

**Sherman Oaks Neighborhood Council P  
Planning & Land Use Committee (PLUM)**

**for**

**AT&T - Wireless Telecommunication Facility Relocation**

**ID: CLL01647 – 4921 Kester Ave. Sherman Oaks, CA 91403**

Site Details:

- APN-2263-013-016
- Tract-TR 7307
- Plan Area – Van Nuys North Sherman Oaks
- Area Planning Commission – South Valley
- Neighborhood Council – Sherman Oaks
- Council District – CD 4 – David E. Ryu
- Zone – (Q) R3-1-Rio
- General Plan – Medium Residential
- No Historic or Specific Planned Area
- Community Design Overlay. – NA
- No Community Redevelopment Agency

## **1. Project Description and Zoning Explanation/Justification**

AT&T has an existing rooftop facility located at **4912 Kester Ave.** (Kester View Apartments), directly across the street from this proposed new rooftop location at **4921 Kester Ave.** The lease has expired at the current location and AT&T is being forced to remove equipment. In order to maintain coverage, and capacity for AT&T customers, as well as e911 and emergency responders in this vicinity of Los Angeles, AT&T was able to locate and secure a lease with ownership at 4921 Kester Ave. for this development proposal.

AT&T has turned in a Conditional Use Permit application on 9/14/20. This application has had an initial review and has been resubmitted to the city of Los Angeles planning department as of 12/22/20.

## **2. Information on zoning regulations per Los Angeles Municipal Code LAMC 12.20 A.20(a)(5) and 12.20 A.21(b) and (c).**

AT&T is proposing a new rooftop wireless telecommunication facility atop a 3-story apartment complex. The scope of work consists of installing screening to hide (9) 6-foot antennas, screened on the roof. The facility will also house (36) Remote Radio Units, (6) Surge Suppressors, and (1) GPS. The antennas will be screened from view by material that will blend and match existing architectural features adhering to visual impact standards in LAMC 12.21 A.20(a)(4) and the screening requirements of LAMC 12.20 A.20(a)(5) and 12.20 A.21(b) and (c). The code states that a rooftop screened wireless facility is permitted but limited to **ten-feet** above the highest point of the rooftop. The proposed screening is at **40-feet**, the existing rooftop is **30-feet**. Please see photo simulations for aesthetic depiction of proposed design.

The apartment complex is located in a Medium Density residential zone within the City of Los Angeles' General Plan. No parking will be utilized permanently for the development of this wireless communication facility. Parking will only be utilized temporarily for construction and for routine maintenance a couple times a month.

### **3. Graphic Illustrations**

- Site plans and elevations provided with the drawings
- Photo simulations provided (Exhibit 3)
- Aerial and photos of existing and proposed provided (Exhibit 2)

### **4. Copies and Exhibits**

- Exhibit 1: City of Los Angeles Master Land Use Application
- Exhibit 2: Photos of existing and aerial of both sites
- Exhibit 3: Photosimulations

### **5. Email Copies of Materials**

- Email sent to Jeff Kalban on 2/8/21 with all exhibits and project descriptions. Mailing notices sent to Alicia Bartley on 2/5/21, confirmation via **FED EX#7728 3718 7561**

### **6. Questions regarding environmental, aesthetics, landscaping etc...**

- What is expected environmental clearance?
- How will project address traffic issues, parking, landscaping, architectural scale, adjacent neighbors, aesthetics?
- Is the project in the Ventura Specific Plan?

## State of Objective Criteria

1. This project does not currently have any objecting neighbors or community members.
2. The rooftop wireless facility will have no impact on current parking in the neighborhood.
3. The rooftop installation we believe enhances the aesthetics of the community by taking down one non-stealth/screened rooftop installation and constructing a new entirely screened from view rooftop wireless facility, all the while maintaining coverage and capacity for the customers and emergency first responders in the area.
4. The project will not affect the right of way in any way.

If there are any questions, please reach out directly to me.

Regards,



Mitchell Bryant

Tel: 949-336-1550

E: [mbryant@coastalbusinessgroup.net](mailto:mbryant@coastalbusinessgroup.net)

# AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2020

# EXISTING



# PROPOSED



PHOTO PROVIDED BY: DRAFTLINK

Exhibit 3



DRAFTLINK  
SIMS@DRAFTLINK.COM



24310 MOULTON PARKWAY  
SUITE 0 #1009  
LAGUNA HILLS, CA 92637-3306  
CONTACT: MITCHELL BRYANT



**CLL01647**  
**MAHJOUBI FRED**  
4921 KESTER AVENUE  
SHERMAN OAKS, CA 91403

**VIEW**

**A**

**SHEET**

**1 / 3**

# AERIAL MAP



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# EXISTING



# PROPOSED



PHOTO PROVIDED BY: DRAFTLINK



**DRAFTLINK**  
SIMS@DRAFTLINK.COM



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**CLL01647**  
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SHERMAN OAKS, CA 91403

**VIEW**

**B**

**SHEET**

**2 / 3**

# AERIAL MAP



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# EXISTING



# PROPOSED



PHOTO PROVIDED BY: DRAFTLINK



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24310 MOULTON PARKWAY  
SUITE 0 #1009  
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**CLL01647**  
**MAHJOUBI FRED**  
4921 KESTER AVENUE  
SHERMAN OAKS, CA 91403

**VIEW**

**C**

**SHEET**

**3 / 3**



AT&T MOBILITY

SITE NUMBER: CLL01647

SITE NAME: MAHJOUBI FRED

PACE#: MRLOS073118 | FA#: 15274480 | USID#: 291521

A/E DOCUMENT REVIEW STATUS

Status Code

Table with 2 columns: Status Code, Description. Row 1: 1 Accepted - With minor or no comments, construction may proceed. Row 2: 2 Not Accepted - Please resolve comments and resubmit. Row 3: 4 Review not required. Construction may proceed.

Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.

Table with 2 columns: Reviewed, Status By, Date. Includes checkboxes for ENG and CONST.

DRAWING INDEX (ZONING)

REV.

DIRECTIONS

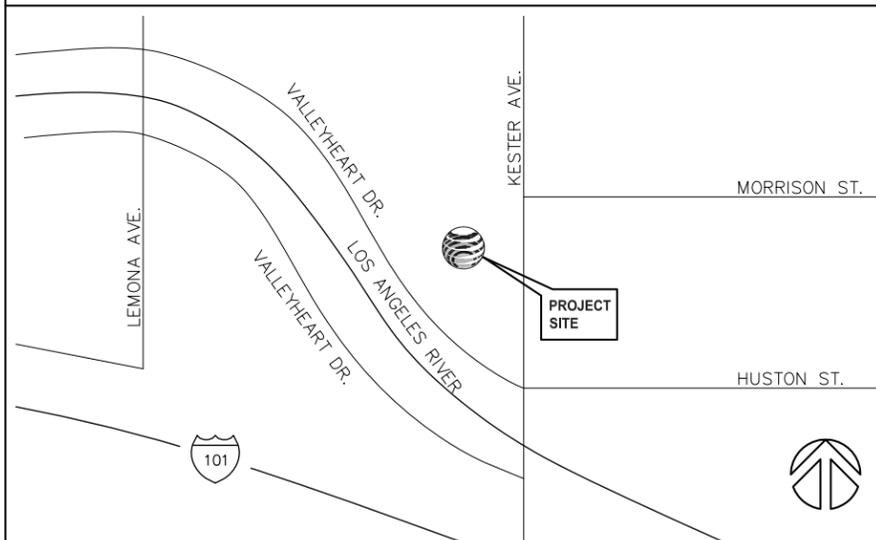
PROJECT INFORMATION

Table with 3 columns: Drawing ID, Title, Revision. Includes AA-CLL01647-T01 to AA-CLL01647-B01.

- DRIVING DIRECTIONS FROM AT&T WIRELESS, TUSTIN. 1. HEAD SOUTHEAST ON EDINGER AVE TOWARD RED HILL AVE. 2. TURN RIGHT ONTO RED HILL AVE. 3. TURN RIGHT ONTO VALENCIA AVE. 4. TURN RIGHT ONTO NEWPORT AVE / DEL AMO AVE. 5. TAKE RAMP LEFT FOR CA-55 N. 6. KEEP STRAIGHT ONTO CA-91 E. 7. AT EXIT 48, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR MAPLE ST / W SIXTH ST. 8. KEEP STRAIGHT ONTO W 6TH ST. 9. TURN RIGHT ONTO PASEO GRANDE. 10. TURN LEFT ONTO VIA DEL RIO. 11. ARRIVE AT SITE ON YOUR LEFT.

SCOPE OF WORK: AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF: 1. INSTALL (4) OUTDOOR CABINETS MOUNTED ON RAISED CURB AT ROOFTOP BEHIND NON-FRP SCREEN ENCLOSURE. 2. INSTALL (9) 6'H PANEL ANTENNAS MOUNTED ON PIPE FRAME AT ROOFTOP BEHIND FRP SCREEN ENCLOSURE. 3. INSTALL (36) RRRUS, (6) SURGE SUPPRESSORS AND (1) GPS ANTENNA. 4. POWER, FIBER, AND TELCO RUNS.

VICINITY MAP



SITE ADDRESS: 4921 KESTER AVENUE, SHERMAN OAKS, CA 91403. PROPERTY OWNER: MAHJOUBI FAMILY TRUST, 3474 WHITE ROSE WAY, ENCINO, CA 91436. APPLICANT: AT&T WIRELESS, 1452 EDINGER AVENUE, 3RD FLOOR, TUSTIN, CA 92780. JURISDICTION: CITY OF SHERMAN OAKS. APN: 2263-013-016. CURRENT ZONING: [Q]R3-1-RIO. CURRENT LAND USE: COMMERCIAL. NEW OCCUPANCY/USE: TYPE U (UNMANNED TELECOMMUNICATIONS FACILITY). NEW CONST. TYPE: V-B. LEASE AREA: 135 SQ.FT. (EQUIP AREA) + 303 (ANTENNA) = 438 TOTAL SQ.FT.

CODE COMPLIANCE

- 1. 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2019 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2
3. 2019 CALIFORNIA ELECTRICAL CODE
4. 2019 CALIFORNIA MECHANICAL CODE (CMC)
5. 2019 CALIFORNIA ENERGY CODE
6. 2019 CALIFORNIA FIRE CODE (CFC)
7. 2019 CALIFORNIA GREEN CODE
8. 2019 CALIFORNIA REFERENCES STANDARDS CODE

SITE QUALIFICATION PARTICIPANTS

Table with 4 columns: A/E, NAME/CONTACT, COMPANY, NUMBER. Lists participants like DCI PACIFIC, COASTAL BUSINESS GROUP, AT&T, BECHTEL COMMUNICATIONS, MAHJOUBI FAMILY TRUST.

DCI PACIFIC A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

CLL01647 - MAHJOUBI FRED
PACE#: MRLOS073118 | FA#: 15274480 | USID#: 291521

4921 KESTER AVENUE
SHERMAN OAKS, CA 91403



Table with 4 columns: NO., DATE, REVISIONS, BY. Includes revision history for minor changes, configuration updates, and zoning permit.

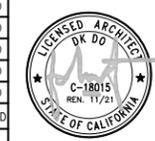


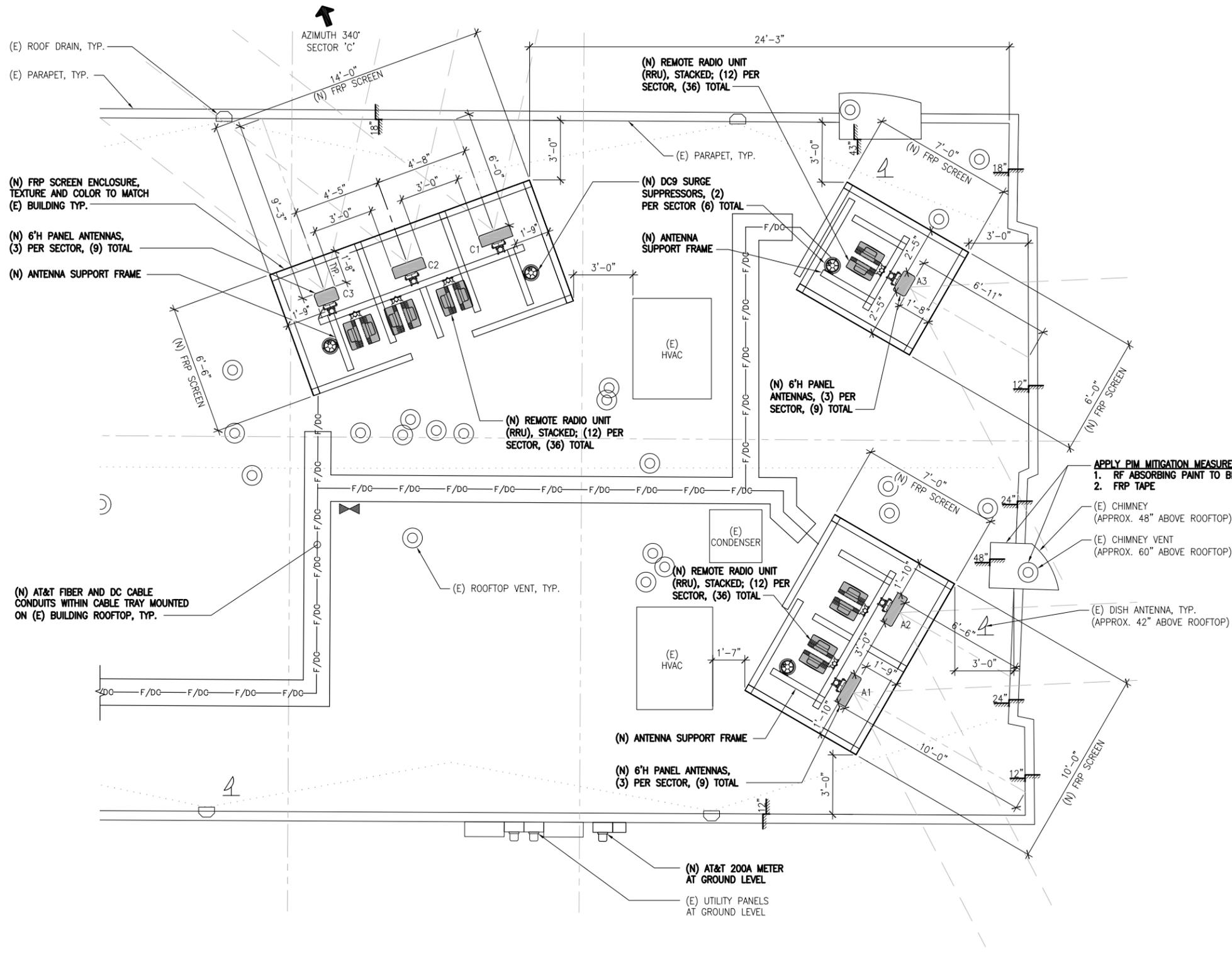
Table with 3 columns: JOB NO, DRAWING NUMBER, REV. Includes title sheet information: AA-CLL01647-T01, REV. 3.

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NOTES:  
 1. SCREEN ENCLOSURES PAINTED AND TEXTURED TO MATCH EXISTING BUILDING.

APPLY PIM MITIGATION MEASURES TO EXISTING CHIMNEY AND VENT:  
 1. RF ABSORBING PAINT TO BE APPROVED BY RF ENGR.  
 2. FRP TAPE

ANTENNA LAYOUT PLAN SECTOR 'A' AND 'C'

NORTH  
 0 1' 3'  
 SCALE: 3/8"=1'-0" 1

**DCI PACIFIC**  
 A|E|C WORKS  
 ARCHITECTURE | ENGINEERING | CONSULTING  
 26 EXECUTIVE PARK | SUITE 170  
 IRVINE | CA 92614

CLL01647 - MAHJOUBI FRED  
 PACE#: MRLOS073118 | FA#: 15274480 | USID#: 291521  
 4921 KESTER AVENUE  
 SHERMAN OAKS, CA 91403

1452 EDINGER AVENUE, 3RD FLOOR  
 TUSTIN, CA 92780

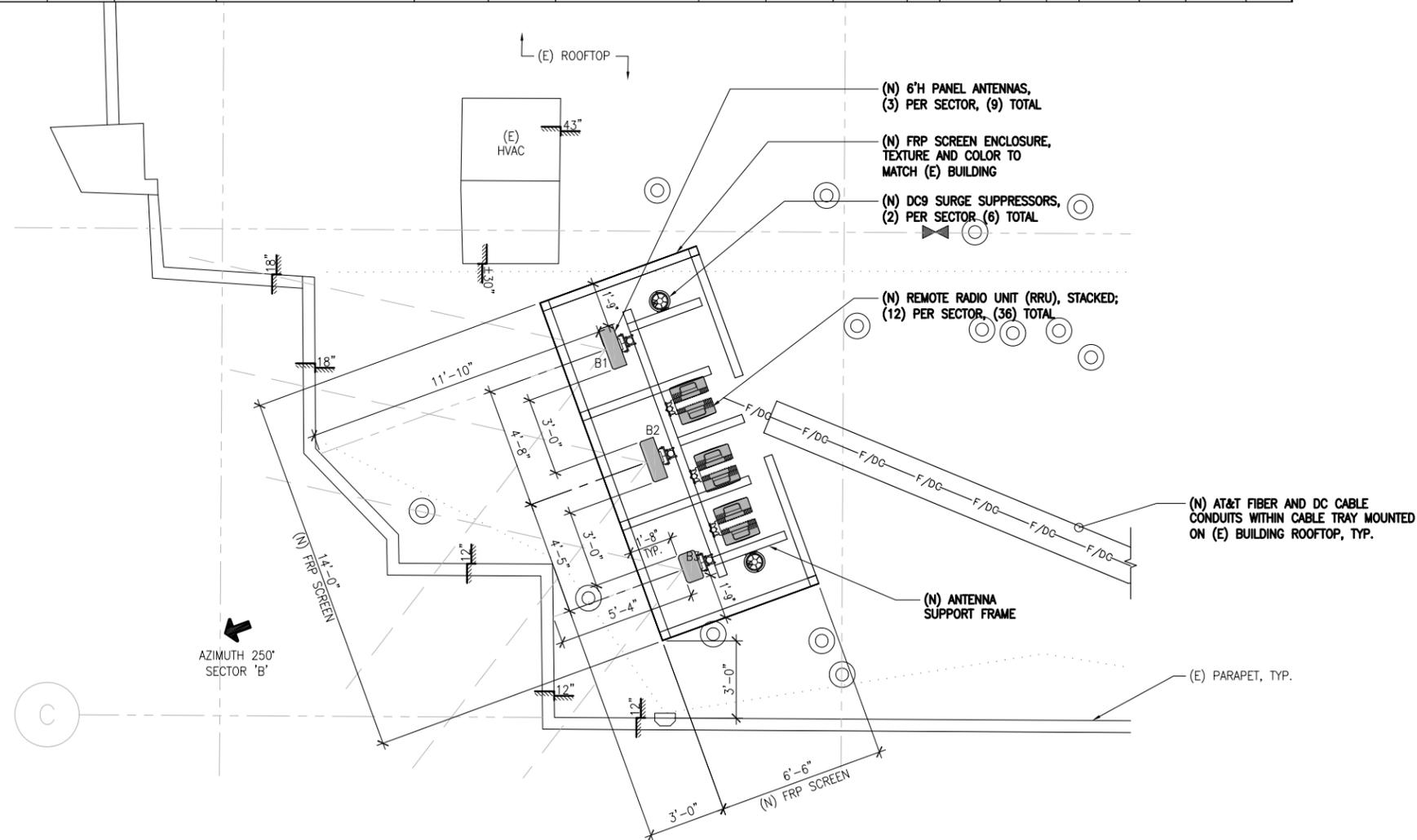
3	11/25/20	MINOR CHANGES	FV	BOK	DKD
2	11/05/20	INCRP. SECTOR 'A' CONFIGURATION	RF	BOK	DKD
1	08/28/20	INCRP. UPDATED ANTENNA CONFIGURATION	RF	BOK	DKD
0	08/14/20	ISSUED FOR ZONING PERMIT	RF	BOK	DKD
A	07/30/20	ISSUED FOR ZD REVIEW AND COMMENTS	RF	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED			DRAWN



AT&T MOBILITY TUSTIN, CA		
ANTENNA LAYOUT PLAN		
JOB NO	DRAWING NUMBER	REV.
	AA-CLL01647-Z03	3

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CLL01647 ANTENNA & RRU SCHEDULE (PENDING RFDS)																	
SECTOR	POSITION	PANEL ANTENNAS				REMOTE RADIO UNITS (RRU'S)				ANTENNA AND RRU CABLES							
		TYPE	MFR AND MODEL NO.	AZIMUTH	RAD CENTER	TYPE	RRU COUNT	UP OR DOWN	DIS. FROM ANTENNA	FIBER TRUNKS		DC TRUNKS		JUMPERS			
										QTY	LENGTH	DIA	QTY	LENGTH	DIA	LENGTH	DIA
ALPHA	A1	LTE ANTENNA	6'H PANEL ANTENNA	120	37°-0"	TBD	12	UP	<12'	2	120'	2"	6	120'	2"	<15'	1/2"
	A2	LTE ANTENNA	6'H PANEL ANTENNA	120	37°-0"			UP	<12'							<15'	1/2"
	A3	LTE ANTENNA	6'H PANEL ANTENNA	120	37°-0"			UP	<12'							<15'	1/2"
BETA	B1	LTE ANTENNA	6'H PANEL ANTENNA	250	37°-0"	TBD	12	UP	<12'	2	40'	2"	6	40'	2"	<15'	1/2"
	B2	LTE ANTENNA	6'H PANEL ANTENNA	250	37°-0"			UP	<12'							<15'	1/2"
	B3	LTE ANTENNA	6'H PANEL ANTENNA	250	37°-0"			UP	<12'							<15'	1/2"
GAMMA	C1	LTE ANTENNA	6'H PANEL ANTENNA	340	37°-0"	TBD	12	UP	<12'	2	100'	2"	6	100'	2"	<15'	1/2"
	C2	LTE ANTENNA	6'H PANEL ANTENNA	340	37°-0"			UP	<12'							<15'	1/2"
	C3	LTE ANTENNA	6'H PANEL ANTENNA	340	37°-0"			UP	<12'							<15'	1/2"



ANTENNA LAYOUT PLAN SECTOR 'B' AND SCHEDULE

SCALE: 1  
 3/8"=1'-0"

**DCI PACIFIC**  
A|E|C WORKS

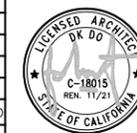
ARCHITECTURE | ENGINEERING | CONSULTING  
26 EXECUTIVE PARK | SUITE 170  
IRVINE | CA 92614

CLL01647 - MAHJOUBI FRED  
PACE#: MRLOS073118 | FA#: 15274480 | USID#: 291521

4921 KESTER AVENUE  
SHERMAN OAKS, CA 91403



3	11/25/20	MINOR CHANGES	FV	BOK	DKD
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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED			DRAWN



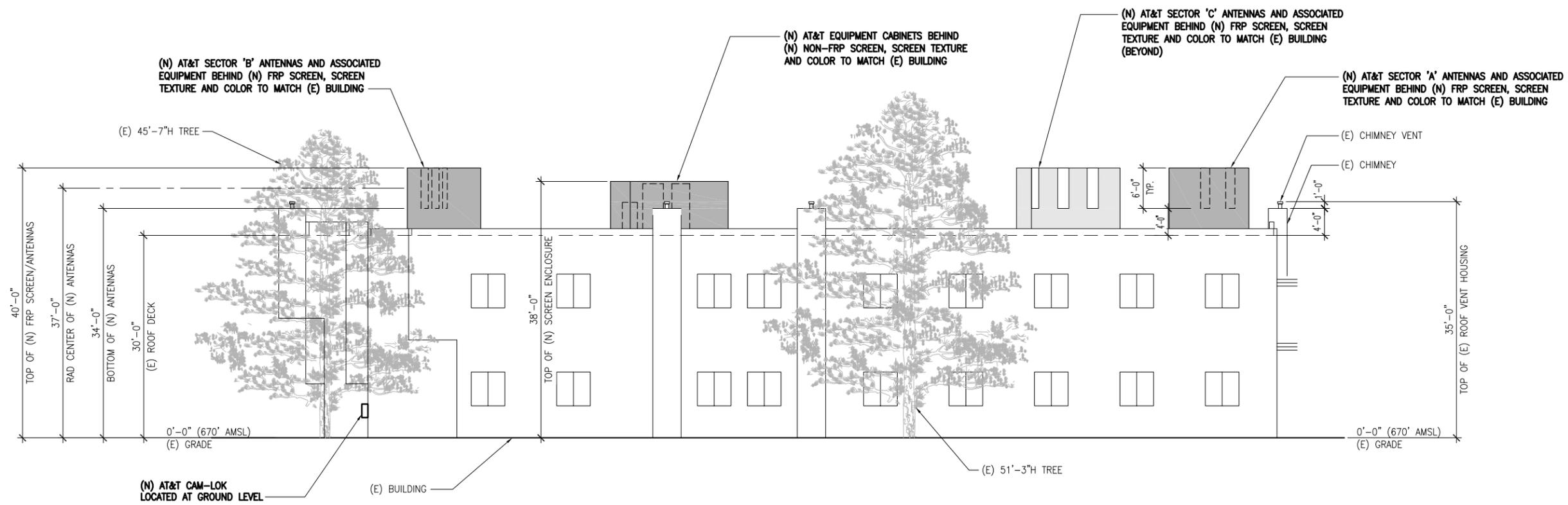
AT&T MOBILITY  
TUSTIN, CA

ANTENNA LAYOUT PLAN  
AND SCHEDULE

JOB NO	DRAWING NUMBER	REV.
	AA-CLL01647-Z04	3

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NOTE:  
 NEW SCREEN ENCLOSURES AT ROOFTOP PAINTED  
 AND TEXTURED TO MATCH EXISTING BUILDING



**SOUTH ELEVATION**

SCALE: 1/8"=1'-0"  
 0 2' 4' 8'

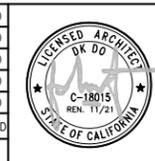
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 1452 EDINGER AVENUE, 3RD FLOOR  
 TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	APP'D
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0	08/14/20	ISSUED FOR ZONING PERMIT	RF	BOK	DKD
A	07/30/20	ISSUED FOR ZD REVIEW AND COMMENTS	RF	BOK	DKD

SCALE AS SHOWN    DESIGNED    DRAWN

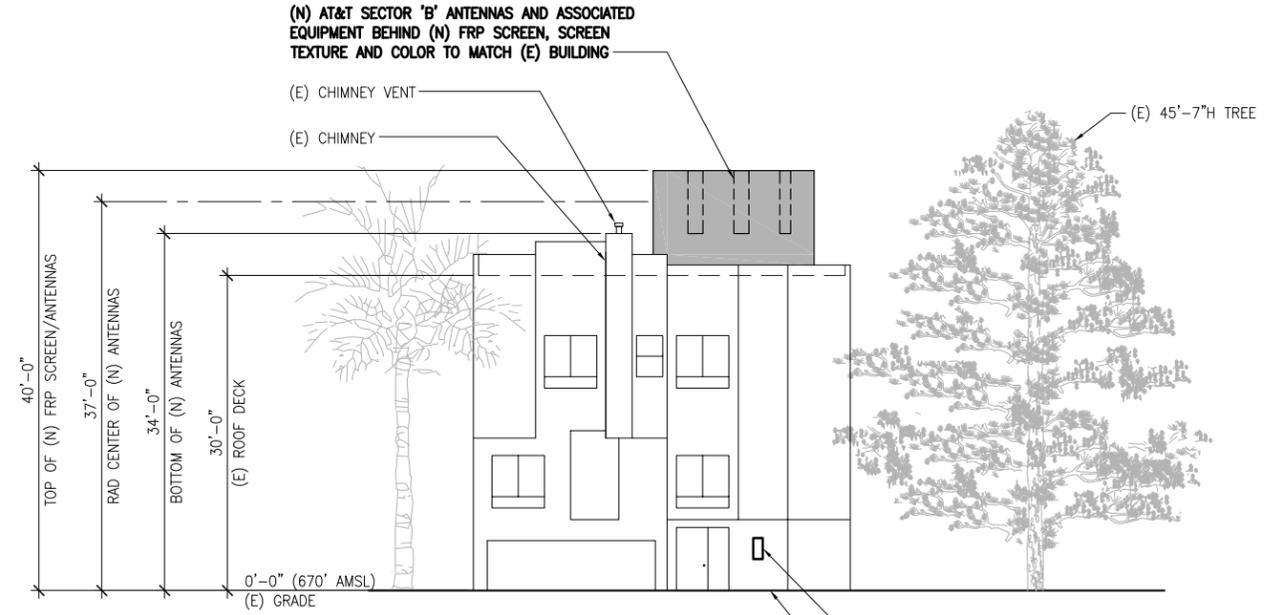
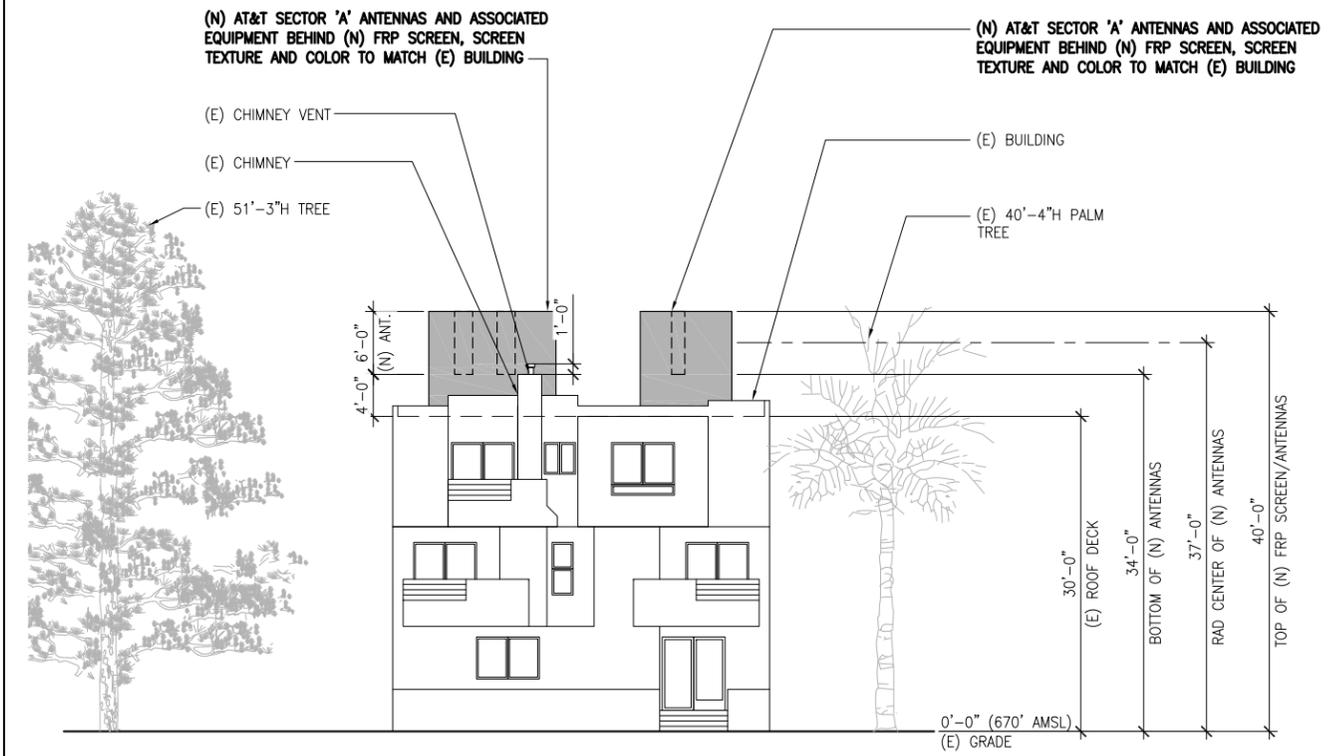


AT&T MOBILITY  
 TUSTIN, CA  
**ELEVATION**  
 JOB NO.    DRAWING NUMBER    REV.  
 AA-CLL01647-Z05    3

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AND TEXTURED TO MATCH EXISTING BUILDING

NOTE:  
NEW SCREEN ENCLOSURES AT ROOFTOP PAINTED  
AND TEXTURED TO MATCH EXISTING BUILDING



EAST ELEVATION

SCALE: 1/8"=1'-0" 2

WEST ELEVATION

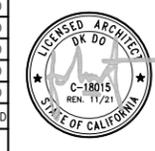
SCALE: 1/8"=1'-0" 1

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A	07/30/20	ISSUED FOR ZD REVIEW AND COMMENTS	RF	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED		DRAWN	



AT&T MOBILITY  
TUSTIN, CA

**ELEVATION**

JOB NO	DRAWING NUMBER	REV.
	AA-CLL01647-Z06	3

OWNER'S NAME: MAHJOUBI FAMILY TRUST  
 ASSESSOR'S PARCEL NUMBER(S) 2263-013-016

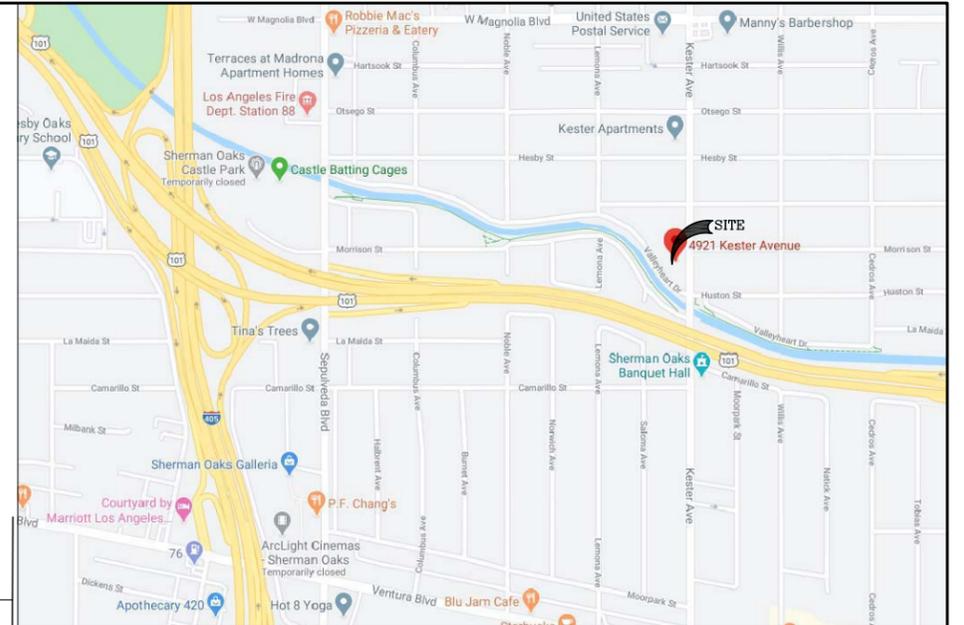
**PROPERTY LEGAL DESCRIPTION**  
 (WAITING FOR TITLE)

BASIS OF BEARINGS: (NAD83; EPOCH 2010)  
 THE BEARINGS SHOWN HEREON ARE BASED 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) TORP, ELEVATION = 103.77' WITH GEOID 2012  
 CORRECTIONS APPLIED.

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:  
 County: LOS ANGELES  
 Map/Panel: 06037C1315F  
 Effective Date: 9/26/2008  
 The Flood Zone Designation for this site is: ZONE: X

**TITLE REPORT NOTES**  
 (WAITING FOR TITLE)



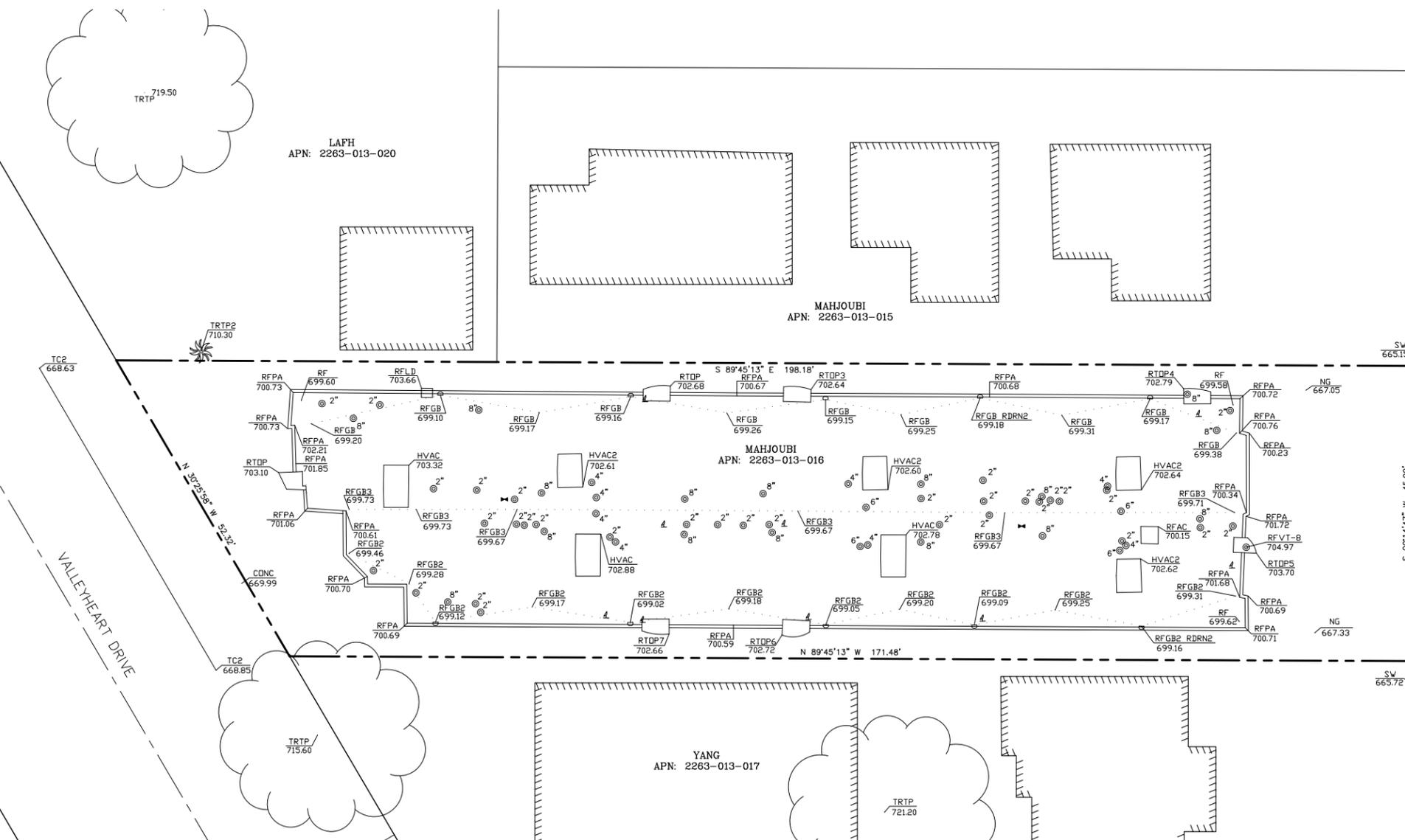
**VICINITY MAP**

**LEGEND**

These standard symbols will be found in the drawing.

- MONUMENT FOUND
- ⊙ ROOF OUTLET
- ⊙ ROOF VENT
- ⊙ SATALITE DISH
- ⊙ ROOF DRAIN EXTERIOR
- ⊙ TREE TOP PALM
- ⊙ TREE TOP DECIDUOUS
- CONC CONCRETE SURFACE
- HVAC HEATER/AIR CONDITIONER
- NG GROUND SPOT ELEVATION
- RDRN ROOF STORM DRAIN
- RF ROOF FLOOR
- RFAC ROOF AC UNIT
- RFGB ROOF GRADE BREAK
- RFLD ROOF LADDER
- RFPA ROOF PARAPET
- RTOP ROOF TOP
- SW SIDEWALK
- TC TOP OF CURB
- TRTP TREE TOP DECIDUOUS
- TRTP2 TREE TOP PALM
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- X FENCE LINE
- /// BUILDING EDGE
- OP OVERHEAD WIRES

- 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 July 15, 2020



**OVERALL SITE PLAN**



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

**DCI PACIFIC**  
 A|E|C WORKS  
 ARCHITECTURE | ENGINEERING | CONSULTING  
 26 EXECUTIVE PARK | SUITE 170 | IRVINE | CA 92614  
 T 949.475.1000 | 949.475.1001 F

CLL01647  
 4921 KESTER AVENUE  
 SHERMAN OAKS, CA 91403

**at&t**  
 Mobility  
 1452 EDINGER AVENUE, 3RD FLOOR  
 TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	7/18/20	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
SCALE AS SHOWN		DESIGNED	DRAWN		



SHEET TITLE  
**TOPOGRAPHIC SURVEY**

SHEET NUMBER  
**B01**



**APPLICATIONS:**

**DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number \_\_\_\_\_  
 Env. Case Number \_\_\_\_\_  
 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**

**4921 Kester Ave. Sherman Oaks, CA**

Street Address<sup>1</sup> \_\_\_\_\_ **91403** \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) Lot 16 - Block 21 - Tract TR 7307

Assessor Parcel Number 2263-013--16 Total Lot Area 438 sf

**2. PROJECT DESCRIPTION**

Present Use Apartment Bldg.

Proposed Use Hotel/Wireless Communication Facility Rooftop

Project Name (if applicable) AT&T CLL01647

Describe in detail the characteristics, scope and/or operation of the proposed project \_\_\_\_\_

Please see attached project description with more space for detailed explanation of the project.

Additional information attached       YES       NO

Complete and check all that apply:

**Existing Site Conditions**

- Site is undeveloped or unimproved (i.e. vacant)
- Site has existing buildings (provide copies of building permits)
- 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 is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g. school, park)
- Site has special designation (e.g. National Historic Register, Survey LA)

<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)

**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)<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** NA

**Code Section from which relief is requested (if any):** no relief sought

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

**Authorizing Code Section** \_\_\_\_\_

**Code Section from which relief is requested (if any):** \_\_\_\_\_

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

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

**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 NA

b. Geographic Project Planning Referral NA

c. Citywide Design Guidelines Compliance Review Form NA

d. Affordable Housing Referral Form NA

e. Mello Form NA

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

g. HPOZ Authorization Form NA

h. Management Team Authorization NA

i. Expedite Fee Agreement NA

j. Department of Transportation (DOT) Referral Form NA

k. Preliminary Zoning Assessment Referral Form NA

l. SB330 Preliminary Application NA

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) NA

n. Order to Comply NA

o. Building Permits and Certificates of Occupancy NA

p. Hillside Referral Form (BOE) NA

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) NA

r. SB330 Determination Letter from Housing and Community Investment Department NA

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

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** Mitchell Bryant  
Company/Firm Coastal Business Group for AT&T  
Address: 24310 Moulton Pkwy Suite O-1009 Unit/Space Number \_\_\_\_\_  
City Laguna Hills State CA Zip Code: 92637  
Telephone 949-336-1550 E-mail: mbryant@coastalbusinessgroup.net  
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) Mahjoubi Family Trust - Fred Mahjoubi  
Address 3474 White Rose Way Unit/Space Number \_\_\_\_\_  
City Encino State CA Zip Code: 91436818-606-8184  
Telephone 818-606-8184 E-mail: Fred Mahjoubi <fmahjoubi@yahoo.com>

**Agent/Representative name** Mitchell Bryant  
Company/Firm Coastal Business Group for AT&T  
Address: 24310 MOULTON PKWY SUITE O-1009 Unit/Space Number \_\_\_\_\_  
City LAGUNA HILLS State CA Zip: 92637  
Telephone 949-336-1550 E-mail: mbryant@coastalbusinessgroup.net

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) \_\_\_\_\_  
Name DCI PACIFIC  
Company/Firm DCI PACIFIC  
Address: 32 EXECTIVE PARK Unit/Space Number \_\_\_\_\_  
City IRVINE State CA Zip Code: 92614  
Telephone 949-475-1000 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.

<sup>5</sup> 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 to 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 Fred. Mahjoubi

Date 8/27/20

Print Name FRED MAHJOURI

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 Los Angeles

On 8/27/2020 before me, Jaqueline Aquino, Public Notary  
(Insert Name of Notary Public and Title)

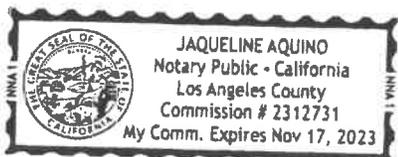
personally appeared Fred Mahjoubi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 it 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: 

Date: 3/9/20

Print Name: MITCHELL BRYANT

**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).