810***1. PROJECT LOCATION**Street Address¹ 16924 San Fernando Mission Blvd., Grenada Hills, CA 91344 Unit/Space Number _____Legal Description² (Lot, Block, Tract) Lot D, Tract P M 7121Assessor Parcel Number 2683-028-036 Total Lot Area 12.871 Acres**2. PROJECT DESCRIPTION**Present Use Shopping CenterProposed Use Non change in Present Use - Addition of a New Wireless Telecommunication Facility (WTF)Project Name (if applicable) Verizon Wireless - DonmetzDescribe in detail the characteristics, scope and/or operation of the proposed project Verizon Wireless is proposing to install and operate a new site consisting of a new 75' monopine tree with twelve antennas, eighteen RRUs and threeRayCaps. Additionally Verizon is installing three equipment cabinets and a new 15kw standby generator.Additional information attached ☒ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions☐ Site is undeveloped or unimproved (i.e. vacant)☐ Site is located within 500 feet of a freeway or railroad☒ Site has existing buildings (provide copies of building permits)☐ Site is located within 500 feet of a sensitive use (e.g. school, park)¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

- ☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

- ☐ Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
☐ Relocation of existing buildings/structures
☐ Interior tenant improvement
☐ Additions to existing buildings
☐ Grading
☐ Removal of any on-site tree
☐ Removal of any street tree

- ☐ Removal of protected trees on site or in the public right of way
☐ New construction: _____ square feet
☒ Accessory use (fence, sign, wireless, carport, etc.)
☐ Exterior renovation or alteration
☐ Change of use and/or hours of operation
☐ Haul Route
☐ Uses or structures in public right-of-way
☐ Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____
Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____
Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____
Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☐ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☐ NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO

Authorizing Code Section 12.24 W 49

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Requesting approval for installation and operation of a New 70 Wireless Telecommunication Facility - 75' monopine, 12 antennas, 18 RRUs, 3 RayCaps, 3 Equipment Cabinets, 1 Generator.

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☒ NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☐ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☐ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Urban Design Guidelines Checklist _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

l. Order to Comply _____

m. Building Permits and Certificates of Occupancy _____

n. Hillside Referral Form _____

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

p. Proof of Filing with the Housing and Community Investment Department _____

q. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Verizon Wireless

Company/Firm Verizon Wireless

Address: 15505 Sand Canyon, Bldg D-1

Unit/Space Number _____

City Irvine

State CA

Zip Code: 92618

Telephone (949) 286-7000

E-mail: _____

Are you in escrow to purchase the subject property?

☐ YES

☒ NO

Property Owner of Record

☐ Same as applicant

☒ Different from applicant

Name (if different from applicant) Kato and Associates, LLC - Jim Kato

Address 18182 Bushard Street

Unit/Space Number _____

City Fountain Valley

State CA

Zip Code: 92708

Telephone (714) 962-1405

E-mail: Jim@katoproperties.com

Agent/Representative name Justin Robinson

Company/Firm MMI Titan Inc.

Address: 5338 Marina Pacifica Dr North

Unit/Space Number _____

City Long Beach

State CA

Zip: 90803

Telephone (714) 863-4366

E-mail: justin.robinson@mmi-titan.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____

Unit/Space Number _____

City _____

State _____

Zip Code: _____

Telephone _____

E-mail: _____

Primary Contact for Project Information
(select only one)

☐ Owner

☐ Applicant

☒ Agent/Representative

☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature _____

Date 5/9/18

Print Name James Kato

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 9th August, 2018 before me, Van B. thung, Notary Public
(Insert Name of Notary Public and Title)

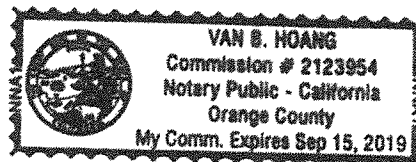
personally appeared James Kato who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s)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

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

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



APPLICANT

8. APPLICANT DECLARATION. A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: Irene Hukkelhoven
Print Name: Irene Hukkelhoven

Date: 7/11/18

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

Project Description for a 12.24 W 49 Conditional Use Permit to Allow a Wireless Telecommunications Facility (WTF) at 16924 San Fernando Mission Blvd., Granada Hills, CA 91352

Project Description

Introduction

Verizon Wireless, a registered public utility, receives licensing and regulation from the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). Verizon Wireless is continuing to develop its wireless network across Southern California and throughout the nation and has hired MMI Titan, Inc. to apply for, and seek a Conditional Use Permit pursuant to the City of Los Angeles' Municipal Code to establish a new Verizon Wireless, wireless telecommunications facility in the C2-1L zone located at 16924 San Fernando Mission Blvd., Granada Hills, CA 91344. This location was previously served by a site directly across the street that has since expired and been removed, leaving a hole in the existing network for Verizon Customers in the area. Verizon Wireless is seeking a Conditional Use Permit that would allow for a new permanent 75' monopine with three sectors of four antennas, eighteen RRUs and three Raycaps as the permanent replacement site for this area. All corresponding radio cabinets and standby generator will be located behind an existing wall of the shopping area as depicted in the drawings included as part of this application. This site will fill the recent void and provide coverage and capacity relief to the area.

Project Overview

Verizon Wireless is proposing to install the 75' monopine located at the rear of the Shopping Center. The project will consist of twelve (12), 8' panel antennas mounted at a centerline height of 66' AGL. All equipment cabinets and emergency back up generator will be located below the monopole on the other side of an existing wall that will provide additional screening to the facility. As stated above the primary objective for this site is to immediately take over and fill the void left from the previous site that had expired across the street and provide much needed coverage and capacity relief to people working, living and travelling through this area. That being said this site design and proposal adheres to the developments standards as set forth in the City's Telecommunications Ordinance Section 12.24 W 49.

The specific location and design of the proposed project is illustrated in further detail on the provided drawings and photo simulations.

Operational Overview

Once the wireless telecommunications facility is constructed and operational, Verizon Wireless customers will receive 24-hour service seven (7) days a week. Apart from initial construction activity, the facility gets serviced from a Verizon Wireless technician on a periodic basis. It is reasonable to expect that routine maintenance/inspection of the facility will occur once every month to two months. Beyond this intermittent service, Verizon Wireless requires 24-hour access to the facility to ensure that technical support is immediately available if and when warranted.

Overview of Coverage Objectives

As noted above, this site is intended to fill the void left from the site that was expired and removed across the street. The Verizon Wireless Radio Frequency (RF) engineers have identified the proposed facility as an immediate need in replacing Verizon Wireless' network coverage in and around this Commercial and residential area of the Granada Hills community and specifically at the request of our customers. Verizon Wireless' radio frequency engineers' objectives are to immediately replace the coverage, as well as to add improved technology, increased capacity to their expanding network with regard to the increased need for voice and data coverage throughout this area. Please see the enclosed propagation maps, which obviously show a dramatic improvement as well as a replacement in coverage to the network and subject property.

Overview of Site Design/Location Criteria

The network of Verizon Wireless cell sites throughout the region is "locationally dependent," meaning that there is a necessary and logical interrelationship between each cell site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit Verizon Wireless from providing uninterrupted service to customers in a defined coverage area. Further, the elimination or relocation of a cell site will most often have a "domino" effect on other cell site locations and necessitate significant design changes or modifications to the network. This is the case in this particular instance. The previous site was lost and Verizon is working diligently to replace the coverage at this location while trying to make adjustments to the neighboring sites in order to off load and essentially place a "Band-Aid" in this area.

Compatibility with Other Site Development Standards

The location, size, design, and operating characteristics of the proposed communications facility will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. As noted this site design had been taken into consideration by the Property Owner and the addition of this site will not in any way impact their operations.

The equipment associated with the telecommunication structure operates quietly or virtually noise free and is located directly beneath the proposed WTF.

The equipment does not emit fumes, smoke, or odors that could be considered objectionable.

The telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month or two. The proposed communication facility will not result in conditions or circumstances contrary to the public health, safety and the general welfare.

The proposed communications facility will operate in full compliance with the U.S. standards for radio frequency emissions as published by the American National Standards Institute (ANSI) and the FCC.

Data currently available on the effects of electromagnetic transmission on public health indicate that there is no likelihood of negative impacts to public health and safety.

The proposed site will be disguised/screened as a monopine tree which will act to conceal the antennas and other equipment located on the tower. The existing wall of the center will completely conceal the proposed cabinets and generator from any view from the ground level. This location of the center is almost exclusively used for deliveries of merchandise by truck and trash removal.

Conditional Use Permit and Wireless Telecommunications Facility Findings:

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

This proposed location is desirable to the public convenience. Installation of the proposed wireless telecommunications facility at this location will help continue to provide a seamless integration of Verizon Wireless' network in the area; an inherently beneficial use where the general public has been until recently and will benefit by the improved service. The number of dropped and blocked calls in and around this location will be reduced and access to data features on mobile devices will be improved as well. Further, the existing Verizon Wireless customers, and those who are on the other end of the wireless telephone call, will have better service once this replacement site goes on air.

Verizon Wireless is a public utility, licensed and regulated by CPUC and FCC. Approval is critical because federal law mandates that wireless carriers provide adequate coverage in areas where a carrier has a license. Further, this site sits in a strategic location on the subject property in a densely populated area of Granada Hills and will immediately replace the lost service of the previous site.

Wireless telecommunications systems have proven to be an invaluable communications tool in the event of emergencies (such as traffic accidents and fires), and natural disasters (earthquakes, floods, etc.) where normal landline communications are often disrupted, overlooked or inaccessible during and after such events have occurred. Wireless technology is utilized by numerous governmental and quasi-governmental agencies that provide emergency service. Wireless telecommunications systems have also proven to be invaluable tools in business communications and everyday personal use.

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

The location is proper in relation to adjacent uses or development of the community by providing a needed service to this area. The proposed installation is a logical and appropriate supplemental use of the C2 commercial property. Operation of the wireless facility can be accomplished without disrupting or changing the operation and character of the principal permitted use of the property. The proposed facility will be unmanned, have no impact on circulation systems, and generate no noise, no odor, smoke or any adverse impacts to adjacent land uses. As such, the proposed project is proper in relation

to adjacent uses and will not be detrimental to improvements adjacent to or in the vicinity of the property on which it is located. This is proposed as an addition to the existing WTF currently on the property.

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

Typically, the primary issue in siting wireless telecommunications facilities is how to balance the applicant's needs for improving its wireless telecommunications network with the City's goals to reduce visibility of the antennas and not unnecessarily add to the height, mass, and bulk to buildings and structures. In this instance, Verizon Wireless is proposing to locate this wireless facility at the rear of the Commercial Shopping Center within the C2-1L to replace service that had previously been in this immediate area. The location and site design of this wireless site will not be of any detriment to the character of the surrounding areas.

4. The proposed location will be in harmony with the various elements and objectives of the General Plan.

The proposed project is in harmony with the general goals and the intent of the Plan in that the proposed antennas will be located within an C2 Zone. The proposed use increase and addition does not significantly alter the positive characteristics of the surroundings.

This site will replace and improve the coverage in this area without creating any negative or adverse impacts to the surrounding public.

Wireless Telecommunications Facilities Findings

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.

As noted above, this is a replacement project to a site that has since expired and been removed from this intersection. This replacement site will provide both services that are essential and beneficial to the built environment. This site will be developed with the most up to date technology that Verizon Wireless has to offer and will provide increased voice and data connectivity for all Verizon Wireless customers in the area. This will also enable police, fire and other first responders to more closely pinpoint any locations needed.

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.

This proposed site will be developed within this C2-1L Zone and is disguised as a monopine. There are literally no other co-locatable facilities in this area that would integrate or replace the coverage lost by the removal of the previous site. This site is located at the rear of the property behind a wall that will conceal the equipment.

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

The proposed project is in harmony with the general goals and the intent of the Plan in that this site is a compatible use with the area. The proposed use does not alter the positive characteristics of the surroundings (i.e., scale, height of the existing building, bulk and appearance). This site will replace and improve the coverage to the area without creating any negative or adverse impacts to the surrounding public

D. That the project is consistent with the general requirements of the Wireless Telecommunications Facilities Standards set forth in Section 12.21 A20 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.

Typically, the primary issue in siting wireless telecommunications facilities is how to balance the applicant's needs for improving its wireless telecommunications network with the City's goals to reduce visibility of the antennas and not unnecessarily add to the height, mass, and bulk to buildings and structures. In this instance, Verizon Wireless is proposing to install this new wireless facility within a Commercial / Retail area. The location expanded use and site design of this wireless site will not be of any detriment to the character of the surrounding areas.

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2018

EXISTING



PROPOSED

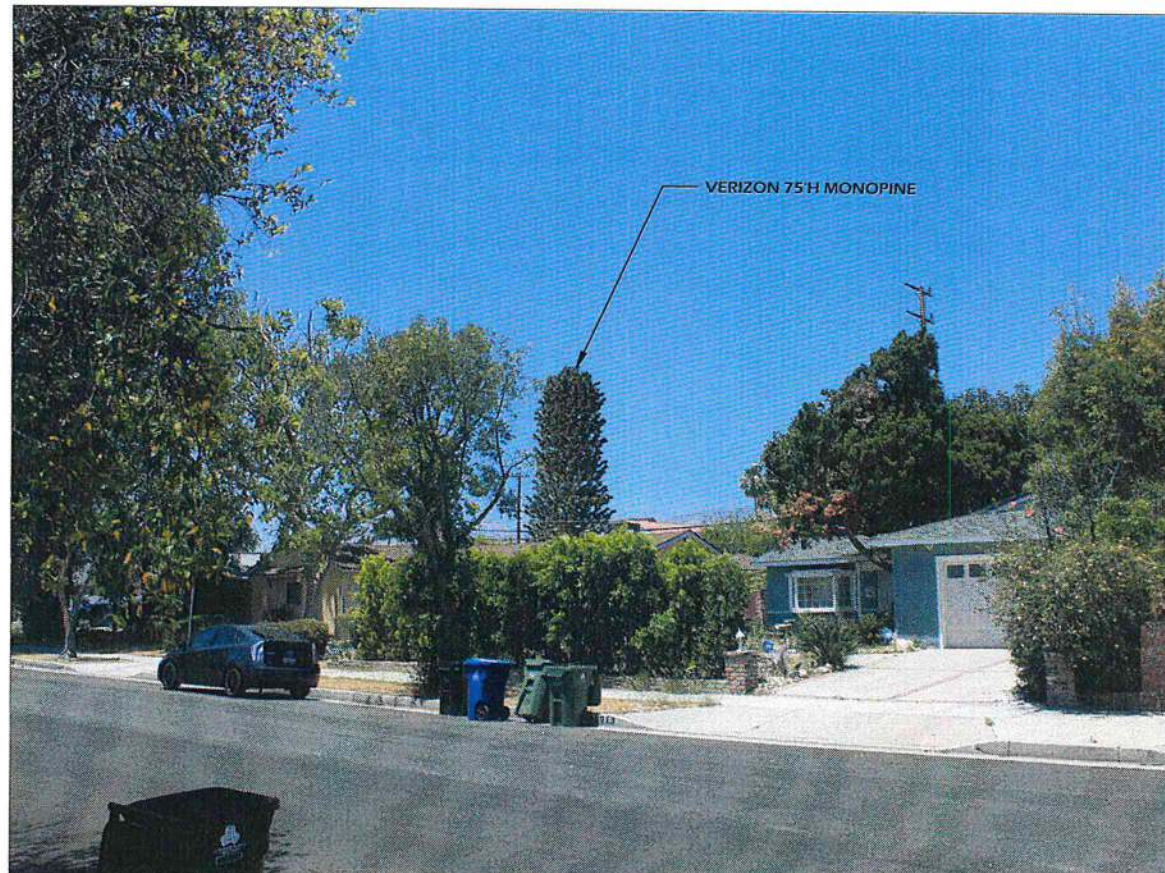


PHOTO PROVIDED BY: MMI TITAN



MMI Titan Inc.

5338 MARINA PACIFICA DR. NORTH
LONG BEACH, CA 90803
CONTACT: JUSTIN ROBINSON

verizon✓

DONMETZ - PERM

16924 SAN FERNANDO MISSION BOULEVARD
GRANADA HILLS, CA 91344

VIEW SHEET

A

1 / 5

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2018

EXISTING



PROPOSED



PHOTO PROVIDED BY: MMI TITAN



MMI Titan Inc.

5338 MARINA PACIFICA DR. NORTH
LONG BEACH, CA 90803
CONTACT: JUSTIN ROBINSON

verizon

DONMETZ - PERM

16924 SAN FERNANDO MISSION BOULEVARD
GRANADA HILLS, CA 91344

VIEW

SHEET

B

2 / 5

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2018

EXISTING



PROPOSED



PHOTO PROVIDED BY: MMI TITAN



MMI Titan Inc.

5338 MARINA PACIFICA DR. NORTH
LONG BEACH, CA 90803
CONTACT: JUSTIN ROBINSON

verizon^v

DONMETZ - PERM

16924 SAN FERNANDO MISSION BOULEVARD
GRANADA HILLS, CA 91344

VIEW	SHEET
C	3 / 5



Alternative Locations for the proposed site.

1. Target Super Store. This location had proved to be a difficult location for Verizon to get the height and flexibility if needs to provide replacement coverage to the surrounding area. While Verizon has been successful in obtaining in-building services agreements with Target, Target is not currently in the position to accept rooftop of freestanding proposals from Verizon and the other various carriers.
2. This is the location that the previous site was located and negotiation had broken down with the Property/Center owner to keep the previous site in service or locate to a new location on the property. Verizon and the Property owner had been negotiating over the course of a year and were unable to come to an agreement.
3. This is the proposed location of the new temporary and permanent site as marked by the "thumbtack". As you can see the location is at the rear of the facility within a "notch" that provides screening from the ground level.
4. This property does not provide for the space necessary for a site of this type. This property is confined and there is no any surplus space that is unused or would not burden the property in regard to traffic and circulation.
5. This like the property above is a dense office facility and there are no suitable locations from a development standpoint that would not detrimentally impact the property from a parking, traffic and circulation standpoint.

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2018

PROPOSED



PHOTO PROVIDED BY: MMI TITAN

EXISTING



MMI Titan Inc.

5338 MARINA PACIFICA DR. NORTH
LONG BEACH, CA 90803
CONTACT: JUSTIN ROBINSON

verizon✓

DONMETZ - PERM

16924 SAN FERNANDO MISSION BOULEVARD
GRANADA HILLS, CA 91344

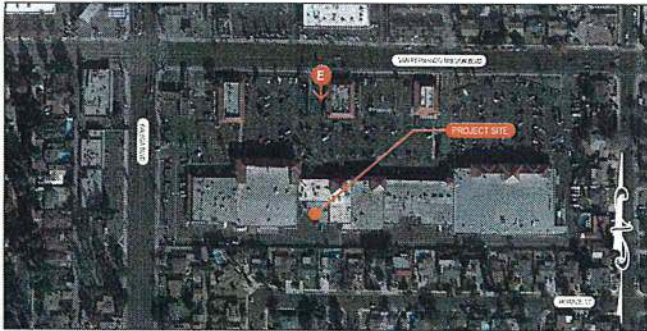
VIEW

SHEET

D

4 / 5

AERIAL MAP



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EXISTING



PROPOSED



PHOTO PROVIDED BY: MMI TITAN



MMI Titan Inc.

5338 MARINA PACIFICA DR. NORTH
LONG BEACH, CA 90803
CONTACT: JUSTIN ROBINSON

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DONMETZ - PERM

16924 SAN FERNANDO MISSION BOULEVARD
GRANADA HILLS, CA 91344

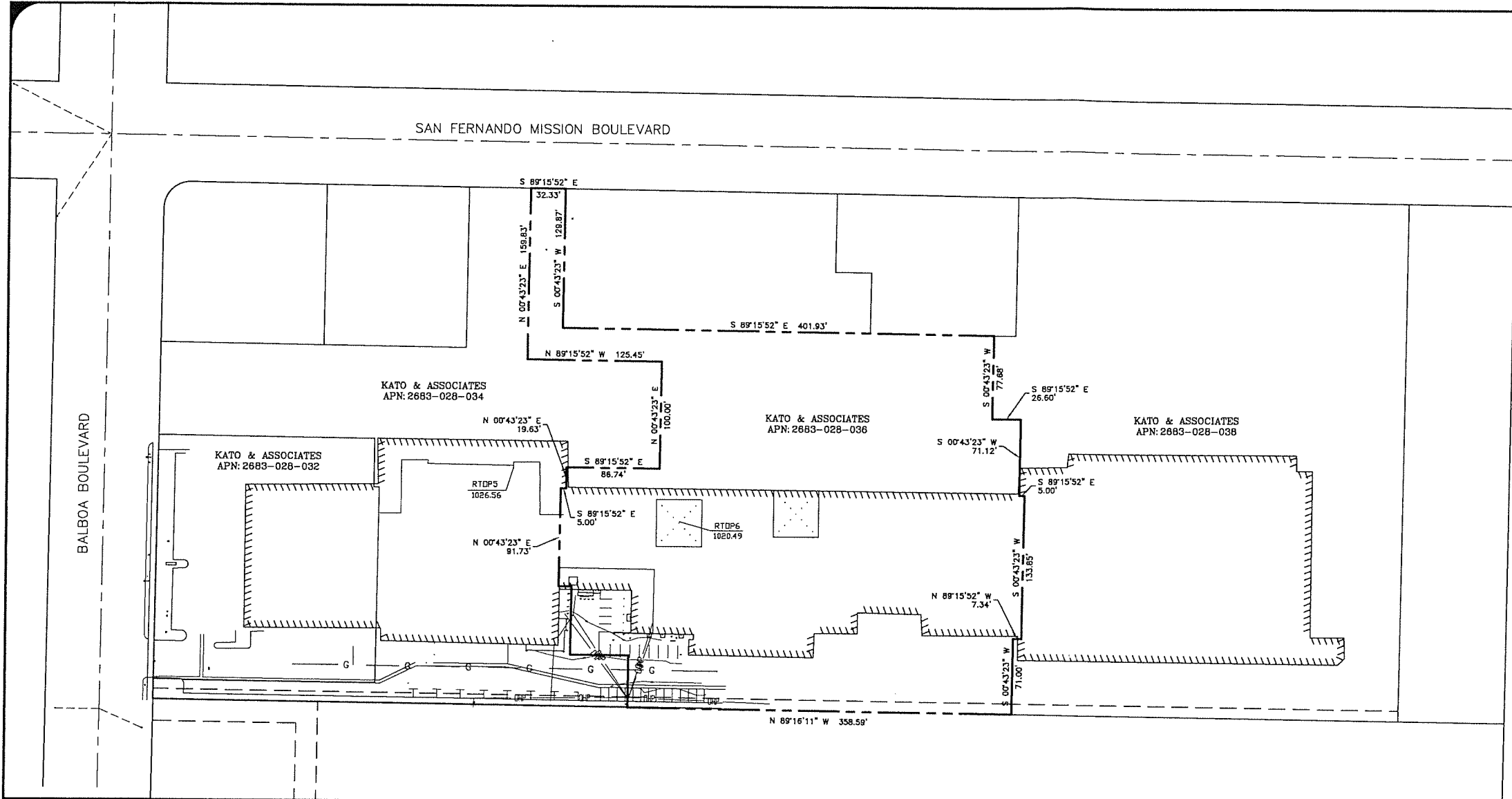
VIEW

SHEET

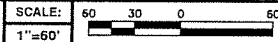
E

5 / 5

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



OVERALL SITE PLAN



WAITING FOR TITLE

PROPERTY LEGAL DESCRIPTION

WAITING FOR TITLE

TITLE REPORT NOTES

OWNER'S NAME: KATO & ASSOCIATES
ASSESSOR'S PARCEL NUMBER(S) 2683-028-036

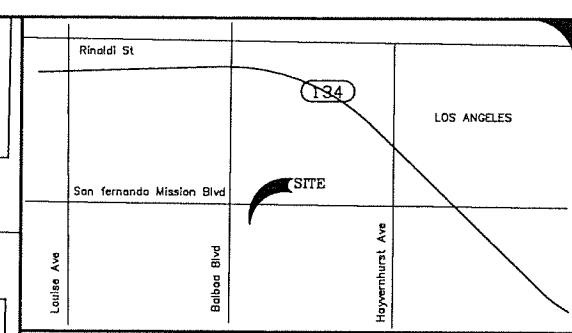
BASIS OF BEARINGS: (NAD 83; Epoch 2010)
THE BEARINGS SHOWN HEREON ARE BASED ON NAD 1983 CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 5, AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) JPLM, ELEVATION = 1503.49' AND 2) PIN1, ELEVATION = 4233.46' WITH GEOID 2012 CORRECTIONS APPLIED.

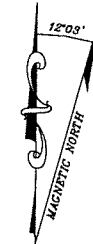
SITE DATA

FEMA FLOOD ZONE DESIGNATION:
County: LOS ANGELES Effective Date: 9/26/2008
Map/Panel: 06037C1045F
The Flood Zone Designation for this site is: ZONE: X

FEMA FLOOD ZONE INFORMATION



VICINITY MAP



LEGEND

These standard symbols will be found in the drawing.

- ⊕ BOLLARD
- ⌒ DOOR
- ⚡ FIRE HYDRANT
- ⋈ GUY WIRE
- ⊕ GAS VALVE
- ⊕ LIGHT POLE
- ⊕ LIGHT POLE STREET
- ⊕ MONUMENT FOUND
- ⊕ ROOF DRAIN EXTERIOR
- ⊕ SEWER CLEAN-OUT
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ UTILITY POLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- G — UNDERGROUND GAS LINE
- ASPH ASPHALT SURFACE
- BC BOTTOM OF CURB
- EC EDGE OF CONCRETE
- ELCB ELECTRICAL CABINET
- LIP LIP OF GUTTER
- PS PAINT STRIPING
- RFLD ROOF LADDER
- RFOH ROOF OVERHANG
- RTOP ROOF TOP
- SGL SIGN TOP
- SW SIDEWALK
- TC TOP OF CURB
- TW TOP OF WALL
- WROH WIRE OVERHEAD
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE
- ||||| BUILDING EDGE
- OHP --- OVERHEAD WIRES

LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on May 11, 2018

LEGEND

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	5/16/2018	SITE SURVEY	DF

FLOYD SURVEYING
34006 GALLERON STREET
TEMECULA, CA 92592
OFFICE: (949) 200-0626
EMAIL: fsl@floydsurveying.com

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IRVINE, CA 92618



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GRENADA HILLS, CA 91344

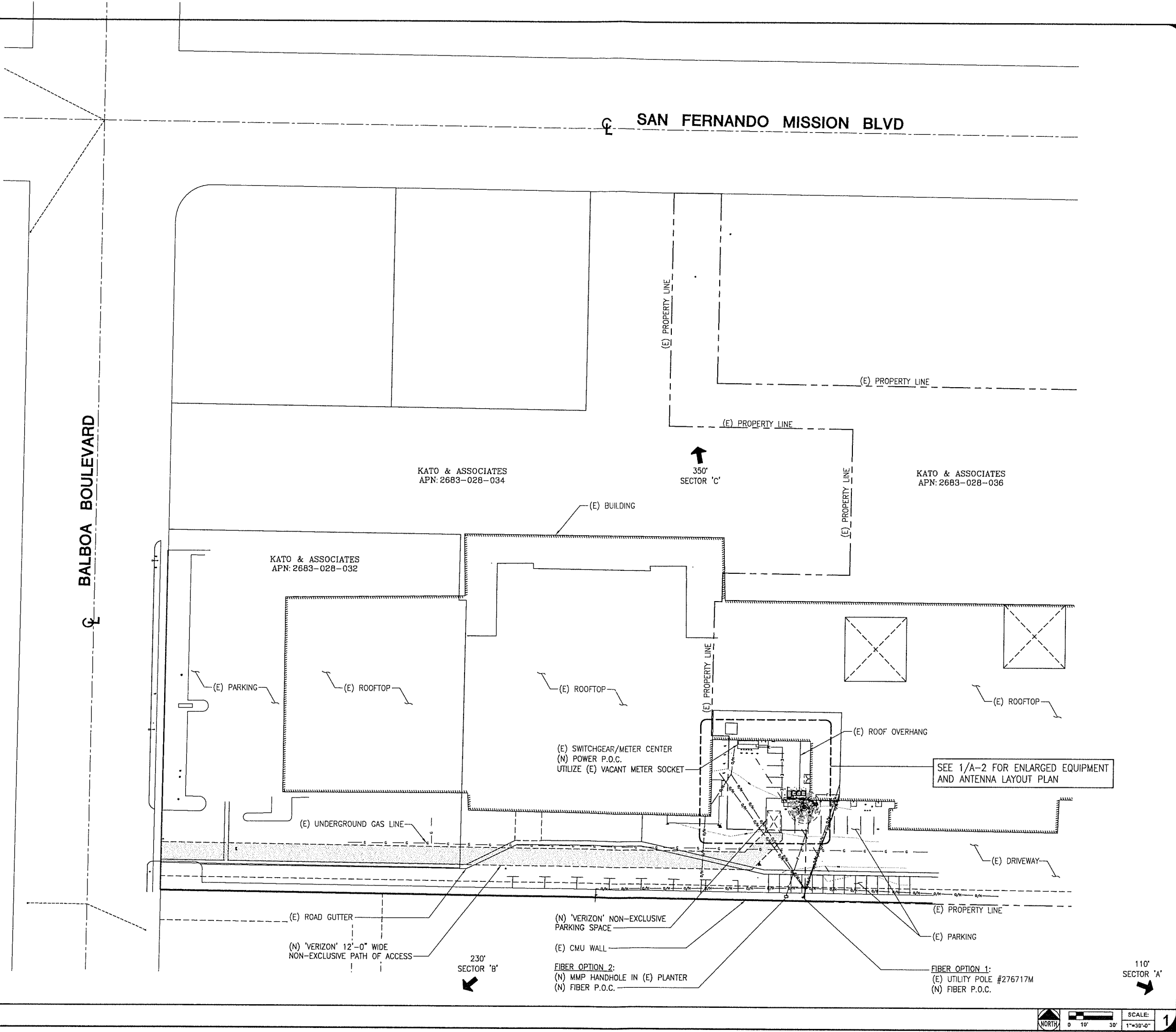
SHEET TITLE:
SITE SURVEY
GENERAL INFORMATION

LS1

[illegible]

NOTES: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE DIMENSIONS NOT TO BE ENLARGED OR REDUCED.

SITE PLAN



NORTH
0 10' 30'
SCALE: 1"=30'-0"
1

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
A	05-21-18	90% ZONING	TN
0	06-22-18	REVISED PER COMMENTS	TN

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A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
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LICENSED ARCHITECT
DK 00
C-18015
EXPI. 11/18
STATE OF CALIFORNIA

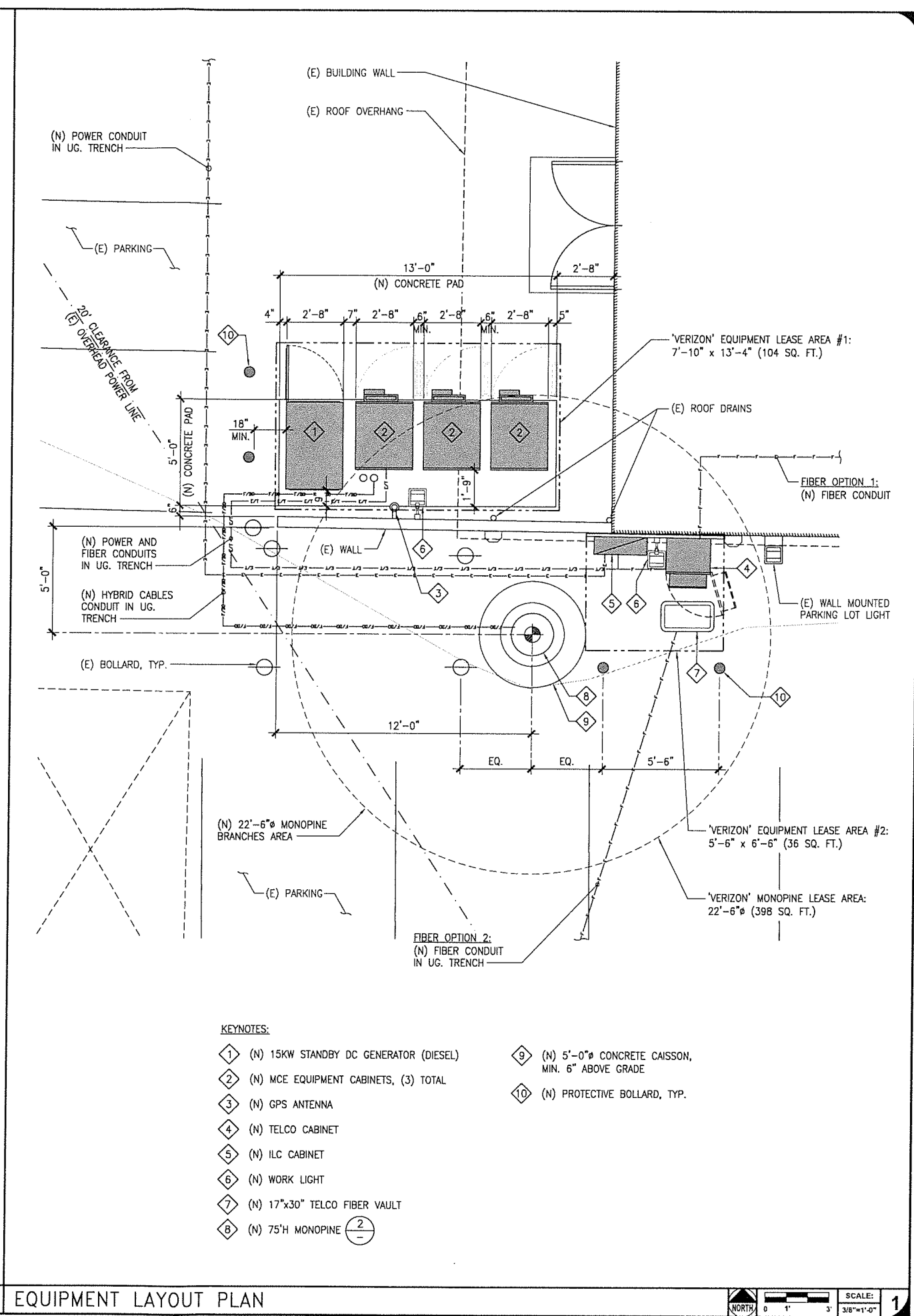
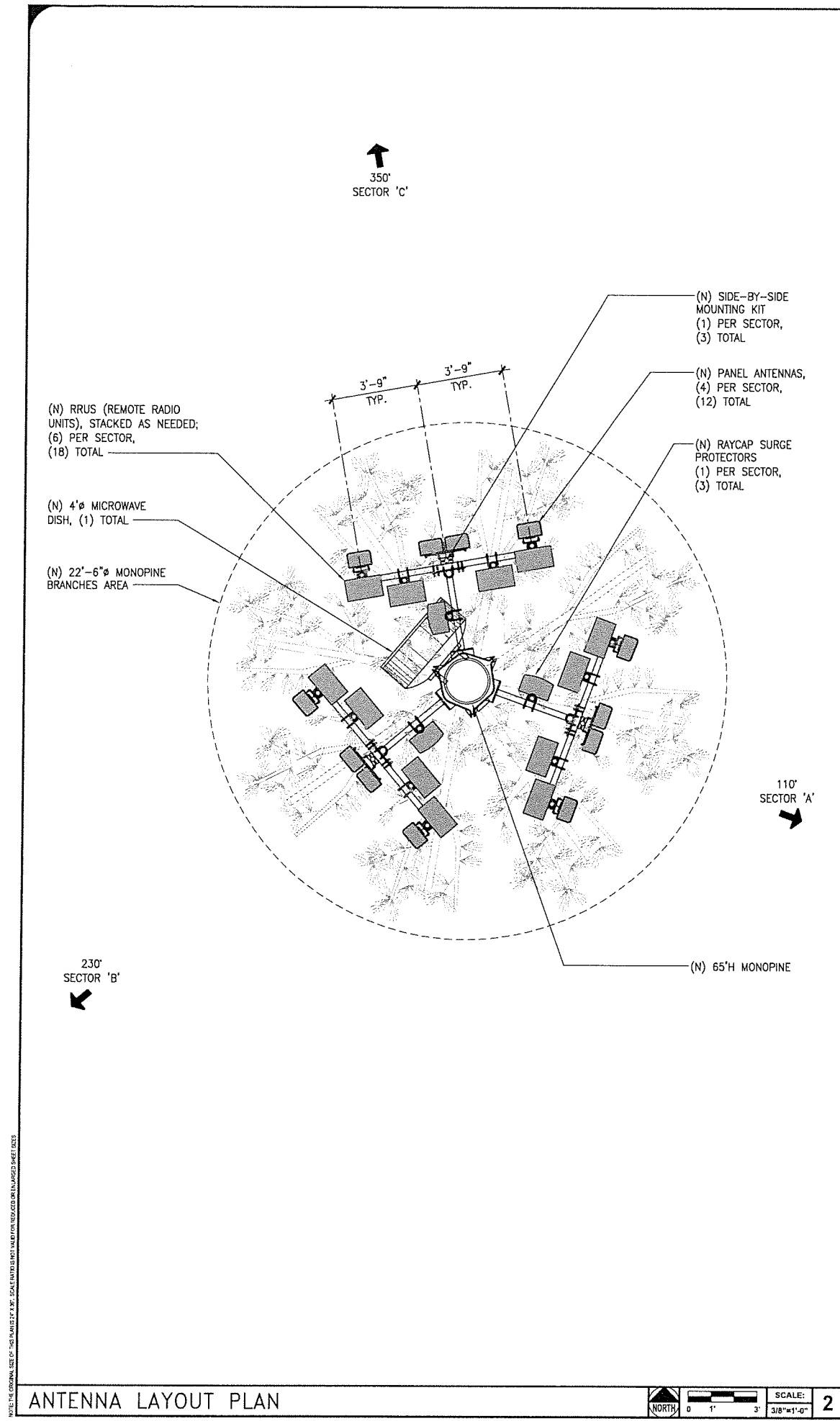
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SHEET TITLE:

SITE PLAN

A-1



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
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0	06-22-18	REVISED PER COMMENTS	TN

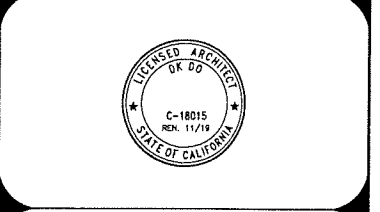
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GRANADA HILLS, CA 91344

SHEET TITLE:

EQUIPMENT AND ANTENNA
LAYOUT PLANS

A-3

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE: 3/16"=1'-0". SCALE: 3/16"=1'-0". SCALE: 3/16"=1'-0".

- (N) 8' PANEL ANTENNAS,
(4) PER SECTOR, (12) TOTAL
- (N) RAYCAP SURGE PROTECTORS
(1) PER SECTOR, (3) TOTAL
- (N) RRUS (REMOTE RADIO UNITS),
STACKED AS NEEDED;
(6) PER SECTOR, (18) TOTAL

- (N) 4' MICROWAVE DISH,
(1) TOTAL

- (N) MONOPINE,
PAINTED DARK BROWN

- FAUX BARK CLADDING TO 5'
ABOVE THE LOWEST BRANCHES
IF REQUIRED

- (N) GPS ANTENNA

- (N) RADIO EQUIPMENT CABINETS

- (E) BUILDING

- (N) BOLLARD, TYP.
- (N) WALL-MOUNTED UTILITY PANELS
- (E) BOLLARD, TYP.

WEST ELEVATION

SCALE:
3/16"=1'-0"

2

- (N) 8' PANEL ANTENNAS,
(4) PER SECTOR, (12) TOTAL
- (N) RAYCAP SURGE PROTECTORS
(1) PER SECTOR, (3) TOTAL
- (N) RRUS (REMOTE RADIO UNITS),
STACKED AS NEEDED;
(6) PER SECTOR, (18) TOTAL

- (N) 4' MICROWAVE DISH,
(1) TOTAL

- (N) MONOPINE,
PAINTED DARK BROWN

- FAUX BARK CLADDING TO 5'
ABOVE THE LOWEST BRANCHES
IF REQUIRED

- (N) RADIO EQUIPMENT CABINETS
(BEYOND)

- (N) WALL-MOUNTED UTILITY PANELS

- (E) BUILDING

- (N) BOLLARD, TYP.
- (E) BOLLARD, TYP.

SOUTH ELEVATION

SCALE:
3/16"=1'-0"

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	05-21-18	90% ZONING	TN
0	06-22-18	REVISED PER COMMENTS	TN

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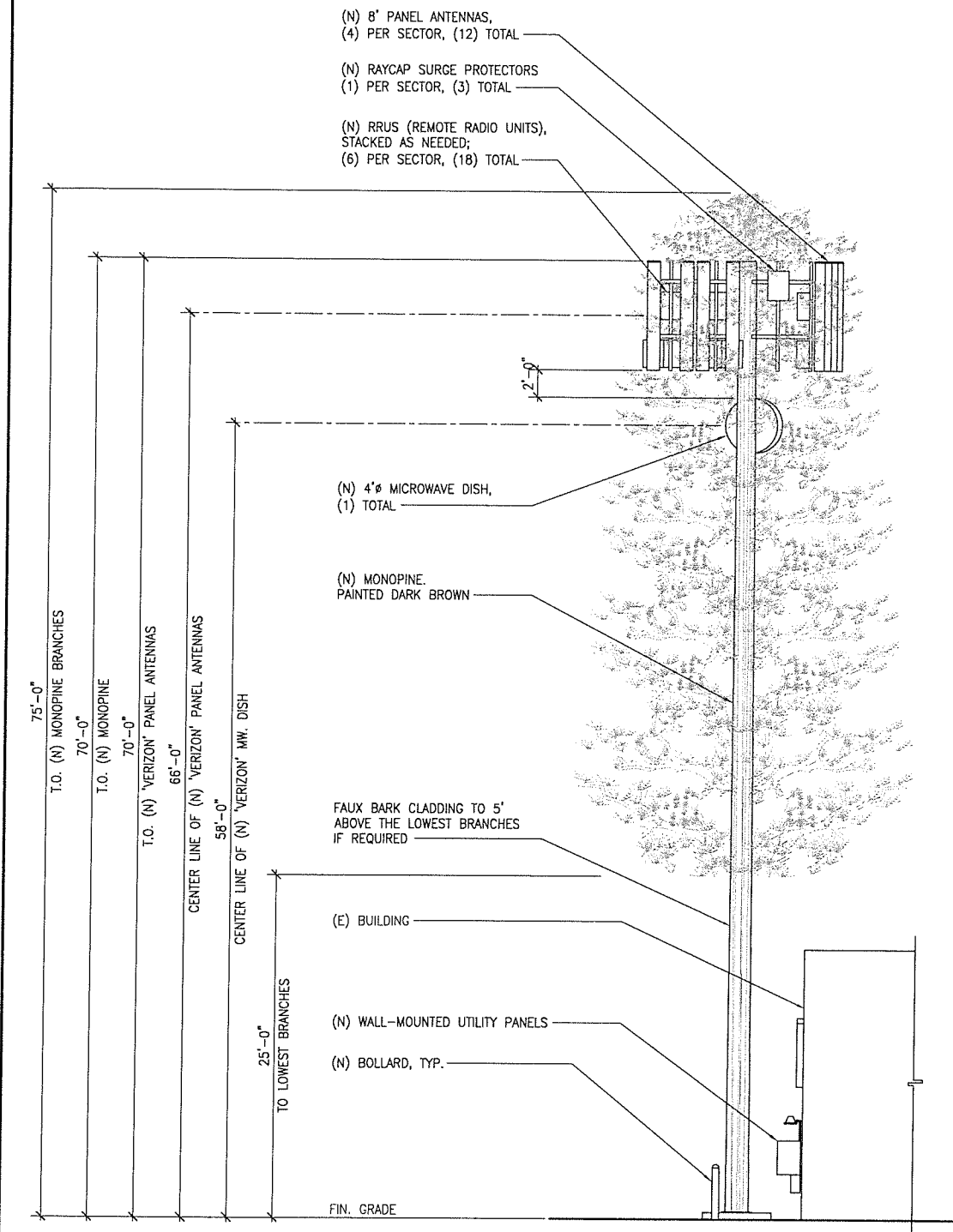
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SHEET TITLE:

ELEVATIONS

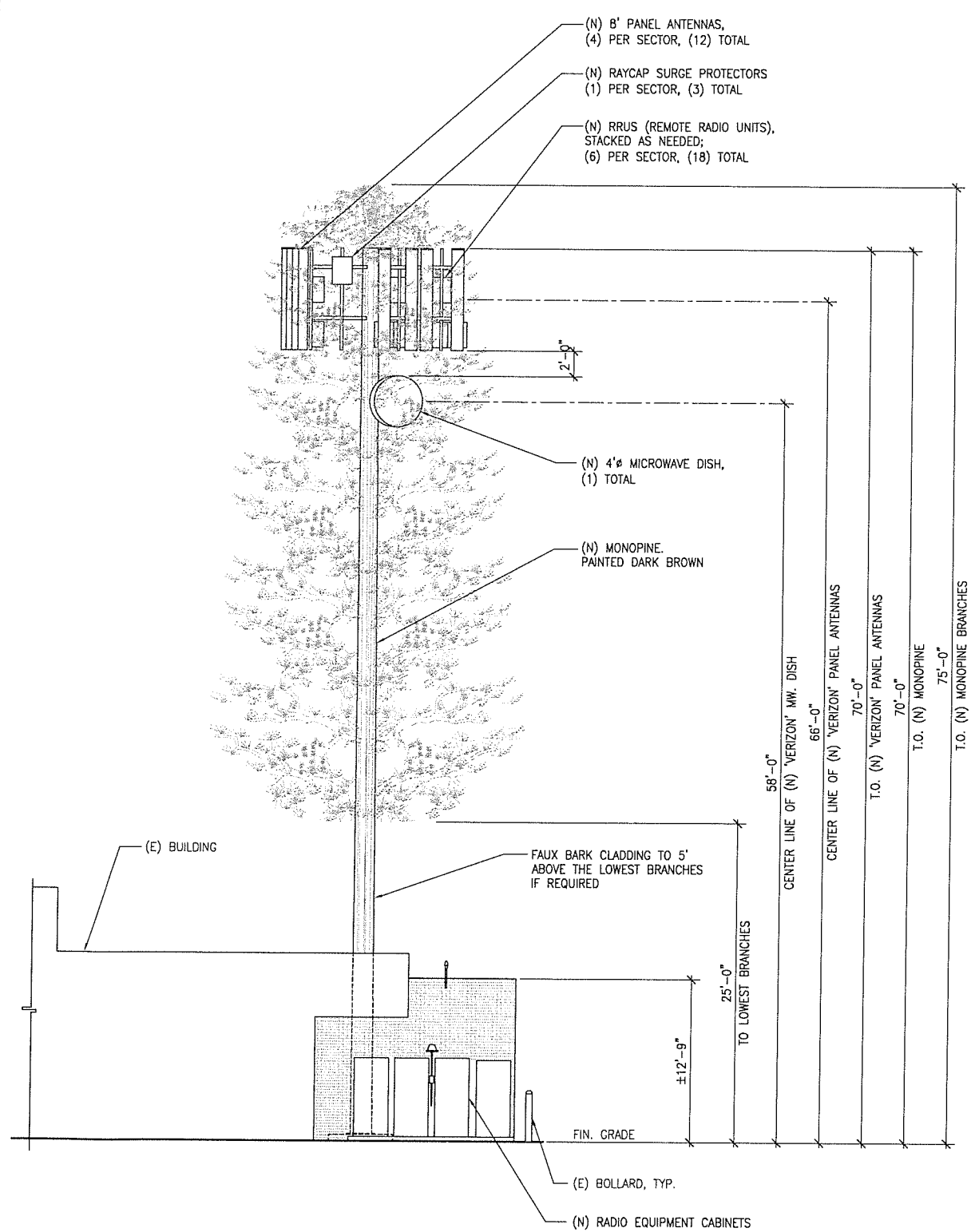
A-4

NOTE: THE ORIGINAL SET OF THIS DRAWING IS AT 1/8" SCALE. ANY OTHER SCALE SHALL BE INDICATED ON THE DRAWING. ANY OTHER SCALE SHALL BE INDICATED ON THE DRAWING.



EAST ELEVATION

SCALE: 3/16"=1'-0" 2



NORTH ELEVATION

SCALE: 3/16"=1'-0" 1

REV.	DATE	DESCRIPTION	BY
A	05-21-18	90% ZONING	TN
0	06-22-18	REVISED PER COMMENTS	TN

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SHEET TITLE:
ELEVATIONS

A-5