

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

THIS BOX FOR CITY PLANNING STAFF USE ONLY

**1** **ZA-2018-5318-CW**

Case Number

Env. Case Number

**ENV-2018-5321**

Application Type

Case Filed With (Print Name)

Date Filed

Application includes letter requesting:

☐ Waived hearing☐ Concurrent hearing☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number

*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 Address<sup>1</sup> **6220 N Corbin Ave., Tarzana CA 91356** Unit/Space NumberLegal Description<sup>2</sup> (Lot, Block, Tract) **LOT:191 TR#:7884 TRACT NO 7884 LOT 191**Assessor Parcel Number **2153-023-019** Total Lot Area **75,557 sqft.****2. PROJECT DESCRIPTION**Present Use **Church**Proposed Use **Unmanned wireless telecommunications facility**Project Name (if applicable) **LA90XCF42- St John's**Describe in detail the characteristics, scope and/or operation of the proposed project **Sprint is proposing to install (2) equipment cabinets within the lease area enclosure, (1) 55' Monopine, (12) panel antennas, (18) RRH's, (1) GPS antenna, (1) power protection cabinet, (1) fiber cabinet, hybridflex cables, and (1) 200A electrical meter.**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)<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)<sup>2</sup> 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: 400 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)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup> 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 Sec. 12.24. W 49

Code Section from which relief is requested (if any): Authorizes CUW for new WTF.

Action Requested, Narrative: \_\_\_\_\_

Authorizing Code Section Sec. 12.21.A20, Section 12.24 F (height)

Code Section from which relief is requested (if any): Authorizes wireless construction facility

Action Requested, Narrative: in a residential zone through a conditional use permit and an increase in the general height limit.

Additional Requests Attached ☐ YES ☒ NO

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

<sup>4</sup> As determined by the Housing and Community Investment Department



Melissa Keith  
Eukon Group  
[Melissa.keith@eukongroup.com](mailto:Melissa.keith@eukongroup.com)  
626-365-2857  
5015 Eagle Rock Blvd. Suite 210  
Los Angeles, CA 90041

**City of Los Angeles**  
**Application for a Conditional Use Permit - Wireless Telecommunications Facility**  
**Project Information and Justification**

Sprint PCS is requesting approval of a Conditional Use Permit for the operation and construction of an unmanned wireless telecommunications facility and presents the following project information for your consideration.

**Project Specific Location**

Address: 6220 Corbin Ave. Tarzana, CA 91356  
APN: 2153-023-019  
Zoning: RA-1  
Location of Pole: 34.183027° N, -118.561980° W

**Project Representative**

Melissa Keith  
Eukon Group  
5015 Eagle Rock Blvd Suite 210 Los Angeles, CA 90041  
(626) 365-2857 [melissa.keith@eukongroup.com](mailto:melissa.keith@eukongroup.com)

**Sprint Wireless Contact**

Brigitte Folia - Real Estate Administration  
Sprint PCS  
6591 Irvine Center Drive, Irvine, CA, 92618  
(949) 748-3271 [brigitte.byers@sprint.com](mailto:brigitte.byers@sprint.com)

**Project Description**

Sprint is proposing a ground-mounted new wireless telecommunications facility (WTF) monopine, consisting of twelve (12) panel antennas mounted to the monopine, (18) remote radio heads (RRHs), (3) Microwave dish antennas, and a 20' x 20' proposed lease area. The tower itself, including foliage, will reach 55' in height. This site will be screened utilizing faux fronds so as to disguise the facility as a part of the church's landscape. The equipment will also be hidden from view by utilizing a CMU wall equipment enclosure. Access to the proposed wireless telecommunication facility will be via an existing driveway located off of Topham St. The site does not include a stand-alone generator, but will include a generator plug for emergency operations, should that prove necessary.

The facility location was chosen to fill in a specific coverage gap located on Topham St., Corbin Ave, and Victory Blvd. Wireless telecommunications facilities must maintain a set distance from surrounding cell sites, otherwise they run the risk of creating signal interference and degrading the quality of the cellular coverage. Moreover, the existing land

Sprint PCS Project Name: **Sprint LA90XF42**  
6220 Corbin Ave. Tarzana CA 91356  
55'-tall Monopine in RA-1 zone

has relatively dense landscape coverage within the site's vicinity and the facility is located in a church which is the only non-single family residential home that could appropriately address the deficit in coverage as noted in the search ring. Therefore, Sprint elected to pursue a site at the current address.

### **Project Objectives**

To close a Significant Gap in this area, any combination or one of the following reasons may apply:

- Coverage: No Service, or insufficient Service in the area (Good, Average, or Marginal) and can apply specifically to the type of service provided (Voice or Data - GSM, 3G, 4G). Specifically, this proposed location addresses the following needs -
  - Upgrading the UMTS coverage from "Marginal" and "Average" signal levels to "Good" signal levels.
  - Upgrading the LTE coverage from predominantly "Marginal" and "Average" signal levels to "Good" signal levels.
  - Reducing the incidence of poor call quality or dropped calls when moving from an outdoor setting to an indoor setting.
- Capacity: Existing service is insufficient to meet existing demand by customers in and traversing through the area. Existing facilities servicing the area are overloaded preventing service, dropped calls or complete denial of service during peak usage hours.
- Quality: Service exists but strength of signal is weak, scarce or inadequate for use.

All points above establish a significant gap in the coverage of service provided by Sprint. In this specific case, this location was selected because Sprint Radio Frequency (RF) engineers have identified a significant capacity gap in the area around the intersection between the cross streets of Corbin Ave, and Topham St. As a moderately high traffic area in a densely residential neighborhood, this area in particular is experiencing an unusually high demand for service.

Currently there is lack of consistent in-vehicle and indoor levels of coverage, which means the user experience is poor and spotty in the area while driving or while in a building.

Furthermore, existing Sprint wireless telecom facilities in the area have reached capacity due to heavy data and call volume during peak hours for customers in the area. This new wireless telecom facility is the least intrusive option that will give relief to surrounding facilities and improve overall service in the area for both Data and Phone service.

Because of the centrality of the coverage gap, and the specific distance requirements needed to prevent signal interference, Sprint selected the present site as the least-intrusive means of addressing the capacity gap without interfering with the residences nearby.



**Code Sections Permitting & Justifying Project (findings):**

The sections of LAC Municipal Code permitting the Wireless Telecommunications Facility in a RA-1 Residential Zone include the following:

- **Sec: 12.24W-49: Authority of Zoning Administrator for Conditional Uses**
  - o This section allows conditional use of Wireless Telecommunications Facilities, including wireless antennas and associated equipment cabinets in RA-1 zones if approved by the ZA as the initial decision-maker or the Area Planning Commission.
- **Sec: 12.21.20: Wireless Telecommunication Facilities (WTF) Standards:**
  - o This section permits placement of wireless telecommunications facilities as a conditional use in zones, subject to the restrictions laid out in the ordinance. Subsection (A)1-6 lay out specific design standards for wireless telecommunications facilities, including:
    - (A)1: the facility meets all listed structural and antenna requirements, including FCC compliance
    - (A)2: the facility more than meets the minimum 20% setback required of the pole
    - (A)3: the site is located in the least sensitive area within this entirely residential zone while still maintaining the approximately a 2,000' setback from existing wireless telecommunication facilities. As the area around the proposed site is single family residential, the proposed facility will utilize this parcel's congregational setting as a church since this would maximize coverage while not intervening with single family homes. As a faux tree the site will be screened from view limiting impact on surrounding residences.
    - (A)4: As mentioned above, the site has been designed to have the least visible impact on the surrounding neighborhood, taking advantage of the available space within the church facility and the existing surrounding landscape.
    - (A)5: The proposed site makes use of the extensive landscaping surrounding the church. The project will also see a consistency with the existing topography which should completely screen the equipment from view.



Melissa Keith  
Eukon Group  
[Melissa.keith@eukongroup.com](mailto:Melissa.keith@eukongroup.com)  
626-365-2857  
5015 Eagle Rock Blvd. Suite 210  
Los Angeles, CA 90041

- (A)6: Landscaping is not anticipated on being added to this site, and will not require landscape maintenance.
- Per section 12.21.20(B), we believe that all findings needed for approval have been met in this project description and other items in the package.

### **Safety - RF is Radio**

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All Sprint PCS cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

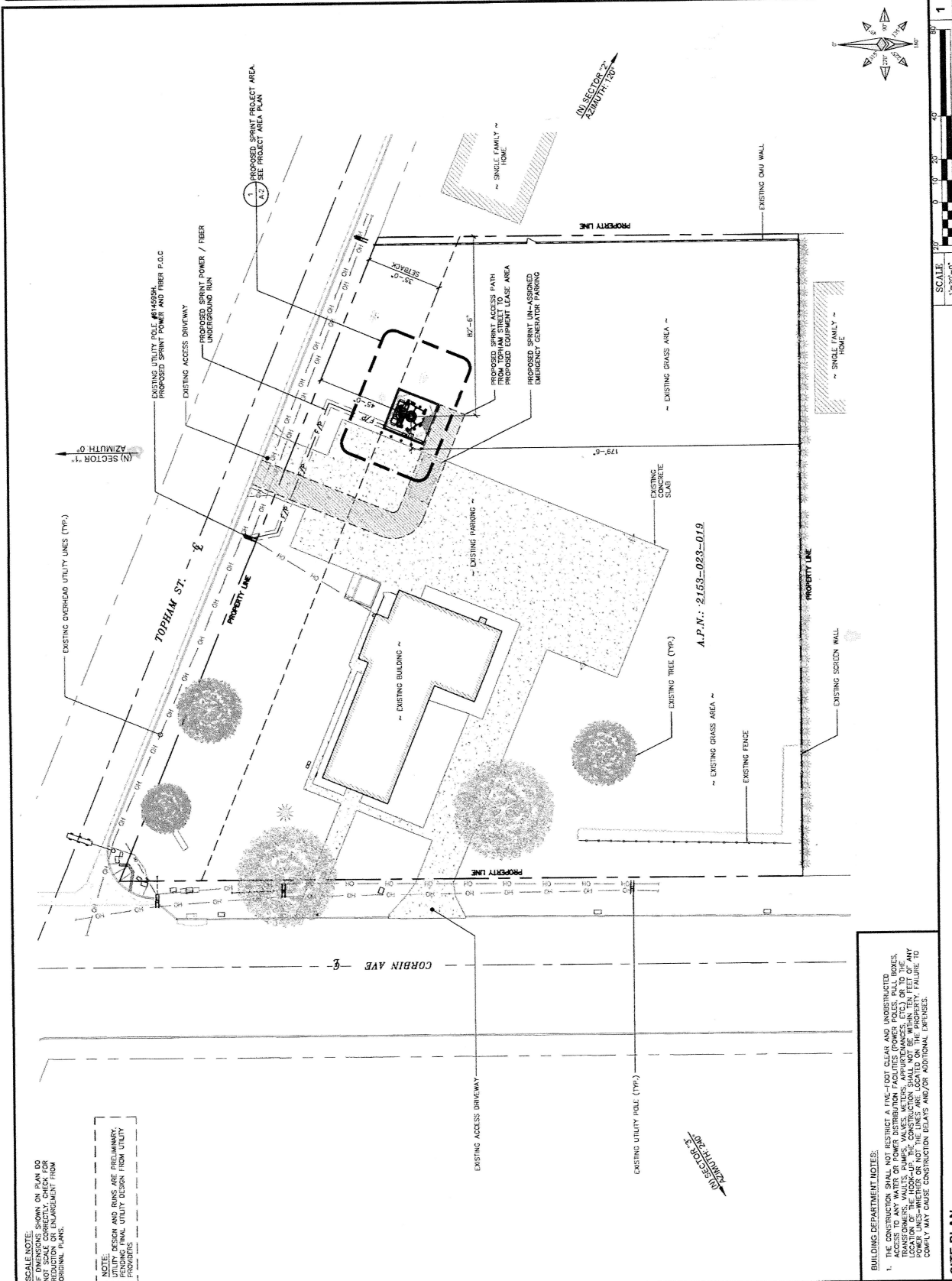
### **Alternative Site Analysis**

The composition of the coverage improvement area is made up of mostly single family residential homes (see the search ring below). There were not any co-locatable options available. The following locations were considered as potential locations and the reason why they were/were not selected for this project is addressed below:

- St. John's Lutheran Church 6220 Corbin Ave. Tarzana CA 91356 - While this property is zoned residential it is used as a church for congregational gathering. Within the designated search ring, this was essentially the only viable option for locating a standalone tower which would offer the most effective coverage to improve this location's deficit. Utilizing the church's surrounding landscape would allow the monopine to be less obtrusive than the installation of a bare undisguised pole.
- Surrounding Residential Properties - The remaining locations within the designated search ring consisted of single family residential properties in which substantial evidence can not be found to support a macro-facility proposal in single family homes. Since St. John's Lutheran Church immediately became responsive to Sprint's proposal, we were able to develop a site plan that would meet jurisdictional criteria while addressing Sprint's needs for this location.

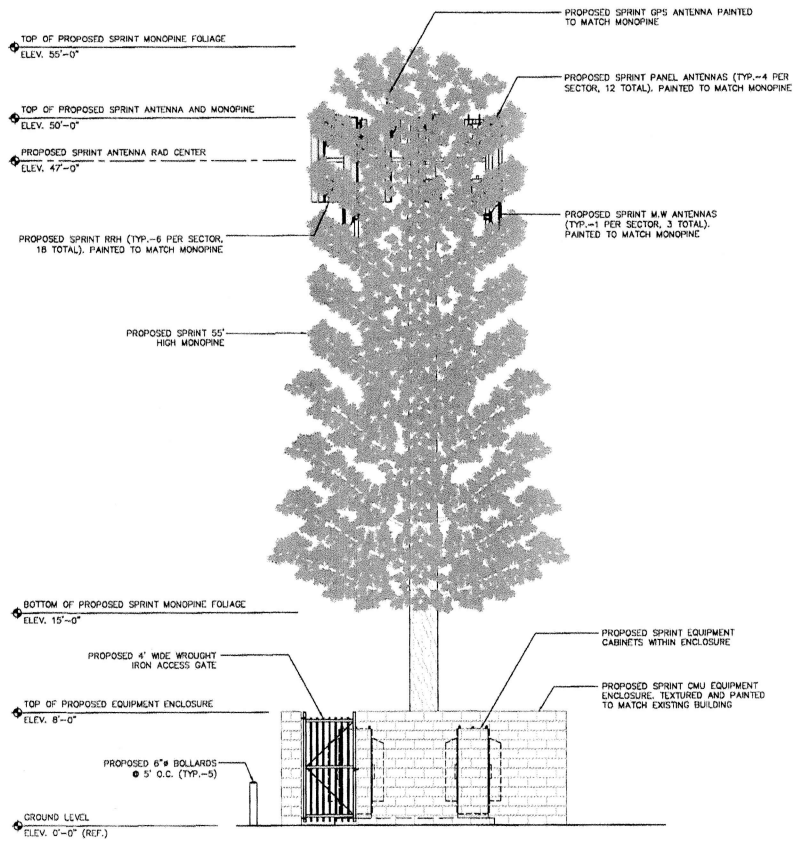
Sprint PCS Project Name: **Sprint LA90XF42**  
6220 Corbin Ave. Tarzana CA 91356  
55'-tall Monopine in RA-1 zone

APPLICANT: <b>Sprint</b> 6591 IRVINE CENTER DRIVE SUITE 100 IRVINE, CA 92618	
ENGINEER: <b>Eukon</b> 66 POST SUITE 1000 IRVINE, CA 92618 TEL: (949) 553-5566 www.eukongroup.com	
DRAWN BY: HT	CHECKED BY: JLD
REVISIONS:	
REV: 0 DATE: 02/21/18 DESCRIPTION: 100% ZONING DRAWING	REV: 1 DATE: 02/21/18 DESCRIPTION: 90% ZONING DRAWING
LICENSEE:	
PROJECT INFORMATION: <b>ST. JOHN'S</b> <b>LA90XCF42</b> 8220 CORBIN AVE. TARCANA, CA 91356	
SHEET TITLE: <b>SITE PLAN</b>	
SHEET NUMBER: <b>A-1</b>	

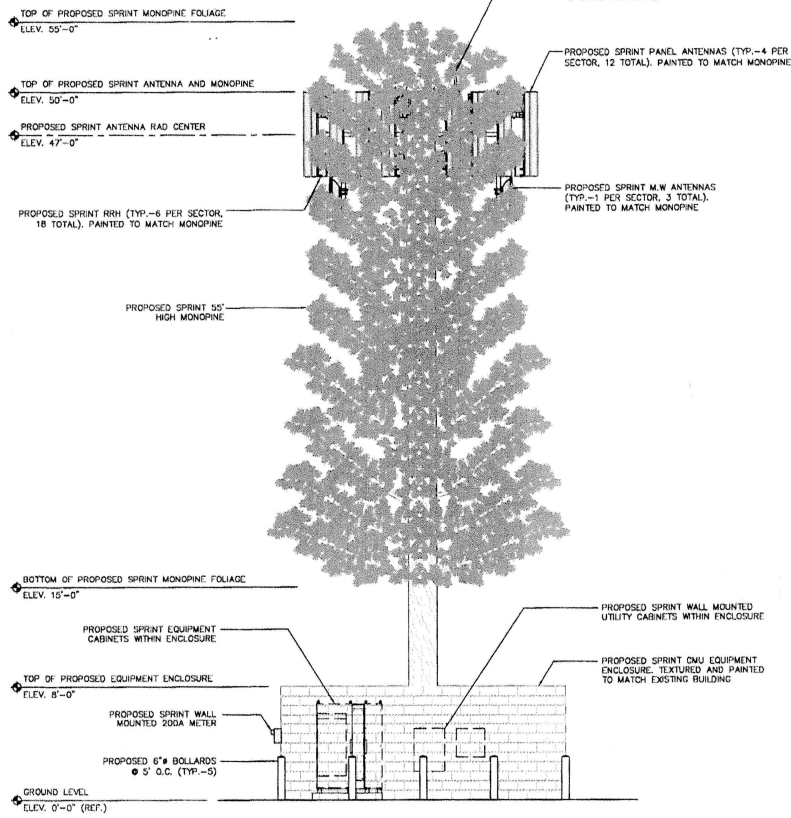
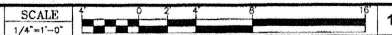


SCALE NOTE:  
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

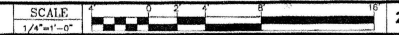
NOTE:  
ALL PROPOSED SPRINT PANEL ANTENNAS & ASSOCIATIVE EQUIPMENT SHALL BE PAINTED TO MATCH PROPOSED MONOPINE.



PROPOSED SOUTHWEST ELEVATION



PROPOSED NORTHWEST ELEVATION



APPLICANT:

**Sprint**

6591 IRVINE CENTER DRIVE SUITE 100  
IRVINE, CA 92618

ENGINEER:

**Eukon**  
an SFC Communications, Inc. Company

65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (949) 553-8566  
www.eukongroup.com

DRAWN BY: HT  
CHECKED BY: JJD

REVISIONS:

REV	DATE	DESCRIPTION
0	05/31/18	100% ZONING DRAWING
A	05/11/18	90% ZONING DRAWING

LICENSER:

PROJECT INFORMATION:

**ST. JOHN'S  
LA90XCF42**

6220 CORBIN AVE.  
TARZANA, CA 91356

SHEET TITLE:

**SOUTHWEST AND  
NORTHWEST ELEV.**

SHEET NUMBER:

**A-4**