

J. MICHAEL CAREY
City Clerk

CITY OF LOS ANGELES
CALIFORNIA



Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

When making inquiries
relative to this matter
refer to File No.

RICHARD J. RIORDAN
MAYOR

98-1006

97-0917 COZ

PLACE IN FILES

CD 10

BZA 5537
REC'D PLANNING

AUG 24 1998

DERUTY

August 20, 1998

Shena C. Boswell
Nextel Communications
17275 Derian Ave.
Irvine, CA 92614

Council Member Holden
Board of Zoning Appeals
Office of Zoning Administration
Advisory Agency
Information Technology Agency
Bureau of Engineering,
Development Services Division.
Attn: Glenn Hirano

Department of Building & Safety
c/o Zoning Coordinator
Bureau of Street Lighting,
"B" Permit Section
Department of Transportation,
Traffic/Planning Sections

Stevie Stern
Western Heights Neighborhood Assoc.
2298 W. 20th St.
Los Angeles, CA 90018

Sidney Rick
2976 Nicada Rd.
Los Angeles, CA 90077

RE: CONDITIONAL USE APPEAL FOR PROPERTY AT 2362 WEST WASHINGTON BOULEVARD

At the meeting of the Council held August 12, 1998, the following
action was taken:

Attached report adopted.....	X
Attached motion () adopted.....	
Attached resolution adopted.....	
To the Mayor for concurrence.....	
To the Mayor FORTHWITH.....	
Mayor concurred.....	8-19-98
Appointment confirmed.....	
Findings adopted.....	X
Negative Declaration adopted.....	
Categorically exempt.....	X
Generally exempt.....	
EIR certified.....	

J. Michael Carey

City Clerk
bs

steno\981006

Handwritten initials and date: H, M, 8-24-98

Mayor's Time Stamp

RECEIVED

'98 AUG 14 P 3:47

DEPUTY MAYOR

City Clerk's Time Stamp

RECEIVED
CITY CLERK'S OFFICE

98 AUG 14 PM 3:43

CITY CLERK

BY _____
DEPUTY

FORTHWITH

SUBJECT TO MAYOR'S APPROVAL

COUNCIL FILE NO. 98-1006

COUNCIL DISTRICT NO. 10

COUNCIL APPROVAL DATE August 12, 1998

RE: CONDITIONAL USE APPEAL FOR PROPERTY AT 2362 WEST WASHINGTON BOULEVARD

AUG 24 1998

LAST DAY FOR MAYOR TO ACT _____
(10 Day Charter requirement as per LAMC Section 12.24H)

DO NOT WRITE BELOW THIS LINE - FOR MAYOR OFFICE USE ONLY

APPROVED

✓

*DISAPPROVED

*Transmit objections in writing pursuant to LAMC Section 12.24H

DATE OF MAYOR APPROVAL OR DISAPPROVAL AUG 19 1998

MAYOR

steno\981006

BY _____
CITY CLERK

98 AUG 20 1998
AUG 20 1998
AUG 20 6:40
CITY CLERK
FILE

7

PLANNING AND LAND USE MANAGEMENT COMMITTEE
Report/Communication for Signature

Council File Number 98-1006

Committee Meeting Date 8-4-98

Council Date 8-12-98

COMMITTEE MEMBERS	YES	NO	ABSENT
COUNCILMEMBER BERNSON, Chair	✓		
COUNCILMEMBER MISCIKOWSKI	✓		
COUNCILMEMBER HERNANDEZ	✓		

Remarks Conditional Use appeal at 2362 W.
Washington Blvd.

Konrad Carter, Legislative Assistant ♦♦♦♦ Telephone 485-5707

Summary:

On August 4, 1998 (continued from July 28, 1998), the Planning and Land Use Management Committee conducted a public hearing on an appeal filed by Stevie Stern/Western Heights Neighborhood Association, protestant, from the entire determination of the Board of Zoning Appeals in sustaining the Zoning Administrator in approving a conditional use permit to permit the installation, use and maintenance of an unmanned, wireless telecommunications facility for property located at 2362 West Washington Boulevard.

The applicant addressed the Committee and stated that the he had asked the Western Heights Neighborhood Association (appellant) what could be done to improve the appearance of the building, and thereby, the community. The appellant advised him that the painting and roof cleaning would be sufficient. As such, the applicant sought to receive the property owner's concurrence to complete the work at no fee to the property owner. At the time of the Committee hearing, he had not yet received the owner's concurrence.

The District Councilmember's Deputy spoke in support of the project, indicating that the building has completed the required retrofit for meeting earthquake standards. He recommended that the appeal be denied.

The Committee moved to deny the appeal and approve a conditional use to permit the installation, use and maintenance of an unmanned, wireless telecommunications facility for property located at 2362 West Washington Boulevard. The Committee conditioned the approval upon receiving the property owner's concurrence allowing the applicant to paint the stucco (the front and the penthouse), paint the ornamental details on the front of the building and the paint the trim around the windows, keeping the exposed brick as is, and provide a roof cleaning at no fee to the property owner.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Craig Misakowski

KC:ys

8-5-98

Enc: BZA 5537

ZA 97-0917-CUZ

CD 10

Attachment: Conditions of Approval
(as modified)

#981006

**REPT & FINDINGS
ADOPTED**

AUG 12 1998

**LOS ANGELES CITY COUNCIL
CAT EXEMPT APPROVED**

12-Aug-98 11:07:04 AM #8

ITEM NO. (7)

Voting on Item(s): 7

Roll Call

ALARCON	Yes
ALATORRE	Yes
BERNSON	Yes
CHICK	Yes
FEUER	Yes
GALANTER	Yes
GOLDBERG	Absent
HERNANDEZ	Yes
HOLDEN	Yes
MISCIKOWSKI	Yes
RIDLEY-THOMAS	Absent
SVORINICH	Yes
WACHS	Yes
WALTERS	Yes
*FERRARO	Yes

Present: 13, Yes: 13 No: 0

CONDITIONS OF APPROVAL as modified

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.
5. This action permits the installation, use and maintenance of an unmanned, wireless telecommunications facility including radio equipment and 12 roof-mounted panel antennas attached flush or near flush to the existing penthouse not to exceed the height of the penthouse, in and on an existing commercial building.
6. A copy of this grant and its conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be included in the "notes" portion of the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.
7. All applicable laws, regulations and standards of all local, State, and Federal government agencies be observed.
8. The applicant's facility not interfere with TV, radio or cordless phone reception or exceed limits established by the FCC.
9. The exterior equipment be painted in a manner to harmonize with the building.
10. The antennas and other electronic equipment be installed and constructed by a valid City of Los Angeles Building Permit.

CF 98-1006
BZA 5537
ZA 97-0917-CUZ
CD 10

11. Should the use of the approved equipment cease for a period of time more than one year they shall be removed to the satisfaction of the Department of Building and Safety.
12. Applicant to paint the stucco (the front and the penthouse), the ornamental details on the front of the building, and the trim around the windows, keeping the exposed brick as is, and provide a roof cleaning at no fee to the property owner; subject to the concurrence of the property owner.

#981006.con

CITY LOS ANGELES SPEAKER RD

Date

8-12-98

Council File No., Agenda Item, or Case No.

98-1006 CD 10 ITEM 7

I wish to speak before the CITY COUNCIL

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (X) For proposal () Against proposal () General comments

Name: JOEL HENDRICKSON

Business or Organization Affiliation: CONSULTANT FOR NEXTEL COMMUNICATIONS

Address: 17275 DERIAN AVE STE 100 IRVINE CA 92614
Street City State Zip

Business phone: 213.305.3418 Representing: NEXTEL COMMUNICATIONS

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: [X]

Client Name: NEXTEL COMMUNICATIONS Phone #: 1714862 2000

Client Address: 17275 DERIAN AVE STE 100 IRVINE CA 92614
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

AUG 12 1998

COUNCIL ITEM NO. 1107

DATE: _____

PLEASE PRINT

PERSONS SEATED AT CENTER TABLE TO ANSWER QUESTIONS
AND PROVIDE INFORMATION TO COUNCIL MEMBERS

	<u>NAME</u>	<u>TITLE</u>	<u>ORGANIZATION</u>
1.	<u>ALBERT LANDINI</u>	<u>AZA</u>	<u>CITY PLANNING</u>
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____
13.	_____	_____	_____
14.	_____	_____	_____

PLANNING AND LAND USE MANAGEMENT COMMITTEE
SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 98-1006

sign

Applicant/Appellant/Owner

Representative

Shena C. Boswell
Nestel Communications
17275 Derian Ave.
Irvine, Ca 92614

Sidney Rick
2976 Nicada Rd.
Los Angeles 90077

Council Member(s) Holder

Planning Commission (w/file)
 Director of Planning

Other

Stevie Stern
Western Heights Neighborhood Assoc
2298 W. 20th St.
Los Angeles 90018

Board of Zoning Appeals
 Office of Zoning Administration (2 copies)
 Advisory Agency

Planning Department - Community Planning Section
 Planning Department - GIS Section - Attn: Fae Tsukamoto
221 North Figueroa Street, Room 900

Information Technology Agency
 Bureau of Engineering, Development Services Division - Attn: Glenn Hirano
 Department of Transportation, Traffic/Planning Sections
 Department of Building & Safety c/o Zoning Coordinator
 Bureau of Street Lighting, "B" Permit Section

Department of Water and Power
 Fire Department
 Police Department
 Community Development Department
 City Attorney-Attn:
 City Administrative Officer

Other

Office of the Mayor (w/file) - Section 12.24H
 Los Angeles County Assessor

AUG 05 1998 - Continued to AUG. 12, 1998

PLANNING & LAND USE MANAGEMENT COMMITTEE SPEAKERS

SUPPORT
Project/Proposal

AGENDA
ITEM #

~~#4~~ 5

Date 7-28-98

OPPOSE
Project/Proposal

Council
File #

98-1006

Phone No. 213.305.3418

Name JOEL HENDRICKSON

Address 17275 DERIAN AVE #100

City IRVINE

Zip Code 92614

Representing NEXTEL

Applicant

Property Owner(s)

Assoc.

Other

Appellant

Surrounding
Property Owner(s)

Organization



#5

b

Nextel Communications
17275 Derian Avenue, Irvine, CA 92614
(714) 862-2300 Fax (714) 862-2313



Sent Via Fax

July 29, 1998

Mr. Sidney Rich
c/o Rich Properties
2364 West Washington Boulevard
Los Angeles, CA

Dear Mr. Rich,

This is to serve as a follow-up to our telephone conversation on July, 30 1998. As I informed you during the conversation, the Planning and Land Use Management Committee (PLUM) asked the Western Heights Neighborhood Association (WHNA) to comment on how they would like your building, at 2362 West Washington, to be improved. They responded with "painting the building will be sufficient". They provided a suggested color scheme and also recommended that the roof needs to be cleaned. Nextel would like to perform this painting service and roof cleaning at no fee to yourself.

During this telephone conversation, you and I then discussed colors and came up with the following:

- The stucco (the front plus the penthouse): Tan
- The ornamental details on the front of the building: White
- Trim around the windows: Dark Brown
- The exposed brick sides of the building keep as is

If you find these terms to be acceptable, please sign on the line below and fax to me immediately. My fax number is 949.862.2313. If you have any questions please call me immediately so that we can get these issues resolved prior to the next PLUM meeting (213.305.3418)

Terms above approved by Mr. Sidney Rich

Respectfully Submitted,

Joel Hendrickson
Project Manager

FILE NO.

SUBJECT

(3)

CONTINUED FROM PREVIOUS MEETINGS AND 7-14-98

CF 97-1201-S1
97-0142
96-1092
CPC 97-0378 CA
97-0065 CA
96-0369 CA

Director of Planning submits report in response to various Motions (Feuer-Bernson); (Bernson-Alarcon); and (Hernandez-Goldberg) on ways to strengthen the City's zoning laws as they relate to sexual encounter establishments and requiring monthly LAPD police incident reports and Building and Safety evaluations on all such establishments throughout the City. (Also referred to the Public Safety Committee)

Fiscal Impact Statement Submitted: No

DISPOSITION

(4)

TIME LIMIT: 8-13-98; SCHEDULED IN COUNCIL 8-5-98

CF 98-1006
BZA 5537
ZA 97-0917 CUZ
CD 10

Appeal filed by Stevie Stern/Western Heights Neighborhood Association, protestant, from the entire determination of the Board of Zoning Appeals in sustaining the Zoning Administrator in approving a conditional use permit to permit the installation, use and maintenance of an unmanned, wireless telecommunications facility for property located at 2362 West Washington Boulevard Applicant: Shena C. Boswell/ Nextel Communications Cat. Ex.

Fiscal Impact Statement Submitted: No

DISPOSITION *Cont to 8-4-98*

(5)

TIME LIMIT: 8-30-98; SCHEDULED IN COUNCIL 8-5-98

CF 98-1103
BZA 5540
ZA 97-0561 RV
CD 8

Appeal filed by Maason Young (John R. Da Corsi, Esq.), property owner/facility operator, from the entire determination of the Board of Zoning Appeals in imposing the unmodified corrective conditions of the Zoning Administrator requiring modifications to the operation of the E C Motel in order to mitigate adverse impacts associated with its use and as the first step in the continuing review of the discontinuance process. The property is located at 3501-3519 South Western Avenue. Applicant: Chief Zoning Administrator/ Office of Zoning Administration Cat. Ex.

Fiscal Impact Statement Submitted: No

DISPOSITION

5

PLANNING AND LAND USE MANAGEMENT COMMITTEE

TUESDAY, JULY 28, 1998

Room 316, City Hall - 1 PM
200 N. Main St., Los Angeles, CA 90012

MEMBERS: COUNCILMEMBER HAL BERNSON, CHAIR
COUNCILMEMBER CINDY MISCIKOWSKI
COUNCILMEMBER MIKE HERNANDEZ

* CONDITIONAL USE APPEAL - ITEM 4 *
** NUISANCE ABATEMENT APPEAL - ITEM 5 **
*** TRACT MAP APPEAL - ITEM 6 ***

(Konrad Carter - Legislative Assistant - 213.485.5707)

FILE NO.

SUBJECT

(1)
CF 96-2111 City Attorney transmits draft ordinance, approved by the
CPC 95-0373 CA Director of Planning, making a technical amendment to
Ordinance No. 172,032 which established Community Design
Overlay Districts.

Fiscal Impact Statement Submitted: No

DISPOSITION

(2)
CF 98-1246 SCHEDULED IN COUNCIL 8-5-98
CPC 97-0387 ZC/GPA Mayor, Director of Planning and City Planning
CD 12 Commission transmit proposed Plan amendment from Open
Space/Public-Quasi Public to Low Medium I Density
Residential and concurrent zone change from OS-1XL to
RD3-1 for property located at 10925 Columbus Avenue,
within the Mission Hills-Panorama City-North Hills
Community Plan Area - Periodic Plan Review - Window 93 -
Geographic Area No. 1 - North Valley.
(Commission Vote: 4-0) MND

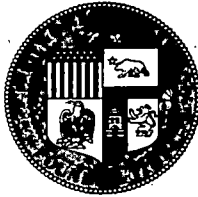
Fiscal Impact Statement Submitted: No

DISPOSITION

J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

CF 98-1006
BZA 5537
ZA 97-0917-CUZ
CD 10

July 2, 1998

NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will consider, on Tuesday, July 28, 1998, at approximately 1:00 p.m. or soon thereafter in Room 316, 200 North Main Street, Los Angeles City Hall, an appeal filed by Stevie Stern for Western Heights Neighborhood Association, protestant, from the entire determination of the Board of Zoning Appeals in sustaining the decision of the Zoning Administrator to approve a conditional use permit to permit the installation, use and maintenance of an unmanned, wireless telecommunications facility located at 2362 West Washington Boulevard, within the South Central area.

Applicant: Shena C. Boswell/Nextel Communications

The full Los Angeles City Council will also conduct a public hearing on this matter on August 5, 1998, at approximately 10:00 a.m. or soon thereafter in the Council Chamber, Room 300, City Hall at the above-mentioned address.

If you are unable to appear at these hearings, you may submit your comments in writing. The file and appeal referred to above can be reviewed in the Office of the City Clerk, and written comments may be addressed to the City Clerk, Room 615, City Hall, 200 North Main Street, Los Angeles, CA 90012.

Konrad Carter
Legislative Assistant
Planning and Land Use Management Committee
213.485.5707

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

#981006.ltr



T4

Metropolitan News - publish on or before July 2, 1998
Newspaper

PUBLIC NOTICE

The Planning and Land Use Management Committee of the Los Angeles City Council will consider on Tuesday, July 28, 1998 at approximately 1:00 p.m. or soon thereafter in Room 316, 200 North Main Street, Los Angeles, CA 90012, an appeal filed by Stevie Stern for Western Heights Neighborhood Association, protestant, from the entire determination of the Board of Zoning Appeals in sustaining the decision of the Zoning Administrator to approve a conditional use permit to permit the installation, use and maintenance of an unmanned, wireless telecommunications facility located at 2362 West Washington Boulevard, within the South Central area.

Applicant: Shena C. Boswell/Nextel Communications

In addition, the Los Angeles City Council will conduct a public hearing on August 5, 1998, at approximately 10:00 a.m., or as soon thereafter as the matter can be taken up, in the Council Chamber, Room 300, at the above address. A copy of the Council file Number 98-1006 may be examined in the Office of the City Clerk. Written comments may be submitted to the Council, addressed in care of the City Clerk, Room 615, City Hall, 200 No. Main Street, Los Angeles, CA 90012.

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

J. MICHAEL CAREY, CITY CLERK
of the City of Los Angeles

CF 98-1006
BZA 5537
ZA 97-0917-CUZ
i:\docs\reports\#981006.lab

ALBERT LANDINI, ZA
PLANNING DEPARTMENT
OFFICE OF ZONING ADMINISTRATION
221 N. FIGUEROA ST., RM. 1500

DAVID KUNTZMAN
BOARD OF ZONING APPEALS
PLANNING DEPARTMENT
221 N. FIGUEROA ST., RM. 1540

COUNCILPERSON NATE HOLDEN
PLANNING LIAISON
COUNCIL DISTRICT NO. 10

SHENA C. BOSWELL
NEXTEL COMMUNICATIONS
17275 DERIAN AVENUE
IRVINE, CA 92614

SIDNEY RICK
2976 NICADA ROAD
LOS ANGELES, CA 90077

STEVIE STERN
WESTERN HEIGHTS NBRHOOD. ASSOC.
2298 WEST 20TH STREET
LOS ANGELES, CA 90018

REPORT OF RETURNED ENVELOPES

NOTICES OF PUBLIC HEARING DATED: JULY 28 , 1998

DATE NOTICE MAILED: JULY 2 , 1998

8-4-98
PLUM.

City Planning Commission
Case No. _____

Deputy Advisory Agency
Tentative Tract No. _____

CF No. CF-98-1006

Parcel Map No. _____

Zoning Administrator
Case No. _____

Private Street No. _____

Coastal Permit
Case No. _____

Board of Zoning Appeals
Case No. _____

Site address: 2362 W WASHINGTON BLVD

I, LISA KLEIN certify that I am an employee of BTC,
a contractor of the City of Los Angeles, Department of City Planning, State of California, and
I did, on the 24TH day of JULY , 1998, prepare this report, count all
returned envelopes and prepare or supervise the preparation of the address list for the
returned envelopes, a true copy of which is attached.

Number of Returned Envelopes 25

There is a regular daily communication and service by mail between the City of Los Angeles
and each of the addresses to which notices were mailed.

 Lisa Klein
BTC, Hearing Notice Clerk

RETURN ITEMS FOR CASE CF-98-1006
2362 W WASHINGTON BLVD

1. JANET NARCELIN
2293 W 20TH ST
LOS ANGELES CA 90018
2. JORGE MEIENDEZ
5654 STANSBURY AVE
VAN NUYS CA 91401
3. JOSE SILVA
12611 HIDDEN CREEK WY # B
CERRITOS CA 90703
4. SIDNEY RICH
2976 NICADA DR
LOS ANGELES CA 90077
5. DIR OF PLAN/GARDENA
1700 162ND ST
HAWTHORNE CA 90250
6. NEXTEL/SHENA BOSWELL
17275 DARIAN AVE
IRVINE CA 92614
7. OCCUPANT
1839 GRAMERCY PL
LOS ANGELES CA 90019
8. OCCUPANT
1849 ST ANDREWS PL
LOS ANGELES CA 90019
9. OCCUPANT
1845 ST ANDREWS PL # 6
LOS ANGELES CA 90019
10. OCCUPANT
2315 W 21ST ST
LOS ANGELES CA 90018
11. OCCUPANT
2288 W 20TH ST
LOS ANGELES CA 90018
12. OCCUPANT
2217 W 20TH ST
LOS ANGELES CA 90018
13. OCCUPANT
2213 W 20TH ST
LOS ANGELES CA 90018
14. OCCUPANT
2257 W 20TH ST
LOS ANGELES CA 90018
15. OCCUPANT
1855 WILTON PL
LOS ANGELES CA 90018
16. OCCUPANT
2307 WASHINGTON BL
LOS ANGELES CA 90018
17. OCCUPANT
2324 WASHINGTON BL
LOS ANGELES CA 90018
18. OCCUPANT
2360 1/2 WASHINGTON BL
LOS ANGELES CA 90018
19. OCCUPANT
2362 WASHINGTON BL
LOS ANGELES CA 90018
20. OCCUPANT
2362 WASHINGTON BL
LOS ANGELES CA 90018
21. OCCUPANT
1908 CIMARON ST
LOS ANGELES CA 90018
22. OCCUPANT
1905 CIMARON ST
LOS ANGELES CA 90018
23. OCCUPANT
2425 CIMARON ST
LOS ANGELES CA 90018
24. OCCUPANT
2429 CIMARON ST
LOS ANGELES CA 90018
25. OCCUPANT
2431 CIMARON ST
LOS ANGELES CA 90018

btc

6166 vesper ave., ste. 205
van nuys, ca 91411
(818) 779-8866

AFFIDAVIT OF MAILING NOTICE
OF
PUBLIC HEARING

City Planning Commission
Case No. _____

Deputy Advisory Agency
Tentative Tract No. _____

CF No. 98-1006

Parcel Map No. _____

Zoning Administrator
Case No. _____

Private Street No. _____

Coastal Permit
Case No. _____

Board of Zoning Appeals
Case No. _____

Site address: 2362 WEST WASHINGTON BLVD.

I, WINSTON COLE certify that I am an employee of
BTC, a contractor of the City of Los Angeles, Department of City Planning, State of California,
and I did, on the 2nd day of JULY, 1998, mail, postage prepaid, to the
applicant and all parties required by the Municipal Code, as detailed on the official ownership
list, a notice of hearing, a true copy of which is attached.

- 500- foot radius
- Abutting the subject site
- Owners and Occupants
- Tenant notice
- 100-foot coastal notice
- State Coastal Commission
- Adjacent City (ies)
- Applicant and representative (where indicated)
- city Council Office
- city Newspaper Notice
- LA Unified School District, LA County Regional Planning
- Caltrans
- Council's Own Initiative
- Other
- city Homeowners Associations, City Hall Mail Rm. 651

There is a regular daily communication and service by mail between the City of Los Angeles
and each of the addresses to which notices were mailed.

Winston Cole
Hearing Notice Clerk

BTC, General Manager

J. MICHAEL CAREY
City Clerk

CITY OF LOS ANGELES
CALIFORNIA



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RICHARD J. RIORDAN
MAYOR

July 2, 1998

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Konrad Carter
Legislative Assistant
Planning and Land Use Management Committee
213.485.5707

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#981006.ltr



83 18 Sharon L. Hartmann 2236 W. 20Th St. Los Angeles CA 90018-1408 ZA	CF-98-01006	84 19 Kenneth J. Rodriguez 2230 W. 20Th St. Los Angeles CA 90018-1408 ZA	CF-98-01006	85 20 Frazier Dolores L Decd Est Of 2224 W. 20Th St. Los Angeles CA 90018-1408 ZA	CF-98-01006
86 21 Joe L. Hammond 2218 W. 20Th St. Los Angeles CA 90018-1408 ZA	CF-98-01006	87 22 James H. Shifflett 2214 W. 20Th St. Los Angeles CA 90018-1408 ZA	CF-98-01006	88 30 Adolfo A. Duenas 2227 W. 21st St. Los Angeles CA 90018-1326 ZA	CF-98-01006
89 31 Dalton T. Bernard 2233 W. 21st St. Los Angeles CA 90018-1326 ZA	CF-98-01006	90 32 Andrew J. Brembry 2020 S. Gramercy Pl. Los Angeles CA 90018-1443 ZA	CF-98-01006	91 1-3 Pam Properties 1200 W. Olympic Blvd. Los Angeles CA 90015 ZA	CF-98-01006
92 4 Dorothy Solomon P.O. Box 17584 Los Angeles CA 90017 ZA	CF-98-01006	93 5 Soon Chun Ha 2318 W. Washington Blvd. Los Angeles CA 90018-1445 ZA	CF-98-01006	94 10 Remo Patroni 2209 W. 20Th St. Los Angeles CA 90018-1409 ZA	CF-98-01006
95 11 Lenn E. & Mary K. Butcher 1672 W. 24th St. Los Angeles CA 90007 ZA	CF-98-01006	96 12 Edward Moss 661 Lipford St. Memphis TN 38112 ZA	CF-98-01006	97 13 Jennie E. Chatwell 2225 W. 20Th St. Los Angeles CA 90018-1409 ZA	CF-98-01006
98 14 Kathleen B. Cooper 2231 W. 20Th St. Los Angeles CA 90018-1409 ZA	CF-98-01006	99 15 Avril Adams 2237 W. 20Th St. Los Angeles CA 90018-1409 ZA	CF-98-01006	100 16 Jeff Carr 2243 W. 20Th St. Los Angeles CA 90018-1409 ZA	CF-98-01006
101 6-8 Washington Investments Inc 21521 S. Vermont Ave. Torrance CA 90502 ZA	CF-98-01006	DIRECTOR OF PLANNING City Of Gardena 1700 162nd Street Hawthorne, CA 90250 ZA	CF-98-01006	DIRECTOR OF PLANNING City of Inglewood One Manchester Place Inglewood, CA 90301 ZA	CF-98-01006
LA UNIFIED SCHOOL DIST. 1425 S San Pedro St # 404 P.O. Box 2298 Los Angeles, CA 90051 ZA	CF-98-01006	CALTRANS State of CA Prop. Dev. # D 120 So. Spring Street Los Angeles, CA 90012 ZA	CF-98-01006	Nextel Attention: Shena Boswell 17275 Derian Avenue Irvine, CA 92614 ZA	CF-98-01006
GC Mapping Service Attention: Gilbert Castro 711 Mission St., Suite # B S. Pasadena, Ca 91030 ZA	CF-98-01006	GC Mapping Service Attention: Gilbert Castro 5005 La Calandria Way Los Angeles, Ca 90032 ZA	CF-98-01006		CF-98-01006
	CF-98-01006		CF-98-01006		CF-98-01006

56 42
Howard A. Nugent
4400 Victoria Park Dr.
Los Angeles CA 90019
ZA

CF-98-01006

59 45
Mel Cannell
2267 W. 21st St.
Los Angeles CA 90018-1327
ZA

CF-98-01006

62 48
Henry Thomas
2251 W. 21st St.
Los Angeles CA 90018-1327
ZA

CF-98-01006

Garfield His. Tract
M.B. 5-20

CF-98-01006

66 (2)2
Charles Lao
2352 W. Washington Blvd.
Los Angeles CA 90018
ZA

CF-98-01006

69 (1)7,8-10
Sylvia Temaner
10710 Garland Dr.
Culver City CA 90232
ZA

CF-98-01006

72 13,(2)14
Raymundo Tapia-Espinosa
2315 W. 20Th St. No. L
Los Angeles CA 90018-1414
ZA

CF-98-01006

75 16
Peggy L. King
2299 W. 20Th St.
Los Angeles CA 90018-1411
ZA

CF-98-01006

78 19
Clotice W. Osby
2279 W. 20Th St.
Los Angeles CA 90018-1411
ZA

CF-98-01006

81 (1)22(2)23
Lauderdale Jack Decd Est Of
320 W. Temple St.
Los Angeles CA 90012
ZA

CF-98-01006

57 43
Florence McCain
2279 W. 21st St.
Los Angeles CA 90018-1327
ZA

CF-98-01006

60 46
David Cannell
2261 W. 21st St.
Los Angeles CA 90018-1327
ZA

CF-98-01006

Kinney His. Tract
M.B. 4-74
Blk. 10

CF-98-01006

64 (2)1
Charles Lao
2352 W. Washington Blvd.
Los Angeles CA 90018
ZA

CF-98-01006

67 3
Sidney Rich
2976 Nicada Dr.
Los Angeles CA 90077
ZA

CF-98-01006

70 (2)11
Claudia O. Kang
2418 W. Washington Blvd.
Los Angeles CA 90018
ZA

CF-98-01006

73 (1)14
Sam Larocca
2307 W. 20Th St.
Los Angeles CA 90018-1414
ZA

CF-98-01006

76 17
Janet Marcellin
2293 W. 20Th St.
Los Angeles CA 90018-1411
ZA

CF-98-01006

79 20
Donald D. Lynch
2273 W. 20Th St.
Los Angeles CA 90018-1411
ZA

CF-98-01006

Belvedere His. Tract
M.B. 5-48

CF-98-01006

CF-98-01006

58 44
Brian G. Eklund
2273 W. 21st St.
Los Angeles CA 90018-1327
ZA

CF-98-01006

61 47
John Hornsby
2257 W. 21st St.
Los Angeles CA 90018-1327
ZA

CF-98-01006

63 10-12
Michael Wiggins
2101 S. Gramercy Pl.
Los Angeles CA 90018-1342
ZA

CF-98-01006

65 (1)1,(1)2,(1)23
Mildred Smith
2251 W. 20Th St.
Los Angeles CA 90018
ZA

CF-98-01006

68 4-6,(2)7
Jorge C. Melendez
5654 Stansbury Ave.
Van Nuys CA 91401
ZA

CF-98-01006

71 (1)11,12
Eddie Choate
8720 S. 7th Ave.
Inglewood CA 90305
ZA

CF-98-01006

74 15
Christopher Mc Kinnon
2301 W. 20Th St.
Los Angeles CA 90018-1414
ZA

CF-98-01006

77 18
Wade Osby
2287 W. 20Th St.
Los Angeles CA 90018-1411
ZA

CF-98-01006

80 21,(2)22
Willie L. Smith
2265 W. 20Th St.
Los Angeles CA 90018-1411
ZA

CF-98-01006

82 17
John Jakupcak
1246 N. Fuller Ave.
West Hollywood CA 90046
ZA

CF-98-01006

CF-98-01006

CF-98-01006

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CF-98-01006

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CF-98-01006

CF-98-01006

29 5
Ruth T. Sawyer
1835 S. Wilton Pl.
Los Angeles CA 90019-6344
ZA

CF-98-01006

32 8
Kwang H. Ahn
927 S. Westmoreland Ave. No. 206
Los Angeles CA 90006
ZA

CF-98-01006

34 (29)
Jose Silva
12611 Hiddencreek Way No. B
Cerritos CA 90703
ZA

CF-98-01006

Kinney His. Tract
M.B. 4-74
Blk. 10

CF-98-01006

39 9
James E. Albert
601 Van Ness Ave. No. 441
San Francisco CA 94102
ZA

CF-98-01006

41 26
Frederick D. Steen
2256 W. 20Th St.
Los Angeles CA 90018-1410
ZA

CF-98-01006

44 29
Aldean E. Powell
2274 W. 20Th St.
Los Angeles CA 90018-1410
ZA

CF-98-01006

47 32
Melvin S. Hamptonie
P.O. Box 78712
Los Angeles CA 90016
ZA

CF-98-01006

50 35-36
Charles J. Lang
2002 W. View St.
Los Angeles CA 90016
ZA

CF-98-01006

53 39
James P. Cleary
2301 W. 21st St.
Los Angeles CA 90018-1329
ZA

CF-98-01006

30 6
James E. Weber
2407 Gramercy Park
Los Angeles CA 90018
ZA

NE ¼ SEC. 35
T.1S.,R.14W.

35 (30)
Sylvia Schenker
3880 Sherwood Pl.
Sherman Oaks CA 91423
ZA

37 7
Sally Turner
2280 W. 21st St.
Los Angeles CA 90018-1343
ZA

Cribb & Sinclairs
Garfield His. Tract
M.B. 5-20

42 27
Emily D. Heath
P.O. Box 5113
Inglewood CA 90310
ZA

45 30
Anna R. Hall
2280 W. 20Th St.
Los Angeles CA 90018-1410
ZA

48 33
Christopher McKinnon
2301 W. 20Th St.
Los Angeles CA 90018
ZA

51 37,(1)38
Jenesse Center Inc
8803 S. Broadway
Los Angeles CA 90003
ZA

54 40
Robert L. Duitsman
5910 La Tijera Blvd.
Los Angeles CA 90056
ZA

CF-98-01006

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31 7
Sterling Thomas
1827 S. Wilton Pl.
Los Angeles CA 90019-6344
ZA

33 (28)
Eva A. Castro
1826 Cimarron St.
Los Angeles CA 90019-6318
ZA

36 (1)
Memorial Christian Methodist Ep Amos
2445 W. Washington Blvd.
Los Angeles CA 90018-1453
ZA

38 8
Lilly P. Washington
2274 W. 21st St.
Los Angeles CA 90018-1343
ZA

40 25
Geneva Davison
2001 S. Gramercy Pl. No. 200
Los Angeles CA 90018-1444
ZA

43 28
State Street BK & Tr (Te)
11000 Broken Land PKWY
Columbia MD 21044
ZA

46 31
Durant J. M. Bon
P.O. Box 9097
Marina Del Rey CA 90295
ZA

49 34
Russell A. Lipeles
2302 W. 20Th St.
Los Angeles CA 90018-1413
ZA

52 (2)38
Edwina R. Turner
2307 W. 21st St.
Los Angeles CA 90018-1329
ZA

55 41
Ernest B. Carr
2291 W. 21st St.
Los Angeles CA 90018-1327
ZA

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Angelus Vista
M.B. 2-73

CF-98-01006

3 73
Douglas J. Nigh
1834 S. Gramercy Pl.
Los Angeles CA 90019-6321
ZA

CF-98-01006

6 76
Timothy L. Robbins
12619 Athens Way
Los Angeles CA 90061
ZA

CF-98-01006

9 (1)78,79
Robert L. Brown
5129 Edgewood Pl.
Los Angeles CA 90019
ZA

CF-98-01006

12 26
EZRAENE M. Watkins
6267 W. Olympic Blvd.
Los Angeles CA 90048
ZA

CF-98-01006

15 29,(1)30
Kwang S. Lee
1834 S. Wilton Pl.
Los Angeles CA 90019
ZA

CF-98-01006

21 37
Arthur Ballew
P.O. Box 191527
Los Angeles CA 90019
ZA

CF-98-01006

24 40-41
Williams E Redevelopment Assoc
3460 S. Broadway
Los Angeles CA 90007
ZA

CF-98-01006

26 (2)1,(2)2
Miguel R. Medina
2421 W. Washington Blvd.
Los Angeles CA 90018
ZA

CF-98-01006

1 71
Rodolfo Ayala
1824 S. Gramercy Pl.
Los Angeles CA 90019-6321
ZA

4 74
Marco Peraza
1838 S. Gramercy Pl.
Los Angeles CA 90019-6379
ZA

7 (1)77
Chang S. Kim
2333 W. Washington Blvd.
Los Angeles CA 90018-1446
ZA

10 80,(2)81
Robert B. Hall
P.O. Box 8220
Calabasas CA 91372
ZA

13 27
Arthur M. Mitchell
1615 W. Vernon Ave.
Los Angeles CA 90062
ZA

16 (2)30,31
Tawny Crist
4038 Denny Ave.
Studio City CA 91604
ZA

22 38
Anthony Scott
1835 S. Gramercy Pl.
Los Angeles CA 90019-6322
ZA

Angelus Vista No. 2
M.B. 8-14

27 3
Albert B. Weemes
1847 S. Wilton Pl.
Los Angeles CA 90019-6344
ZA

CF-98-01006

2 72
Willie Perkins
1828 S. Gramercy Pl.
Los Angeles CA 90019-6321
ZA

CF-98-01006

5 75
Earl Jackson
3721 S. Gramercy Pl.
Los Angeles CA 90018
ZA

CF-98-01006

8 (2)77
Sidney Rich
2976 Nicada Dr.
Los Angeles CA 90077
ZA

CF-98-01006

11 (2)78
Jong B. Choi
2541 Chislehurst Pl.
Los Angeles CA 90027
ZA

CF-98-01006

14 28
Alan G. Chapin
P.O. Box 25189
Los Angeles CA 90025
ZA

CF-98-01006

17 32-35
Sylvia Temaner
10710 Garland Dr.
Culver City CA 90232
ZA

CF-98-01006

20 36
Antonio Duarte
1839 Armacost Ave.
Los Angeles CA 90025
ZA

CF-98-01006

23 39
Bernice B. Ray
1829 S. Gramercy Pl.
Los Angeles CA 90019-6322
ZA

CF-98-01006

25 (1)1,(1)2
Sidney Rich
2976 Nicada Dr.
Los Angeles CA 90077
ZA

CF-98-01006

28 4
Deborah A. Goldsmith
1841 S. Wilton Pl.
Los Angeles CA 90019
ZA

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82.
Occupant
2244 W. 20th St.
Los Angeles CA 90018

CF-98-01006

92.
Occupant
2324 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

92.
Occupant
2326 1/2 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

93.
Occupant
2320 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

95.
Occupant
2213 W. 20th St.
Los Angeles CA 90018

CF-98-01006

96.
Occupant
2219 W. 20th St.
Los Angeles CA 90018

CF-98-01006

CF-98-01006

CF-98-01006

CF-98-01006

CF-98-01006

CF-98-01006

82.
Occupant
2246 W. 20th St.
Los Angeles CA 90018

CF-98-01006

92.
Occupant
2324 1/2 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

93.
Occupant
2318 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

93.
Occupant
2320 1/2 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

95.
Occupant
2215 W. 20th St.
Los Angeles CA 90018

CF-98-01006

101.
Occupant
2300 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

CF-98-01006

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CF-98-01006

91.
Occupant
2330 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

92.
Occupant
2326 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

93.
Occupant
2318 1/2 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

95.
Occupant
2211 W. 20th St.
Los Angeles CA 90018

CF-98-01006

95.
Occupant
2217 W. 20th St.
Los Angeles CA 90018

CF-98-01006

CF-98-01006

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CF-98-01006

CF-98-01006	56. Occupant 2283 W. 21st St. Los Angeles CA 90018	CF-98-01006	67. Occupant 2360 W. Washington Blvd. Los Angeles CA 90018	CF-98-01006	67. Occupant 2360 ½ W. Washington Blvd. Los Angeles CA 90018	CF-98-01006
CF-98-01006	67. Occupant 2362 W. Washington Blvd. Los Angeles CA 90018	CF-98-01006	67. Occupant 2362 W. Washington Blvd. Los Angeles CA 90018	CF-98-01006	68. Occupant 2368 W. Washington Blvd. # 1 Los Angeles CA 90018	CF-98-01006
CF-98-01006	68. Occupant 2368 W. Washington Blvd. # 2 Los Angeles CA 90018	CF-98-01006	68. Occupant 2368 W. Washington Blvd. # 3 Los Angeles CA 90018	CF-98-01006	68. Occupant 2368 W. Washington Blvd. # 4 Los Angeles CA 90018	CF-98-01006
CF-98-01006	68. Occupant 2368 W. Washington Blvd. # 5 Los Angeles CA 90018	CF-98-01006	68. Occupant 2368 W. Washington Blvd. # 6 Los Angeles CA 90018	CF-98-01006	68. Occupant 2374 W. Washington Blvd. Los Angeles CA 90018	CF-98-01006
CF-98-01006	68. Occupant 2378 W. Washington Blvd. Los Angeles CA 90018	CF-98-01006	69. Occupant 2400 W. Washington Blvd. Los Angeles CA 90018	CF-98-01006	71. Occupant 2422 W. Washington Blvd. Los Angeles CA 90018	CF-98-01006
CF-98-01006	71. Occupant 2424 W. Washington Blvd. Los Angeles CA 90018	CF-98-01006	71. Occupant 2426 W. Washington Blvd. Los Angeles CA 90018	CF-98-01006	71. Occupant 1906 Cimarron St. Los Angeles CA 90018	CF-98-01006
CF-98-01006	71. Occupant 1908 Cimarron St. Los Angeles CA 90018	CF-98-01006	71. Occupant 1910 Cimarron St. Los Angeles CA 90018	CF-98-01006	71. Occupant 1912 Cimarron St. Los Angeles CA 90018	CF-98-01006
CF-98-01006	72. Occupant 2315 W. 20th St. Los Angeles CA 90018	CF-98-01006	72. Occupant 2317 W. 20th St. Los Angeles CA 90018	CF-98-01006	80. Occupant 2267 W. 20th St. Los Angeles CA 90018	CF-98-01006
CF-98-01006	81. Occupant 2255 W. 20th St. Los Angeles CA 90018	CF-98-01006	81. Occupant 2257 W. 20th St. Los Angeles CA 90018	CF-98-01006	81. Occupant 2259 W. 20th St. Los Angeles CA 90018	CF-98-01006
CF-98-01006	81. Occupant 2259 ½ W. 20th St. Los Angeles CA 90018	CF-98-01006	82. Occupant 2240 W. 20th St. Los Angeles CA 90018	CF-98-01006	82. Occupant 2242 W. 20th St. Los Angeles CA 90018	CF-98-01006

26. Occupant 2423 W. Washington Blvd. Los Angeles CA 90018	CF-98-01006	27. Occupant 1849 S. Wilton Pl. Los Angeles CA 90019	CF-98-01006	30. Occupant 1831 S. Wilton Pl. Los Angeles CA 90019	CF-98-01006
31. Occupant 1827 1/2 S. Wilton Pl. Los Angeles CA 90019	CF-98-01006	32. Occupant 1821 S. Wilton Pl. Los Angeles CA 90019	CF-98-01006	32. Occupant 1823 S. Wilton Pl. Los Angeles CA 90019	CF-98-01006
34. Occupant 1836 Cimarron St. Los Angeles CA 90019	CF-98-01006	34. Occupant 1836 1/2 Cimarron St. Los Angeles CA 90019	CF-98-01006	35. Occupant 2425 Cimarron St. Los Angeles CA 90018	CF-98-01006
35. Occupant 2429 Cimarron St. Los Angeles CA 90018	CF-98-01006	35. Occupant 2431 Cimarron St. Los Angeles CA 90018	CF-98-01006	39. Occupant 2266 W. 21st St. Los Angeles CA 90018	CF-98-01006
40. Occupant 2007 S. Gramercy Pl. Los Angeles CA 90018	CF-98-01006	40. Occupant 2250 W. 20th St. Los Angeles CA 90018	CF-98-01006	42. Occupant 2260 W. 20th St. Los Angeles CA 90018	CF-98-01006
42. Occupant 2260 1/2 W. 20th St. Los Angeles CA 90018	CF-98-01006	42. Occupant 2262 W. 20th St. Los Angeles CA 90018	CF-98-01006	43. Occupant 2268 W. 20th St. # 1 Los Angeles CA 90018	CF-98-01006
43. Occupant 2268 W. 20th St. # 2 Los Angeles CA 90018	CF-98-01006	43. Occupant 2268 W. 20th St. # 3 Los Angeles CA 90018	CF-98-01006	43. Occupant 2268 W. 20th St. # 4 Los Angeles CA 90018	CF-98-01006
46. Occupant 2288 W. 20th St. Los Angeles CA 90018	CF-98-01006	47. Occupant 2294 W. 20th St. Los Angeles CA 90018	CF-98-01006	48. Occupant 2298 W. 20th St. Los Angeles CA 90018	CF-98-01006
50. Occupant 2308 W. 20th St. # 1 Los Angeles CA 90018	CF-98-01006	50. Occupant 2308 W. 20th St. # 2 Los Angeles CA 90018	CF-98-01006	50. Occupant 2308 W. 20th St. # 3 Los Angeles CA 90018	CF-98-01006
50. Occupant 2308 W. 20th St. # 4 Los Angeles CA 90018	CF-98-01006	51. Occupant 2315 W. 21st St. Los Angeles CA 90018	CF-98-01006	54. Occupant 2297 W. 21st St. Los Angeles CA 90018	CF-98-01006

CF-98-01006

20.
Occupant
1843 S. Gramercy Pl. # 9
Los Angeles CA 90019

CF-98-01006

20.
Occupant
1843 S. Gramercy Pl. # 10
Los Angeles CA 90019

CF-98-01006

CF-98-01006

20.
Occupant
1843 S. Gramercy Pl. # 11
Los Angeles CA 90019

CF-98-01006

CF-98-01006

21.
Occupant
1839 S. Gramercy Pl.
Los Angeles CA 90019

CF-98-01006

21.
Occupant
1839 1/2 S. Gramercy Pl.
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 101
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 102
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 103
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 104
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 201
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 202
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 203
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 204
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 205
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 206
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 207
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 301
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 302
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 303
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 304
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 305
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 306
Los Angeles CA 90019

CF-98-01006

24.
Occupant
1819 S. Gramercy Pl. # 307
Los Angeles CA 90019

CF-98-01006

25.
Occupant
1851 S. Wilton Pl.
Los Angeles CA 90018

CF-98-01006

25.
Occupant
1855 S. Wilton Pl.
Los Angeles CA 90018

CF-98-01006

25.
Occupant
2401 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

26.
Occupant
2415 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

26.
Occupant
2417 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

26.
Occupant
2419 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

26.
Occupant
2421 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 12
Los Angeles CA 90019

CF-98-01006

11.
Occupant
2301 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

11.
Occupant
2307 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

12.
Occupant
1820 S. Wilton Pl.
Los Angeles CA 90019

CF-98-01006

13.
Occupant
1824 S. Wilton Pl. # 2
Los Angeles CA 90019

CF-98-01006

14.
Occupant
1826 S. Wilton Pl.
Los Angeles CA 90019

CF-98-01006

15.
Occupant
1834 S. Wilton Pl.
Los Angeles CA 90019

CF-98-01006

16.
Occupant
1846 S. Wilton Pl.
Los Angeles CA 90019

CF-98-01006

20.
Occupant
1843 S. Gramercy Pl. # 3
Los Angeles CA 90019

CF-98-01006

20.
Occupant
1843 S. Gramercy Pl. # 6
Los Angeles CA 90019

CF-98-01006

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 13
Los Angeles CA 90019

CF-98-01006

11.
Occupant
2303 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

12.
Occupant
1818 S. Wilton Pl.
Los Angeles CA 90019

CF-98-01006

12.
Occupant
1820 1/2 S. Wilton Pl.
Los Angeles CA 90019

CF-98-01006

13.
Occupant
1824 S. Wilton Pl. # 3
Los Angeles CA 90019

CF-98-01006

14.
Occupant
1828 S. Wilton Pl.
Los Angeles CA 90019

CF-98-01006

15.
Occupant
1836 S. Wilton Pl.
Los Angeles CA 90019

CF-98-01006

20.
Occupant
1843 S. Gramercy Pl. # 1
Los Angeles CA 90019

CF-98-01006

20.
Occupant
1843 S. Gramercy Pl. # 4
Los Angeles CA 90019

CF-98-01006

20.
Occupant
1843 S. Gramercy Pl. # 7
Los Angeles CA 90019

CF-98-01006

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 14
Los Angeles CA 90019

CF-98-01006

11.
Occupant
2305 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

12.
Occupant
1818 1/2 S. Wilton Pl.
Los Angeles CA 90019

CF-98-01006

13.
Occupant
1824 S. Wilton Pl. # 1
Los Angeles CA 90019

CF-98-01006

13.
Occupant
1824 S. Wilton Pl. # 4
Los Angeles CA 90019

CF-98-01006

15.
Occupant
1832 S. Wilton Pl.
Los Angeles CA 90019

CF-98-01006

15.
Occupant
1838 S. Wilton Pl.
Los Angeles CA 90019

CF-98-01006

20.
Occupant
1843 S. Gramercy Pl. # 2
Los Angeles CA 90019

CF-98-01006

20.
Occupant
1843 S. Gramercy Pl. # 5
Los Angeles CA 90019

CF-98-01006

20.
Occupant
1843 S. Gramercy Pl. # 8
Los Angeles CA 90019

CF-98-01006

CF-98-01006

1.
Occupant
1824 1/2 S. Gramercy Pl.
Los Angeles CA 90019

CF-98-01006

2.
Occupant
1830 1/2 Gramercy Pl.
Los Angeles CA 90019

CF-98-01006

4.
Occupant
1840 1/2 S. Gramercy Pl.
Los Angeles CA 90019

CF-98-01006

5.
Occupant
1844 S. Gramercy Pl.
Los Angeles CA 90019.

CF-98-01006

8.
Occupant
2321 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

8.
Occupant
2327 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

9.
Occupant
1849 S. St. Andrews Pl.
Los Angeles CA 90019

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 3
Los Angeles CA 90019

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 6
Los Angeles CA 90019

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 9
Los Angeles CA 90019

CF-98-01006

CF-98-01006

2.
Occupant
1828 1/2 S. Gramercy Pl.
Los Angeles CA 90019

CF-98-01006

4.
Occupant
1838 1/2 S. Gramercy Pl.
Los Angeles CA 90019

CF-98-01006

5.
Occupant
1842 S. Gramercy Pl.
Los Angeles CA 90019

CF-98-01006

5.
Occupant
1844 1/2 S. Gramercy Pl.
Los Angeles CA 90019

CF-98-01006

8.
Occupant
2323 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

8.
Occupant
2329 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 1
Los Angeles CA 90019

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 4
Los Angeles CA 90019

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 7
Los Angeles CA 90019

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 10
Los Angeles CA 90019

CF-98-01006

CF-98-01006

2.
Occupant
1830 S. Gramercy Pl.
Los Angeles CA 90019

CF-98-01006

4.
Occupant
1840 S. Gramercy Pl.
Los Angeles CA 90019

CF-98-01006

5.
Occupant
1842 1/2 S. Gramercy Pl.
Los Angeles CA 90019

CF-98-01006

6.
Occupant
1848 S. Gramercy Pl.
Los Angeles CA 90019

CF-98-01006

8.
Occupant
2325 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

8.
Occupant
2331 W. Washington Blvd.
Los Angeles CA 90018

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 2
Los Angeles CA 90019

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 5
Los Angeles CA 90019

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 8
Los Angeles CA 90019

CF-98-01006

10.
Occupant
1845 S. St. Andrews Pl. # 11
Los Angeles CA 90019

CF-98-01006

J. MICHAEL CAREY
City Clerk

CITY OF LOS ANGELES
CALIFORNIA



Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

RICHARD J. RIORDAN
MAYOR

7-21
98-1006
CD 10
BZA 5337

May 27, 1998

PLANNING & LAND USE MANAGEMENT COMMITTEE

In accordance with Council Rules, appeal filed by Stevie Stern/Western Heights Neighborhood Association, from the entire determination of the Board of Zoning Appeals in approving a Conditional Use Permit for the installation, use and maintenance of an unmanned, wireless telecommunications facility located at 2362 W. Washington Blvd., was referred on May 27, 1998, to the PLANNING & LAND USE MANAGEMENT COMMITTEE.

J. Michael Carey

City Clerk
amm

r. d. h.

HB





Los Angeles City Board of Zoning Appeals

Room 1540, 221 North Figueroa Street, Los Angeles, Ca 90012 (213) 580-5527

*TIME LIMIT
Aug. 13, 1998*

Date: May 22, 1998

Honorable City Council
City of Los Angeles
Room 300, City Hall East

BZA Case No. 5537
ZA Case No. 97-0917-CUZ
Applicant: Shena C. Boswell / Nextel
Communications
Address: 2362 West Washington Boulevard
Council District : 10
Plan: South Central
Environmental: CE 97-0991

Honorable Members:

In accordance with Municipal Code Section 12.28, the above-captioned files, which are the subject of the attached appeal, are transmitted for your consideration.

Appeal Request: A protestant, Stevie Stern/Western Heights Neighborhood Association, is appealing the entire determination of the Board of Zoning Appeals.

Background: On February 18, 1998, Zoning Administrator Albert Landini approved, pursuant to Los Angeles Municipal Code Section 12.24-C, 18, a conditional use permit, to permit the installation, use and maintenance of an unmanned, wireless telecommunications facility.

A protestant, Stevie Stern/Western Heights Neighborhood Association, appealed the decision.

Board Action: On April 21, 1998 (mailed April 30, 1998), the Board of Zoning Appeals denied the protestant appeal.

Vote Summary:

Kezios:	Absent
Silcott:	Moved
Pak:	Seconded
Selter:	Yes
Dolle:	Absent

Ellen Gabriel-Santos
Ellen Gabriel-Santos
Secretary
Board of Zoning Appeals

PLAN & LAND USE MGT.

MAY 27 1998

CITY OF LOS ANGELES
PLANNING DEPARTMENT

MASTER APPEAL FORM

APPEAL TO THE: CITY COUNCIL
REGARDING CASE NO.: B2A CASE NO. 5837
ZA CASE NO. 97-0917-CUZ

This application is to be used for any authorized appeals of discretionary actions by the Planning Department. Appeals must be delivered in person with the following information filled out and be in accordance with the Municipal Code. **A copy of the action being appealed must be included. If the appellant is the original applicant, a copy of the receipt must also be included.**

APPELLANT INFORMATION: PLEASE PRINT CLEARLY

Name STEVIE STERN
Mailing Address 2298 W. 20TH ST.
LOS ANGELES, CA Zip: 90018

Work Phone: (2B) 737-7226 Home Phone (2B) 737-7226

- a) Are you or do you represent the original applicant?
(Circle One) YES NO
- b) Are you filing to support the original applicant's position?
(Circle One) YES NO
- c) Are you filing for yourself or on behalf of other parties, an organization or company? (Circle One) SELF OTHER
- d) If "other" please state the name of the person(s), organization or company (print clearly or type) WESTERN HEIGHTS NEIGHBORHOOD ASSOCIATION

REPRESENTATIVE

Name _____
Mailing Address _____
_____ Zip _____

Work Phone: () _____ Home Phone () _____

APPEAL INFORMATION

A complete copy of the decision letter is necessary to determine the final date to appeal, under what authorizing legislation, and what, if any, additional materials are needed to file the appeal.

Final Date to Appeal: May 15, 1998
Authorizing Legislation _____

REASONS FOR APPEALING

Are you appealing the entire decision or parts of it?

Entire Part

Indicate: 1) How you are aggrieved by the decision; and 2) Why do you believe the decision-maker erred or abused their discretion? If you are not appealing the whole determination, please explain and specifically identify which part of the determination you are appealing.

Attach additional sheets if necessary.

The Western Heights Neighborhood Association is unanimously opposed to Nextel Communications proposed unmanned facility and twelve roof mounted antennas at 2362 W. Washington Boulevard.

Residents of Western Heights, along with residents of adjacent neighborhoods, have previously submitted 51 letters and a petition with 266 signatures to the Zoning Administration opposing Nextel's conditional use permit. (continued on attached pages)

ADDITIONAL INFORMATION

- original applicants must pay mailing fees to BTC and submit copy of receipt. (BTC not required for Building and Safety Appeals)
- any additional information or materials required for filing an appeal must be provided in accordance with the LAMC regulations as specified in the original determination letter. **Copy of determination/decision letter required.**
- acceptance of a complete and timely appeal is based upon successful completion and examination of all the required information.
- if appeal is to the Board of Zoning Appeals six copies are required.

I certify that the statements contained in this application are complete and true:

Appellant Stuvia Stern

OFFICIAL USE ONLY

Receipt No. 217499 Amount \$71.00 Date 5-14-98

Application Received By ROBERT S. HEREDIA

Application Deemed Complete _____

Copies provided: Determination Receipt (original applicant only)

Determination Authority Notified (if necessary)

BZA CASE NO. 5537

We are appealing the decision of the Zoning Administration because the two main points of which are of great concern to the residential community have not been fully addressed.

Nextel plans on placing 12 roof-mounted antennas along with an unmanned telecommunications facility at 2362 W. Washington Boulevard. The landlord of this property, Mr. Sidney Rich, owns many properties along this strip of Washington Boulevard. As a property owner, Mr. Rich has not contributed to the safety and welfare of the community.

The history of 2362 W. Washington Bl. includes Building and Safety violations; Mr. Rich having to evict 10 tenants because of pressure from the residential community working along with the police department; and break-ins to the building. The fact that Nextel will be paying Mr. Rich to have this unmanned facility and the antennas on his building means that Mr. Rich has no incentive to rent the empty space. In an already blighted business community, these empty businesses invite break-ins and allow for illegal activities. Police have targeted this strip of Washington Boulevard in order to fight the drug trafficking and prostitution that goes on there. Mr. Rich and his empty buildings contribute to the blight and proliferation of crime in this area. Also, it is clear from the problematic history of this building that Mr. Rich is not the kind of dependable landlord to be responsible for housing such sensitive electronic equipment.

The Zoning Board's opinion was that if Mr. Rich received money from Nextel, that this would be incentive for him to clean up his buildings. As a longtime business owner in this area, Mr. Rich has done nothing to help upgrade the neighborhood, so there is no reason to believe that this money from Nextel will help the community, and will only help Mr. Rich to not have to worry about renting other available units.

According to Nextel's representative, Shena Boswell, Nextel settled on occupying Mr. Rich's building because he was the only businessman who would accept Nextel's financial offering, which should be viewed in light of the fact that most of Mr. Rich's buildings are for sale or for lease, as illustrated in the accompanying photographs.

The Western Heights residential neighborhood consists of turn-of-the-century historical homes that in the last ten years have seen a rejuvenation to a safer and more cohesive community. The Western Heights Neighborhood Association has worked relentlessly along with the Police Department to better this community by targeting crack houses and illegal activities taking

BZA CASE NO. 5537

place in our area. Allowing Mr. Rich to reap an income from Nextel's unmanned telecommunications facility at 2362 W. Washington versus him upgrading for human habitation will aggravate the blightedness and illegal activities that occur on Washington Boulevard instead of helping to uplift and better our community

A couple of the residents have spoken to Mr. Rich, who admits he doesn't want to be bothered with any of the ramifications of his actions. He has stated several times that he doesn't care whether Nextel establishes its telecommunications facility at his building or not. He said that if this issue becomes a hassle, he will just cancel his contract with Nextel. This is not a man who would seem to care about "the hassle" of ensuring the security and safety of Nextel's unmanned facility and antennas.

The second issue we feel the Zoning Administration has failed to recognize is that power lines and cell phone antennas/towers are disincentives for home buyers. Although the U.S. has not proceeded with any studies that prove or disprove any hazardous effect by power lines or cell phone antennas/towers, these power lines and cell phone towers definitely are a factor when one is buying or selling a home. Therefore, these antennas within 500 feet of family residences has an adverse effect on property values in this neighborhood. And lower property values in this neighborhood of well-maintained homes affects the entire West Adams area of historic homes.

Our neighborhood in the West Adams area of Los Angeles is looking to the City Council to help enable a revitalization in both the business and the residential communities. The Western Heights Neighborhood Association has painted murals to help businesses combat graffiti. We have been active in raising money for the new police substation at Western and 18th St. We have a long history of working to clean up and better our community. Mr. Rich has long been a part of the business community on Washington Boulevard, but he has not added to the quality of life in this area, and by allowing him to have an income when his buildings remain empty, the City is adding to the problems in this neighborhood, when the City Council should be at the forefront to help us revitalize this neighborhood, as dictated in the South Central Plan for redevelopment.



Historic properties in Western Heights Neighborhood Association. Homes on 20th Street, parallel to Washington Blvd., between Western Avenue and Gramercy Pl.





Historic properties in Western Heights Neighborhood Association. Homes on 20th Street, parallel to Washington Blvd., between Western Avenue and Gramercy Pl.





Historic properties in Western Heights Neighborhood Association. Homes on 20th Street, parallel to Washington Blvd., between Gramercy Pl. and Cimarron. These homes are adjacent to 2362 W. Washington Blvd., site of Nextel's proposed 12 roof-top antenna installation and unmanned facility.



2362 (2360-2364)W. Washington Blvd., Rich Properties, site of Nextel's proposed unmanned facility and 12 roof-top antenna installation on penthouse visible on roof. Note *For Rent (213) 731-2271* signs. Residential apartments available in building.



View of 2362 W. Washington Blvd. (brick building with penthouse), site of Nextel's proposed unmanned facility and 12 roof-top antenna installation, from adjacent residential property on 20th Street.



View from 2362 W. Washington Blvd. (brick building on left) south to residential 20th Street. Note proximity of residential property. Also note apartment building on right of photo, adjacent to the proposed Nextel site.



Northwest view from intersection of residential Gramercy Pl. and 20th Street to proposed Nextel site, brick building with penthouse.



Northwest view from Gramercy Pl. to proposed Nextel site, brick building with penthouse. Note proximity to residential property.



Northwest view from Gramercy Pl. to proposed Nextel site, brick building with penthouse. Note proximity to residential property.





West view from Gramercy Pl. to proposed Nextel site, brick building with penthouse.
Note proximity to residential property.



East view of Washington Blvd. to Gramercy Pl. (light at intersection) of 2362 W. Washington Blvd., proposed Nextel site. Residential apartments above were site of tenant evictions involved in prostitution and drug sales.



Additional property owned by Rich Properties at 2319 W. Washington Blvd., one block east of proposed Nextel site. Note *For Lease* 213-731-2271 signs.



Additional property owned by Rich Properties at 2252 W. Washington Blvd., one block east of proposed Nextel site. Note *For Sale 213-731-2271* sign.



Rear of 2252 W. Washington Blvd., owned by Rich Properties and one block east of proposed Nextel site. Note graffiti and dumping in alley adjacent to historic homes in Western Heights Neighborhood Association.



Additional property owned by Rich Properties at 2252 W. Washington Blvd., one block east of proposed Nextel site. Note *For Sale 213-731-2271* sign.



Rear of 2252 W. Washington Blvd., owned by Rich Properties and one block east of proposed Nextel site. Note graffiti and dumping in alley adjacent to historic homes in Western Heights Neighborhood Association.



Additional property owned by Rich Properties at 2401 W. Washington Blvd., across from proposed Nextel site, at north corner of Washington Blvd. and Gramercy Pl. Note graffiti.





Additional property owned by Rich Properties at 2255-2261 W. Washington Blvd., one block east of proposed Nextel site. Note *For Lease 213-731-2271* signs and graffiti.

Additional property owned by Rich Properties at 2255-2261 W. Washington Blvd., one block east of proposed Nextel site. Note *For Lease 213-731-2271* signs and graffiti.



Los Angeles City Board of Zoning Appeals

Room 1540, 221 North Figueroa Street, Los Angeles, Ca 90012 (213) 580-5527

Mailing Date: April 30, 1998

BZA Case No. 5537
ZA Case No. 97-0917-CUZ
CEQA: CE 97-0991
Fish and Game: Exempt

Address:
2362 West Washington Boulevard
Community Plan: South Central
Zone: [Q]C2-1-0
Council District: 10
D.M.: 126B189
Legal: Lot 3, Cribb & Sinclair's Garfield
Heights Tract

Applicant: Shena C. Boswell/Nextel Communications
Appellant: Stevie Stern/Western Heights Neighborhood Association

BOARD OF ZONING APPEALS DETERMINATION REPORT

Meeting Date: April 21, 1998

Summary of determination action:

Appeal denied
Z.A. sustained
Granted conditional use
Prior conditions clarified
Findings of Z.A. adopted

Vote Summary:

C. Kezios: Absent
J. Silcott: Moved
C. Pak: Second
M. Selter: Yes
H. Dolle: Absent

Effective Date:

Effective May 16, 1998 unless appealed

Appeal Status:

Appealable on or before May 15, 1998



James E. Silcott, Vice Chair



David Kuntzman, City Planner

cc: The determination notice list attached to the case file.

DO NOT file appeals or requests for transfer of jurisdiction with the Board. File them in accordance with the information contained in this report. Attach a copy of this report to your appeal application.



ACTION OF THE BOARD**ACTION: BY VIRTUE OF THE AUTHORITY VESTED IN IT BY CHARTER SECTION 99 AND MUNICIPAL CODE SECTION 12.28, THE BOARD:**

1. Pursuant to Board of Zoning Appeals Case No. 5537 and Zoning Administration Case No. 97-0917-CUZ, **DENIED** the protestant appeal.
2. **GRANTED**, pursuant to Los Angeles Municipal Code Section 12.24-C,18, a **conditional use permit** for the installation, use and maintenance of an unmanned, wireless telecommunications facility, subject to the attached, Exhibit No. B-1, Conditions of Approval.

BOARD OF ZONING APPEALS DETERMINATION REPORT**BACKGROUND AND APPEAL REQUEST:**

1. On February 18, 1998, Zoning Administrator Albert Landini approved, pursuant to Los Angeles Municipal Code Section 12.24-C,18, a conditional use permit, to permit the installation, use and maintenance of an unmanned, wireless telecommunications facility.
2. The protestant appealed the entire action.

SUMMARY OF THE HEARING:

(Staff Note: The following is a brief summary narrative of the statements made before the Board and the Board's query and deliberations during the public hearing. The narrative within this summary which is bracketed [...] is a further staff consolidation and notation of statements at that particular portion of the hearing.)

1. The Zoning Administrator summarized the action, findings and facts set forth in the determination and report to the Board. In addition, the Administrator stated that: [Detailed the site, the area, the request, the issues of the appeal and the rationale of the Administrator's action; there is substantial neighborhood opposition to this installation- this should be set aside; the protestant opinion should be heard but the appeal is without merit; detailed the characteristics of the proposed facility and its minimal impact; the Federal Telecommunications Act has limited local jurisdiction review; the proposed facility is not visible to residential properties to the south and it is a benign installation; it is a feature of urban living that the City has some obligation to provide where it has no impacts; the appellants position is that it is intrusive into their residential area and depreciates their property.]
2. The appellant of record representing the Western Heights Neighborhood Association stated: [This is a six block area of historical, turn of the century residences; the Association is unanimously opposed to the subject facility; detailed the neighborhood and community opposition to the use; responded to Board query.]

3. In support of the appeal a resident property owner stated: [Detailed the problems in the area and the historical problems with the subject site including rental to drug dealers, vacancy and lack of up keep; the residual income for the owner from the site becomes a disincentive to proceed to leasing the property; responded to Board query.]
4. A second resident, in support of the appeal stated: [Alleged the lack of study and evidence supporting a determination that there are no negative health impacts from EMF radiation from these facilities; detailed the concerns regarding potential health effects from these and similar uses.]
5. The applicant's representative stated: [Detailed the proposed facility, the lack of visual impact and requested clarification of the maximum height of the facility- the antennas will not exceed the height of the penthouse to which they will be attached; compliance with the conditions will minimize the impact; responded to Board query.]
 - a. [The applicants area service manager responded in detail to Board query on technical issues, maintenance schedules and the requirement for this facility and its antenna orientation.]
6. The representative of the Council Office stated: [The Council Office supports the project as proposed; it will have minimal impact; the building should be maintained and free of graffiti; responded to Board query.]
7. The Board deliberated as follows:
 - a. [In response to Board query the Zoning Administrator summarized the issues and responded to the testimony of the appellants.]
 - b. [In response to Board query the appellant advised that the service area of this facility is primarily the 10 Freeway and the residences are within 100 feet of this facility- there is a clear view of the penthouse from these houses; summarized the concerns and the poor performance by the owner in the operation and maintenance of the subject building.]
 - c. Mr. Silcott advised: [Have in the past designed penthouse facade treatments to improve the appearance; this facility will make the penthouse look more appealing.]
 - d. Mr. Silcott moved, second by Mr. Pak, to deny the appeal and grant the conditional use.
 - i. Mr. Pak advised: [Detailed the historic and active review of the telecommunication facilities by the Board over the past years; the technology is improving and there seems to be less encroachment into neighborhoods; this subject facility is one of the most benign in terms of aesthetics and impact on this community; have been one of the most critical members of the Board in reviewing these facilities; the providers initially did not seem to care where they put the facilities-

there appears to be more concern now; the next level should be how the providers can help make the communities better; the industry should not just put the facilities up and then consider themselves done- this is a very big business and the providers do not seem to be participating in the communities where they locate their facilities; in this instance the community's concern does not seem to be the antennas but rather a bigger issue; from a land use perspective this facility will be one of the most benign impacts in the community.]

- ii. [The Zoning Administrator recommended clarification language for Condition No. 5 regarding the maximum height of the antennas- not to exceed the height of the penthouse; the Board concurred with the clarification.]

e. The Board voted as recorded above.

FINDINGS:

1. Clarification of conditions. The Board determined that Condition No. 5 of the Zoning Administrator's terms and conditions of the approval, pursuant to Zoning Administration Case No. 97-0917-CUZ, was unclear in regard to the allowable maximum height of the facility antennas. The Board modified the language of the subject condition in order to accurately reflect the intent of the Zoning Administrator.
2. Conditional use. Pursuant to Municipal Code Section 12.24-C.18, the Board sustained the findings of the Zoning Administrator and incorporates those findings herein by reference to Zoning Administration Case No. 97-0917-CUZ.
3. The prior conditions and limitations were modified only to clarify the intent of the Zoning Administrator in regard to the maximum allowable height of the subject facility.
4. The project has been restricted by the conditions imposed by this action. Such limitations are necessary to protect the best interests of and to assure a development more compatible with surrounding properties and/or to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

ADDITIONAL MANDATORY FINDINGS:

1. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. (No shading)
2. On November 26, 1997, the subject project was issued a Notice of Exemption (Article 111, Section 3, City CEQA Guidelines), log reference CE 97-4991, for a Categorical Exemption, Class 3, Category 4, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

a. **Note:** Section 704 of the Title VII of the Federal Telecommunications Act of 1996, contains the following language:

"IV. No State or local government or instrumentality thereof may regulate the placement, construction, and modification of Personal Wireless Service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

- 3. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.
- 4. The Board arrived at its determination based upon its review of available records and evidence contained in the subject and related files and upon testimony and evidence provided at the Board's hearing on the subject matter.

APPEAL RIGHTS:

1. **Appealable.** The determination in this matter is appealable. Said determination will become effective on the date indicated on the front page of this report unless an appeal therefrom is filed with the City Council.

2. **Appeal filing requirements:**

- a. Must be filed in person by the appellant or appellant's representative on the prescribed forms.
- b. Must be accompanied by the required fee payments.
- c. Applicant appeal applications must be accompanied by hearing notice labels or a receipt of payment for vendor mailing services, to the satisfaction of the public counter.
- d. Must be filed in person by the appellant or appellant's representative at any of the following public counters:

Planning Counter
 Room 300, Counter N
 201 North Figueroa Street
 Los Angeles, CA 90012
 Hours: Monday thru Friday
 7:30 a.m.-5:00 p.m.
 (except holidays)

Planning Counter
 First Floor,
 6251 Van Nuys Boulevard
 Van Nuys, CA 91411
 Hours: Monday thru Friday
 7:30 a.m.-12:00 p.m.
 1:00 p.m.-5:00 p.m.
 (except holidays)

- e. Must be filed within the time period set forth on the front of this report.
- f. No hearing notice posting is required for City Council appeals hearings.

EFFECTUATION OF THE ACTION:**1. Conditional Use:**

- a. Pursuant to Municipal Code Section 12.24-E, the subject authorization must be utilized within two (2) years after the effective date of the grant.
- b. If the subject authorization is not utilized, or if construction or installation of physical improvements has not begun and diligently been carried on to completion, within the two (2) years, this grant shall become void. Further, any privilege or use authorized by the subject grant shall be deemed to have lapsed.

2. Time Extension: A request for permit utilization time extension:

- a. Must be filed at a public counter of the Planning Department, and
- b. the extension application must be accepted prior to the expiration of the time to utilize the grant or other authorization.
- c. The extension application must be accompanied by the appropriate fee payment and substantial evidence that unavoidable delay has prevented or will prevent the applicant from taking advantage of the grant or authorization within the specified time limits.
- d. WARNING: IF more than one permit is involved, be sure you secure an extension of time for each separate permit, as may be required by law. Often permits have different time limits and extension allowances.

REVOCAION/PROSECUTION WARNING:

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or applicant's successor in interest may be prosecuted or the grant may be revoked. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise such person or corporation regarding the conditions of this authorization. If any portion of the authorization is utilized, the other conditions and requirements of the grant will become operative and must be strictly observed.

AMERICANS WITH DISABILITIES ACT (ADA) NOTICE:

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities.

REFERENCED EXHIBITS:

Exhibit No. B-1: Conditions of Approval (attached).

CONDITIONS OF APPROVAL

The conditions and requirements of Zoning Administration Case No. 97-0917-CUZ have not been modified substantially, except as indicated below.

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.
5. This action permits the installation, use and maintenance of an unmanned, wireless telecommunications facility including radio equipment and 12 roof-mounted panel antennas attached flush or near flush to the existing penthouse not to exceed 32 feet in height or the height of the penthouse, ~~which ever is lesser~~, in and on an existing commercial building. **(Clarified/modified by the Board, 4-21-98)**
6. A copy of this grant and its conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be included in the "notes" portion of the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.
7. All applicable laws, regulations and standards of all local, State, and Federal government agencies be observed.
8. The applicant's facility not interfere with TV, radio or cordless phone reception or exceed limits established by the FCC.
9. The exterior equipment be painted in a manner to harmonize with the building.
10. The antennas and other electronic equipment be installed and constructed by a valid City of Los Angeles Building Permit.
11. Should the use of the approved equipment cease for a period of time more than one year they shall be removed to the satisfaction of the Department of Building and Safety.

CITY OF LOS ANGELES
APPEAL OR TRANSFER OF JURISDICTION REQUEST
TO THE BOARD OF ZONING APPEALS
REQUIREMENTS AND INSTRUCTIONS FOR FILING

BZA 5537

TRANSFER OF JURISDICTION (CONDITIONAL USE APPLICATIONS ONLY).

Pursuant to Municipal Code Section 12.24-C.3(f), an applicant may request a transfer of jurisdiction from the Zoning Administrator to the Board if the Zoning Administrator fails to make a determination on a conditional use application within the time limits specified in Section 12.24.

APPEAL. Pursuant to various sections of the Municipal Code, an applicant or any person aggrieved by a determination of a Zoning Administrator or other City official concerning a matter which is appealable to the Board of Zoning Appeals may file an appeal from the determination. The appeal must specify how the appellant believes the official erred or abused discretion in making the determination. **Once the appeal has been filed, the appellant may not unilaterally withdraw the appeal and any such request must be considered by the Board pursuant to appropriate notice and hearing..**

CHECK ONE (fill in the blanks provided):

Request for a Transfer of Jurisdiction from the Zoning Administrator concerning CASE NO. _____ (filed by applicant named _____ which was filed (accepted as a complete application by the Planning Department) on (date) _____ (copy of the original case filing application is attached). The 75-day time limit for the Zoning Administrator to process the application expired on: _____.

Appeal from the determination relative to CASE NO. ZA 97-0917 (CUZ) (filed by applicant named STEVIE STERN); a copy of the determination report or report cover sheet is attached. (This is not required but will assist in processing this appeal form).

Appeal from any requirement, decision or other determination made by a Zoning Administrator and for which no case number applies. The document was signed by the Zoning Administrator named _____ and is dated _____ (a copy is attached).

APPEAL APPLICATION ONLY (check one):

The appeal is from the entire determination.

The appeal is from conditions, elements or parts of the determination or matter being appealed.

APPEAL JUSTIFICATION: Your appeal justification must contain at least the following factual information: (1) Identification, by condition number or other citation, of each item which you are appealing and (2) a statement of how you believe the public official "erred or abused discretion" in making the determination from which you are appealing. (3) In addition, if you are appealing the entire determination, you should identify the findings required by the Municipal Code and why each finding can or cannot be made. (4) If you are appealing a requirement of the determination, you should state the requirement, any suggested modification of the language of the requirement and the reasons why the requirement, as written, is in error or creates an undue hardship. (5) If you are requesting that requirements be added to the determination, you should state your proposed new requirement and the reason why the requirement should be added. Clearly (legibly) print or type your justification in the space on the reverse of this page.

APPEAL JUSTIFICATION (see instructions on prior page). PRINT LEGIBLY OR TYPE your justification below.
Attach additional sheets if needed.

CASE NO. ZA 97-0917(CUZ)

APPEAL JUSTIFICATION:

We are opposed to a conditional use permit granted to Nextel Communications at the property 2362 W. Washington Boulevard.

We appeal the decision to grant Nextel Communications a conditional use permit on the basis:

1. The proposed location will be desirable to the public convenience or welfare.

It has been determined that the proposed site is the most desirable location for the project due to its ability to service the surrounding community and meet certain technical specifications. This statement begs the questions: Which public? and Whose convenience and welfare? Nextel has not indicated what percentage of the surrounding community actually uses Nextel's service. It would be inappropriate to locate these antennas in this community without overwhelming support from the community. In this case, not only does the community not desire Nextel's unmanned facility and antennas, but the community is overwhelmingly against such a project.

The overwhelming opposition to this project is signified by the 205 signatures on petitions and 51 letters already in the case file. Herewith, we include an additional 61 new signatures on petition from people who live in the community. We have also included several letters, copies of which have notified our Councilman that this project is unsuited and undesirable for this neighborhood.

The photographs we have included represent the quality of the historic homes in the neighborhood. There are photos of Washington Boulevard that show a blighted business sector. We want to encourage businesses coming into our community that will add to our quality of life and offer services that will bring other people into our community to partake of its special qualities and historic contributions.

Residents in the neighborhood already have problems with their wireline telephone reception, and more antennas can cause more interference.

(continued)

The statements and information provided herein are in all respects true and correct to the best of my knowledge and belief.

Signed (person filing this appeal/request): *Stuie Stern*

1. (continued)

The welfare of this community is not added to by the placement Nextel's telecommunications facility. We are primarily a residential neighborhood, and included within our neighborhood are several schools, day care centers, board and care homes, nursing homes, a convalescent home and a Senior Citizens Center. In our immediate neighborhood, there is Independence Square and St. John of God, both of which are senior residential care, and the Carl Bean AIDS Center. We are a community of age extremes -- the young and the elderly are not going to benefit from Nextel's facility.

And although Nextel's conditional use permit cannot be denied solely on environmental or health reasons, we as a community are very concerned as to how this facility will affect not only our very young, but also our senior citizens. Just as there have been no U.S. studies that confirm any detrimental effects from this technology, so, too, there have been no studies that confirm that it is not detrimental.

The clear and continuous wireless communications service that Nextel will be providing by this facility is not for businesses or residents in the area. It is for travelers accessing the Santa Monica (10) Freeway and along Washington and Western boulevards traveling through this area. This is not a service our community is in desperate need of. It is for service trucks needing to use their phone that are doing business in the area, or Westsiders traveling to downtown. Again, this is a service geared not for the neighborhood, but for people passing through to be able to have uninterrupted reception.

Along with this uninterrupted reception brings people driving through our neighborhood talking on cell phones. News reports have reported that there is a high percentage of accidents caused by people in their cars talking on cell phones. This is of grave concern in a neighborhood that is comprised of residences where children walk home from school and play around this area at non-school hours. Our neighborhood has 3 schools within close proximity to Nextel's proposed site. These schools are Pio Pico School, 24th Street School, and Widney School High School for the Disabled. There are also day care centers and a Remedial Reading Center.

Nextel's proposed facility and antennas are not needed to provide improved access in the event of emergencies or natural disasters. In virtually every community in the U.S., there are sufficient antennas for police officers, fire protection, and emergency medical services. These are essential services that benefit everyone in a community; they are inherently beneficial. Additional antennas for private cell phone companies are not. The number of people using cell phones is increasing, but they are still a small minority. Citizens of this community cannot be expected to suffer the negative effects of bringing this facility into our neighborhood so that a minority can enjoy a luxury product. Nextel does not provide a unique service; they merely expand wireline telephone coverage.

The technical specifications that make the site at 2362 W. Washington Boulevard desirable for Nextel is highly suspect. Nextel had no other option than to choose this site because it was the only one they could find after a year's search. Other sites wanted more money or more restrictions. There is no community support for Nextel's unmanned facility and antennas.

(continued)

2. The location is proper in relation to adjacent uses or the development of the community.

The Associate Zoning Administrator has found that the proposed facility will not interfere with the use or operation of the current businesses in the surrounding area. However, the Associate Zoning Administrator's task is to evaluate the proposed project not only on the basis of its relationship to the current use but future use and development of the community. The current zoning and height restrictions are inappropriate in the context of a residential setting. It would be shortsighted to perpetuate this grave mistake by permitting a facility that is at best an eyesore.

We are a community in a state of flux. We are in the process of defining what the character of the neighborhood will be. In the past ten years, the residential area has seen a resurgence in people moving into the area and with painstaking care revitalizing the area by restoring the turn-of-the-century homes that fill this neighborhood. Crime is at an all time low, and greater attention is now being paid to rectifying the mistakes of the past. It is of great concern to the predominantly residential character of this neighborhood that businesses should be in harmony with the surrounding area (the residential properties). We envision our area as a unique, historical community, essential in preserving the heritage and culture of early life in Los Angeles. Our neighborhood should not be burdened with the effects of these antennas.

3. The use will not be materially detrimental to the character of the development in the immediate neighborhood.

The Associate Zoning Administrator acknowledges that this commercial corridor is flanked by residential neighborhoods. We have established that indeed current zoning and height restrictions are incompatible with the residential nature of the surrounding community. This project will impact the community's ability to attract businesses more appropriate to a "residential" setting by perpetuating the blight and emphasis on manufacturing rather than retail/commercial establishments.

There are already numerous antennas lining Washington Boulevard closeby to 2362 W. Washington Boulevard. Our neighborhood is very concerned about the proliferation of antennas. How many antennas must encroach on our neighborhood, and why must we bear the brunt of travelers using their cell phone? The growing amount of antennas in our neighborhood is in direct opposition to what we want our community to look like.

The placement of 12 roof mounted antennas as proposed by Nextel has a serious impact on property values in the area, as at least six turn-of-the-century homes overlook this location. Not only does this affect those homes' views in particular, these antennas affect the resale value of properties in the whole neighborhood.

The general public is as fearful about the health and environmental hazards (proven or not) about Radio Frequency/Microwave radiation from cellular towers and antennas as they are from exposure to EMF from powerlines. Studies show that properties bordering a transmission line will sell for 13-30% less than 100 comparable properties away from the line. (Wall St. Journal, 12/8/93).

(continued)

3. (continued)

Whether there is scientific proof or not that cell phone technology poses a health risk, the general public has a fear about their safety, and this "cancerphobia" will severely impact the resale value of properties in our neighborhood.

We are already impacted by the Santa Monica (10) Freeway bordering on one side of our neighborhood, and now we are being encroached upon by business development that is incompatible with the nature of our neighborhood.

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

Currently, the General Plan for the area is under re-evaluation and development. It has been stated that the intent of the plan is to re-zone areas to enhance and to better meet the needs of its surrounding community. It was a mistake by previous Zoning Administrations to zone this stretch of Washington Boulevard as "Light Manufacturing". While the community is not seeking to remove currently established businesses in the area, it is looking to re-zone the area to encourage uses more appropriate within a residential setting. It would be premature to permit additional uses in the area which continue to be in opposition to the desires of the residents of the community.

The community continues to overwhelmingly oppose the proposed facility for all of the reasons mentioned above. The needs and desires of the residents of this South Central Community should not continue to be overlooked nor impinged upon by uses not designed to enhance the quality and nature of a residential neighborhood. We urge the appeal board to overturn the approval of the conditional permit for the installation, use and maintenance of an unmanned wireless telecommunications facility.

WHNA
Western Heights Neighborhood Association

4 March 1998

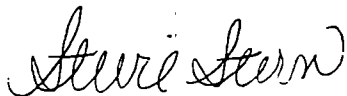
RE: Case No. ZA 97-0917(CUZ)

To the board of Zoning Appeals:

At our monthly meeting on March 3, 1998, the residents of Western Heights voted unanimously for a motion opposing Nextel's project of an unmanned telecommunications facility and 12 roof mounted antennas at 2362 W. Washington Boulevard.

There is no support in this community for Nextel's project, and we would hope that a decision for denying a conditional use permit for Nextel will reflect our sentiments.

Sincerely,



Stevie Stern
Chairperson

2298 W. 20th St.
Los Angeles, CA 90018

February 1, 1998

TO: Office of Zoning Administration

RE: Case No. ZA 97-0917 (CUZ)

We, the neighbors of 2362 West Washington Boulevard, are opposed to Nextel Communications receiving a conditional use permit in order to install wireless telecommunication antennas.

Signature

Name/Address (Print)

Eamon J. Horton 2229 S. Cochran East LA 90016
Jane J. Horton 249 SOMERSET DR. LA 90016
Gloria Neal 1365 1/2 W 37th Dr
Laurie Dickerson 1703 W. 54th St LA 90019
Augusta Miles 1809 S. ANDREWS PK #3 90019
Eamon Horton 2229 S. Cochran East LA 90016
Joyce Smith 1920 S. Oxford #105 L.A. Ca. 90018
George Watson 1419 So Wilton Ave. LA 90019
Meredith Morris 2045 S. Hubart Blvd. 405. La. Calif. 90018
Abene Modula 1711 Arlington Ave LA CA 90019
Meyled Chandler 2057 N. 99th. LA 90018
Billie Jean Jones 4075 S. Figueroa #310
Ernestine Kimbrell 1525 S. St. Andrews Pl. #7
Mary S Young, MARY S YOUNG
CA 90015 2357 W. 21st St. LA. CA. 90015
Dr. John Byrt 2366 W. 21st LA, CA 90019
Elvia Berrian 2348 W 21 #4 90018

February 1, 1998

TO: Office of Zoning Administration

RE: Case No. ZA 97-0917 (CUZ)

We, the neighbors of 2362 West Washington Boulevard, are opposed to Nextel Communications receiving a conditional use permit in order to install wireless telecommunication antennas.

Signature

Name/Address (Print)

Florence McCain 2279 W 21st FLORENCE MCCAIN

Jewel Jones JEWEL JONES 1824 So. WILTON PL

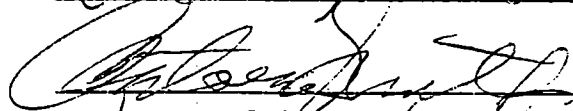
Constance K Jones CONSTANCE K JONES 1831 W 21st St.

Franklin Howard 12348 W. 21st. apt. # 2.

Evelyn Mitchell 2356 W. 21st. #2 L.A. Ca. 90018

Phyllis Evans PHYLLIS EVANS 2111 Cinnamon #

Carla Taylor 2356 W 21st # LA CA 90018

 ANTOINETTE SMITH 21st ARLINGTON

Vesta Richmond VESTA RICHMOND 2337 W. 21st St. L.A. Calif 90018

Bennie Shaw BENNIE SHAW 2115 Cinnamon #90

Jo Anne Lavan JO ANNE LAVAN 2111 Cinnamon #90

Wynell J. Dotson 2356 W. 21ST L.A., CA 90018

FANNNA Davis FANNNA DAVIS 2348 W 21st # 5

Yvonne Smith YVONNE SMITH 2348 West 21st 5

Teresa S Evans Teresa S Evans 2372 W 21st # 90018

Gloria B Gerton GLORIA B GERTON 2348 W. 21ST ST #6 L.A. 90018

Carmen Rada Carmen Rada 2373 1/2 W. 21st Street Los Angeles, CA 90018

February 1, 1998

TO: Office of Zoning Administration

RE: Case No. ZA 97-0917 (CUZ)

We, the neighbors of 2362 West Washington Boulevard, are opposed to Nextel Communications receiving a conditional use permit in order to install wireless telecommunication antennas.

Signature

Name/Address (Print)

Ms Vonzeller Glover VONZELLER GLOVER 2357 W 21st St
Jessie Agee Jessie Agee - 2361 W. 21st St
Alyce Martin Alyce Martin 2348 W. 21st St.
Karen (Kasser) KAREN KASSER 2362 W 21st St CA 90018
Emerson Mitchell Emerson Mitchell 356 W 21st
SABA 2600 Arlington
Charlie M Jones Charlie M Jones 2000 Arlington
Dunya Suello 2282 Cambridge St LA CA 90006
James Hadley James Hadley LA 90018
2349 W 21st CA 90018
Hisako Matsumoto HISAKO MATSUMOTO 2367 W 21st St
Nancy Reyes 2348 W. 21st St. #8 Local 90018
Sonia Vellas 2348 W. 21st St #8 La Ca 90018
Daman White 2339 W 21st St 90019
Mrs Mrs. John Horvay 2257 W. 21st St L.A. CA. 900
Burr Ross 2298 W. 21st. LA. 90018
Carrie Jenene Hadley Carrie JENENE Hadley 2349 W 21st LA. 900
GWEN HADLEY
Gwen Hadley 2349 W 21st LA 90018

February 1, 1998

TO: Office of Zoning Administration

RE: Case No. ZA 97-0917 (CUZ)

We, the neighbors of 2362 West Washington Boulevard, are opposed to Nextel Communications receiving a conditional use permit in order to install wireless telecommunication antennas.

Signature

Name/Address (Print)

David Cannell David Cannell/2261 W. 21st St.

Roy M. Cooper Jr. Roy Cooper Jr 2164 W. 20th St.

DAT KARASICK 2301 W. 20th St.

Jama Price 2167 W. 21st St.

Jiff Can 2243 W. 20th St.

CECILIA & PAUL 2170 W. 20th St.

RAYMUNDO TAPIA 2317 W 20th St

Billy Shaw 2151 W. 20th St

TOM LAZARUS 2298 W 20th St.

Ken Catherman 2173 W. 20th St.

CASE NO. ZA 97-0917 (CUZ)

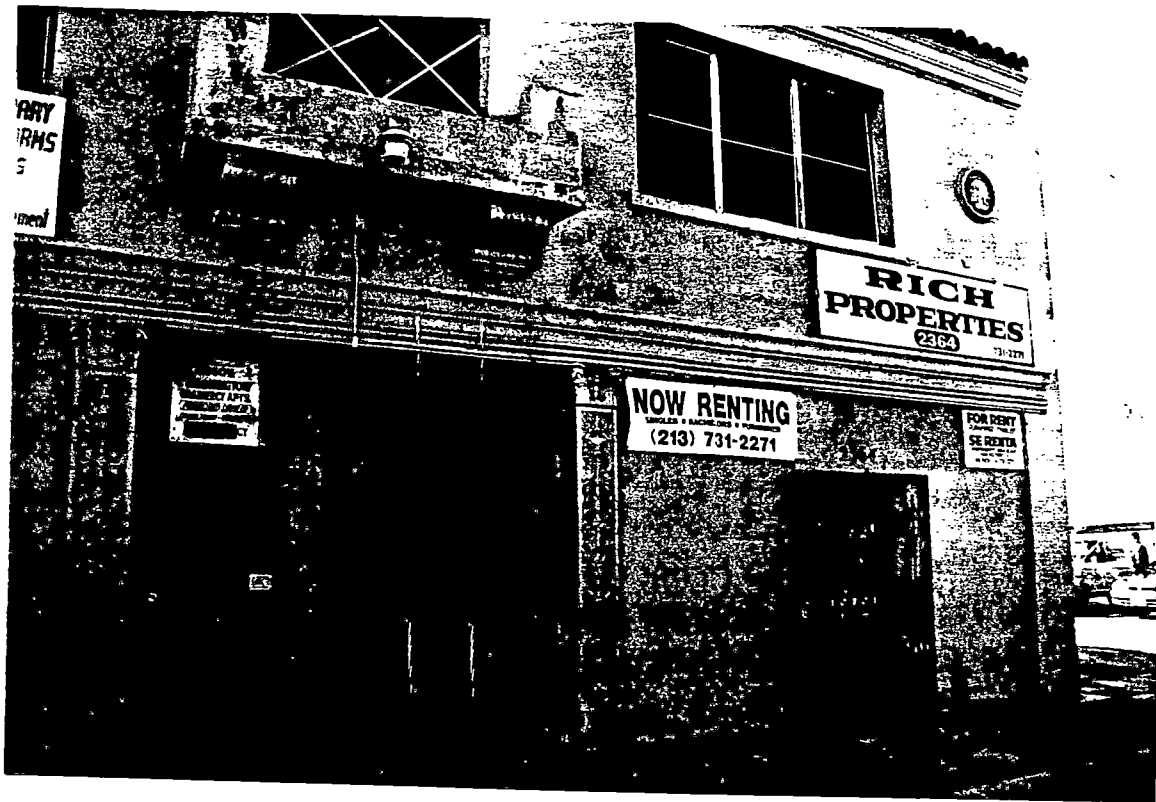


3 story historic homes abutting the property at 2362 W. Washington Blvd.



The view from the homes overlooking the project site

CASE NO. ZA 97-917 (CUZ)



2362 W. Washington-the project site-an unmanned telecommunications facility does not add to its attractiveness to renters



A view down Washington Blvd.-the businesses are 2 story buildings

REQUIRED INFORMATION: (PRINT OR TYPE CLEARLY)

1. Signatory's Name: STEVIE STERN
Mailing Address: 2298 W. 20TH ST.
LOS ANGELES, CA
ZIP CODE 90018

Work Phone: (²¹³) 737-7226 Home Phone: (²¹³) 737-7226

- a. Are you or do you represent the original applicant? YES NO
- b. Are you filing for yourself or on behalf of other parties, an organization or a company? (circle one) SELF OTHER
- c. If "Other," please state the name of the person(s), organization or company (print or type clearly): WESTERN HEIGHTS NEIGHBORHOOD ASSOCIATION

2. Representative(s). Provide the name, address and phone number of the person(s) to be contacted for details regarding this appeal/request, if other than the signatory. **(PRINT OR TYPE CLEARLY)**

a. Name: _____
Mailing Address: _____

ZIP CODE _____

Work Phone: () _____ Home Phone: () _____

b. Name: _____
Mailing Address: _____

ZIP CODE _____

Work Phone: () _____ Home Phone: () _____

NUMBER OF COPIES OF APPEAL AND ATTACHMENTS REQUIRED:

- 1. Applicant who filed the original application: Original and seven (7) copies of this completed appeal form, eight (8) copies of plans and eight (8) copies of any exhibits.
- 2. Appellant who is not the original applicant: Original and seven (7) copies of this completed form and eight (8) copies of any exhibits.

SIZE OF EXHIBITS AND MAPS: Exhibits, maps and other attachments should be 8½ x 11 inches in size or folded to an 8½ x 11 inch size. Photographs should be mounted on light (manila folder-type) cardboard and each sheet should be 8½ x 11 inches in size. Where feasible, maps and plans should be reduced to 8½ x 11 inches in size. One set of the exhibits will become a part of the permanent City file; other copies will be distributed to the Board.

FEE WHICH MUST ACCOMPANY THIS APPEAL/REQUEST:

1. Original applicant: The fee is 85 percent of the current filing fee, plus twelve percent surcharge.

NOTE: Anyone other than the original applicant requesting enlargement of rights granted by the Zoning Administrator, deletion of conditions imposed by the Zoning Administrator or reversal of denial of a request by a Zoning Administrator shall pay the appeal fee required of an applicant.

2. Protestant who is not the original applicant: See Sec. 19.01 for fee.

ALL ORIGINAL APPLICANTS MUST PAY MAILING FEES TO BTC AND SUBMIT COPY OF RECEIPT.

NOTICE: Your appeal or request will receive full, fair and impartial consideration, regardless of whether or not you engage any person to represent you.

This statement is furnished for your protection against any person who might indicate to you that, but for his or her services, you would not receive the same full, fair and impartial consideration.

(Below to be completed by authorized Planning Department Staff)

TO: THE CITY OF LOS ANGELES - BOARD OF ZONING APPEALS

This is to certify that the foregoing application has been inspected by me and has been found to be thorough and complete in every particular.

Receipt No. 216768
Applic. Fee 08 O.S.S. Fee 8
Total Fee 11.00

Date Received 3/4/98
By R. Savage
(For the Board of Zoning Appeals)

Posting instructions were given to appellant or sent to original applicant if appeal is by an aggrieved party _____

Date/Initials

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
CITY PLANNING
CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

221 NORTH FIGUEROA STREET
ROOM 1500
LOS ANGELES, CA 90012-2601
(213) 580-5495
FAX: (213) 580-5569

ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR
—
ASSOCIATE ZONING ADMINISTRATORS
EMILY J. GABEL-LUDDY
DANIEL GREEN
LOURDES GREEN
ALBERT LANDINI
LEONARD S. LEVINE
JON PERICA
SARAH A. RODGERS
HORACE E. TRAMEL, JR.

February 18, 1998

Shena C. Boswell (A)(R)
Nextel Communications
17275 Derian Avenue
Irvine, CA 92614

Sidney Rick (O)
2976 Nicada Road
Los Angeles, CA 90077

Department of Building and Safety

CASE NO. ZA 97-0917(CUZ)
CONDITIONAL USE
2362 West Washington Boulevard
South Central Los Angeles
Planning Area
Zone : (Q)C2-1-0
D. M. : 126B189
C. D. : 10
CEQA : CE 97-0991-CUZ
Fish and Game: Exempt
Legal Description: Lot 3, Cribb and
Sinclair's Garfield Heights Tract

Pursuant to Los Angeles Municipal Code Section 12.24-C,18, I hereby APPROVE:

a conditional use permit, to permit the installation, use and maintenance of an unmanned, wireless telecommunications facility,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.



5. This action permits the installation, use and maintenance of an unmanned, wireless telecommunications facility including radio equipment and 12 roof-mounted panel antennas attached flush or near flush to the existing penthouse not to exceed 32 feet in height or the height of the penthouse, whichever is lesser, in and on an existing commercial building.
6. A copy of this grant and its conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be included in the "notes" portion of the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.
7. All applicable laws, regulations and standards of all local, State, and Federal government agencies be observed.
8. The applicant's facility not interfere with TV, radio or cordless phone reception or exceed limits established by the FCC.
9. The exterior equipment be painted in a manner to harmonize with the building.
10. The antennas and other electronic equipment be installed and constructed by a valid City of Los Angeles Building Permit.
11. Should the use of the approved equipment cease for a period of time more than one year they shall be removed to the satisfaction of the Department of Building and Safety.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.24-J,3 of the Los Angeles Municipal Code provides:

"It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator, Board or Council pursuant to this subsection. Such violation or failure to comply shall constitute a violation of this Chapter and shall be subject to the same penalties as any other violation of this Chapter."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. THE ZONING ADMINISTRATOR'S DETERMINATION IN THIS MATTER WILL BECOME EFFECTIVE AFTER MARCH 4, 1998, UNLESS AN APPEAL THEREFROM IS FILED WITH THE BOARD OF ZONING APPEALS. IT IS STRONGLY ADVISED THAT APPEALS BE FILED EARLY DURING THE APPEAL PERIOD AND IN PERSON SO THAT IMPERFECTIONS/ INCOMPLETENESS MAY BE CORRECTED BEFORE THE APPEAL PERIOD EXPIRES. ANY APPEAL MUST BE FILED ON THE PRESCRIBED FORMS, ACCOMPANIED BY THE REQUIRED FEE AND RECEIVED AND RECEIPTED AT A PUBLIC OFFICE OF THE DEPARTMENT OF CITY PLANNING ON OR BEFORE THE ABOVE DATE OR THE APPEAL WILL NOT BE ACCEPTED. SUCH OFFICES ARE LOCATED AT:

Figueroa Plaza
201 North Figueroa Street
Room 300, Counter P
Los Angeles, CA 90012
(213) 977-6083

6251 Van Nuys Boulevard
First Floor
Van Nuys, CA 91401
(818) 756-8596

NOTICE

THE APPLICANT IS FURTHER ADVISED THAT ALL SUBSEQUENT CONTACT WITH THIS OFFICE REGARDING THIS DETERMINATION MUST BE WITH THE ZONING ADMINISTRATOR WHO ACTED ON THE CASE. THIS WOULD INCLUDE CLARIFICATION, VERIFICATION OF CONDITION COMPLIANCE AND PLANS OR BUILDING PERMIT APPLICATIONS, ETC., AND SHALL BE ACCOMPLISHED BY APPOINTMENT ONLY, IN ORDER TO ASSURE THAT YOU RECEIVE SERVICE WITH A MINIMUM AMOUNT OF WAITING. YOU SHOULD ADVISE ANY CONSULTANT REPRESENTING YOU OF THIS REQUIREMENT AS WELL.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the report of the Zoning Analyst thereon, and the statements made at the public hearing before

the Zoning Administrator on February 9, 1998, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-C of the Municipal Code have been established by the following facts:

BACKGROUND

The subject property is an interior lot with a depth of 150 feet and a width of 50 feet and is improved with a dress shop on the first floor and apartments on the second floor with an overall height for the main building of 27 feet, 10 inches. There is a minor penthouse on top of the second floor with an over height of 34 feet 8 inches. The proposed antennas would project to approximately 40 feet 1-inch. This is truly clear and below the 1VL height limit of 45 feet set by the [Q] amendment to the Height District No. 1 for the structure. The height limit is now lowered to a 1VL which has a maximum of 45 feet above the street level. This structure as proposed including the Nextel antennas is far under 45 feet.

Northerly of the subject property across Washington Boulevard, the zoning is C2-1VL and is throughout the entire block fronting on Washington Boulevard, an auto storage yard.

Southerly of the subject property, the zoning is R1-1-0 and is occupied primarily by single-family structures although there are two apartment houses directly adjacent to the subject property and a few others scattered throughout the neighborhood primarily duplexes and triplexes.

Easterly of the subject property, there is an appliance store and a rental equipment store extending from the property to Gramercy Place fronting on Washington Boulevard. The next block going easterly along Washington Boulevard is in the same zone as the subject property and is divided between auto service and body shops and a residential nursing home as well as two four-plex units.

Westerly of the subject property, there is a restaurant supply, sheet metal shop, and a towing yard occupying four consecutive properties and an office building with a carpet and appliance store on the west end of the block adjacent to the intersection of Cimmaron Street and Washington Boulevard.

Washington Boulevard, is a designated Major Highway with a dedicated width of 100 feet and all the improvements having been completed.

Previous zoning related actions on the site/in the area include:

Subject Property:

There are no relevant ZA or CPC cases on the subject property.

Surrounding Properties:

No similar or relevant cases were found on surrounding properties in the immediate neighborhood.

LETTERS AND PETITIONS IN OPPOSITION TO THE PROJECT**Christopher McKinnon - Opposed**

I strongly object to their application if in fact they are planning to install up to 12 antennas not to exceed 45 feet on the roof of 2362 W. Washington Blvd. Our section of Washington Blvd is a heavily traveled commercial corridor but not an industrial zone which would be better suited for this type of antenna farm. All the commercial corridors in Wilshire District 10 are flanked by a huge residential population which would be affected by the antenna farm both visually and possible environmentally by the radio - telephone waves. I am also concerned that the signals may affect this neighborhood Television, cable and telephone and wireless reception. Most neighbors here are in a constant battle to suppress the combined visual blight of graffiti, signage, trash, razor barb wire and overheight fences. Please don't add to our already full plate of problems.

Form Letter in Opposition - 51 Copies

I strongly urge you to deny Nextel Communications request for a conditional use permit to install an unmanned wireless telecommunications facility including 12 roof-mounted panel antennas on the rooftop of 2362 West Washington Boulevard

2362 West Washington backs up to three story residences whose views will be seriously impaired by 12 antennas These antennas will be an eyesore to the residences and will damage property values.

There is a city ordinance currently being drawn up that will regulate the placing of wireless telecommunications equipment I have viewed the working document and in its current form it explicitly states that these antennas "will not be injurious to the property or improvements adjacent to or in the vicinity of the subject property " Creating an eyesore to the residences abutting 2362 West Washington and damaging our property values is indeed injurious

I am also concerned that since the owner of 2362 West Washington is compensated for placing the antennas on this building, the owner has no incentive to keep a business thriving there and can afford to even close up the building, but still be making money off the antennas. In an already blighted business community, this is a serious potential problem

There has been city-wide opposition to keep these antennas out of residential areas There are more appropriate sites that are in industrial districts, on higher buildings, and do not abut residences

Thank you for your consideration in this matter Please keep Nextel Communications from impinging on our neighborhood.

Petition in Opposition -- 205 Signatures

(ZA Note: There is some overlap in signatures from the Form Letters to the Petition)

We, the neighbors of 2362 West Washington Boulevard, are opposed to Nextel Communications receiving a conditional use permit in order to install wireless telecommunication antennas

PUBLIC HEARING

At the public hearing the applicant and several neighbors appeared. The project and the instant file were reviewed. In reviewing the instant file the Zoning Administrator read the materials contained within said file and reviewed the exhibits and radius maps indicating the various land uses within the affected radius. After this review the hearing was opened to public testimony and the following points were considered:

- History of the site and its ownership
- Need for antennae at this location
- Types of signal to be transmitted
- Alternative designs for the height of the antennae
- Requirement to install the equipment by valid City of Los Angeles Building Permit
- Visual impacts of installation on nearby properties
- Design integration of installation with existing improvements on site
- Requirement for a propagation study in this instance
- Justification for height of the monopole
- Use of stock mounting brackets
- Signal interference on neighborhood activities
- Requirement for additional information

Following this testimony there was discussion with the applicant and the Zoning Administrator determined that the record should be kept open to allow the applicant time to prepare a propagation study and evaluate the height of the antennas. Following the open period the applicant submitted a propagation study along with a modified request for a reduced height of the antennas to not being any higher than the existing penthouse.

SUBSEQUENT TO THE PUBLIC HEARING

The applicant submitted the following technical evaluation of the site subsequent to the public hearing:

Pursuant to the public hearing regarding the aforementioned Case No. ZA-97-0917, we are enclosing the information you requested regarding the technical requirements for a site at this location.

Color Plots The large color plot of the sites in the area shows the coverage provided in the area. The blue areas of the plot show the coverage provided to users in cars. The green areas of the plot show the coverage provided to users of buildings. As you can see on the plot, there is coverage throughout the area of

the proposed site. The proposed site would improve in-building coverage in the immediate vicinity. The site would also serve a greater number of customers than the adjacent sites can currently serve. The adjacent sites cannot be expanded because there are not enough frequencies to provide service through more antennas at the same sites. The proposed site would serve the "capacity" needs of the system while providing coverage to customers in the buildings of the immediate area (the green area of the small plots).

Site Plots On top of the large color plot is the proposed site plotted at two different heights. The plot at 37 feet simulates the original proposed project. The plot at 32 feet simulates the antennas mounted directly to the side of the penthouse, not exceeding the height of the penthouse. These plots show almost no difference in the coverage provided by the site. The in-building coverage (small green circles) is in the immediate area, while the coverage in cars (outer blue area) extends beyond the neighborhood.

Calculations. Also attached are calculations of the Signal Percentage based on the same two heights. The difference in the calculation of Signal Percentage only changes by four percent (4%) for the public on the street.

It is therefore the opinion of the engineering staff that the antennas can be lowered to match the height of the penthouse with only marginal impact to signal strength. (Emphasis Added) If there is any additional information you may require, please call us at (714) 862-2300. We look forward to reading your decision.

The Zoning Administrator thus determined that with the reduced height of the project that the subject location is proper in relation to adjacent land uses and the development of the community and has granted the modified request.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-C of the Los Angeles Municipal Code. In order for a particular request to be authorized, certain designated findings have to be made. In certain cases, there are specific conditional use categories which have additional or unique findings only applicable to that specific use in lieu of the four standard findings for other conditional use categories.

FINDINGS

In order for a conditional use permit for wireless telecommunication facilities, including radio or television transmitters, in the A, R, C, or MR Zones to be approved the mandated findings delineated in Municipal Code Section 12.24-C must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. The proposed location will be desirable to the public convenience or welfare.

The applicant, Nextel Communications, proposes to install an unmanned wireless telecommunications facility including a radio equipment and a 12 roof mounted panel antennas not to exceed 45 feet in height on the existing penthouse structure of the two story building. The actual height of the antennas if installed as indicated on the submitted plans will be 40 feet 1-inch.

The installation is intended to provide a portable and quality of two-way communications to both business users and for the general public. This will help the applicant to create a seamless communication service in the region and the elevation of structure upon which the installation is to be made, will drastically reduced the number of single units that must be otherwise placed in all of this region of the city for the accomplishment of the purpose of having a seamless communication services for the region. Since conditional uses are special needs not indicated in the General Plan, it could be determined that having an unmanned site for personal communications on the roof of the structure would not adversely affect any element of the General Plan inasmuch as the basic use of the property is consistent with the General Plan. The installation itself will be unobtrusive by virtue of the minimum size of the antennas as this is not a monopoly with a huge array of antennas but is designed to be barely visible and unobtrusive. The array of the antennas will allow immediate service for the general commercial area surrounding this region of the district plan and for vehicular travel for major highways nearby.

Nextel is a primary telephone public utility company in Southern California and this installation is to enhanced their services. In cases of natural or in emergencies, land found wire systems presently used by many companies may be dysfunctional and the only reliable system will be telecommunications through cellular telephones.

In addition the applicant has stated and the Zoning Administrator accepts as the required finding of fact, that:

The proposed project will provide clear and continuous wireless communications service to businesses and residents in the immediately surrounding areas. The proposed site, as a piece of Nextel's nationwide network, will provide improved access to wireless communications in the event of emergencies or natural disasters. Nextel's service has been used by public safety entities as well as other organizations relying on clear and continuous mobile communications. The proposed facility will provide reliable communication service on Highway 10 to the south the site, on Washington Blvd., Arlington Ave., Western Ave., and to business and personal customers in the surrounding areas.

The location and height of Nextel facilities are based on technical specifications and, as such, must be placed according to those requirements. After extensive research for candidates in the area, the

proposed site is the most desirable location for the project. First, the project will be located in and on the existing building. Second, there are very few structures in the area that are more than two stories tall or less than five stories tall. Nextel requires a height close to 45 feet. It was determined that this height could be achieved with antennas on the penthouse of 2362 W. Washington Blvd. This arrangement achieves a greater height without the visual impact of a monopole. The proposed site meets Nextel requirements and is critical to providing clear and continuous Nextel coverage on Highway 10 and in surrounding areas.

Lastly, cellular technology has stringent location and elevation requirements, and this cellular facility is needed in order to maintain viable cellular telephone service to the surrounding community. This is an appropriate location for the placement of public utility facilities and the Los Angeles City Planning Department has a history of making similar findings for other applications on property similar to the subject site.

For these reasons, it has been determined by the Zoning Administrator that the proposed location will be desirable to the public convenience and welfare.

2. The location is proper in relation to adjacent uses or the development of the community.

The Associate Zoning Administrator is able to find that the wireless telecommunications facility approved for the subject site will not interfere with the use or operation of any household appliances or electronic equipment in the surrounding area. Further, the project will be of obvious benefit to businessmen, and it will also benefit the general public.

Finally, the basic elements of the existing approved use of the building will remain the same. The antennae will not exceed the height of the building, they will be attached to the penthouse wall and they will be painted to match the color of the building. With these conditions, it is logical that the required findings can be made; specifically that the proposed use and location is proper in relation to adjacent uses and the development of the community.

3. The use will not be materially detrimental to the character of the development in the immediate neighborhood.

The applicant has stated and the Zoning Administrator accepts as the required findings of fact that:

The proposed project will consist of an unmanned Enhanced Specialized Mobile Radio (ESMR) wireless telecommunications facility, with up to 12 antennas mounted on the existing penthouse, and equipment placed in an existing unit of the building. The existing use of this site is a combined commercial and apartment building. The property is located in the C2-1 Zone, characterized by dense commercial development on four-lane W. Washington Blvd., along with other improved streets and development.

The surrounding properties include a restaurant supply store, an auto repair shop, residential dwellings to the south, and an auto towing yard to the north. The proposed facility will not exceed the height for the zone.

The immediate neighborhood is a developed commercial and residential neighborhood, with W. Washington Blvd. immediately adjacent to the location of the proposed project. The proposed project would be located on the existing building. The antennas will be placed on the penthouse, set back from the front of the building. The proposed facility will generate no smoke, no odor, nor any other adverse impacts to the adjacent land uses. Based on these characteristics, the proposed project would cause no adverse impact to the character of development in the immediate neighborhood. Of the options available for development of such a project, the location of this proposed project is more favorable for all the aforementioned reasons.

Regarding the transmissions from the proposed project, the Federal Communications Commission (FCC) licenses all wireless telecommunications facilities, including ESMR. The American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE) have established operational safety standards for radio-frequency electromagnetic fields. ESMR, cellular, and PCS license holders must all comply with ANSI/IEEE standards, as required by the FCC. This installation will comply with all FCC rules and standards.

Thus, the Zoning Administrator has determined that in fact, rather than being materially detrimental to the character of development in the immediate neighborhood, the subject use contributes to the high standards of community excellence, quality service and public benefit.

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

The South Central Los Angeles Planning Area designates the subject property for Commercial Manufacturing with corresponding zones of CM and P.

The subject property is within the area of the South Central Alcohol Sales Specific Plan adopted by Ordinance No. 171,681, on August 14, 1997. This is for the regulation in the area of off-site sales. The subject property in the instant case is not affected. There are no other relative Specific Plans or Interim Control Ordinances.

The corresponding zones have no restriction prohibiting a conditional use permit approval of the requested use.

The applicant has stated and the Zoning Administrator is in agreement that:

Providing arrangement of land use, circulation, and services, which will encourage and contribute to the health, safety, welfare and convenience

of the people who live and work in this area, that is the overall goal of the General Plan as implemented through enforcement of the Zoning Ordinance.

The proposed project is aligned with the provisions of the General Plan and would contribute to the health, safety, welfare, and convenience of the people living and working in this area by providing wireless telecommunications services to the area. ESMR mobile communications are used by many people for their personal or business communications, and by companies who provide transportation, construction, maintenance, landscaping and many other business services. The proposed project will contribute to the safety, convenience, and welfare of these individuals and businesses.

The proposed project will be in harmony with the arrangement of land uses and services because the primary use of the property is a commercial and multi-unit residential building. The proposed project would be in a favorable and harmonious arrangement with the land use of this property and properties throughout the neighborhood. The proposed project would require no additional resources from local emergency services; the project would instead provide communications services to the area a service sometimes needed by public agencies in emergencies. The proposed project will be a harmonious arrangement for the proposed use in the developed area and it aligns with the overall goal of the General Plan elements for this geographical area.

Thus it has been determined that this project is in harmony with the goals and the intents of the General Plan Elements adopted for this geographical area in that it will provide for optimum use of this site without detriment to nearby residential properties.

ADDITIONAL MANDATORY FINDINGS

5. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. (No shading)
6. On November 26, 1997, the subject project was issued a Notice of Exemption (Article 111, Section 3, City CEQA Guidelines), log reference CE 97-4991, for a Categorical Exemption, Class 3, Category 4, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100. I hereby certify that action.

Section 704 of the Title VII of the Federal Telecommunications Act of 1996, contains the following language:

- "IV. No State or local government or instrumentality thereof may regulate the placement, construction, and modification of Personal Wireless Service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities

comply with the Commission's regulations concerning such emissions."

7. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.



ALBERT LANDINI
Associate Zoning Administrator

AL:Imc

cc: Councilmember Nate Holden
Tenth District
Adjoining Property Owners
County Assessor

FLOOR PLAN AT EQUIPMENT AREA

SITE PLAN

NOTE
THIS DRAWING DOES NOT REPRESENT A CIVIL SURVEY
AND IS INTENDED TO REPRESENT INTENTION ONLY.

WASHINGTON BOULEVARD



VICINITY MAP

PROJECT DESCRIPTION
THIS IS A APPLICATION TO DEVELOP AN UNMANNED CELLULAR COMMUNICATIONS FACILITY FOR NEXTEL. INSTALLATION OF EQUIPMENT IN ALL ZONINGS IS 2000. AS SHOWN, A PERMITTING PROCESS OF AN EXISTING PERMITTING TIME AT RISK. THE DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS. THE CELLULAR ANTENNAS WILL PROVIDE CLEAR & USABLE CELLULAR COMMUNICATIONS WITHIN THE CITY A SUBURBAN AREAS. THESE INTERFERENCES WILL ALSO BE AN INTERFERING COMMUNICATIONS. DETAILS THAT CAN COMPARE TO FUNCTION OF THE TELEPHONE WIRELESS SERVICES IS DISCONTINUED DURING AN EMERGENCY OF NATIONAL DISASTER. THESE FACILITIES WILL ENHANCE THE GENERAL HEALTH, SAFETY & WELFARE OF THE COMMUNITY & SUBSURBAN AREAS BY PROVIDING RELIABLE CELLULAR COMMUNICATIONS AT THIS LOCATION.

PROJECT ADDRESS:
2362 W WASHINGTON BLVD
LOS ANGELES, CA 90077

PROPERTY OWNER:
SHEET 900
2076 WILSON RD
LOS ANGELES, CA 90077
PHONE: (310) 731-2271

APPLICANT:
NEXTEL COMMUNICATIONS
1725 SERRA AVE
PUEBLO, CO 81014
CONTACT: SHEW BISHNELL
PHONE: (714) 852-2300
FAX: (714) 852-2313

APPLICANT'S ARCHITECT:
MILLER ARCHITECTURE & ENGINEERING INC.
2415 CAMPUS DR. STE 275
IRVINE, CA 92614
CONTACT: FIONA MILLER, AIA
PHONE: (714) 851-1151
FAX: (714) 261-1140

PROJECT DATA:
FACILITY OCCUPANCY: OPEN
LEASE AREA: APPROX 210 SF + ANTENNAS
CURRENT ZONING: CE-1 LA
APN: 5073-028-105
CITY: LOS ANGELES
COUNTY: LOS ANGELES

LEGAL DESCRIPTION:
LOT 3 OF 1105 B. SHERMAN'S GAMBEL HEIGHTS TRACT IN THE CITY & COUNTY OF LOS ANGELES, STATE OF CALIF. AS PER MAP RECORDED IN B. S. 16, 20 IN MAPS, RECORDS OF SAID COUNTY.

EXHIBIT A
3 SHEETS
2A 970917
CASE NO.

MILLER
ARCHITECTURE & ENGINEERING INC

2415 CAMPUS DR. STE 275
IRVINE, CA 92612
PHONE: (714) 261-1151
FAX: (714) 261-1140

SITE NUMBER
CA5620B
MID CITY
SITE ADDRESS

2362 W WASHINGTON BLVD
LOS ANGELES, CA 90077

CITY/STATE
LOS ANGELES, CA

PERMIT DATE 11-10-97
DRAWN BY D.C.V.
CHECKED BY J.E.M.

CURRENT ISSUED DATE

11-10-97

ISSUED FOR

CUP



NEXTEL COMMUNICATIONS
1725 SERRA AVE
IRVINE, CA 92614
PHONE: (714) 852-2300
FAX: (714) 852-2313

APPROVALS

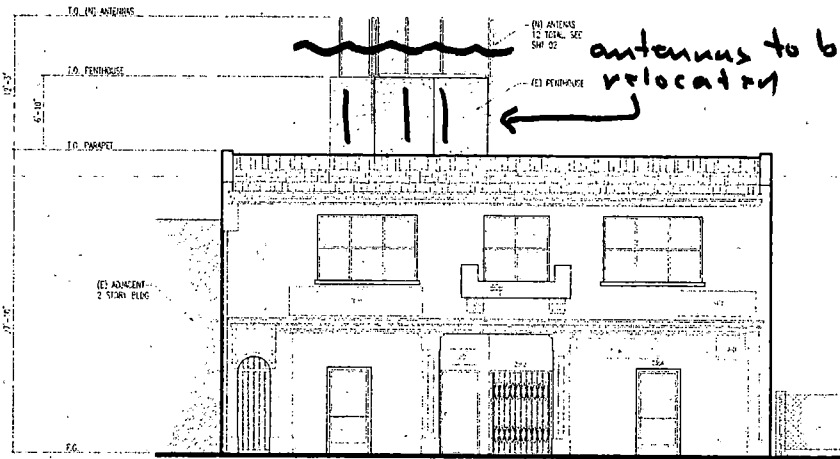
APPROVED BY	INITIALS	DATE
LEASING		
LEASES		
ZONING		
RF		
ENV		
C.E.M.		

SHEET TITLE

SITE PLAN / EQUIPMENT AREA PLAN

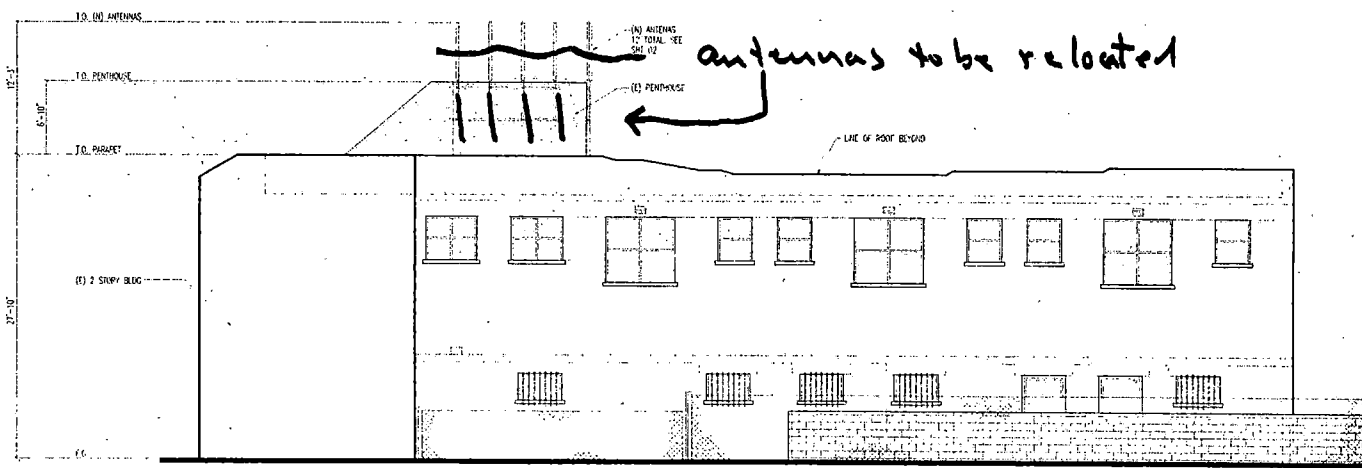
SHEET NUMBER

1 OF 3 **01**



NORTH ELEVATION (FRONT)

3/16\"/>



WEST ELEVATION (RIGHT)

3/16\"/>

MILLER
ARCHITECTURE & ENGINEERING INC

2415 CAMPUS DR. STE 275
IRVINE, CA 92612
PHONE: (714) 261-1151
FAX: (714) 261-1140

SITE NUMBER

CA5620B
MID CITY

SITE ADDRESS

2322 W WASHINGTON BLVD
LOS ANGELES, CA 90077

CONSIDERATIONS

PRINTED DATE: 11-10-97
DRAWN BY: S.J.S.
CHECKED BY: J.E.M.

CURRENT ISSUED DATE

11-10-97

ISSUED FOR

CUP

NEXTEL

NEXTEL COMMUNICATIONS
17225 EERRAN AVE
IRVINE, CA 92614
PHONE: (714) 861-
FAX: (714) 862-

APPROVALS

APPROVED BY :	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/F		
S.P.V.		

SHEET TITLE

NORTH & WEST ELEVATIONS

SHEET NUMBER

3 OF 3 **03**

CASE NO. _____

For Office Use Only

Environ. Clear. No. CE97-0991
Existing Zone. [CQ]C2-1-0
District Map No. 126 B 189
Council District 10
Planning Area SELA
Census Tract No. 2214
Assessor's Parcel No. _____

ZA 970917 (CUZ)

Case No. _____

Type of Application Submitted (zone change, variance, etc.) Conditional Use Permit

1. PROJECT LOCATION AND SIZE

Street Address of Project 2362 W. Washington Blvd.
Legal Description: Lot 3 Block --- Tract Cribb & Sinclair's Garfield Heights
Lot Dimensions 150' x 50' Lot Area (sq. ft.) 7,500 sq. ft.
Total project size (sq. ft.) 200 sq. ft.

*Legal description
REM 17-26-97
(MP-5-20)*

2. PROJECT DESCRIPTION Construct, operate and maintain a wireless communications facility including radio equipment and 12 roof-mounted panel antennas.

Describe what is to be done: _____

Present Use: Commercial

Proposed Use: Commercial, and wireless communications facility

Plan Check No. (if available) N/A Date Filed: ---

Please check all the following that apply _____

New Construction Change of Use Alterations Demolition
Commercial Industrial Residential
Additions to a building - Rear Front Height Side Yard

3. ACTION(S) REQUESTED (include City Code Section which authorizes actions or Code Section from which you are seeking a variance or exemption)

Code Section: 12.24C18 and 12.24D.5
Please see attached Exhibit B.

List case numbers of any other pending or recent applications relating to this site
N/A

4. SIGNATURES: of adjoining or neighboring properties; not required but helpful, especially for projects in single-family areas.

NAME	ADDRESS	LOT	BLK	TRACT
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Applicant's Name Nextel Communications, Inc. Company _____
Address: 17275 Derian Ave. Telephone: (714) 862-2300
Irvin A Zip: 92614 Fax: (714) 862-2313

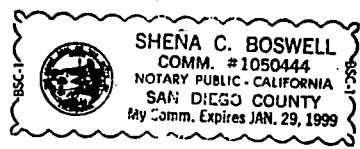
Property Owner's Name (if different than applicant) Sidney Rich
Address: 2976 Nicada Rd. Telephone: (213) 731-2271
Los Angeles, CA Zip: 90077 Fax: ()

Contact Person for Project Information Shena C. Boswell
Address: 17275 Derian Ave. Telephone: (213) 305-0983
Irvine, CA Zip: 92614 Fax: (714) 862-2313

6. 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.



Signed: Sidney Rich
Record Owner only
Sidney Rich
Print Name of Owner in Full

Date: 11-24-97
Shena C. Boswell
Notary Public

7. 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 an attached sheet(s), this additional information using the hand-out as a guide.

Please see attached.

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 available 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.

FOR OFFICE USE ONLY

Reviewed and Accepted by R. HERRERA Date: 11-26-97 Base Fee \$2810.00
Receipt No. 215981 Deemed Complete by [Signature] Date: 12/9/97

Subject Property: 2362 W. Washington Blvd.

**Item 3.
Action(s) Requested**

**City of Los Angeles Zoning Administration
Conditional Use Permit**

Section 12.24 C.18 of the Los Angeles Zoning Code authorizes the Zoning Administrator to approve Conditional Use Permits for Wireless Telecommunications Facilities located in the A, R, C, or MR zones. Additionally, Section 12.24 D.5 provides that "The height and area regulations required by other provisions of this chapter shall not apply to conditional uses. In order to secure an appropriate development, the City Planning Commission or the Zoning Administrator may determine the height and area regulations for conditional uses, including conditional uses lawfully existing on the date these conditional use categories became effective."

This Conditional Use Permit Application is being filed to receive approval to install an unmanned wireless communications facility in and on the existing building at 2362 Washington Blvd., in the C2-1 zone. Nextel's antennas mounted to the penthouse of the building will not exceed the 45' height limit in the C2-1 zone.

ZA 970917

ATTACHMENT:

**City of Los Angeles Zoning Administration
Conditional Use Permit**

a. Why does the applicant believe the location of the project will be desirable to the public convenience and welfare?

The proposed project will provide clear and continuous wireless communications service to businesses and residents in the immediately surrounding areas. The proposed site, as a piece of Nextel's nationwide network, will provide improved access to wireless communications in the event of emergencies or natural disasters. Nextel's service has been used by public safety entities as well as other organizations relying on clear and continuous mobile communications. The proposed facility will provide reliable communication service on Highway 10 to the south of the site, on Washington Blvd., Arlington Ave., Western Ave., and to business and personal customers in the surrounding areas.

The location and height of Nextel facilities are based on technical specifications and, as such, must be placed according to those requirements. After extensive research for candidates in the area, the proposed site is the most desirable location for the project. First, the project will be located in and on the existing building. Second, there are very few structures in the area that are more than two stories tall or less than five stories tall. Nextel requires a height close to 45 feet. It was determined that this height could be achieved with antennas on the penthouse of 2362 W. Washington Blvd. This arrangement achieves a greater height without the visual impact of a monopole. The proposed site meets Nextel requirements and is critical to providing clear and continuous Nextel coverage on Highway 10 and in surrounding areas.

b. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.

The proposed project will consist of an unmanned Enhanced Specialized Mobile Radio (ESMR) wireless telecommunications facility, with up to 12 antennas mounted on the existing penthouse, and equipment placed in an existing unit of the building. The existing use of this site is a combined commercial and apartment building. The property is located in the C2-1 zone, characterized by dense commercial development on four-lane W. Washington Blvd., along with other improved streets and development. The surrounding properties include a restaurant supply store, an auto repair shop, residential dwellings to the south, and an auto towing yard to the north. The proposed facility will not exceed the height for the zone.

c. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.

ZA 970917

NO DETRIMENT TO THE IMMEDIATE NEIGHBORHOOD

The immediate neighborhood is a developed commercial and residential neighborhood, with W. Washington Blvd. immediately adjacent to the location of the proposed project. The proposed project would be located on the existing building. The antennas will be placed on the penthouse, set back from the front of the building. The proposed facility will generate no smoke, no odor, nor any other adverse impacts to the adjacent land uses. Based on these characteristics, the proposed project would cause no adverse impact to the character of development in the immediate neighborhood. Of the options available for development of such a project, the location of this proposed project is more favorable for all the aforementioned reasons.

Regarding the transmissions from the proposed project, the Federal Communications Commission (FCC) licenses all wireless telecommunications facilities, including ESMR. The American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE) have established operational safety standards for radio-frequency electromagnetic fields. ESMR, cellular, and PCS license holders must all comply with ANSI/IEEE standards, as required by the FCC. This installation will comply with all FCC rules and standards.

HARMONY WITH THE VARIOUS ELEMENTS AND OBJECTIVES OF THE GENERAL PLAN:

Providing arrangement of land uses, circulation, and services, which will encourage and contribute to the health, safety, welfare and convenience of the people who live and work in this area, that is the overall goal of the General Plan, as implemented through enforcement of the Zoning Ordinance.

The proposed project is aligned with the provisions of the General Plan, and would contribute to the health, safety, welfare, and convenience of the people living and working in this area by providing wireless telecommunications services to the area. ESMR mobile communications are used by many people for their personal or business communications, and by companies who provide transportation, construction, maintenance, landscaping and many other business services. The proposed project will contribute to the safety, convenience, and welfare of these individuals and businesses.

The proposed project will be in harmony with the arrangement of land uses and services because the primary use of the property is a commercial and multi-unit residential building. The proposed project would be in a favorable and harmonious arrangement with the land use of this property and properties throughout the neighborhood. The proposed project would require no additional resources from local emergency services; the project would instead provide communications services to the area, a service sometimes needed by public agencies in emergencies. The proposed project will be a harmonious arrangement for the proposed use in the developed area and it aligns with the overall goal of the General Plan elements for this geographical area.

21 060917

OFFICE OF THE CITY CLERK

ROOM 308, CITY HALL

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(Article III, Section 3 — City CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the County Clerk, 111 No. Hill St., Los Angeles, California 90012, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21168(d), the filing of this notice starts a 35-day statute of limitations on Court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY Los Angeles City Planning Department	COUNCIL DISTRICT 10
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PROJECT TITLE CA-5620B Mid-City Nextel Communications Wireless Communications Facility	LOG REFERENCE CE 97-0991
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PROJECT LOCATION
2362 W. Washington Blvd.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Installation, operation and maintenance of Enhanced Specialized Mobile Radio communications facility, including radio equipment and 12 antennas; purpose is to serve business and personal communications customers in the surrounding areas. Nextel customers will receive clear and continuous coverage as a result of this project.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
Zoning Administrator approval required

CONTACT PERSON Shena C. Boswell, Nextel Communications	AREA CODE 714	TELEPHONE NUMBER 862-2300	EXT.
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EXEMPT STATUS: (Check One)

<input type="checkbox"/> MINISTERIAL	CITY CEQA GUIDELINES Art. III, Sec. 2b	STATE EIR GUIDELINES Sec. 15073
<input type="checkbox"/> DECLARED EMERGENCY	Art. III, Sec. 2a(1)	Sec. 15071(a)
<input type="checkbox"/> EMERGENCY PROJECT	Art. III, Sec. 2a(2) & (3)	Sec. 15071(b) & (c)
<input type="checkbox"/> GENERAL EXEMPTION	Art. III, Sec. 1	Sec. 15060
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Art. VII, Sec. 1	Sec. 15100
Class <u>3</u> Category <u>4</u> (City CEQA Guidelines)		
<input type="checkbox"/> OTHER (See Public Resources Code Sec. 21080(b) and set forth state and city guideline provision.		

JUSTIFICATION FOR PROJECT EXEMPTION:
Installation of new equipment and/or industrial facilities involving negligible or no expansion of use it required for safety, health, the public convenience or environmental control.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

SIGNATURE <i>Robert S. Heredia</i>	TITLE Project Manager	DATE 11/25/97
FEE: \$54.00	RECEIPT NO. 215981	REC'D BY: ROBERT S. HEREDIA
		DATE 11-26-97

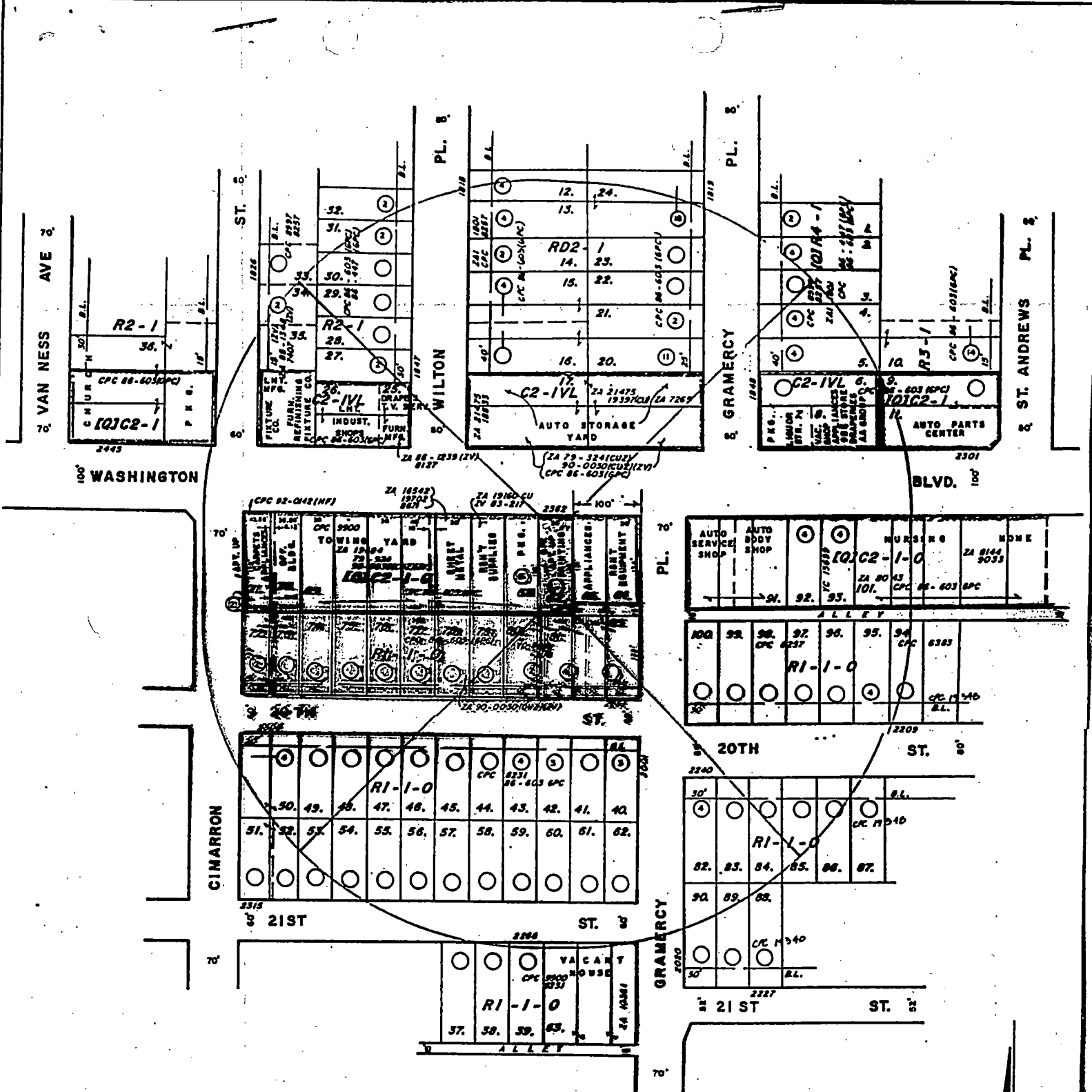
DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Form Gen. 163 (Rev. 8-80) (Appendix A)

THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:
Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after public review and any required public hearings, it is adopted by the City agency having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate preparation of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS ON THE PROJECT, INCLUDING CEQA FINDINGS

Shena C. Boswell
NAME (PRINTED)

Shena C. Boswell
SIGNATURE

ZA 970917



LEGAL: LOT 3, CRIB AND SINCLAIR'S GARFIELD HEIGHTS TRACT, M.B. 5 - 20.

ZA 970917

CONDITIONAL USE - Z.A.

C.D. 10
 C.T. 2213.02
 P.A. SO. CENTRAL



SITE: MID-CITY 620B

NEXTEL
 17275 DERIAN AVENUE
 IRVINE, CA 92614
 (714) 862-2300

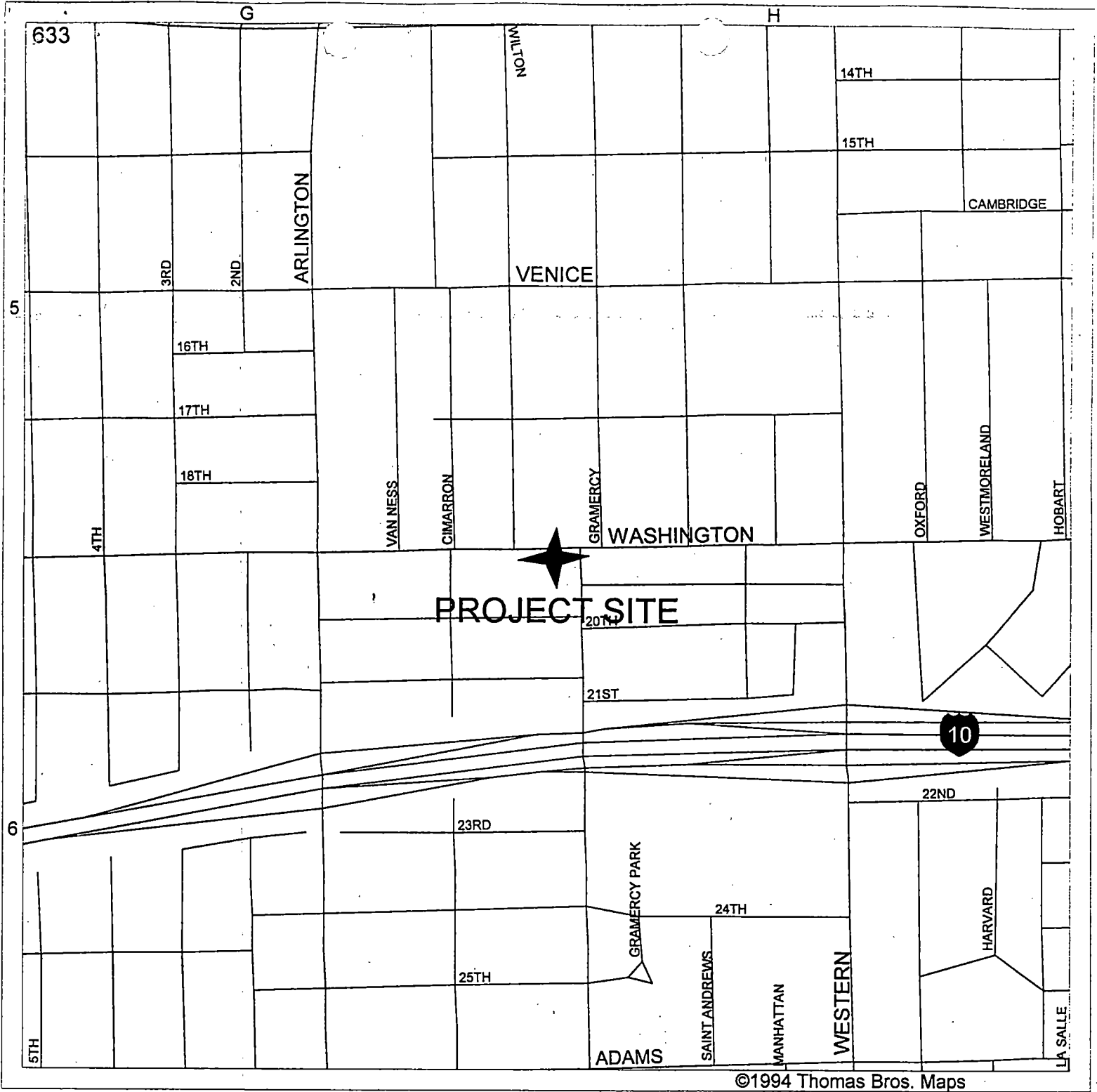
PLANNING APPROVAL
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 10-30-77
 MAP

CASE NO.
 DATE 10 - 29 - 97
 SCALE 1" = 100'
 USES FIELD
 D.M. 126 B 189, 126 B 193
 T.B. PAGE 633 GRID H - 5

0.17 NET. AC.

N.C.



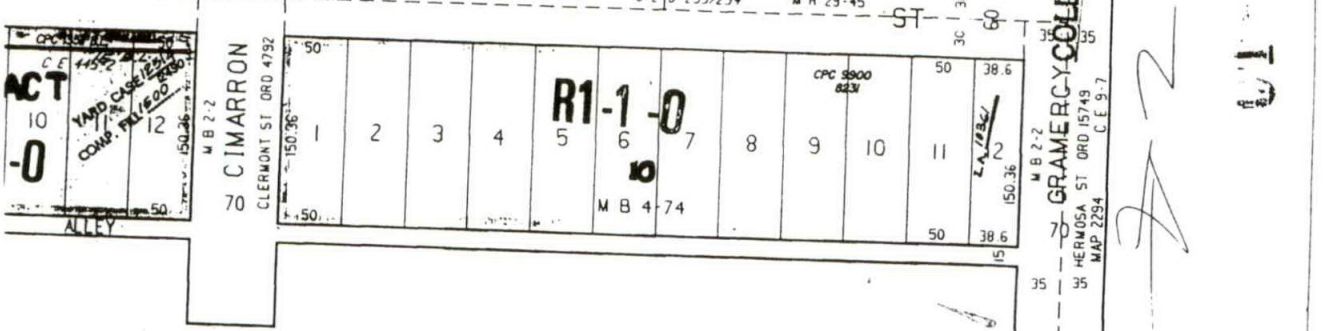
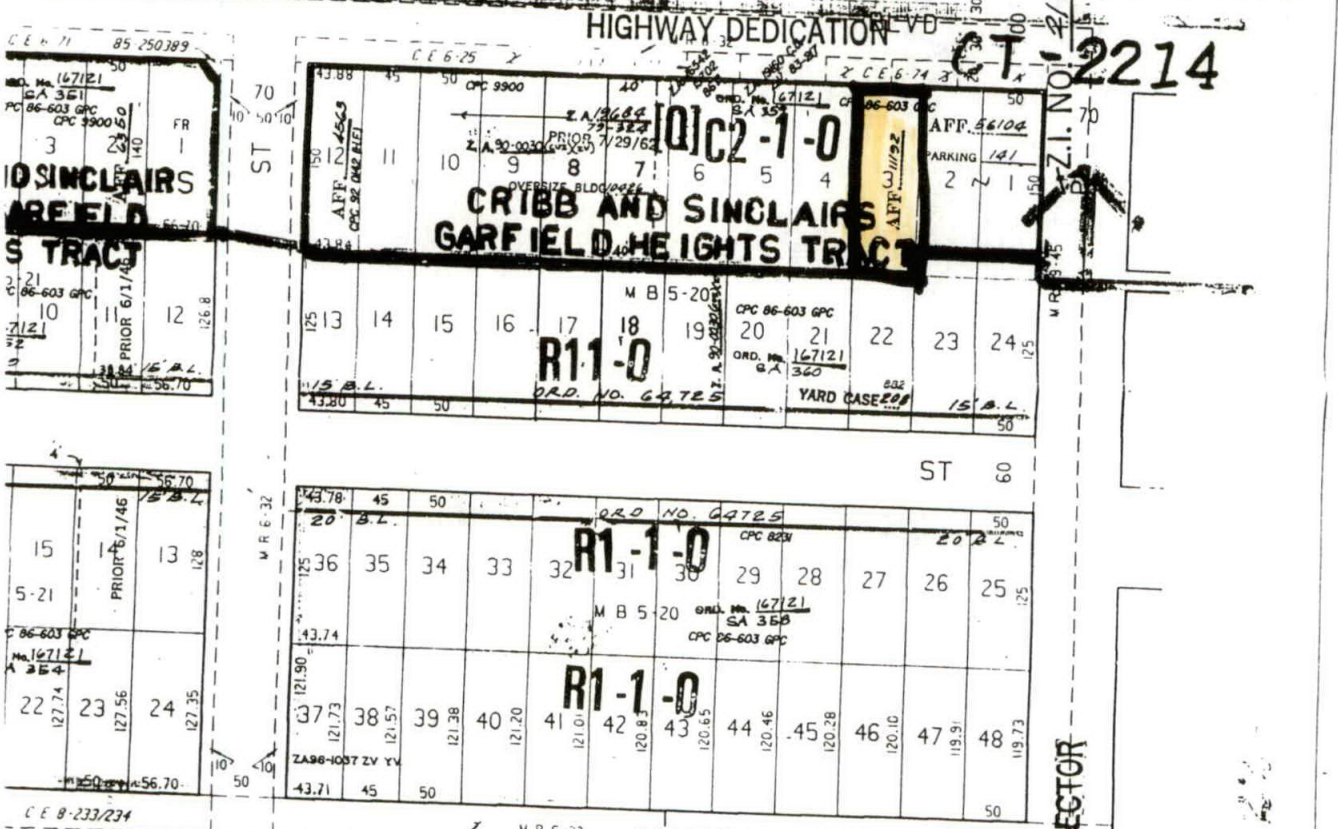
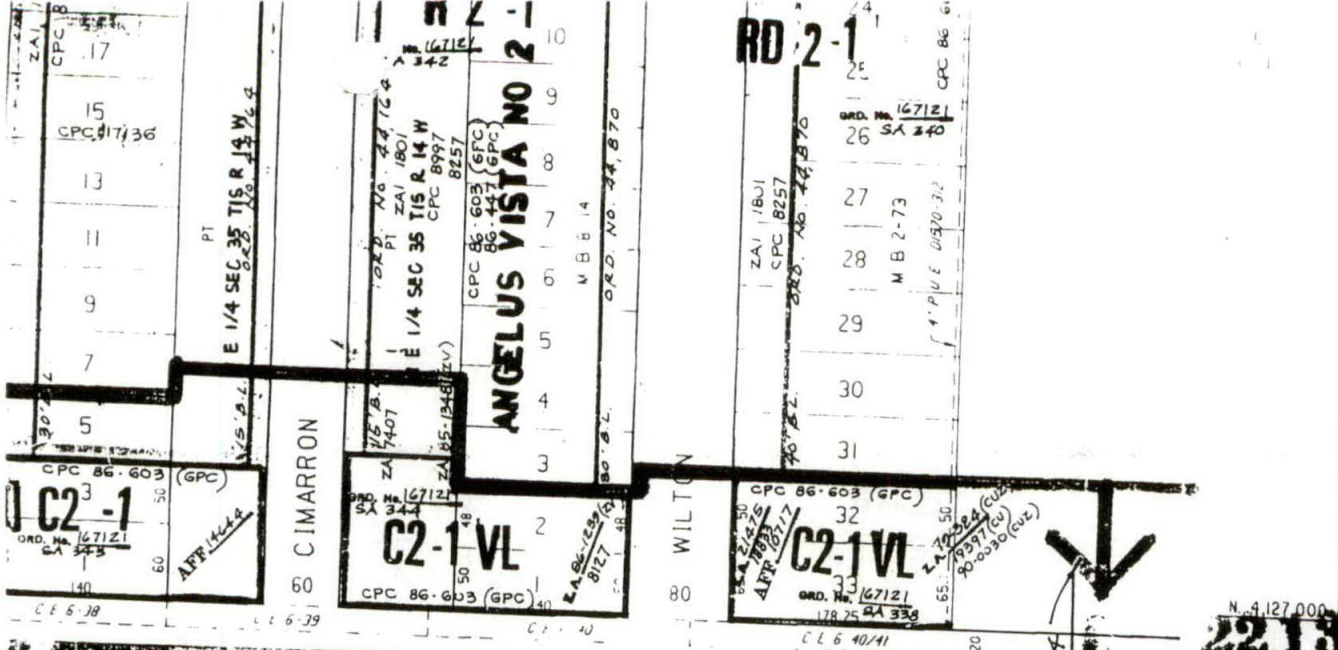
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Vicinity Map

PROJECT SITE: 2362 Washington Blvd. - Mid-City 620B

7A 97091

**NEXTEL COMMUNICATIONS
 17275 DERIAN AVENUE
 IRVINE, CA 92614
 (714) 862-2300**



**ENTIRE MAP
CD-10**

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