

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*Planning Staff Use Only*

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]
		Date

CASE NO. \_\_\_\_\_

APPLICATION TYPE Conditional Use Permit  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 1606 Cotner Ave. Zip Code 90025  
 Legal Description: Lot FR 16 Block K Tract Barrett Villa Tract  
 Lot Dimensions 135' x 138' Lot Area (sq. ft.) 3,398.5 Total Project Size (sq. ft.) approx 245

**2. PROJECT DESCRIPTION**

Describe what is to be done: Installation of unmanned telecommunications facility for Verizon Wireless consisting of new equipment cabinets on a new rooftop-mounted steel platform, (16) panel antennas mounted behind proposed antenna screens, and (1) microwave dish on rooftop of existing 4-story structure.

Present Use: Commercial - Mini Warehouse/Storage Proposed Use: Commercial/Wireless Facility

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:  Rear  Front  Height  Side Yard

No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions **OR** grants a variance:

Code Section from which relief is requested: 12.24.W.49 Code Section which authorizes relief: 12.21.A.21  
Request CUP to allow installation of wireless rooftop telecommunications facility consisting of (16) panel antennas and supporting equipment mounted behind proposed antenna screens, equipment cabinets on a new roof steel platform. Equipment not to exceed 41'-10". Parcel zoned [Q]M1-2 and in compliance with "Q" height requirements.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:  
 \_\_\_\_\_

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Girlie Lacson, Project Manager Company Verizon Wireless  
 Address: 15505 Sand Canyon Ave., Bldg. D Telephone: ( 949 ) 286-8403 Fax: ( )  
Irvine, CA Zip: 92618 E-mail: girlie.lacson@verizonwireless.c

Property owner's name (if different from applicant) Public Storage  
 Address: 701 Western Ave. Telephone: ( 805 ) 300-2240 Fax: ( )  
Glendale, CA Zip: 91201 E-mail:

Contact person for project information Walter Gaworecki III Company Synergy Development Services, Inc.  
 Address: 7543 Woodley Ave., #201 Telephone: ( 818 ) 840-0808 Fax: ( 818 ) 688-8066  
Van Nuys, CA Zip: 91406 E-mail: wgaworecki@synergy.cc

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Handwritten Signature]

Print: WALTER GAWORECKI III

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles

On 9/8/14 before me, Brian J. Lambdin Notary Public  
 (Insert Name of Notary Public and Title)

personally appeared Walter Gaworecki III, 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.

[Handwritten Signature] (Seal)  
 Signature



**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

*Planning Staff Use Only*

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

**City of Los Angeles, Planning Department  
Attention: Building Official**

**Address: 1606 Cotner Ave., Los Angeles, CA 90025  
Site Name: Cotner**

**RE: Conditional Use Permit Application Findings**

Dear Sir/Madam:

This letter is to provide documentation regarding the findings associated with the proposed wireless telecommunications facility.

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

Verizon Wireless is a public utility, licensed and regulated by the State Public Utilities Commission (PUC) and the Federal Communications Commission (FCC), providing a wireless communication network for consumer and business customers, as well as public emergency services. The proposed placement location will provide an integral link in Verizon Wireless' Los Angeles County network, providing coverage along Cotner Ave., Massachusetts Ave., Sepulveda Blvd., Santa Monica Blvd., the 405 freeway, and most of the nearby industrial, commercial and residential communities, as well as off-load surrounding sites. At present, Verizon Wireless is experiencing coverage problems, as well as problems with capacity in the surrounding area. This project will provide community benefits, not limited to the following:

- Alternative emergency response communications for police, fire, paramedics and other emergency services.
- Better voice and reception quality through use of enhanced digital technologies.
- Higher security and privacy for telephone users.
- Broadband data services for high speed data applications used in mobile devices such as PDAs and laptops.
- More affordable service due to increased competition in the market area.

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

The proposed site will operate in full compliance with local, state and federal regulations for operation of wireless telecommunications facilities. This site has operated previously as a wireless telecommunications facility. Its placement, governed by a number of factors including subject parcel zoning, coverage requirements, alignment with neighboring sites, and consumer demand meets City of Los Angeles requirements for the permitted use. As the surrounding area is zoned industrial and commercial with major thoroughfares and distant high-density residential, the subject property (zoned [Q]M1-2) was selected on the basis of its use as an existing non-habitable structure.

- 3) That the project substantially conforms with the purpose, intent and provisions of the general plan, the applicable community plan, and any applicable specific plan.

The telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month. It will not result in conditions or circumstances contrary to the public health, safety and the general welfare. The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free, and does not emit fumes, smoke, or odors that could be considered objectionable. The proposed antenna support structure will be fully "stealthed", utilizing a fully-screened antenna design, and the support equipment will be secured and virtually unseen from the public right of way or neighboring properties, owing to the area where it is to be located at grade within an existing prefabricated shelter.

Should you require any further information or clarifications, please feel free to contact our office.

Best Regards,

Sarah Freed

**SYNERGY**

*Development Services, Inc.*

7543 Woodley Avenue, Suite 201

Van Nuys, CA 91406

Office: (818) 840.0808

Mobile: (818) 472.6933

# Community Planning Referral Form



This form, completed and signed by appropriate Community Planning staff, must accompany any *Master Land Use Application* submitted at the Department of City Planning Public Counters regarding proposed projects located in Specific Plan areas, Historic Preservation Overlay Zones (HPOZs), Design Review Board (DRB) areas, Community Design Overlay (CDO) districts, Pedestrian Oriented Districts (PODs), Neighborhood Oriented Districts (NODs), or Sign Districts (SN).

## 1. Name of Specific Plan, HPOZ, DRB, CDO, POD, NOD, or SN

If this is a Density Bonus case, please write "Density Bonus" and the name of the Community Plan area

West Los Angeles Transportation Improvement and Mitigation Specific Plan

### 1a. Sub-Area (if applicable)

## 2. Address of Proposed Project:

1606 Cotner Ave., Los Angeles CA 90025

## 3. Description of Proposed Project:

Installation of unmanned telecommunications facility for Verizon Wireless consisting of equipment cabinets on a new rooftop-mounted steel platform, (16) panel antennas behind proposed antenna screens, and (1) microwave dish on existing 4-story roof structure.

**Project Type:**  New construction  Addition  Renovation  Sign  Change of use  Grading

If change of use, what is existing use? Mini Warehouse / Storage Proposed use? Storage / Wireless Telecom. Facility

## 4. Note to Applicant: Other Approvals

Applicant is advised to obtain a pre-plan check consultation with the Department of Building & Safety to determine any other necessary approvals from other City departments, including City Planning. Potential City Planning approvals in addition to Director's Determination are listed below. This list includes the most common approvals and is not exhaustive.

### Zoning Administration

Adjustment or Variance  
Conditional Use Permit (e.g. sale of alcohol)  
Coastal Development Permit  
Determination

### CPC/APC/Director

Site Plan Review  
Zone Change/General Plan Amendment  
Conditional Use Permit  
(e.g. educational institutions)  
Density Bonus

### Advisory Agency

Tract Map/Parcel Map  
Small Lot Subdivision

City of Los Angeles Department of City Planning WEBSITE: [www.cityplanning.lacity.org](http://www.cityplanning.lacity.org)

#### DOWNTOWN OFFICE

City Hall - 200 N Spring St.  
Rooms 621 & 667

#### VALLEY OFFICE

Marvin Braude Construction Center - 6262 Van Nuys Bl.  
Rooms 351 & 430

**Questions 5 & 6 below to be filled out by Community Planner**

**5. Approved Filing** (check all that apply):

**Specific Plan/SN**

- |  |   |
|--|---|
| <input type="checkbox"/> Project Permit  | <input type="checkbox"/> Adjustment                                       |
| <input type="checkbox"/> <b>Minor</b> (3 signs or less OR change of use)   | <input type="checkbox"/> Exception  |
| <input type="checkbox"/> <b>Standard</b> (Remodel or renovation in which additions are no greater than 200sf., more than 3 signs, and/or wireless equipment) | <input type="checkbox"/> Amendment  |
| <input type="checkbox"/> <b>Major</b> (All other projects, e.g. new buildings, remodels that include an addition of more than 200sf.)                        | <input type="checkbox"/> Interpretation                                   |
| <input type="checkbox"/> Modification  | <input checked="" type="checkbox"/> Other                                 |
|  | <input checked="" type="checkbox"/> Not a project per Specific Plan or SN |

**DRB**

- Final Review       Preliminary Review

**CDO/POD/NOD**

- |  |  |
|--|--|
| <input type="checkbox"/> Discretionary Action  | <input type="checkbox"/> Sign-off only |
| <input type="checkbox"/> <b>Minor</b> (3 signs or less OR change of use)   | <input type="checkbox"/> Not a project |
| <input type="checkbox"/> <b>Standard</b> (Remodel or renovation in which additions are no greater than 200sf., more than 3 signs, and/or wireless equipment) |  |
| <input type="checkbox"/> <b>Major</b> (All other projects, e.g. new buildings, remodels that include an addition of more than 200sf.)                        |  |

**HPOZ**

- COA     CCMP     Amendment     Demolition     Other

Is the project located in a Federal District/ National Register Historic District or a California Register Historic District?  Yes<sup>1</sup>  No

Does the project involve demolition of a Contributing building or structure?  Yes<sup>1</sup>  No

<sup>1</sup> Certificate of Appropriateness (COA) on properties located in Federal Districts/ Nation Register Historic Districts or in California Register Historic Districts do not qualify for Categorical Exemptions. Projects involving the demolition of Contributing buildings or Structures do not qualify for Categorical Exemptions. Check "Environmental Assessment Form," below and direct applicant to apply for an EAF.

**Density Bonus**

- Density Bonus and/or parking reduction only
- Density Bonus Referral Form attached
- On-menu incentives requested     Off-menu incentives requested

**GPA and/or ZC**

- Consultation completed

**6. Environmental Clearance** (check one):

- |   |  |
|---|--|
| <input type="checkbox"/> Categorical Exemption<br>(Not for Specific Plan Exception cases, unless the project is a sign) | <input type="checkbox"/> Existing ENV Case Number: _____                     |
| <input type="checkbox"/> Environmental Assessment Form (EAF)  | <input type="checkbox"/> Public Counter to determine environmental clearance |
| <input type="checkbox"/> Reconsideration of: _____  | <input type="checkbox"/> Other entitlements needed                           |

Community Planning Staff Signature: <i>[Signature]</i>	Phone Number: 213-978-1243
Print Name: Gregory S. Stoop	Date: 5/6/14
Base Fee (List each entitlement base fee separately): No Fees generated by project	

MICHAEL LOGRANDE  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

GARY BOOHER  
PATRICIA BROWN  
R. NICOLAS BROWN  
SUE CHANG  
ANIK CHARRON  
LARRY FRIEDMAN  
DANIEL GREEN  
LOURDES GREEN  
ERIC RITTER  
MICHAEL S.Y. YOUNG

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
CITY PLANNING

S. GAIL GOLDBERG, AICP  
DIRECTOR

OFFICE OF  
ZONING ADMINISTRATION

200 N. SPRING STREET, 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012  
(213) 978-1318  
FAX: (213) 978-1334  
www.lacity.org/PLN

November 27, 2007

Royal Street Communications, LLC (A)  
Metro PCS, Inc.  
2913 El Camino Real  
Tustin, CA 92782

Shurgard Storage Center (O)  
1606 Cotner Avenue  
West Los Angeles, CA 90025

Jermaine Taylor (R)  
Metro PCS, Inc.  
8578 Utica, Suite 100  
Rancho Cucamonga, CA 91730

CASE NO. ZA 2006-3609(CU)  
CONDITIONAL USE - WITHDRAWAL  
1606 Cotner Avenue  
West Los Angeles Planning Area  
Zone : [Q]M1-2  
D. M. : 129B149  
C. D. : 5  
CEQA : ENV 2006-3610-CE  
Fish and Game : Exempt  
Legal Description : Fr. Lots 15-17, Block  
K, Barrett Villa Tract

Department of Building and Safety

This is to acknowledge your letter requesting withdrawal of the above referenced application.

Case No. ZA 2006-3609(CU) is hereby withdrawn from further consideration and ordered filed.

A claim for refund form is enclosed for the convenience of the applicant. The form should be completed, a copy of Receipt No. 259306 attached, and both returned directly to:

City of Los Angeles/City Clerk  
200 North Spring Street  
Room 395, City Hall  
Los Angeles, CA 90012

The amount of refund has been determined to be 70 percent of the basic fee, based on the amount of work accomplished up to the time the request to withdraw was received, which included: application accepted and receipted, case logged in, folder prepared, and case indexed, in accordance with the refund policy guidelines of the Office established under the provisions of Section 22.13 of the Municipal Code. The environmental clearance fee(s) and the surcharge portion of the basic fee are not refundable, however.

MICHAEL LOGRANDE  
Chief Zoning Administrator  
Telephone No. (213) 978-1318

ML:lmc



1606 S Cotner Ave



Permit #: 06016 - 10000 - 18111  
Plan Check #: B06LA09870 Printed: 01/26/07 08:08 AM  
Event Code:

Bldg-Alter/Repair Commercial Appointment Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Last Status: Ready to Issue Status Date: 01/26/2007
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
BARRETT VILLA TRACT	K	16	1	M R 70-32/35	129B149 187	4324 - 035 - 032

<b>3. PARCEL INFORMATION</b> Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 5 Community Plan Area - West Los Angeles Census Tract - 2673.00	District Map - 129B149 Energy Zone - 9 Fire District - 2 Hillside Grading Area - YES Earthquake-Induced Liquefaction Area - Yes	Lot Cut Date - 01/23/1925 Methane Hazard Site - Methane Zone Near Source Zone Distance - 1.5 Thomas Brothers Map Grid - 632-A5
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ZONE(S): [Q]M1-2/

<b>4. DOCUMENTS</b> ZI - ZI-1802 Hillside Grading Ordinance ZA - ZA-2006-3609-CU SPA - West LA Transportation Improver. ORD - ORD-162924	CPC - CPC-1987-338-ZC CPC - CPC-1987-339-HD AFF - AF-89-647144-MB AFF - AFF-61824	AFF - AFF-62017 AFF - AFF-62018 AFF - AFF-62019 AFF - AFF-62020
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<b>5. CHECKLIST ITEMS</b>
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<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>		
Owner(s): Shurgard Storage Centers Inc	1155 Valley St STE 400	SEATTLE WA 98109
Tenant: Applicant: (Relationship: Agent for Contractor) Crystal Nelson -	2913 El Camino Real # 561	TUSTIN, CA 92782 (808) 779-8428

<b>7. EXISTING USE</b> (13) Office	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b> UNMANNED TELCOM FACILITY WITH (8) NEW ANTENNAS, (4) EQUIPMENT CABINETS ON 3RD FLR OF EXISTING STORAGE BUILDING
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2. # Bldgs on Site & Use: OFFICE

<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Mandeep Ghuman	DAS PC By: [Signature]
OK for Cashier: Julio Zafra	Coord. OK: [Signature]
Signature: [Signature]	Date: 1-26-07

For information and/or inspection requests originating within LA County,  
**Call toll-free (888) LA4BUILD** (524-2845)  
Outside LA County, call (213) 482-0000 or visit www.ladbs.org  
LA Department of Building and Safety  
For Cashier's Use Only: 085632 01/26/07 08:08 AM 061618111

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period	
Permit Valuation: \$40,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	592.49
Permit Fee Subtotal Bldg-Alter/Reps	461.25
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	46.13
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	8.40
O.S. Surcharge	10.32
Sys. Surcharge	30.95
Planning Surcharge	30.44
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

BUILDING PERMIT COMM	0461.25
BUILDING PLAN CHECK	046.13
BY COMMERCIAL	08.40
ONE STOP SURCH	010.32
SYSTEMS DEVT FEE	030.95
CITY PLANNING SURCH	030.44
MISCELLANEOUS	05.00
Subtotal	609.49
Carry Over FROM Tract 085601	000.00
Total Used	609.49
Checks	0732.89
07LP 03938	

<b>12. ATTACHMENTS</b> Plot Plan
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\* P 0 6 0 1 5 1 0 0 0 0 1 8 1 1 1 F N \*

1010201200744227

**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") 06016 - 10000 - 18111

**14. APPLICATION COMMENTS**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

**15. Building Relocated From:**

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) P B Development Inc	42425 Ivy Street,	B	874963	951-698-5981
(E) Shah, Sohail A	14680 Rio Rancho,		C60216	
	Murrieta, CA 92562			
	San Diego, CA 92127			

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

**17. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **874963** Contractor: **P B DEVELOPMENT INC**

**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

**20. CONSTRUCTION LENDING AGENCY DECLARATION**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): \_\_\_\_\_ Lender's address: \_\_\_\_\_

**21. FINAL DECLARATION**

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

**By signing below, I certify that:**

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Ricardo P. P. P. Sign: Ricardo P. P. P. Date: 1-26-07  Contractor  Authorized Agent

Ricardo

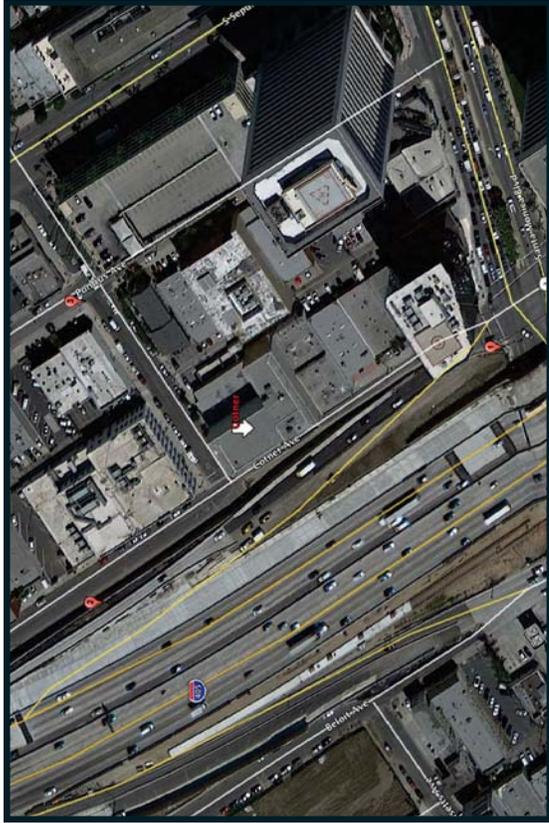


# Cotner

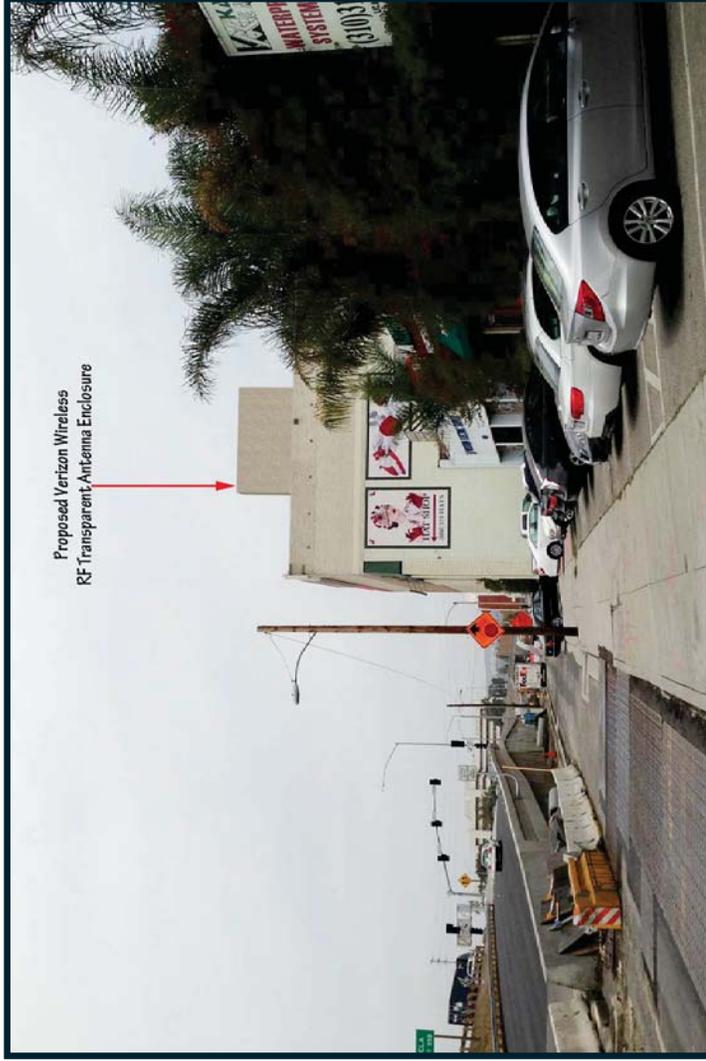
1608 Cotner Avenue ~ Los Angeles, CA 90025



View 1



Location Map



Proposed

Notes: Looking north west at proposed project

## Applicant

**Verizon Wireless**  
15505 Sand Canyon Ave  
Building "D" 1st Floor  
Irvine, CA 92618

## Contact

**Synergy Development Svc**  
16147 Wyandoite St.  
Van Nuys, CA 91406  
(818)840-0808

## Photographic Visualizations Provided By:

30983 Brassie Lane  
Temecula, CA 92591  
www.scdgllc.com  
(951) 225-5421  
edward@scdgllc.com  
SoCal Design Group  
SCDG, LLC



This photo simulation is being provided as a conceptual representation of the proposed wireless facility. It is not intended to be used for regulatory purposes. SoCal Design Group is not responsible for any Simulation Production Design Changes.



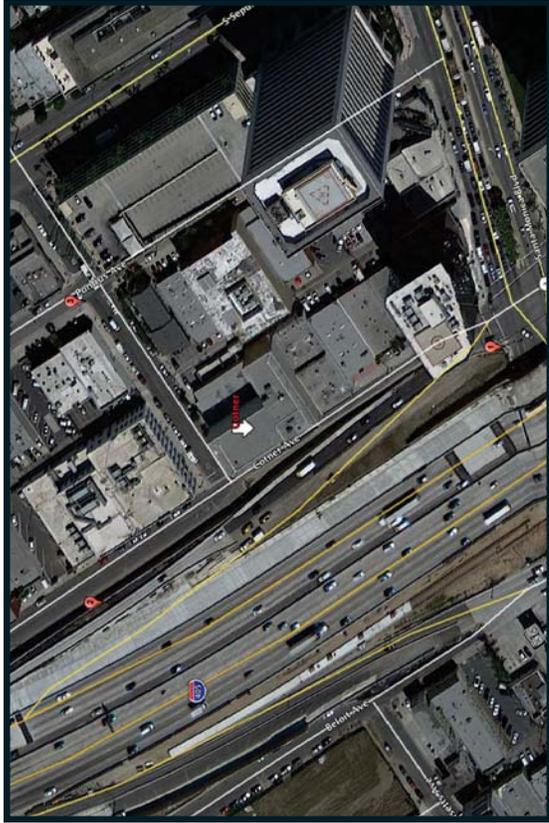
Existing

# Cotner

1608 Cotner Avenue ~ Los Angeles, CA 90025



View 2



Location Map



Proposed

Notes: Looking south east at proposed project



Existing

### Applicant

**Verizon Wireless**  
15505 Sand Canyon Ave  
Building "D" 1st Floor  
Irvine, CA 92618

### Contact

**Synergy Development Svc**  
16147 Wyandoite St.  
Van Nuys, CA 91406  
(818)840-0808

### Photographic Visualizations Provided By:

**Socal**  
30983 Brassie Lane  
Temecula, CA 92591  
www.scdgllc.com  
(951) 225-5421  
edward@scdgllc.com  
SoCal Design Group

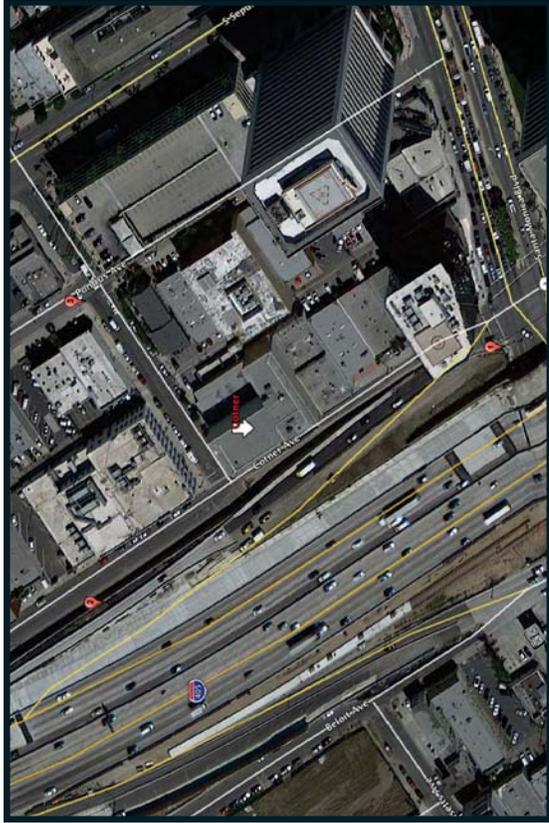
This photo simulation is being provided as a conceptual representation of the proposed wireless facility. SCDG LLC (SoCal Design Group) is not responsible for Res. Simulation Production Design Changes.

# Cotner

1608 Cotner Avenue ~ Los Angeles, CA 90025



View 3



Location Map



Proposed

Notes: Looking south west at proposed project



Existing

### Applicant

**Verizon Wireless**  
15505 Sand Canyon Ave  
Building "D" 1st Floor  
Irvine, CA 92618

### Contact

**Synergy Development Svc**  
16147 Wyandoite St.  
Van Nuys, CA 91406  
(818)840-0808

### Photographic Visualizations Provided By:

SoCal  
30983 Brassie Lane  
Temecula, CA 92591  
www.scdgllc.com  
(951) 225-5421  
SoCal Design Group  
edward@scdgllc.com

This photo simulation is being provided as a conceptual representation of the proposed wireless facility. It is not intended to be used for regulatory purposes. SoCal Design Group is not responsible for any Simulation Production Design Changes.

VERIZON WIRELESS SITE: COTNER  
ADDRESS: 1606-08 COTNER AVENUE





LEGAL  
LOT: 3, 4, 15, POR. 16, POR. 17  
BLK: K  
TRACT: BARRETT VILLA TRACT  
MR 70-32-35  
"SEE APPLICATIONS"  
CONTACT: SYNERGY

ASSESSOR PARCEL NUMBER:  
4324-035-(028, 032)  
SITE ADDRESS: 1606 COTNER AVE  
CD: 5  
CT: 2655.20  
PA: 327 - WEST LOS ANGELES  
SCALE: 1" = 100'  
D.M.: 1298149 1298153  
PHONE: 818-840-0808  
USES: FIELD

DATE: 04-22-14  
Update:  
NET AC: 0.47  
QMS: 14-126

NORTH

# CONDITIONAL USE







PREPARED BY:  
**BERT HARRIS**  
 LAND SURVEYORS & MAPPING  
 114 C  
 1505 ALVARADO AVENUE, SUITE 41  
 COSTA MESA, CALIFORNIA, 92626  
 TEL: 949-440-1588 FAX: 949-440-1583



**SITE INFORMATION**  
**COTNER**  
 1608 COTNER AVE.  
 LOS ANGELES, CA 90025

DEPARTMENT	INITIALS	DATE
LANDLOCK		
VER INT		
VER SITE		
VER INT		
VER UTILITY		
VER CON		
VER PROJ		

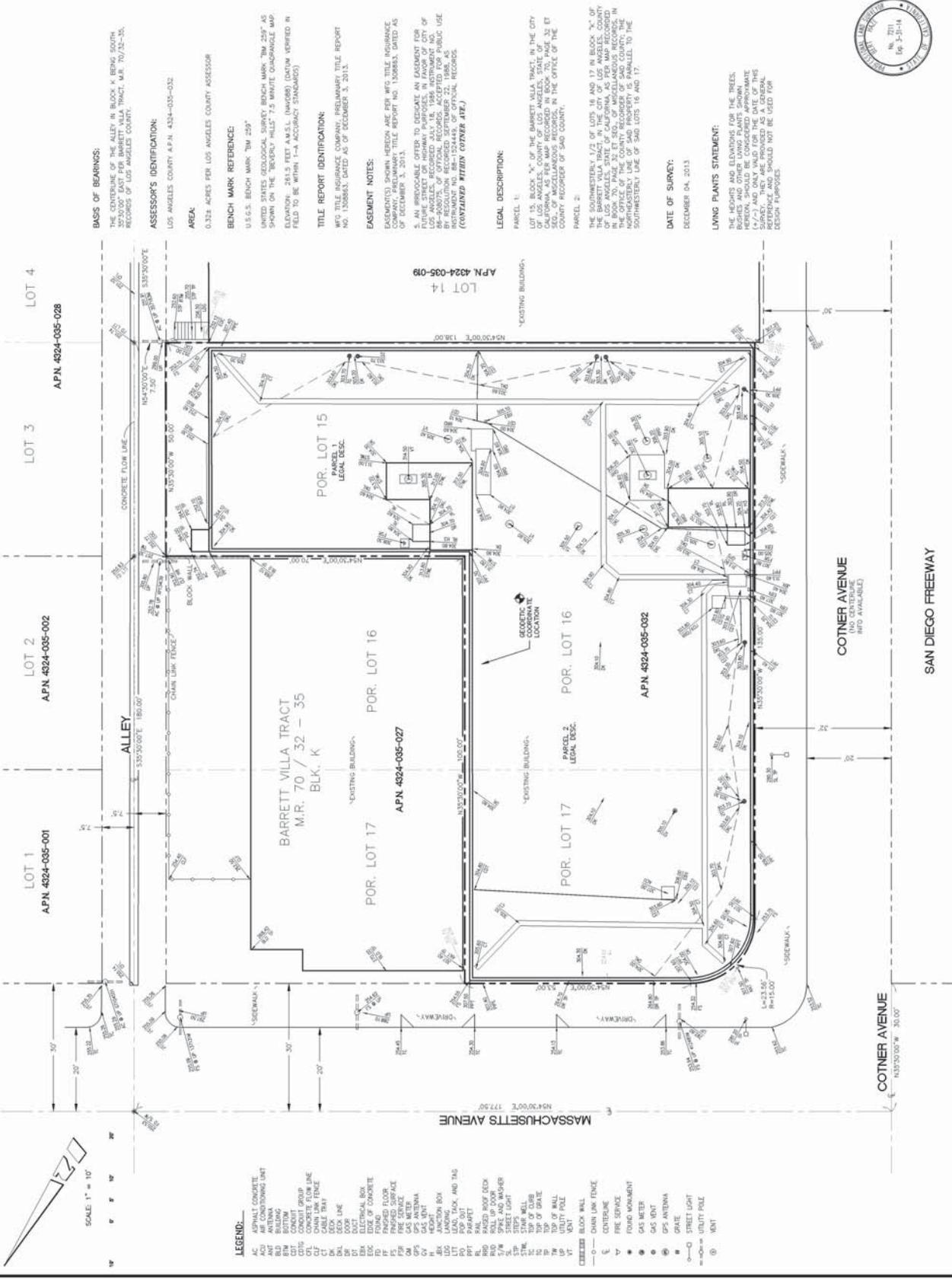
**ISSUE DATE**  
12/06/13

**REVISIONS**  
 Construction Review

Δ	Description	Date
1	ISSUED FOR REVIEW (RF)	12/06/13
2	ADDED TITLE INFO (LAI)	03/11/14

Job No. **N. 728.263**  
 Drawn By: **RF**  
 Checkd By: **CMW**  
 Scale: **1" = 30'**

**TOPOGRAPHIC SURVEY**  
 SHEET TITLE  
 LS-1



**BASIS OF BEARINGS:**  
 THE CENTERLINE OF THE ALLEY IN BLOCK K BEING 500.00  
 327.50'00" EAST FOR BARRETT VILLA TRACT, A.B., 70/32-35,  
 RECORDS OF LOS ANGELES COUNTY.

**ASSESSOR'S IDENTIFICATION:**  
 LOS ANGELES COUNTY A.P.N. 4324-035-022

**AREA:**  
 0.324 ACRES PER LOS ANGELES COUNTY ASSESSOR

**BENCH MARK REFERENCE:**  
 U.S.G.S. BENCH MARK "TM 259"  
 UNITED STATES GEOLOGICAL SURVEY BENCH MARK "TM 259" AS  
 SHOWN ON THE "BEDDLEY HILLS" 7.5-MINUTE QUADRANGLE MAP  
 ELEVATION: 284.5 FEET A.M.S.L. (NAVD83) (DATA VERIFIED IN  
 FIELD TO BE WITHIN 1-4 ACCURACY STANDARDS)

**TITLE REPORT IDENTIFICATION:**  
 WFO TITLE INSURANCE COMPANY, PRELIMINARY TITLE REPORT  
 NO. 1308863, DATED AS OF DECEMBER 3, 2013.

**EASMENT NOTES:**  
 EASMENTS SHOWN HEREON ARE PER WFO TITLE INSURANCE  
 COMPANY PRELIMINARY TITLE REPORT NO. 1308863, DATED AS  
 OF DECEMBER 3, 2013.

**LEGAL DESCRIPTION:**  
 PARCEL 1:  
 LOT 15, BLOCK "K" OF THE BARRETT VILLA TRACT, IN THE CITY  
 OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
 AS SHOWN ON MAP RECORDED IN BOOK 70, PAGE 32, ET SEQ., OF  
 MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY  
 RECORDER OF SAID COUNTY.

**LEGAL DESCRIPTION:**  
 PARCEL 2:  
 THE SOUTHWESTERLY 1/2 OF LOTS 16 AND 17 IN BLOCK "K" OF  
 THE BARRETT VILLA TRACT, IN THE CITY OF LOS ANGELES,  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED  
 IN BOOK 70, PAGE 32, ET SEQ., OF MISCELLANEOUS RECORDS, IN  
 THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**DATE OF SURVEY:**  
 DECEMBER 04, 2013

**LIVING PLANTS STATEMENT:**  
 THE LOCATIONS AND BEARINGS FOR THE TREES,  
 BUSHES AND OTHER LIVING PLANTS SHOWN  
 HEREON, SHOULD BE CONSIDERED APPROXIMATE  
 UNLESS OTHERWISE NOTED. THEY ARE PROVIDED AS A GENERAL  
 GUIDE ONLY. THE SURVEYOR HAS VISUALLY INSPECTED THE  
 PLANTS AND SHOULD NOT BE USED FOR  
 DESIGN PURPOSES.





**CR CARNEY ARCHITECTS**  
 1524 Newport Avenue  
 Torrance, CA 90501-2711  
 Tel. (714) 665-9500  
 Fax. (714) 665-9501

APPLICANT



15505 Sand Canyon Avenue  
 Irvine, California 92618  
 (949) 256-1000

SITE INFORMATION

Cotner

Public Storage  
 8608 Cotner Avenue  
 Los Angeles, CA 90025

APPROVALS

DEPARTMENT	DETAILS	DATE
LANDSCAPE		
ZONING		
VIEW PER. A/C		
VIEW INTERCONNECT		
VIEW LIMIT COORD.		
VIEW CONST. MGR.		
VIEW PROJ. MGR.		

NO.	Description	Date
0	Client Review - 99% ZDs	3/28/14
1	Client Review - 100% ZDs	4/21/14
2	Client Review - 100% ZDs	4/23/14

Job Number:	13638	Drawn By:	CK
Walk Date:	11/18/13	Checked By:	U.C.

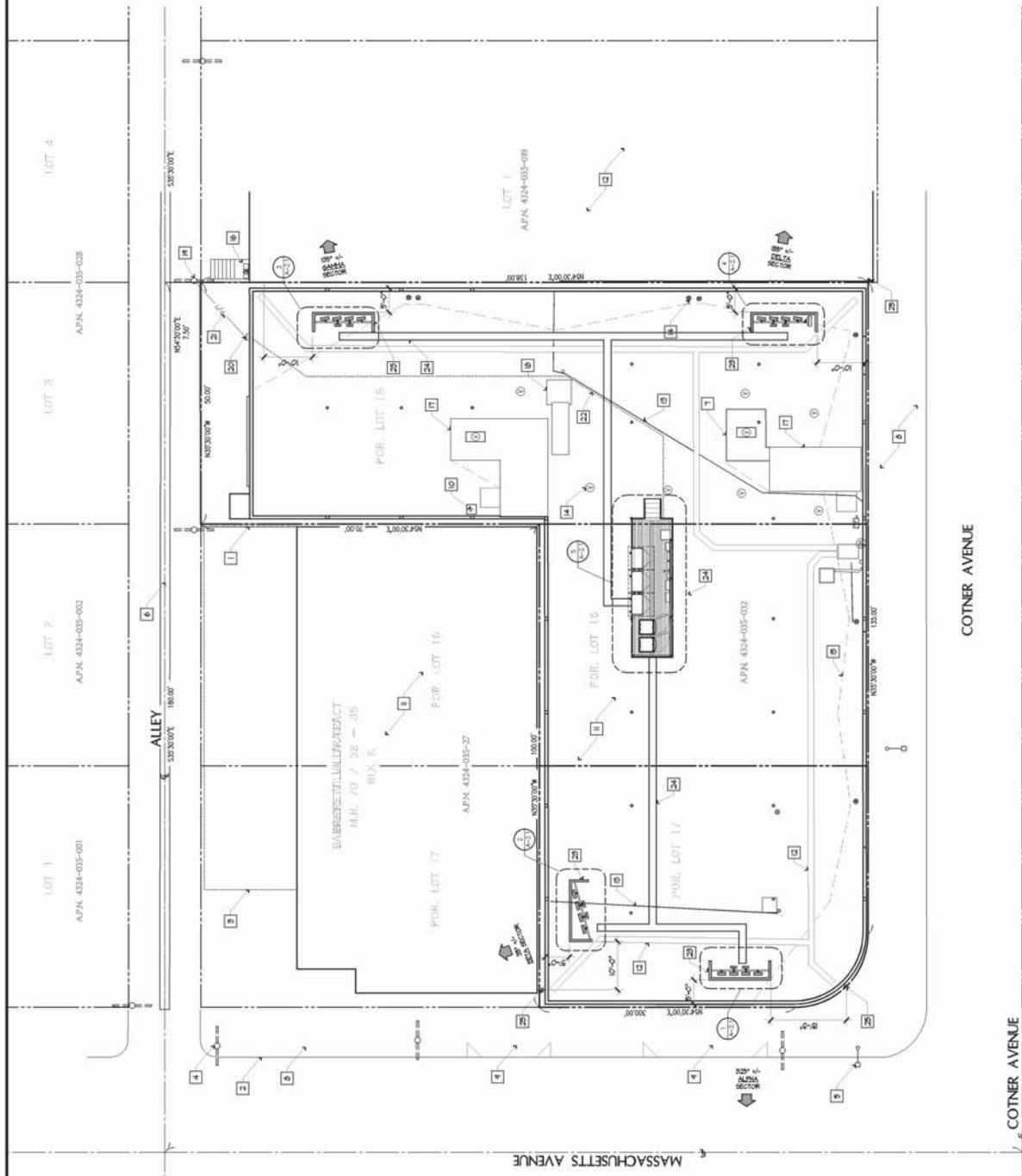
SHEET TITLE

SITE PLAN

A-1.0

KEY NOTES:

- EXISTING BLOCK WALL, TYP.
- EXISTING CURB
- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY POLE, TYP.
- EXISTING STREET LIGHT, TYP.
- EXISTING CONCRETE FLOOR LINE
- EXISTING ROOF DECK
- EXISTING SIDEWALK
- EXISTING DRIVEWAY
- EXISTING UTILITY
- EXISTING BUILDING
- EXISTING CABLE TRAY
- EXISTING CONDUIT
- EXISTING VENT
- EXISTING ROOF LINE
- EXISTING LANDING
- EXISTING STAIRWELL
- EXISTING DUCT
- EXISTING UTILITY POLE (REVISION AND FLAG FOR POWER AND FIBER)
- PROPOSED VERIZON WIRELESS ANTENNA TO BE MOUNTED ON EXISTING BUILDING WALL
- PROPOSED U.S. POWER & FIBER ROUTE
- PROPOSED FIBER ROUTE ON EXISTING BUILDING ROOF TOP
- PROPOSED VERIZON WIRELESS ANTENNA BEHIND PROPOSED ANTENNA SCREEN
- PROPOSED VERIZON WIRELESS CABLE TRAY
- EXISTING OTHER GARDEN ANTENNAS



SITE PLAN

SCALE 1" = 30'





**CR CARNEY  
ARCHITECTS**

1244 Newport Avenue  
Tustin, CA 92680-3271  
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Fax: (714) 665-9501

APPLICANT



15508 Sand Canyon Avenue  
Building D, 1st Floor  
Irvine, California 92618  
(949) 256-1000

SITE INFORMATION

**Cotner**

Public Storage  
8608 Cotner Avenue  
Los Angeles, CA 90025

APPROVALS

DEPARTMENT	DETAILS	DATE
LANDED		
ZONING		
VIEW PER. A/C		
VIEW INTERCONNECT		
VIEW LIMIT COORD		
VIEW CONST. MGR.		
VIEW PROJ. MGR.		

REVISIONS

Rev	Description	Date
0	Client Review - 90% ZDs	3/28/14
1	Client Review - 100% ZDs	4/21/14
2	Client Review - 100% ZDs	4/23/14

AK Number:	13638	Drawn By:	CK
Walk Date:	11/18/13	Checked By:	U.C.

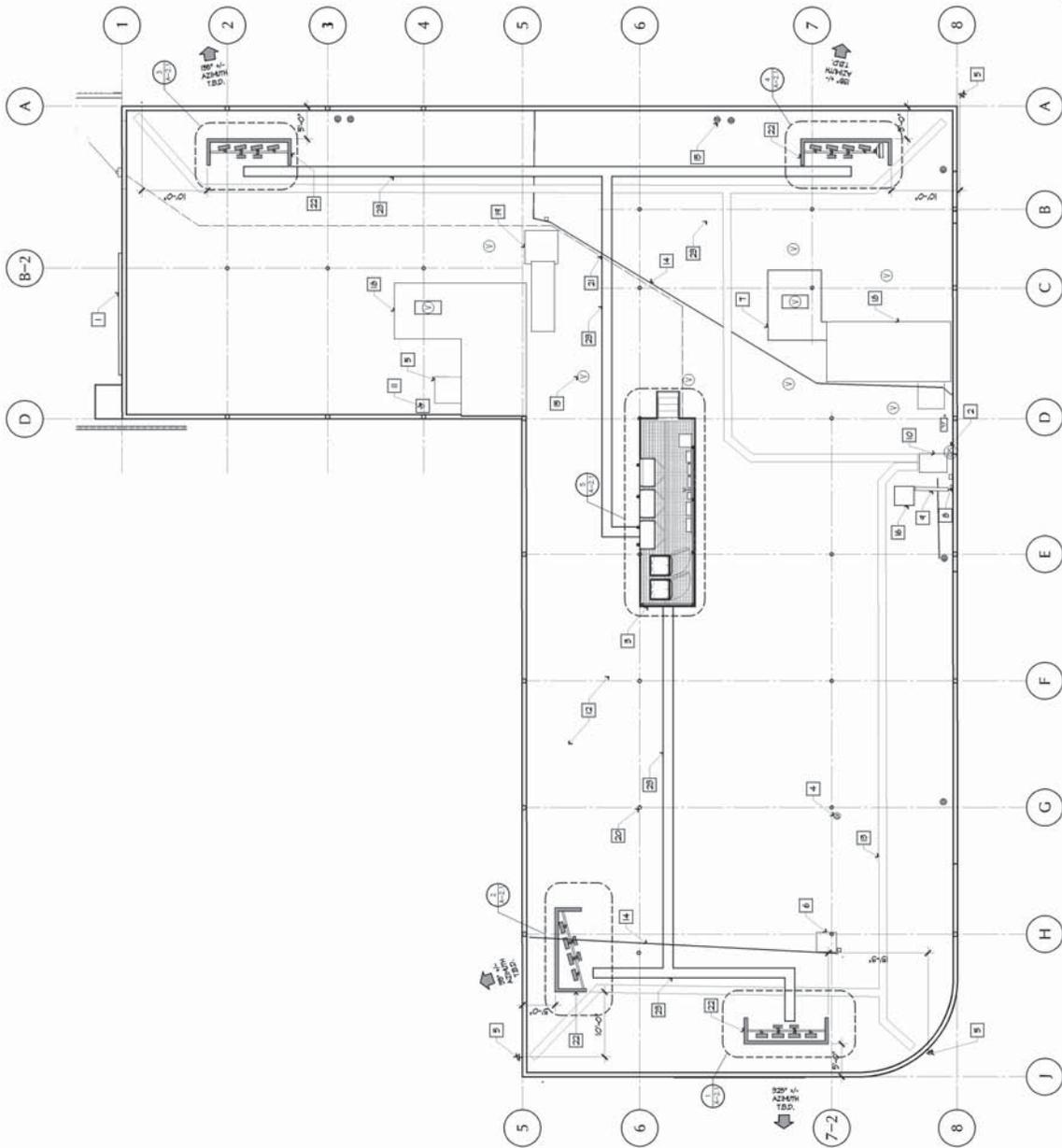
SHEET TITLE

ROOF PLAN

A-1.1

KEY NOTES:

1. EXISTING SIGN
2. EXISTING GPS ANTENNA
3. PROPOSED VERIZON WIRELESS LEASE AREA
4. EXISTING GAS VENT
5. EXISTING OTHER CARBON ANTENNA
6. EXISTING AIR CONDITIONING UNIT
7. EXISTING CONCRETE
8. EXISTING ELECTRICAL BOX
9. EXISTING CONDUIT GROUP
10. EXISTING JUNCTION BOX
11. EXISTING UTILITY
12. EXISTING BUILDING
13. EXISTING CABLE TRAY
14. EXISTING CONDUIT
15. EXISTING VENT
16. EXISTING RATED ROOF DECK
17. EXISTING LANDING
18. EXISTING STAIRWELL
19. EXISTING DUCT
20. EXISTING COLUMN
21. PROPOSED FIBER ROUTE ON EXISTING BUILDING ROOF TOP
22. PROPOSED VERIZON WIRELESS ANTENNAS BEHIND PROPOSED ANTENNA SCREEN
23. PROPOSED VERIZON WIRELESS CABLE TRAY



ROOF PLAN SCALE 1/8" = 1'-0"





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 Torrance, CA 90501-2711  
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 Fax. (310) 665-9501

APPLICANT



15505 Sand Canyon Avenue  
 Building D, 1st Floor  
 Irvine, California 92618  
 (949) 256-1000

SITE INFORMATION

Cotner

Public Storage  
 8608 Cotner Avenue  
 Los Angeles, CA 90025

APPROVALS

DEPARTMENT	DETAILS	DATE
UNLAWFUL		
ZONING		
USE OF ZONING		
VIEW OBSTRUCTION		
VIEW LIMIT COORD.		
VIEW CONST. MGR.		
VIEW PROJ. MGR.		

REVISIONS

NO.	Description	Date
0	Client Review - 90% ZDB	3/28/14
1	Client Review - 100% ZDB	4/21/14
2	Client Review - 100% ZDB	4/23/14

Job Number: 13638  
 Drawn By: CK  
 Walk Date: 11/18/13  
 Checked By: U.C.C.

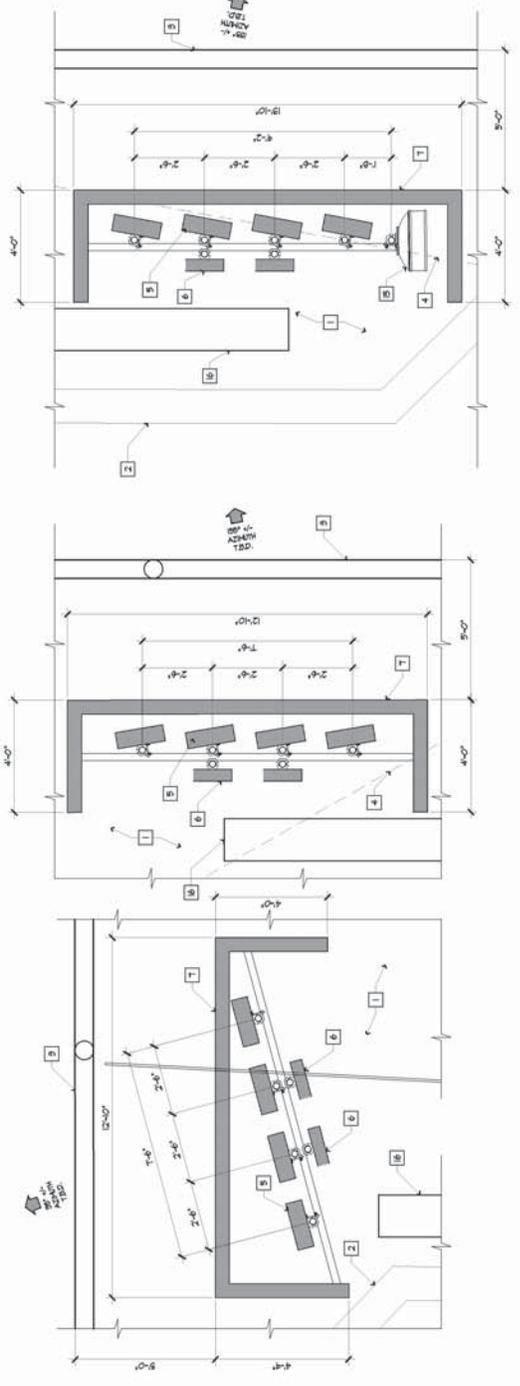
SHEET TITLE

ENLARGED EQUIPMENT & ANTENNA PLANS

A-2.0

KEY NOTES:

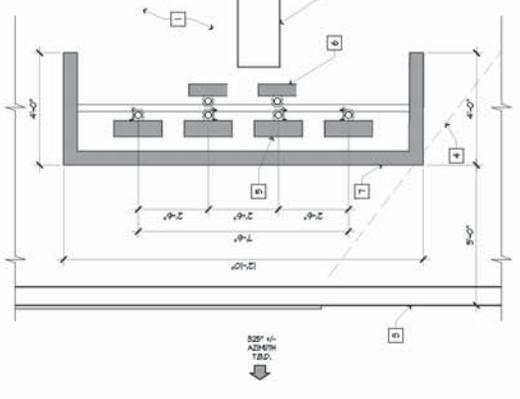
- EXISTING BUILDING ROOFTOP
- EXISTING CABLE TRAY
- EXISTING PARAPET
- EXISTING SLOPED ROOF
- PROPOSED VERIZON WIRELESS ANTENNA BRAND NEW SCREEN
- PROPOSED VERIZON WIRELESS 8'x11' MOUNT BRAND NEW PANEL ANTENNA TYP. OF 2 PER SECTION 8 TOTAL SCREEN FINISH TO MATCH EXIST. BLOCK
- PROPOSED VERIZON WIRELESS 12'-0" LONG UTILITY RACK 1 UTILITY BONES
- PROPOSED VERIZON WIRELESS CABINET MOUNTED S.F.S. ANTENNA TYP. OF 4
- PROPOSED VERIZON WIRELESS 11'x12' LISTED RADIO EQUIPMENT AND BATTERY CABINETS
- PROPOSED VERIZON WIRELESS 16'x16' GALV. STEEL PLATING PAINTING SURFACE
- PROPOSED 2" DIAMETER X 42" HIGH GALV. STEEL BARRICADE
- PROPOSED GALV. STEEL STAIRS WITH 1/2" DIA. X 36" HIGH GALV. STEEL HANDRAILS
- PROPOSED VERIZON WIRELESS SCREEN PULL AT EQUIPMENT LIFT-UP
- PROPOSED VERIZON WIRELESS MICROWAVE DISH
- PROPOSED VERIZON WIRELESS CABLE TRAY



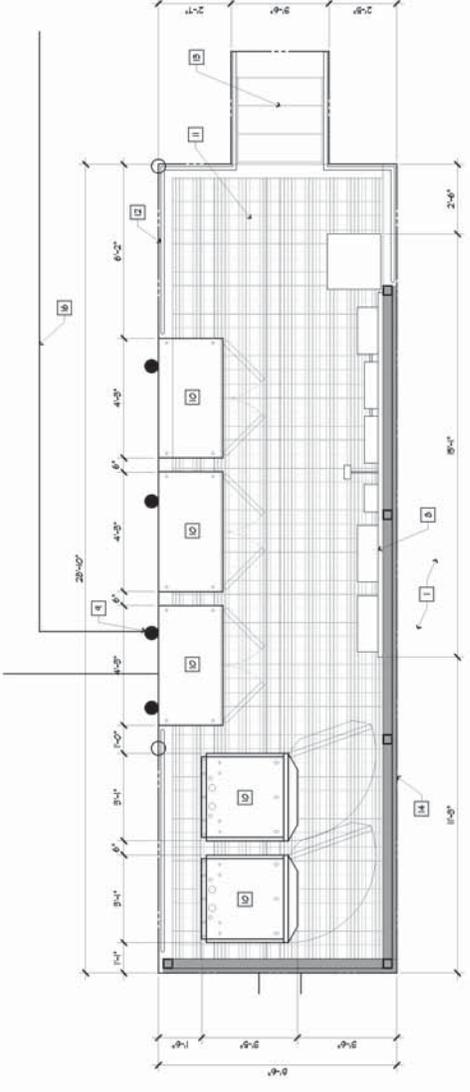
5 ANTENNA PLAN - BETA

4 ANTENNA PLAN - GAMMA

3 ANTENNA PLAN - DELTA



2 EQUIPMENT PLAN



1 ENLARGED PLANS



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



CR CARNEY  
ARCHITECTS

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APPLICANT



15505 Sand Canyon Avenue  
Building D, 1st Floor  
Irvine, California 92618  
(949) 256-1000

SITE INFORMATION

Cotner

Public Storage  
8608 Cotner Avenue  
Los Angeles, CA 90025

APPROVALS

DEPARTMENT	DETAILS	DATE
LANDLORD		
ZONING		
LOCAL PERMITS		
LOCAL INSPECTOR		
LOCAL UTILITY COORD		
VIEW CONST. MGR.		
VIEW PROJ. MGR.		

REVISIONS	Date
0	Client Review - 99% ZDs 3/28/14
1	Client Review - 100% ZDs 4/21/14
2	Client Review - 100% ZDs 4/23/14

JOB NUMBER:	13638	Drawn By:	CK
WORK ORDER:	11/18/13	Checked By:	LJC

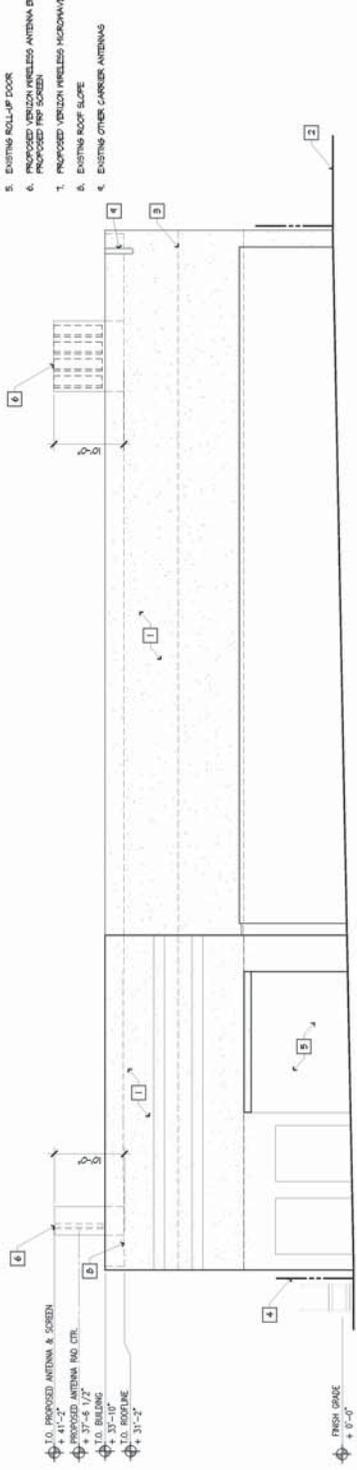
SHEET TITLE

ELEVATIONS

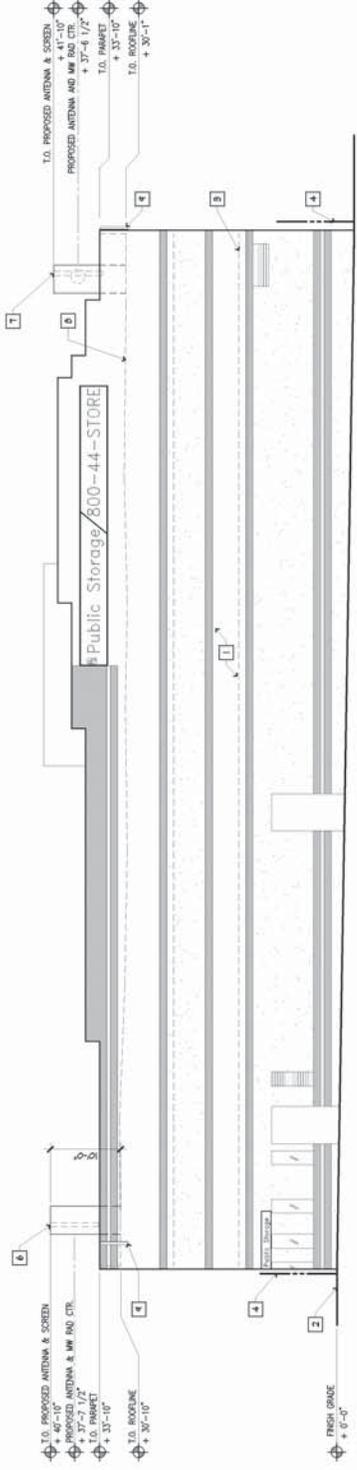
A-3.0

KEY NOTES:

- EXISTING CONCRETE BLOCK WALL
- EXISTING FINISH GRADE
- EXISTING FLOORLINE
- EXISTING PROPERTY LINE
- EXISTING ROLL-UP DOOR
- PROPOSED VERIZON WIRELESS ANTENNA BEHIND PROPOSED PER SCREEN
- PROPOSED VERIZON WIRELESS MICROWAVE DISH
- EXISTING ROOF SLOPE
- EXISTING OTHER CARRIER ANTENNAS



1 EAST ELEVATION



2 WEST ELEVATION

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"





**CR CARNEY ARCHITECTS**  
 1524 Newport Avenue  
 Torrance, CA 90501-2711  
 Tel: (310) 665-6500  
 Fax: (310) 665-6681

APPLICANT



15505 Sand Canyon Avenue  
 Building D, 1st Floor  
 Irvine, California 92618  
 (949) 256-1000

SITE INFORMATION

Cotner

Public Storage  
 8608 Cotner Avenue  
 Los Angeles, CA 90025

APPROVALS

DEPARTMENT	DETAILS	DATE
LANDLORD		
ZONING		
VIEW PER ACQ		
VIEW ARCHITECT		
VIEW ARCHITECT		
VIEW LIMIT COORD		
VIEW CONST. MGR.		
VIEW PROJ. MGR.		

REVISIONS	Date
0	Client Review - 99% ZDB 3/28/14
1	Client Review - 100% ZDB 4/21/14
2	Client Review - 100% ZDB 4/23/14

Job Number:	13638	Drawn By:	CKC
Walk Date:	11/18/13	Checked By:	LJC

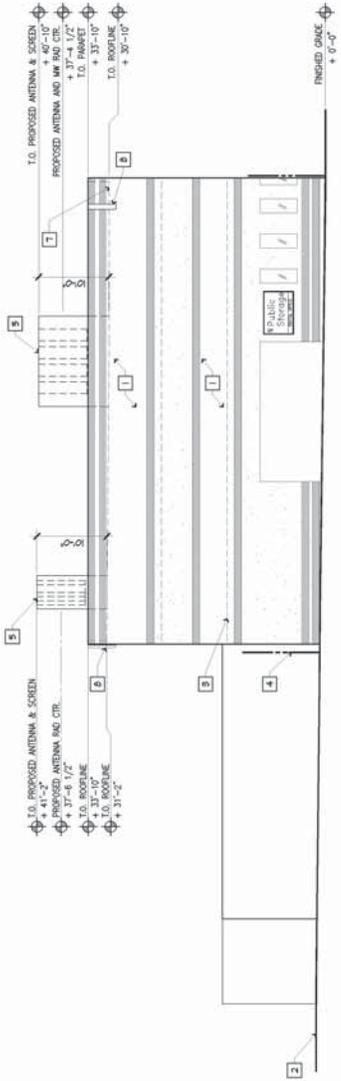
SHEET TITLE

ELEVATIONS

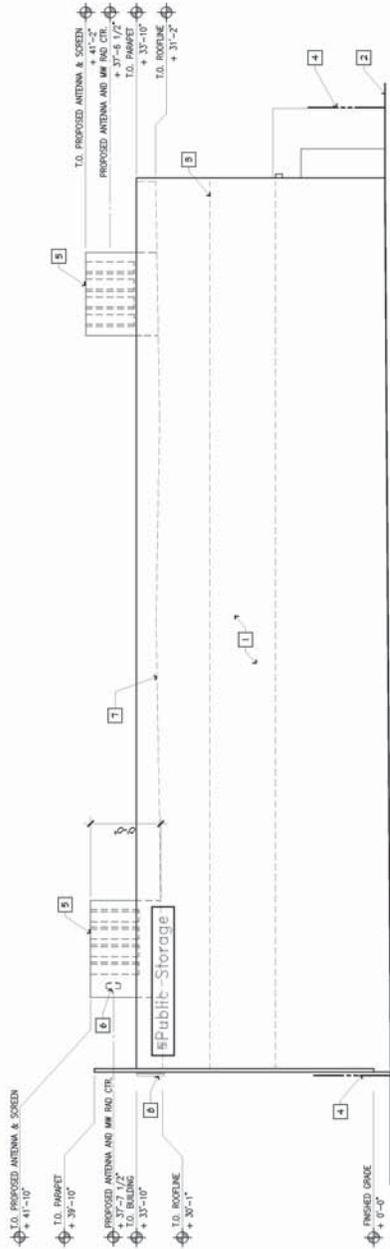
A-3.1

KEY NOTES:

- EXISTING CONCRETE BLOCK WALL
- EXISTING FINISH GRADE
- EXISTING FLOOR LINE
- EXISTING PROPERTY LINE
- PROPOSED VERIZON WIRELESS ANTENNA BEHIND PROPOSED FIP SCREEN
- PROPOSED VERIZON WIRELESS MICROWAVE DISH
- EXISTING ROOF SLOPE
- EXISTING OTHER CARBON ANTENNAS



1 NORTH ELEVATION



2 SOUTH ELEVATION

EXTERIOR ELEVATIONS SCALE 1/8" = 1'-0"



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

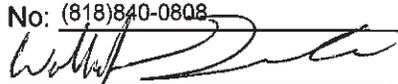
EAF Case No.: \_\_\_\_\_ ZA Case No.: \_\_\_\_\_ CPC Case No.: \_\_\_\_\_  
Council District No.: CD-5 Community Plan Area: West Los Angeles  
PROJECT ADDRESS: 1606 Cotner Ave., Los Angeles, CA 90025

Major Cross Streets: Cotner Ave. and Massachusetts Ave.  
Name of Applicant: Girlie Lacson, Project Manager, Verizon Wireless  
Address: 15505 Sand Canyon Ave., Bldg. D, Irvine CA 92618  
Telephone No.: (949)286-8403 Fax No.: \_\_\_\_\_ E-mail: Girlie.Lacson@VerizonWireless.com

OWNER

Name: Public Storage  
Address: 701 Western Ave., Glendale CA 91201  
Telephone No.: (805)300-2240  
Signature: \_\_\_\_\_

APPLICANT'S REPRESENTATIVE  
(Other than Owner)

Name: Walter Gaworecki III, Synergy Development Services, Inc.  
(Contact Person)  
Address: 7543 Woodley Ave., #201  
Telephone No.: (818)840-0808  
Signature:   
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

APPLICATION ACCEPTED

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

ENVIRONMENTAL ASSESSMENT

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

RECEIPT NO.: \_\_\_\_\_

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Conditional Use Application for new Wireless Telecommunications Facility to be installed on the rooftop of existing 4-story commercial Public Storage building to be secured from the public and "stealthed" from the right-of-way by using similar color, texture and style to match existing building facade.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

Los Angeles Department of Building and Safety and Public Utilities Commission.

II. Existing Conditions:

- A. Project Site Area 4324-035-032  
Net and \_\_\_\_\_ Gross Acres Property: 0.53 Project: 0.005
- B. Existing Zoning QJM1-2
- C. Existing Use of Land Commercial - Mini Warehouse/Storage  
Existing General Plan Designation Limited Manufacturing
- D. Requested General Plan Designation No change requested.
- E. Number n/a type n/a and age ± n/a of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: n/a and average rent: n/a  
Is there any similar housing at this price range available in the area? If yes, where?  
n/a
- F. Number n/a Trunk Diameter n/a and type n/a of existing trees.
- G. Number n/a Trunk Diameter n/a and type n/a of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:  
n/a Less than 10% slope n/a 10-15% slope n/a over 15% slope  
*If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.*
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are  natural or man-made drainage channels,  rights of way and/or  hazardous pipelines crossing or immediately adjacent to the property, or  none of the above.
- J. Grading: (specify the total amount of dirt being moved)  
0 0-500 cubic yards.  
0 if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported n/a.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

**III. Residential project (if not residential, do not answer)**

- A. Number of Dwelling Units-  
Single Family 0 Apartment 0 or Condominium 0
- B. Number of Dwelling Units with:  
One bedroom 0 Two bedrooms 0  
Three bedrooms 0 Four or more bedrooms 0
- C. Total number of parking spaces provided 0
- D. List recreational facilities of project 0
- E. Approximate price range of units \$ 0 to \$ 0
- F. Number of stories 3, height            feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar)             
Gas heated swimming pool? n/a
- H. Describe night lighting of the project             
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building             
Paving             
Landscaping
- J. Total Number of square feet of floor area

**IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.**

- A. Type of use Mini-warehouse, Storage/Wireless Telecommunications Facility
- B. Total number of square feet of floor area
- C. Number of units if hotel/motel n/a
- D. Number of stories 4 height            feet.
- E. Total number of parking spaces provided: 0
- F. Hours of operation 24 Days of operation 7
- G. If fixed seats or beds involved, number n/a
- H. Describe night lighting of the project             
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift 0
- J. Number of students/patients/patrons 0
- K. Describe security provisions for project Equipment to be secured on the roof, no public access.
- L. Percent of total project proposed for: Building             
Paving             
Landscaping

**Historic/Architecturally Significant Project**

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places
- California Register of Historic Resources
- City of Los Angeles Cultural Historic Monument.
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ)

**V. Hazardous Materials and Substance Discharge**

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. The proposed equipment has self-contained batteries. Proposed generator will only be used as back-up in case of an emergency. There will be no hazardous substance discharge.

- A. Regulatory Identification Number (if known) \_\_\_\_\_
- B. Licensing Agency \_\_\_\_\_
- C. Quantity of daily discharge \_\_\_\_\_

**VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.**

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

**VII. Selected Information:**

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):  
Santa Monica Blvd. is approximately 350 ft. from the south property line. Sepulveda Blvd. is approximately 425 ft. from the east property line.
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.\*

**VIII. Mitigating Measures:**

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. There is no anticipated significant impact on the environment. The proposed wireless equipment will be a stealth design to minimise visual impact behind antenna screens.

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\* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, \_\_\_\_\_  
Owner (Owner in escrow)\*  
(Please Print)

I, Walter Gawarecki III  
Consultant\*  
(Please Print)

Signed: \_\_\_\_\_  
Owner

Signed: [Signature]  
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

\*\*\*\*\*Space Below This Line for Notary's Use\*\*\*\*\*

ALL-PURPOSE ACKNOWLEDGMENT

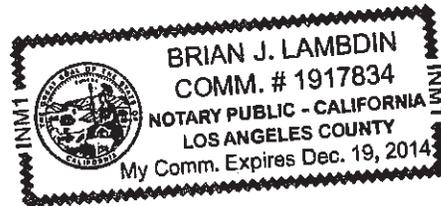
State of California  
County of Los Angeles

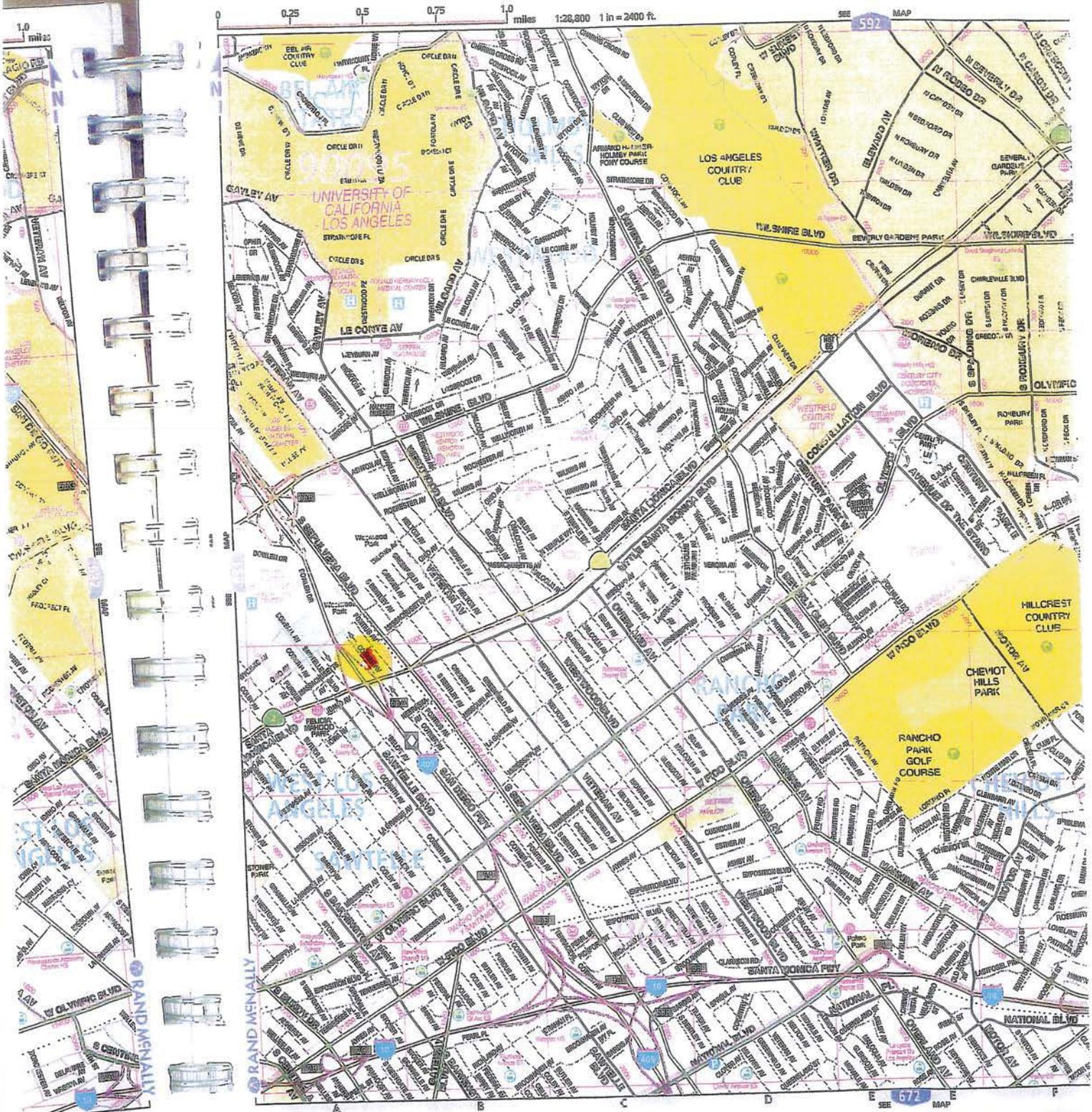
On 5/8/14 before me, Brian J. Lambdin Notary Public personally appeared  
(Insert Name of Notary Public and Title)  
Walter Gawarecki III, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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] (Seal)  
Signature





■ SITE CORNER  
 1606-08 Cotner Ave.



**C.R. CARNEY ARCHITECTS**  
 1041 Newport Avenue  
 Torrance, CA 90503-2771  
 Tel: (310) 645-4500  
 Fax: (310) 645-5091

**APPLICANT**  
**verizon wireless**  
 15505 Sand Canyon Avenue  
 Building D, 1st Floor  
 Irvine, CA 92618  
 (949) 298-7000

**SITE INFORMATION**  
**Cotner**  
 Public Storage  
 908 Cotner Avenue  
 Los Angeles, CA 90025

**APPROVALS**

DEPARTMENT	REVAL	DATE
LANDING		
ZONING		
VIEW ETX ACS		
VIEW ETX CON		

**REVISIONS**

Date	Description
3/26/14	0 Client Review - 89% ZON
4/21/14	1 Client Review - 100% ZON
4/28/14	2 Client Review - 100% ZON

AP Number	19638	Drawn By	CJK
Web Date	11/18/13	Checked By	U.C.

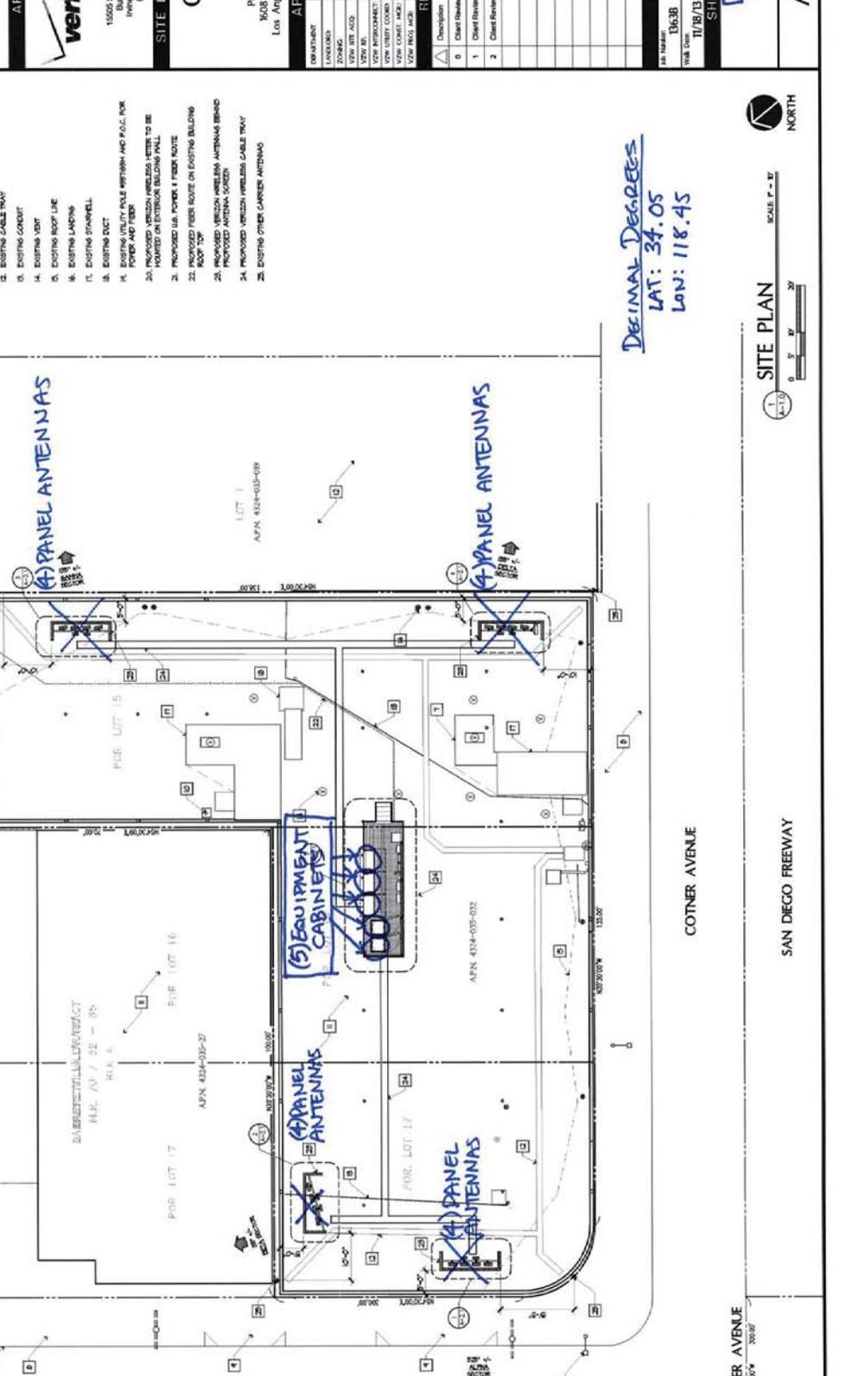
**SHEET TITLE**  
**WTF SITE PLAN**

**A-1.0**

- KEY NOTES:**
- EXISTING BLOCK WALL TYP.
  - EXISTING GRAB
  - EXISTING CHAIN LINK FENCE
  - EXISTING UTILITY POLE TYP.
  - EXISTING STREET LIGHT TYP.
  - EXISTING CONCRETE FLOW LINE
  - EXISTING ROOF DECK
  - EXISTING SIDEWALK
  - EXISTING DRIVEWAY
  - EXISTING UTILITY
  - EXISTING BUILDING
  - EXISTING CABLE TRAY
  - EXISTING CONDUIT
  - EXISTING VENT
  - EXISTING ROOF LINE
  - EXISTING LANDING
  - EXISTING STAIRWELL
  - EXISTING EDC
  - EXISTING UTILITY POLE WITH FISH AND P.O.C. FOR POWER AND FIBER
  - PROPOSED VERIZON WIRELESS VENTS TO BE MOUNTED ON EXISTING BUILDING WALL
  - PROPOSED U.S. POWER & FIBER ROUTE
  - PROPOSED FIBER ROUTE ON EXISTING BUILDING ROOF TOP
  - PROPOSED VERIZON WIRELESS ANTENNA BRAND
  - PROPOSED ANTENNA SCREEN
  - PROPOSED VERIZON WIRELESS CABLE TRAY
  - EXISTING OTHER CARRIER ANTENNA

**DECIMAL DEGREES**  
**LAT: 34.05**  
**LONG: 118.45**

**SITE PLAN**  
 SCALE: 1" = 20'  
 NORTH



**City of Los Angeles, Planning Department  
Attention: Building Official**

**Address: 1606 Cotner Ave., Los Angeles, CA 90025  
Site Name: Cotner**

**RE: FAA & FCC Statements**

Dear Sir/Madam:

This letter is to provide documentation regarding the proposed wireless telecommunications facility's adherence to Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) regulations.

- a). The proposed project does not require notice to the FAA, under Part 77 of the Federal Aviation Regulations, for the following reasons:
1. doesn't exceed more than 200 feet in height above the ground level.
  2. doesn't exceed the height to horizontal distance ratios specified for noticing by the FAA.
  3. is not a highway, railroad or traverse way for mobile objects.
  4. is not located in a designated instrument approach area.
  5. is not on airport property.
- b). The proposed project complies with FCC regulations.

Should you require any further information or clarifications, please feel free to contact our office.

Best Regards,

Sarah Freed

**SYNERGY**

*Development Services, Inc.*

7543 Woodley Avenue, Suite 201

Van Nuys, CA 91406

Office: (818) 840.0808

Mobile: (818) 472.6933

**City of Los Angeles, Planning Department  
Attention: Building Official**

**Address: 1606 Cotner Ave., Los Angeles, CA 90025  
Site Name: Cotner**

**RE: WTF Existing Facilities and Co-location Efforts**

Dear Sir/Madam:

This letter is to provide documentation regarding the existing facilities and co-location efforts associated with the proposed wireless telecommunications facility.

The proposed facility is needed to enhance wireless service and reduce capacity load in the area around Cotner Ave. and Massachusetts Ave. The increase in capacity will benefit the surrounding manufacturing, commercial and high-density residential communities. As illustrated in the propagation maps prepared by Verizon Wireless' radio frequency (RF) engineers, the proposed facility is needed to reduce capacity load along the Santa Monica Blvd. corridor near the 405 freeway. The illustrated maps show that there is plenty of coverage, but capacity is overloaded.

When developing new facilities, Verizon Wireless always searches for non-residential use properties as their first priority. Fortunately the proposed site has an existing Wireless Telecommunications Facility on the 3<sup>rd</sup> floor. While there is no pole on which Verizon Wireless could co-locate, this is an ideal location for capacity reduction because there is an existing facility on site. The combination of the existing facility on site and the capacity simulation determined that this would be a good location for the new rooftop Wireless Telecommunications Facility.

The design and placement of the proposed Wireless Telecommunications Facility was carefully considered by the applicant for proper placement in this bustling industrial/commercial community, incorporating planning comments and working with the applicant and the city to insure a design that would both look good and be functional. The proposed antennas and supporting equipment are proposed to be mounted behind proposed antenna screens with design, color and texture to match the existing façade. The new Wireless Telecommunications Facility, in conjunction with existing building, rooftop and surrounding area, is to appear as if it were a part of the original construction.

Should you require any further information or clarifications, please feel free to contact our office.

Best Regards,

Sarah Freed

**SYNERGY**

*Development Services, Inc.*

7543 Woodley Avenue, Suite 201

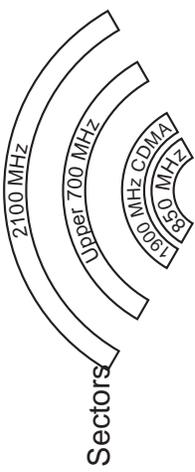
Van Nuys, CA 91406

Office: (818) 840.0808

Mobile: (818) 472.6933

Sat Apr 26 15:49:19 2014  
 Default Square  
 Datum: NAD83  
 Center Lat: 34-02-53.86 N  
 Center Lon: 118-26-48.52 W

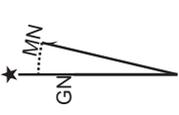
Cells  
 Lbl: Cell Name



- arterial\_road
- collector\_road
- major\_highway
- secondary\_highway
- water

LTE RSRP  
 7CL  
 Clr: RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95

Scale: 1:28000



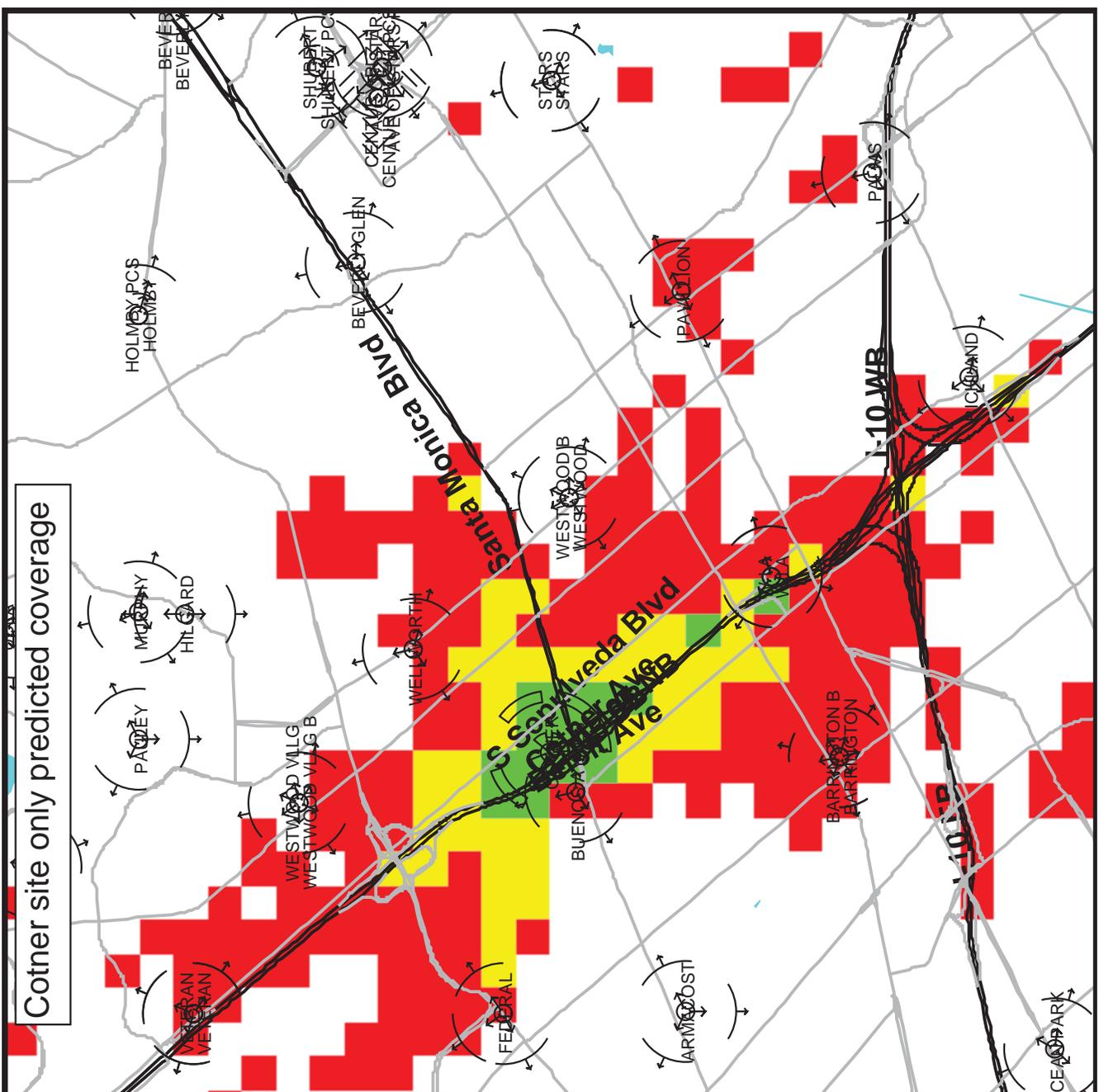
2005 Magnetic Declination  
 13.25' (231 mils)  
 Grid Convergence  
 0.0 (0 mils)  
 Values measured  
 at center of map.

**verizon**wireless

GeoPlan v6.6.2.1

Proprietary and Confidential

Cotner site only predicted coverage

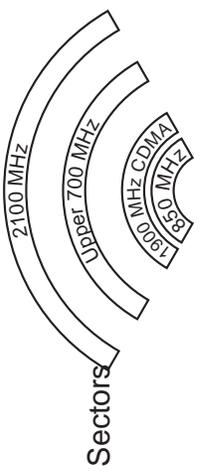




Sat Apr 26 15:53:53 2014  
 Default Square  
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 Center Lat: 34-02-53.86 N  
 Center Lon: 118-26-48.52 W

Cells

Lbi: Cell Name



- arterial\_road
- collector\_road
- major\_highway
- secondary\_highway
- water

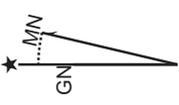
LTE RSRP

7CL

Clr: RSRP (dBm)

- >= -75
- >= -85
- >= -95

Scale: 1:29431



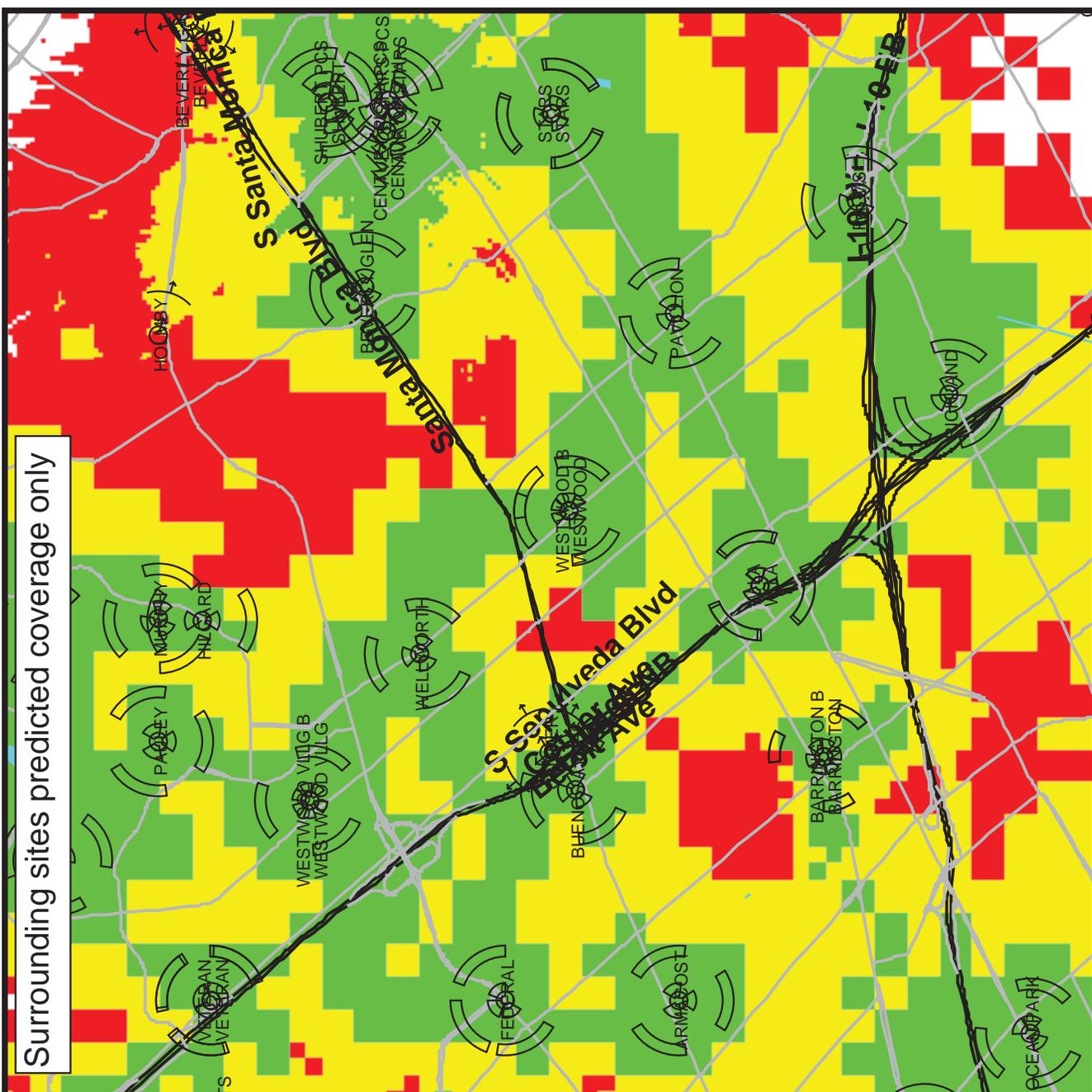
2005 Magnetic Declination  
 13.25° (231 mils)  
 Grid Convergence  
 0.0 (0 mils)  
 Values measured  
 at center of map.

**verizon**wireless

**GeoPlan v6.6.2.1**

Proprietary and Confidential

Surrounding sites predicted coverage only





Date: April 26, 2014  
Site Name: Cotner  
Address: 1608 Cotner Ave, Los Angeles, CA 90025  
Re: Radio Frequency Compliance Information

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### **Statement of Compliance**

The proposed Verizon Wireless communications facility complies with all federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies.

#### **Description of Facility:**

Location Type: Macro base transceiver facility comprised of no more than 24 panel antennas, one microwave interconnect antenna and associated radio cabinets utilizing licensed frequencies in the 700, 850, 1900 and 2100 MHz bands. The purpose of the facility is to provide both capacity and coverage to the geographic service area.

#### **Geographic Service Area:**

The facility will provide coverage to the commercial and residential areas along Santa Monica Blvd and S. Sepulveda Blvd as well as I-405 Fwy. Coverage Maps are included in the application.

#### **Channel Capacity:**

The facility at its maximum design parameters will utilize the following channels:

700 MHz:	2 radios
850 MHz:	4 radios
1900 MHz:	2 radios
2100 MHz:	0 radios

#### **Power Density:**

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>  
A radio frequency emission safety report detailing the maximum potential exposures and compliance with FCC safety guidelines will be provided to the City of San Diego prior to land use approval.

Sincerely,

Atta Tahmas  
Verizon Wireless, Radio Engineer

**City of Los Angeles, Planning Department  
Attention: Building Official**

**Address: 1606 Cotner Ave., Los Angeles, CA 90025  
Site Name: Cotner**

**RE: Additional Findings for Wireless Telecommunications Facilities**

Dear Sir/Madam:

This letter is to provide documentation regarding the findings associated with the proposed wireless telecommunications facility.

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

Verizon Wireless is a public utility, licensed and regulated by the State Public Utilities Commission (PUC) and the Federal Communications Commission (FCC), providing a wireless communication network for consumer and business customers, as well as public emergency services. The proposed placement location will provide an integral link in Verizon Wireless' Los Angeles County network, providing coverage along Cotner Ave., Massachusetts Ave., Sepulveda Blvd., Santa Monica Blvd., the 405 freeway, and most of the nearby industrial, commercial and residential communities, as well as off-load surrounding sites. At present, Verizon Wireless is experiencing coverage problems, as well as problems with capacity in the surrounding area. This project will provide community benefits, not limited to the following:

- Alternative emergency response communications for police, fire, paramedics and other emergency services.
- Better voice and reception quality through use of enhanced digital technologies.
- Higher security and privacy for telephone users.
- Broadband data services for high speed data applications used in mobile devices such as PDAs and laptops.
- More affordable service due to increased competition in the market area.

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

The proposed site will operate in full compliance with local, state and federal regulations for operation of wireless telecommunications facilities. This site has operated previously as a wireless telecommunications facility. Its placement, governed by a number of factors including subject parcel zoning, coverage requirements, alignment with neighboring sites, and consumer demand meets City of Los Angeles requirements for the permitted use. As the surrounding area is zoned industrial and commercial with major thoroughfares and distant high-density residential, the subject property (zoned [Q]M1-2) was selected on the basis of its use as an existing non-habitable structure.

- 3) That the project substantially conforms with the purpose, intent and provisions of the general plan, the applicable community plan, and any applicable specific plan.

The telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month. It will not result in conditions or circumstances contrary to the public health, safety and the general welfare. The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free, and does not emit fumes, smoke, or odors that could be considered objectionable. The proposed antenna support structure will be fully "stealthed", utilizing a fully-screened antenna design, and the support equipment will be secured and virtually unseen from the public right of way or neighboring properties, owing to the area where it is to be located at grade within an existing prefabricated shelter.

4) That the project is consistent with the general requirements of the Wireless Telecommunications 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.

The proposed wireless telecommunications facility is consistent with the general requirements set forth in Section 12.21.A.20, as well as meets FCC requirements. The proposed antennas supporting equipment will be fully "stealthed" by antenna screens and will match the color, style and design of the existing building.

Should you require any further information or clarifications, please feel free to contact our office.

Best Regards,

Sarah Freed

**SYNERGY**

*Development Services, Inc.*

7543 Woodley Avenue, Suite 201

Van Nuys, CA 91406

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