

PROJECT NARRATIVE

VERIZON – Moorfield

13425 Ventura Blvd/ Sherman Oaks CA 91423

APN: 4263-014-042

REQUEST: Request for approval of construction of an unmanned telecommunication facility and exception to the height limit for Verizon Wireless within the Ventura-Cahuenga Boulevard Corridor. The proposed use is unmanned, and will not: generate additional traffic trips, increase noise levels in the vicinity, or generate waste. The backup diesel powered generator onsite will run for occasional maintenance visits (once weekly, 15 minute intervals).

ZONING: C2-1VL (Commercial- Height District 1VL) - 45' height limit

SPECIFIC PLAN AREA: Ventura-Cahuenga Boulevard Corridor - 30' height limit

SETBACKS: All improvements will be within the existing building footprint area.

PARKING: No parking is required for this use and no parking stalls will be used in the placement of the equipment.

PROJECT DESCRIPTION Twelve antennas and two equipment cabinets to be installed (in three sectors) on the rooftop of an existing commercial office building. **Antennas and cabinets** to be placed behind FRP screening with treatment to match the building within a **+/- 422 sf** area on the rooftop. The **back-up generator placed within a 10' x 10' area at ground level** in the parking area but will not utilize any existing parking spaces. Overall height limit in the C2-1VL zone is 45', and 30' high in the Ventura-Cahuenga Boulevard Corridor. **Overall FRP screen wall height is proposed at 58'** and will be set back 4' from the edge of the building.

PURPOSE: To upgrade and maintain wireless communication services to Verizon customers inclusive of voice, data, video streaming and internet service.

EXISTING CONDITIONS: The proposed improvements will be located on an **approximate +/- 15,600 sf parcel** of property bordered by Greenbush Avenue to the West; Ventura Blvd to the south; an alley and single family housing to the north; and commercial use to the east. The property is currently used as a **43' high three story, commercial office building**.

- The project is exempt from CEQA pursuant to Article 19 Section 15301 of the California Code of Regulations.
- The project does not generate traffic, noise or noxious substances.
- The project will be set back 4' from the rooftop per City Fire Code requirements. The setback requires additional antenna height to clear the area caused by roof blockage (shadowing). The setback helps to shield the FRP screening from the public view.