



## DEPARTMENT OF CITY PLANNING

### RECOMMENDATION REPORT

#### South Valley Area City Planning Commissior

<b>Date:</b>	<b>April 23, 2026</b>	<b>Case No.:</b>	DIR-2025-1863-SPPC-DRB-MSP-1A
<b>Time:</b>	After 4:30 P.M.	<b>CEQA No.:</b>	ENV-2025-1864-CE
<b>Place:</b>	Marvin Braude Building First Floor Conference Room 6262 Van Nuys Boulevard Van Nuys, CA 91401	<b>Incidental Cases:</b>	N/A
		<b>Related Cases:</b>	N/A
		<b>Council No.:</b>	4 - Raman
		<b>Plan Area:</b>	Encino – Tarzana
		<b>Specific Plan:</b>	Mulholland Scenic Parkway Specific Plan
		<b>Certified NC:</b>	Encino
		<b>GPLU:</b>	N/A
		<b>Zone:</b>	N/A
		<b>Applicant:</b>	T-Mobile
		<b>Representative:</b>	Colt Waterbury
<b>Public Hearing:</b>	April 23, 2026	<b>Appellant:</b>	Heather Bernstein
<b>Appeal Status:</b>	Not Further Appealable	<b>Representative:</b>	N/A
<b>Expiration Date:</b>	75 days after appeal period ends		
<b>Multiple Approval:</b>	No		

*This meeting may be available virtually, in a hybrid format. The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.gov/about/commissions/boards-hearings> and/or by contacting [apcnorthvalley@lacity.org](mailto:apcnorthvalley@lacity.org)*

**PROJECT LOCATION:** **Latitude: 34.136242, Longitude: -118.487882**  
**(In the Public Right-of-Way adjacent to 3610 North Sapphire Drive)**

**PROPOSED PROJECT:** The proposed project would relocate an existing power meter into a proposed Above Ground Facility (AGF) within the public right-of-way on Sapphire Drive. The existing power meter is currently co-located on an existing power pole. The proposed AGF resembles a cabinet and would be approximately 4 feet in height, 17.25 inches in length, and 20.25 inches in depth. The proposed AGF is adjacent to the power pole where the power meter is located today and is approximately 5 feet from the nearest adjacent private property (zoned RE15-1-H and developed with a single-family dwelling).

The project site is located in the Mulholland Specific Plan Outer Corridor and subject to the Baseline Hillside Ordinance. The project is downslope and Visible from Mulholland Drive. No grading is proposed, and no trees are proposed for removal.

**APPEAL:** A partial appeal of the February 5, 2026 Director of Planning's Determination which:

1. **Determined** based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines, Section 15301, Class 1 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. **Approved**, pursuant to Los Angeles Municipal Code Section (LAMC) 13B.4.3, a Mulholland Scenic Parkway Specific Plan Project Permit Compliance and Design Review, for the construction, use, and maintenance of an Above Ground Facility (AGF) Power Pedestal Meter with a maximum size of 4 feet in height, 17.25 inches in length, and 20.25 inches depth along the Public Right-of-Way adjacent to 3610 North Sapphire Drive.

**RECOMMENDED ACTIONS:**

1. **Determine**, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 and 15303, Class 1 and Section 15303, Class 3, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. **Deny** the appeal of and sustain the Director of Planning's Determination of Case No. DIR-2025-1863-SPPC-DRB-MSP.

VINCENT P. BERTONI, AICP  
Director of Planning

*Blake Lamb*

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Blake Lamb  
Principal City Planner

*Claudia Rodriguez*

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Claudia Rodriguez  
Senior City Planner

*Renata Ooms*

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Renata Ooms  
City Planner

*Jude Hernandez*

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Jude Hernandez  
Planning Assistant

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 1,10012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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 these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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## PROJECT ANALYSIS

### Project Summary

The Project proposes the relocation of an existing power meter within the public right-of-way. The power meter is currently co-located on an existing power pole and the proposed project relocates this equipment into a power meter pedestal cabinet on the curb. No grading is proposed, and no trees are proposed for removal.

Power meter pedestal cabinets are considered to be Above Ground Facilities (AGF). Pursuant to Los Angeles Municipal Code Section 62.08, AGFs are defined as “all structures, cabinets, electric meters, and any other appurtenance installed for telecommunication or utility purposes above surrounding grade in the public rights-of-way.”

The proposed AGF resembles a small cabinet and will be located in the public right-of-way on the curb of Sapphire Drive. The proposed AGF is 4 feet in height, 17.25 inches in length, and 20.25 inches in depth. See **Figure 1** for a rendering of the AGF. The new AGF allows for the existing equipment to be upgraded to meet the Department of Water and Power’s (LADWP) current standards. Typically power meters are required to be above ground for access reasons, however LADWP makes this final location determination.

The project site, which is within the public right-of-way, is located approximately 5 feet from the nearest adjacent private property, which is zoned RE15-1-H and is developed with a single-family dwelling. The single-family dwelling is located downslope from the site and the proposed AGF is not visible from the single-family home on the directly abutting lot.



**Figure 1.** A red arrow points to a rendering of the proposed AGF Cabinet. The utility poles to the left and right are existing utility poles.

## **Background**

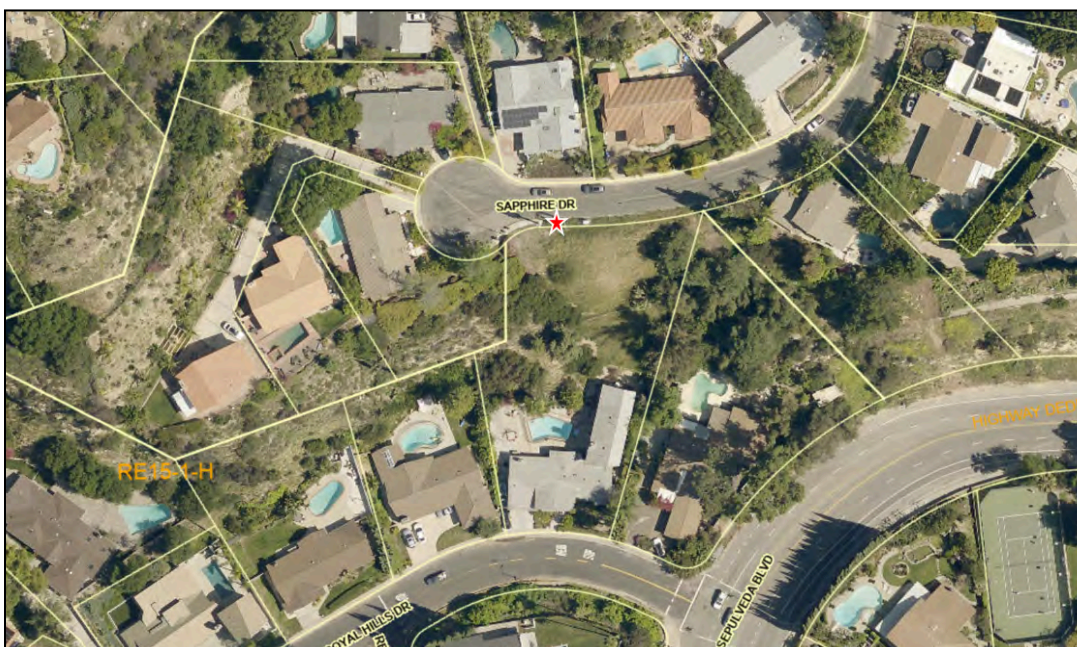
### **Project Site and Surrounding Area**

The project site is an unimproved curb area located within the public right of way at Latitude: 34.136242, Longitude: -118.487882, in the Encino – Tarzana Community Plan with the closest adjacent address located at 3610 North Sapphire Drive. See **Figure 2** showing the project area.



**Figure 2.** Aerial photography from Google Maps. The red square is the approximate project site.

Sapphire Drive is a designated local standard street. The Community Plan designates private properties in the vicinity for Very Low II Residential land uses and the RE15-1-H zone (Residential Estate). See **Figure 3** for an image of the site in relation to the abutting RE15 zoned parcels developed with single-family homes.

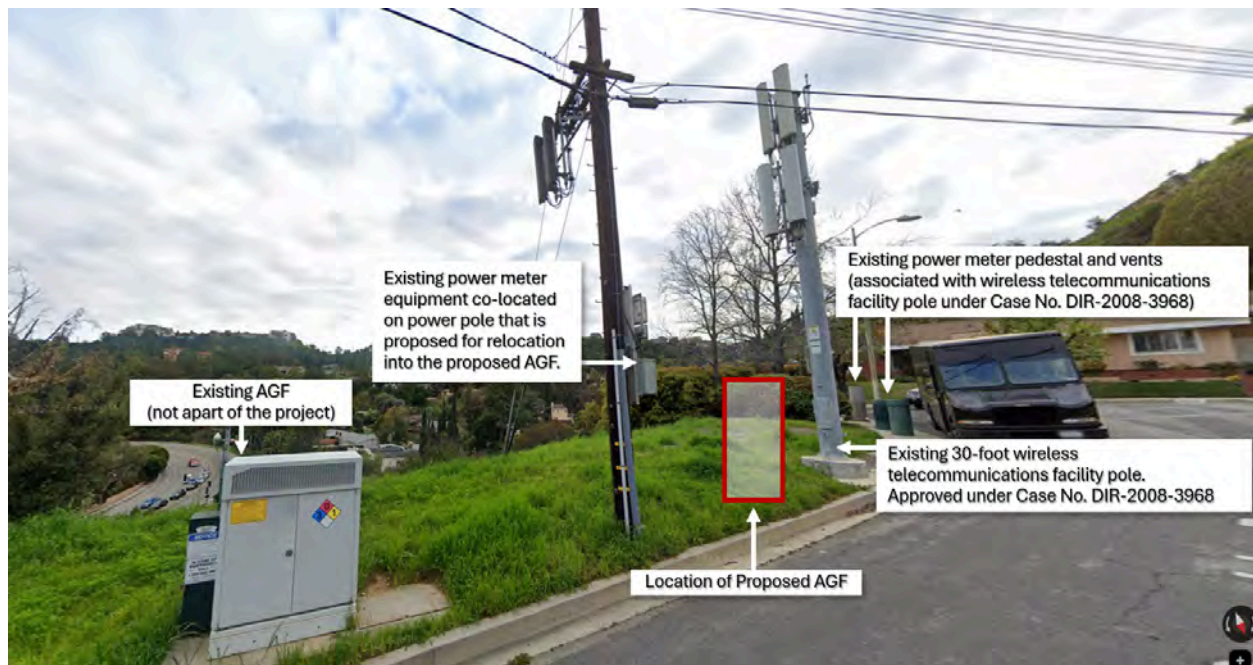


**Figure 3:** The project site in the public right of way within a single family residential neighborhood.

The project site is further located within the Mulholland Scenic Parkway Specific Plan, within the Outer Corridor, and meets the definition of a project under Section 4 of the Specific Plan. The project is downslope and Visible from Mulholland Drive. The subject site is not located near Parkland, a Watercourse or Prominent Ridge, per Mulholland Map No. 6. The project is subject to the Baseline Hillside Ordinance.

Several Above Ground Facilities are located in the public right-of-way along this segment of Sapphire Drive including an existing power pole; an existing cabinet; and an existing telco pedestal, vault, and wireless telecommunications pole (see **Figure 4**). Private properties on this segment of Sapphire Drive are developed with single family-dwellings.

The Director of Planning previously approved communications infrastructure along this segment of Sapphire Drive. In 2008, under Case No. DIR-2008-3968-DRB-SPP-MSP, the Director approved a 30 foot wireless telecommunications facility pole, one AGF power pedestal meter, and an underground vault containing cabinets with two vents. No appeals were filed.



**Figure 4:** Photo of Existing Conditions at the Project Site with location of proposed AGF shown in red. Source: Google Maps Street View.

### Proposed Project

The proposed project is the relocation of an existing power meter co-located on an existing power pole, and the construction of a new AGF to house the power pedestal meter along the public right-of-way. The power meter is currently existing and co-located on an existing LADWP power pole, however, the LADWP Pole Mounted Meter Service Policy C468-17 limits the equipment mounted on poles to a 20A (amperes) service. The existing equipment is at 60A, necessitating removal from the power pole and relocation into a newly constructed AGF cabinet.

### Entitlements and Permits

AGFs typically do not trigger review by Planning unless they are located within a Specific Plan area. The project is located within the Mulholland Scenic Parkway Specific Plan, and meets the definition of a project, requiring Specific Plan Permit Compliance:

*Section 4. Definitions. ...*

*Project: The construction of any building or structure, or the addition to, alteration, conversion, or change of use of any land, building or structure on a lot located in whole or in part within the Specific Plan Area; or any construction, alteration, conversion, or change of use of any building, structure or land in the right-of-way. For purposes of this Specific Plan, the term project shall not include interior remodeling.*

*Section 11.A. Jurisdiction. No permit for the use of land; building permit; grading permit; revocable permit to encroach; or B-permit; shall be issued for a project, until plans, elevations and/or other graphic representations of the project have been reviewed and approved by the Director acting on a recommendation of the Board*

Per Section 11.A. of the Mulholland Scenic Parkway Specific Plan, the Design Review Board shall have jurisdiction of projects requiring any permit, and necessitates Design Review.

Separate from the Planning process, Public Works requires a permitting process for the construction of all AGFs in the public right of way. The Proposed Project will be required to comply with the requirements delineated in LAMC Section 62.08. III.C in order to obtain an AGF permit. Per this code section, AGFs shall be installed below grade in Specific Plan areas unless they are granted a hardship exemption by the Board of Public Works. However, LAMC Section 62.08. II.B requires a Specific Plan application submission to Planning before the applicant can begin an application for a Hardship Waiver with Public Works.

Notably, power meters often cannot be located underground due to access requirements, however LADWP evaluates eligibility for undergrounding and makes the final determination regarding power meter location. The determination to underground the proposed facility is outside of the jurisdiction of the DRB and the APC.

Approved Actions and Appeal Filing

The Project Compliance and Design Review case, DIR-2025-1863-SPPC-DRB-MSP, was filed on April 3, 2025. On November 5, 2025 it went before the Mulholland Design Review Board (DRB), and the project received no public comments or emails prior or after the meeting. On November 5, 2025, the DRB recommended approval as submitted to the Director of Planning, with no recommendations. On February 5, 2026, the Director of Planning issued a Letter of Determination, conditionally approving the AGF. On February 6, 2026, the decision letter was issued, following the mailing procedures of LAMC Section 13.B.4.C, which required a mailing to owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property. Once a decision is issued, an appeal may be filed within 15 days of the decision date. The last day to appeal was February 20, 2026. The appellant filed their appeal on February 18, 2026.

In accordance with LAMC Section 13B.4.3.G.2, of Chapter 1A, the Area Planning Commission shall serve as the appellate decision maker for appeals to Specific Plan Project Permit Compliance and Design Review determinations. The Appellant is an aggrieved neighbor that received a copy of the determination letter by mail.

### **Scope of Appeal**

On February 18, 2026, an appeal of the Directors Determination was made by appellant Heather Bernstein. The appeal challenges the Conditions of Approval Nos. 2 and 4, as well as the Project's environmental clearance.

### **Appeal Points and Staff Response**

#### **Appeal Point No. 1:**

The appeal application notes an appeal to Condition of Approval No. 2 which reads as follows:

***Condition of Approval No. 2: Height.*** *The Power Pedestal containment shall be limited to 4 feet in height.*

#### **Response to Appeal Point No. 1:**

The Appellant has provided no substantial evidence that the size of the AGF (4 feet in height, 17.25 inches in length, and 20.25 inches in depth) will have impacts on the surrounding neighborhood. The power meter is currently existing on this segment of Sapphire Drive and is co-located several feet above grade on an existing LADWP power pole. However, the *LADWP Pole Mounted Meter Service Policy C468-17* limits the equipment mounted on poles to a 20A(ampere) service. The existing equipment is at 60A, necessitating the relocation of the equipment into a newly constructed AGF in order to comply with LADWP policy.

Furthermore, the Project is within the height limits specified in the Mulholland Scenic Parkway Specific Plan. Per Section 6.D, for projects in the Outer Corridor, no building or structure Visible from Mulholland Drive shall exceed 40 feet in height. The height of the proposed AGF structure is 4 feet. The AGF is also within the 36 foot height limit for projects in the boundary of a hillside area in an RE15 Zone. The AGF is of similar size to other AGFs in the project vicinity, as shown in **Figure 4**.

#### **Appeal Point No. 2:**

The appeal application notes an appeal to Condition of Approval No. 4 which reads as follows:

***Condition of Approval No. 4: Exterior Colors.*** *All exterior colors shall be chosen from the Santa Monica Mountains color wheel or be 25% grayscale or greater except white and emphasize a color palette that is consistent with the Santa Monica Mountains. Colors shall also not be reflective.*

#### **Response to Appeal Point No. 2:**

The Appellant has provided no substantial evidence that the exterior colors for the AGF will have an adverse visual and aesthetic impact on nearby residences. The project has been conditioned to use non-reflective materials and colors. The project has been conditioned to align with the Mulholland Specific Plan Design Guideline No. 38 which states that exterior colors for exterior structures should complement or be consistent with the naturally occurring colors of the Santa Monica Mountains as shown on the Color Wheel in the Mulholland Design Guidelines (See **Figure 5**). Additionally, the Mulholland DRB also allows for 25% grayscale or greater. As conditioned, the project is required to have a color consistent with the Specific Plan or the DRB's specified gray scale alternative. As demonstrated in Plan Set attached as Exhibit A to this Staff Report, the AGF utilizes a gray color, which is 25% grayscale.

Based on Condition of Approval No. 4, the applicant can select other colors from the color wheel shown in Figure 5. The Appellant has not indicated a preferred alternative color or a color that would mitigate any alleged visual impacts.

Additionally, the project was presented before the Mulholland Design Review Board on November 5, 2026, and was approved as submitted with no conditions.



**Figure 5.** Santa Monica Mountains Color Wheel (Mulholland Design Guidelines) shown on the left and the proposed project shown on the right.

### Appeal Point No. 3:

The Appellant states the following:

*“While the City has characterized the project as a minor alteration, the determination does not adequately account for the project’s location, scale and proximity to nearby residences, including my own. In this context, the project has the potential to create visual and aesthetic impacts that are not minor when viewed from immediately adjacent residential property.”*

### Response to Appeal Point No. 3:

The Appellant has submitted no substantial evidence that there will be aesthetic and visual impacts caused by the project’s scale (the AGF is 4-feet tall), the project’s location (the AGF is to be located between two utility poles over 30 feet in height), or the project’s proximity to nearby residences. The new AGF in is being placed several feet from an existing power pole and an existing 30-foot tall telecommunications pole within the public right-of-way along Sapphire Drive. The proposed project will have a maximum height of 4 feet, well within the allowed maximum 40 foot height limit for the Mulholland Specific Plan Outer Corridor and the maximum 36 foot height limit for projects in a hillside area in a RE15 Zone. Furthermore, the Mulholland Specific Plan only speaks to the viewshed protection along the Mulholland Drive right-of-way, and no other local streets in the Specific Plan area.

Additionally, the size and scope of the facility has been determined by the State not to cause an impact for the purposes of CEQA. The 4-foot tall AGF project is for the relocation of existing equipment and therefore qualifies for a Class 1 (Existing Facilities) and a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption from CEQA. As such no

substantial evidence has been provided demonstrating visual and aesthetic impacts that are not minor.

The project site is located along the public right-of-way of Sapphire Drive and is surrounded by lots developed with single-family dwellings. The surrounding area is generally characterized by low-density residential uses. There are also nearby existing AGFs. The street is a standard local street with no sidewalk. Adjacent properties to the north, west, east, and south are zoned RE15-1-H and developed with single-family residential uses.

Appeal Point No. 4:

The Appellant states the following:

*“The project is located in a sensitive scenic and residential context, and its visibility and placement create unusual circumstances that distinguish it from routine or typical Class 1 projects. These circumstances may trigger an exemption to the categorical exemption under CEQA Guidelines Section 15300.2(c). The Conditions also are not adequate to mitigate impact.”*

Response to Appeal Point No. 4:

The Appellant has submitted no substantial evidence that the project location triggers an exception to CEQA, under Guidelines Section 15300.2(c). Pursuant to the Mulholland Scenic Parkway Specific Plan Maps (Map 6), the project is *not* within 100 feet of watercourse or stream bank, is *not* located near or within a prominent ridge, and is *not* located within 200 feet from parkland. Therefore, no environmental resources in the general vicinity of the project site. Furthermore, AGFs are a common and necessary occurrence in urbanized areas in order to provide residents with basic utilities and services, such as communications service. The site is surrounded by existing single-family dwellings and other AGFs. AGFs are commonly found in residential neighborhoods as they are part of the urban infrastructure residents expect and rely on. Therefore, the Project will not have a significant effect on the environment due to unusual circumstances and the project meets the criteria for Class 1 and Class 3 Categorical Exemptions a, pursuant to CEQA Guidelines, Section 15301 and 15303.

Appeal Point No. 5:

The Appellant states the following:

*“The administrative record does not reflect a sufficient analysis of the project’s potential aesthetic, visual and neighborhood character impacts, particularly as experienced from nearby homes. These impacts are environmental effects subject to consideration under CEQA and warrant closer review.”*

Response to Appeal Point No. 5:

The Appellant has submitted no substantial evidence that there will be adverse impacts from the construction of a new AGF along a segment of public right-of-way that includes existing AGFs. The project area is an urbanized hillside neighborhood developed with single-family residences and other AGFs. AGFs are commonly found in residential neighborhoods as they are part of the urban infrastructure residents expect and rely on.

The project has received Approval from the Mulholland Design Review Board at a hearing on November 5, 2025.

Additionally, LAMC Section 62.08 governs AGFs. AGFs in the public right-of-way are required to complete a permitting process through Public Works prior to construction. All AGFs, including the proposed, are required to comply with Cultural Affairs Commission approved cabinet style and treatment details, pursuant to LAMC 62.08 III.C(5).

Appeal Point No. 6:

The Appellant states the following:

*The determination does not meaningfully address cumulative impacts in the area, including the presence of other similar infrastructure and installations. Even if individual projects are modest, their cumulative effect may be significant and should be evaluated.*

Response to Appeal Point No. 6:

The Appellant has submitted no substantial evidence for the cumulative adverse impacts that would be sustained from the construction of the AGF. No grading is proposed so no geological impact can be sustained, the project is not removing or encroaching on any tree(s) or protected tree(s) of any kind. The AGF will not be located on the roadway, it will be located on the curb and an unimproved sidewalk area, therefore it will not impact roadway safety. According to Map 6 of the Mulholland Specific Plan, the project is not located near a stream, parkland, or prominent ridge. The project site is characterized as an urbanized hillside area, surrounded with existing single-family dwellings in the Mulholland Scenic Parkway Specific Plan Outer Corridor. The power meter is existing and co-located on an LADWP power pole, however, policy requires its removal from the current location and a new AGF. Therefore, there are no cumulative environmental impacts.

**Conclusion**

For the reasons stated herein and in the findings of the Director's Determination, staff finds that the Project fully meets the Mulholland Scenic Parkway Specific Plan standards and has satisfied the requirements of CEQA.

It is recommended that the South Valley Area Planning Commission deny the appeal of the Director of Planning's February 5, 2026 Determination; and find based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed with a Categorical Exemption, pursuant to CEQA Guidelines, Section 15301 (Class 1) and Section 15303 (Class 3) there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**EXHIBIT A:**  
**Approved Project Plans**

APPLICATIONS

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN  
Supplemental Application for Design Review



THIS SECTION TO BE COMPLETED BY APPLICANT

Application Type	Project Type
<input type="checkbox"/> Preliminary Design Review	<input checked="" type="checkbox"/> New Construction
<input checked="" type="checkbox"/> Project Compliance (Design Review Board)	<input type="checkbox"/> Addition
<input type="checkbox"/> Continued Design Review	<input type="checkbox"/> Remodel
<input type="checkbox"/> Project Compliance (Design Review Board) Modification	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Project Adjustment	

Site Information

Project Address: 3622 1/2 Sapphire Dr. Encino, CA 91436

Assessor Parcel Number: In Public Right of Way near parcel 2286011027

Project Information

1. Property Description

# of Existing Lots: Public Right of Way # of Proposed Lots: Public Right of Way

Total Lot Area: Public Right of Way

Proposed Project Description: (describe in detail, including all proposed work, dimensions, and calculated Residential Floor Area [RFA] number)  
T-Mobile to place new power meter pedestal for existing wireless facility.

2. Property Location (Check all that apply)

- Inner Corridor
- Outer Corridor
- Within 100 feet of Mulholland
- Girard Tract
- Institutional Corridor
- Hillside Ordinance

**EXHIBIT "A"**  
Page No. 1 of 22  
Case No. DIR-2025-1863-SPPC-DRB-MSP

3. Property Orientation

Building Pad Relative to Street:  Upslope  Downslope On flat surface in public right of way  
Building Pad Relative to elevation of Mulholland Drive:  Upslope  Downslope

4. Project Visibility

Is the project visible to Mulholland Drive?  Yes  No

5. Viewshed Penetration

Does the project penetrate the viewshed?  Yes  No

6. Access

Does the project alter access onto the Mulholland Right-of-way?  Yes  No

7. Improved Street Width

Improvement required?  Yes  No Dedication required: N/A ft.

8. Environmental Protection Measures

- Is the project:
- On a prominent ridge
  - Within 200 feet of a public parkland
  - Within 50 feet of a prominent ridge
  - Within 100 feet of a stream bank

9. Project Size

Existing Structure(s) RFA N/A sq. ft.  
 Existing Garage/Covered Carport N/A sq. ft.  
 Existing Covered Porch/Patio/Breezeway/Balcony area N/A sq. ft.  
 Existing Basement area N/A sq. ft.  
 Demolition N/A sq. ft.  
 Proposed New Construction RFA N/A sq. ft.  
 Proposed Garage/Covered Carport N/A sq. ft.  
 Proposed Covered Porch/Patio/Breezeway/Balcony area N/A sq. ft.  
 Proposed Basement area N/A sq. ft.



655 N. Central Ave., #1520, Glendale, CA 91203  
Office: (818) 840-0808 Fax: (818) 840-0708

DATE: 12-11-24

ENGINEER DATE: 12-11-24

DRAFTED BY: Z.S.

NO.: 1 DATE: 12-11-24 BY: Z.S.  
90% CD

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SITE INFORMATION:

SV00834A

METER PED PROJECT

3622 1/2 SAPPHIRE DR.,  
ENCINO, CA 91436

STAMP:

SHEET TITLE:

SUPPLEMENTAL APPLICATION

SHEET NUMBER:

F-1



DATE:	12-11-24
ENGINEER DATE:	12-11-24
DRAFTED BY:	Z.S.
NO.:	1
DATE:	12-11-24
BY:	Z.S.
	90% CD

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SITE INFORMATION:  
**SV00834A**  
**METER PED PROJECT**  
 3622 1/2 SAPPHIRE DR.,  
 ENCINO, CA 91436

STAMP:  
 SHEET TITLE:  
**SUPPLEMENTAL APPLICATION**  
 SHEET NUMBER:  
**F-1.2**

Proposed RFA, All Structures (per LAMC Section 12.03 of Chapter 1)

N/A sq. ft.  
 Lot Coverage (building footprint of all structures / lot sq. ft.) N/A %  
 Floor Area Ratio (FAR) (total RFA / lot sq. ft.) N/A %  
 Total Hardscape (impermeable surfaces) N/A sq. ft.

10. Project Building Height

Existing Structure N/A ft. Proposed Structure 4 ft.

11. Average Natural Slope (per LAMC Section 17.02 of Chapter 1)

Existing Site 0 % Proposed Site 0 %

12. Grading

Cut 0 cu. yds. Export: 0 cu. yds. Haul Route:  Yes  No  
 Fill 0 cu. yds. Import: 0 cu. yds.

13. Sustainability

Do plans reflect the sustainable building measures being used for the Project?  Yes  No

14. Existing Trees

Does the project propose moving or cutting down any Protected Trees (Oak, California Black Walnut, Western Sycamore, or California Bay trees) or other Significant Trees?  Yes  No

Number of Oak trees to be cut down? 0 To be moved? 0

Number of other protected trees to be cut down? 0 To be moved? 0

**EXHIBIT "A"**  
 Page No. 2 of 30  
 Case No. DIR-2025-1863-SPPC-DRB-MSP

PROJECT TEAM INFORMATION (Complete all applicable fields)

APPLICANT

Applicant<sup>1</sup> Name: T-Mobile  
 Company/Firm: T-Moblie  
 Address: 3257 E. Guasti Road Unit/Space Number: 200  
 City: Ontario State: CA Zip Code: 91761  
 Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Are you in escrow to purchase the subject property?  YES  NO

PROPERTY OWNER OF RECORD

Same as applicant  Different from applicant

Name (if different from applicant): Public Right of Way  
 Address: N/A Unit/Space Number: N/A  
 City: N/A State: N/A Zip Code: N/A  
 Telephone: N/A E-mail: N/A

AGENT/REPRESENTATIVE

Name: Colt Waterbury  
 Company/Firm: Network Connex  
 Address: 655 N. Central Ave. Unit/Space Number: 1520  
 City: Glendale State: CA Zip Code: 91203  
 Telephone: 626-537-0184 E-mail: cwaterbury@networkconnex.com

Primary Contact for Project for Project Information<sup>2</sup> (Select only one)

Owner  Applicant  Agent/Representative  Other: \_\_\_\_\_

<sup>1</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e., usually not the agent/representative).  
<sup>2</sup> As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.37(A)(6). An email address and phone number shall be required on the City Planning Application Form, and the email address provided shall match the email address used to create the Angeleno Account.



DATE: 12-11-24

ENGINEER DATE: 12-11-24

DRAFTED BY: Z.S.

NO.: 1 DATE: 12-11-24 BY: Z.S. 90% CD

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SITE INFORMATION:

SV00834A

METER PED PROJECT

3622 1/2 SAPHIRE DR., ENCINO, CA 91436

STAMP:

SHEET TITLE:

NARRATIVE

SHEET NUMBER:

S-1

S-1 Project Description

SV00834A

T-Mobile is proposing to place a new power meter pedestal in the public right of way on the South side of Sapphire Dr. near 3622 1/2 Sapphire Dr. Encino, CA 91436. The meter will be 4' tall by 17.25" x 19". T-Mobile is placing a new power meter pedestal in order to comply with LADWPs requirement. This new meter is needed to power the existing wireless facility.

EXHIBIT "A"
Page No. 3 of 22
Case No. DIR-2025-1863-SPPC-DRB-MSP



1 LOOKING NORTH



2 LOOKING EAST



3 LOOKING SOUTH



4 LOOKING WEST

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**NETWORK  
CONNEX**

655 N. Central Ave., #1520, Glendale, CA 91203  
Office: (818) 840-0808 Fax: (818) 840-0708

DATE: 12-11-24

ENGINEER DATE: 12-11-24

DRAFTED BY Z.S.

NO.: 1 DATE: 12-11-24 BY: Z.S.  
90% CD

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SITE INFORMATION:

**SV00834A**

**METER PED PROJECT**

3622 1/2 SAPPHIRE DR.,  
ENCINO, CA 91436

STAMP:

SHEET TITLE:

**SITE CONTEXT  
DETAILS**

SHEET NUMBER:

**S-1-A**



EXHIBIT "A"  
Page No. 5 of 22  
Case No. DIR-2025-1863-SPPC-DRB-MSP

1 SURROUNDING AREA



2 SURROUNDING AREA



3 SURROUNDING AREA



4 SURROUNDING AREA

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ENGINEER DATE: 12-11-24  
DRAFTED BY: Z.S.

NO.: 1 DATE: 12-11-24 BY: Z.S.  
90% CD

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SITE INFORMATION:  
**SV00834A**  
**METER PED PROJECT**

3622 1/2 SAPPHIRE DR.,  
ENCINO, CA 91436

STAMP:

SHEET TITLE:  
**SITE CONTEXT  
DETAILS**

SHEET NUMBER:  
**S-1-B**



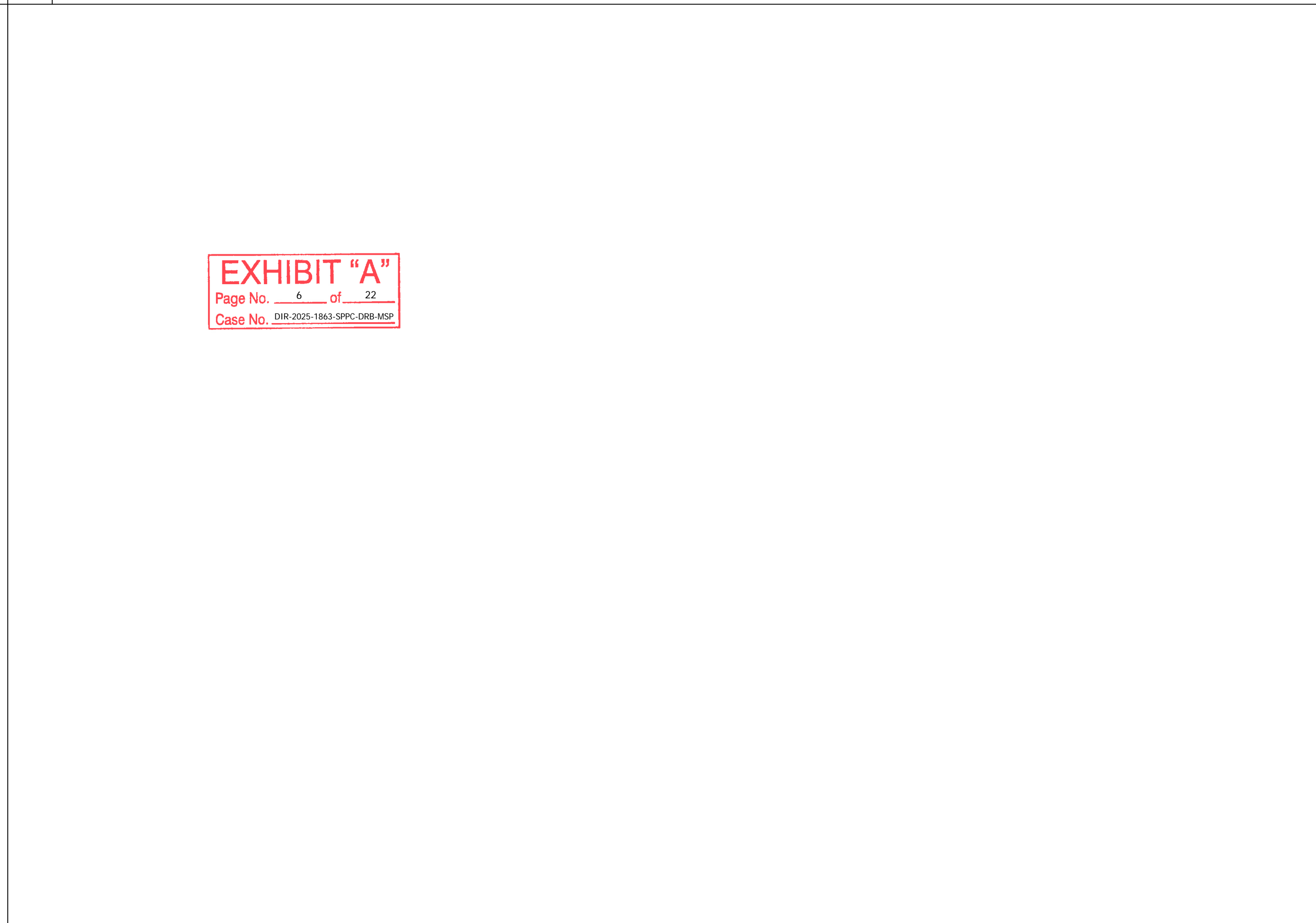
1 SURROUNDING AREA



2 SURROUNDING AREA



3 SURROUNDING AREA



4 NOT USED

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CONNEX**

655 N. Central Ave., #1520, Glendale, CA 91203  
Office: (818) 840-0808 Fax: (818) 840-0708

DATE: 12-11-24  
ENGINEER DATE: 12-11-24  
DRAFTED BY: Z.S.  
NO.: 1 DATE: 12-11-24 BY: Z.S.  
90% CD

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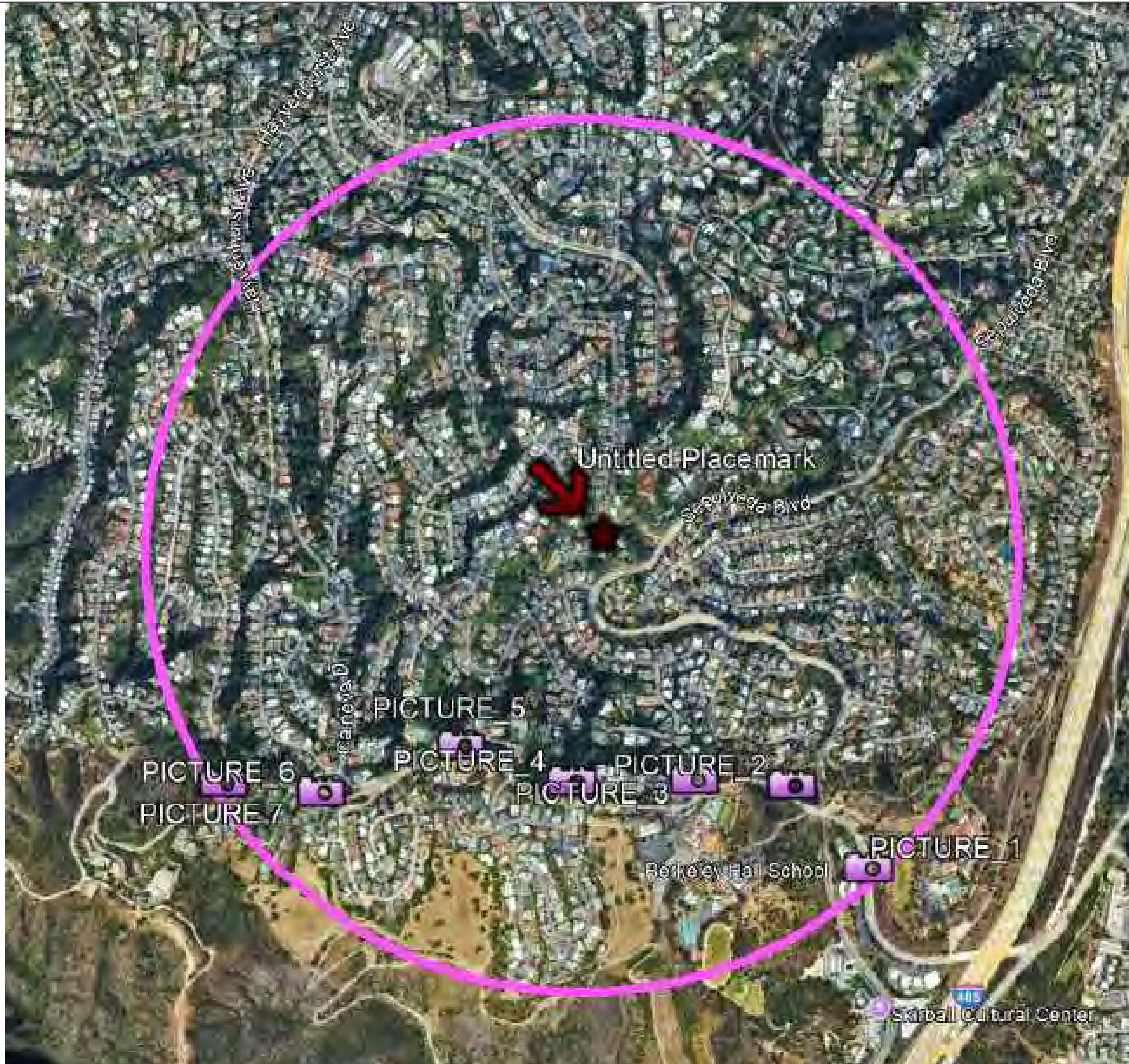
SITE INFORMATION:  
**SV00834A**  
**METER PED PROJECT**  
3622 1/2 SAPPHIRE DR.,  
ENCINO, CA 91436

STAMP:

SHEET TITLE:  
**SITE CONTEXT  
DETAILS**

SHEET NUMBER:

**S-1-C**



1 OVERALL



DATE: 12-11-24  
 ENGINEER DATE: 12-11-24  
 DRAFTED BY: Z.S.  
 NO.: 1 DATE: 12-11-24 BY: Z.S.  
 90% CD

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SITE INFORMATION:  
**SV00834A**  
**METER PED PROJECT**  
 3622 1/2 SAPPHIRE DR.,  
 ENCINO, CA 91436

**EXHIBIT "A"**  
 Page No. 7 of 22  
 Case No. DIR-2025-1863-SPPC-DRB-MSP

STAMP:  
  
 SHEET TITLE:  
**VISIBILITY  
 DETAILS**  
 SHEET NUMBER:  
**S-2-A**



1 LOCATION 1 - NOT VISIBLE



2 LOCATION 2 - NOT VISIBLE



3 LOCATION 3 - NOT VISIBLE



4 LOCATION 4 - NOT VISIBLE

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CONNEX**  
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DATE: 12-11-24  
ENGINEER DATE: 12-11-24  
DRAFTED BY: Z.S.  
NO.: 1 DATE: 12-11-24 BY: Z.S.  
90% CD

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SITE INFORMATION:  
**SV00834A**  
**METER PED PROJECT**  
3622 1/2 SAPPHIRE DR.,  
ENCINO, CA 91436

STAMP:

SHEET TITLE:  
**VISIBILITY  
DETAILS**  
SHEET NUMBER:  
**S-2-B**



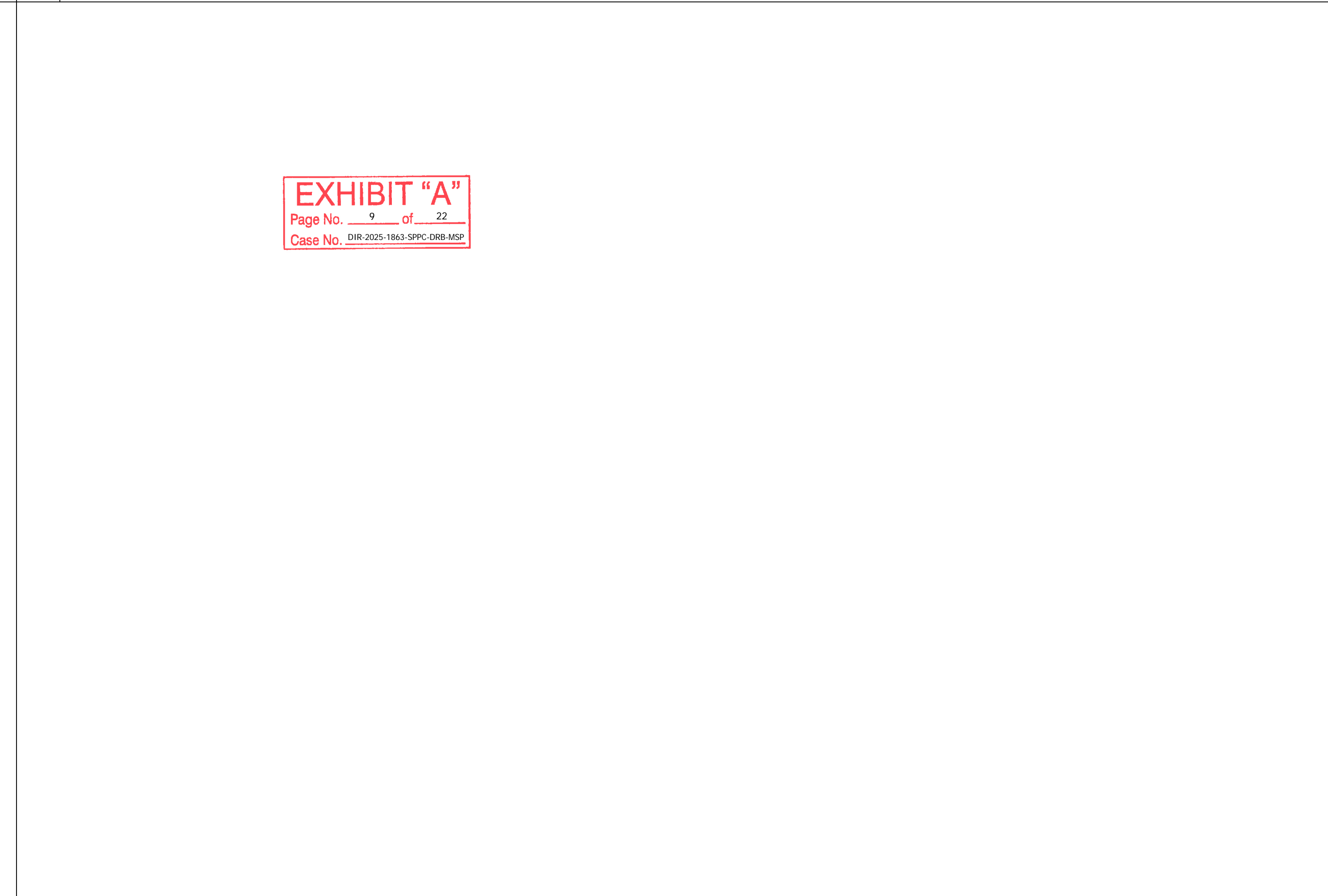
1 LOCATION 5 - NOT VISIBLE



2 LOCATION 6 - NOT VISIBLE



3 LOCATION 7 - NOT VISIBLE



4 NOT USED



DATE: 12-11-24  
 ENGINEER DATE: 12-11-24  
 DRAFTED BY: Z.S.  
 NO.: 1 DATE: 12-11-24 BY: Z.S.  
 90% CD

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SITE INFORMATION:  
**SV00834A**  
**METER PED PROJECT**  
 3622 1/2 SAPPHIRE DR.,  
 ENCINO, CA 91436

STAMP:

SHEET TITLE:  
**VISIBILITY  
 DETAILS**  
 SHEET NUMBER:  
**S-2-C**



**EXHIBIT "A"**  
 Page No. 10 of 22  
 Case No. DIR-2025-1863-SPPC-DRB-MSP



655 N. Central Ave., #1520, Glendale, CA 91203  
 Office: (818) 840-0808 Fax: (818) 840-0708

DATE: 12-11-24  
 ENGINEER DATE: 12-11-24  
 DRAFTED BY: Z.S.  
 NO.: 1 DATE: 12-11-24 BY: Z.S.  
 90% CD

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SITE INFORMATION:  
**SV00834A**  
 METER PED PROJECT  
 3622 1/2 SAPHIRE DR.,  
 ENCINO, CA 91436

STAMP:

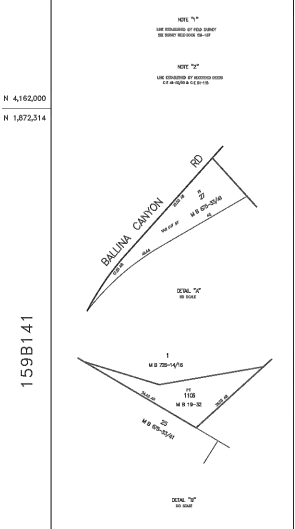
SHEET TITLE:  
**VACINITY MAP**  
 SHEET NUMBER:  
**S-4**

# EXHIBIT "A"

Page No. 11 of 22

Case No. DIR-2025-1863-SPPC-DRB-MSP

# 159B137



PLAT AS OF: 5/8/2025

NO PART OF THIS MAP AND NO PHOTOGRAPHY OR INFORMATION THEREON SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.

SCALE IN FEET

159 B 137

CITY OF LOS ANGELES  
 RED ALLEN, P.E. CITY ENGINEER  
 BUREAU OF ENGINEERING GIS DIVISION  
 ESSAM AMARRACHI DIVISION MANAGER  
 RAUL VIREZEN GIS CHIEF

VALLEY VIEW MAP 109 T 107



DATE: 12-11-24  
 ENGINEER DATE: 12-11-24  
 DRAFTED BY: Z.S.  
 NO.: 1 DATE: 12-11-24 BY: Z.S.  
 90% CD

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SITE INFORMATION:  
**SV00834A**  
**METER PED PROJECT**  
 3622 1/2 SAPPHIRE DR.,  
 ENCINO, CA 91436

STAMP:

SHEET TITLE:  
**PARCEL MAP**  
 SHEET NUMBER:  
**E-1**



DATE: 12-11-24  
 ENGINEER DATE: 12-11-24  
 DRAFTED BY: Z.S.  
 NO.: 1 DATE: 12-11-24 BY: Z.S.  
 90% CD

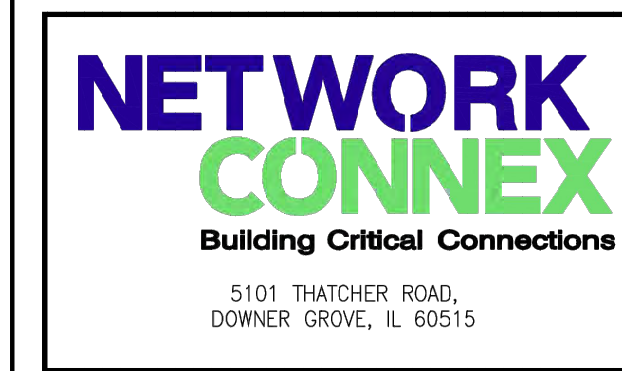
2 08-04-25 B.V.  
 100% CD

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SITE INFORMATION:  
**SV00834A**  
**METER PED PROJECT**  
 3622 1/2 SAPHIRE DR.,  
 ENCINO, CA 91436

STAMP:

SHEET TITLE: **TOPOGRAPHIC SURVEY**  
 SHEET NUMBER: **LS-1**



REV	DATE	DESCRIPTION
1	02/15/2023	FINAL SURVEY

ISSUED DATE: **FEBRUARY 15, 2023**

ISSUED FOR: **FINAL SURVEY**

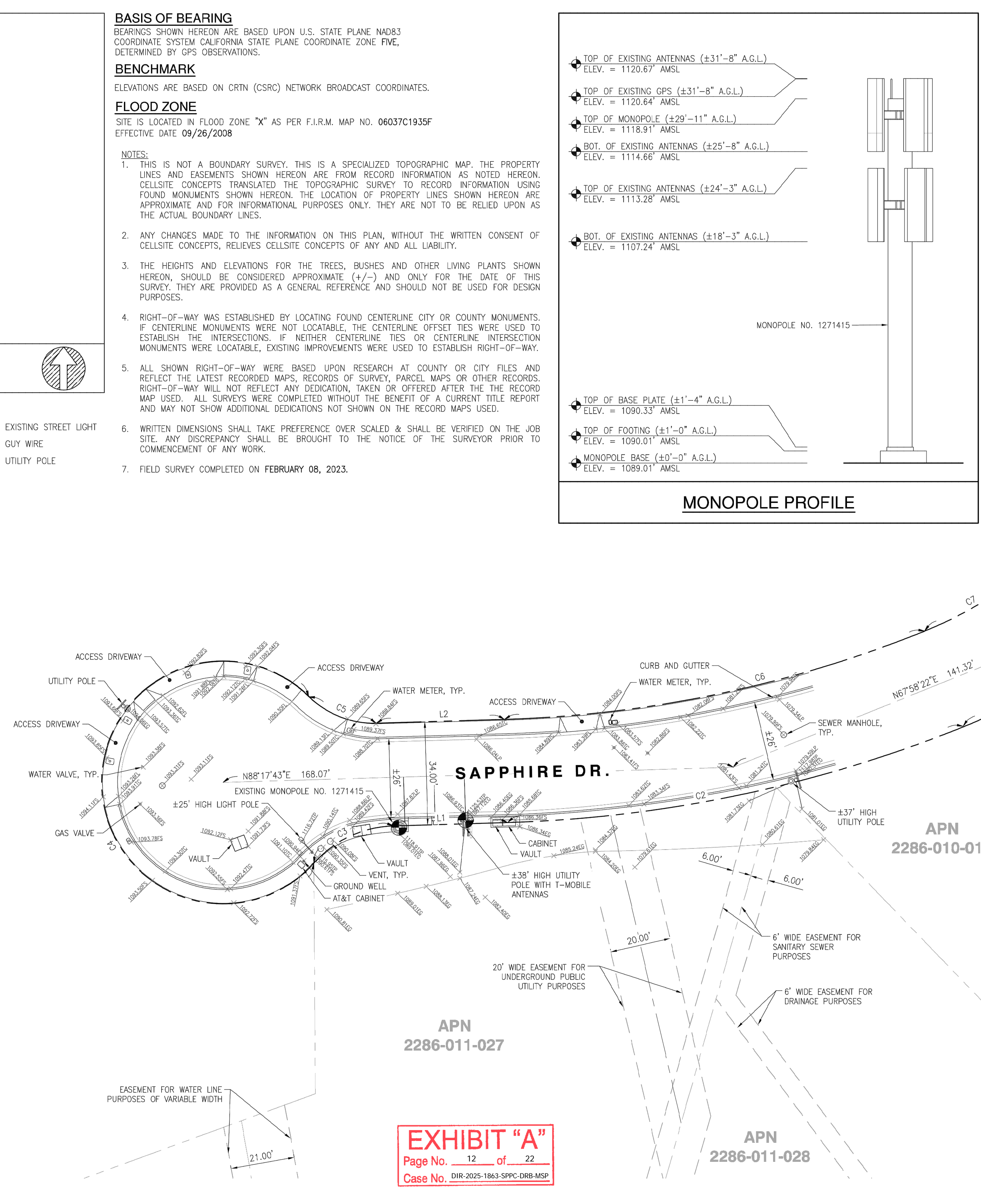
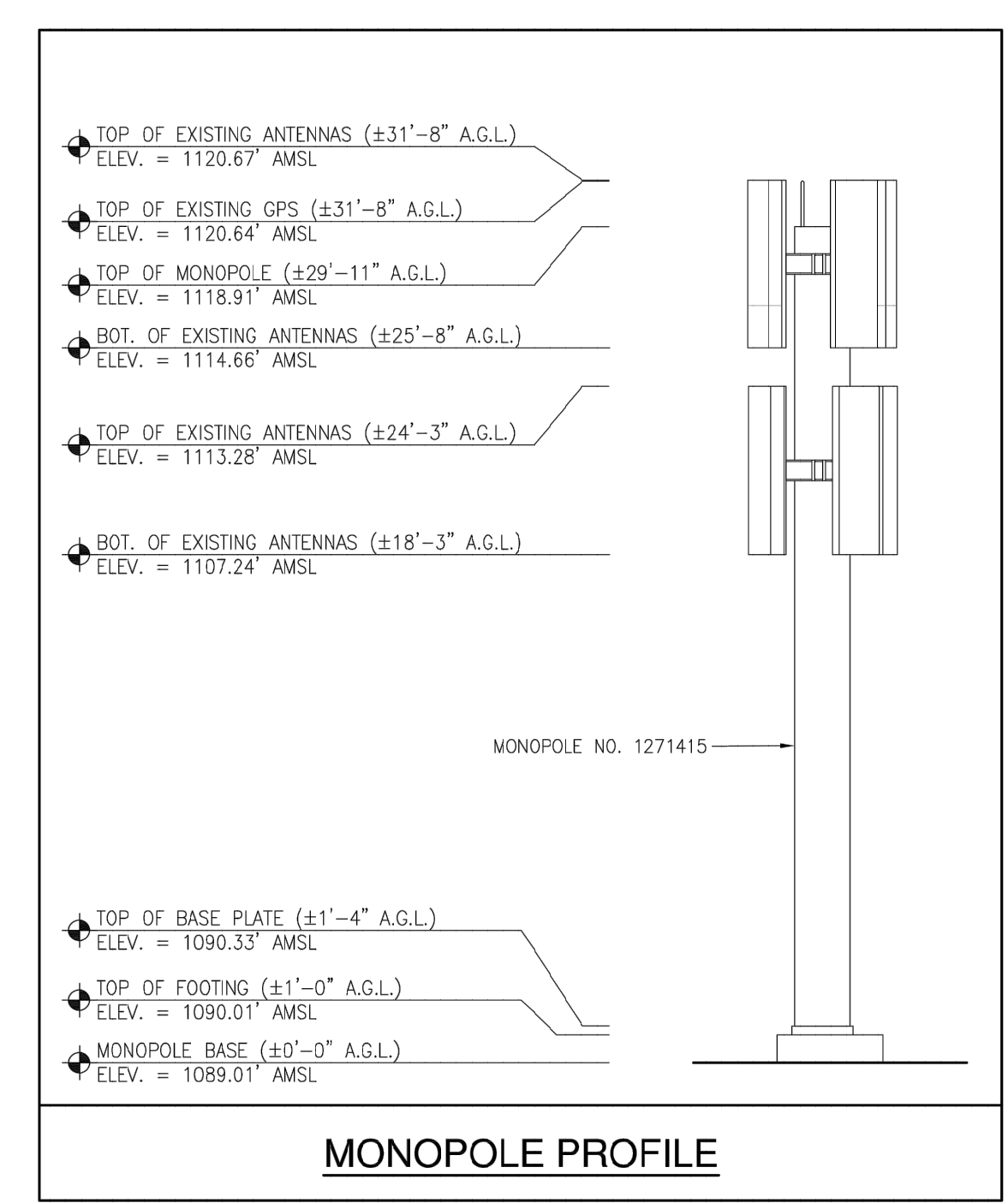
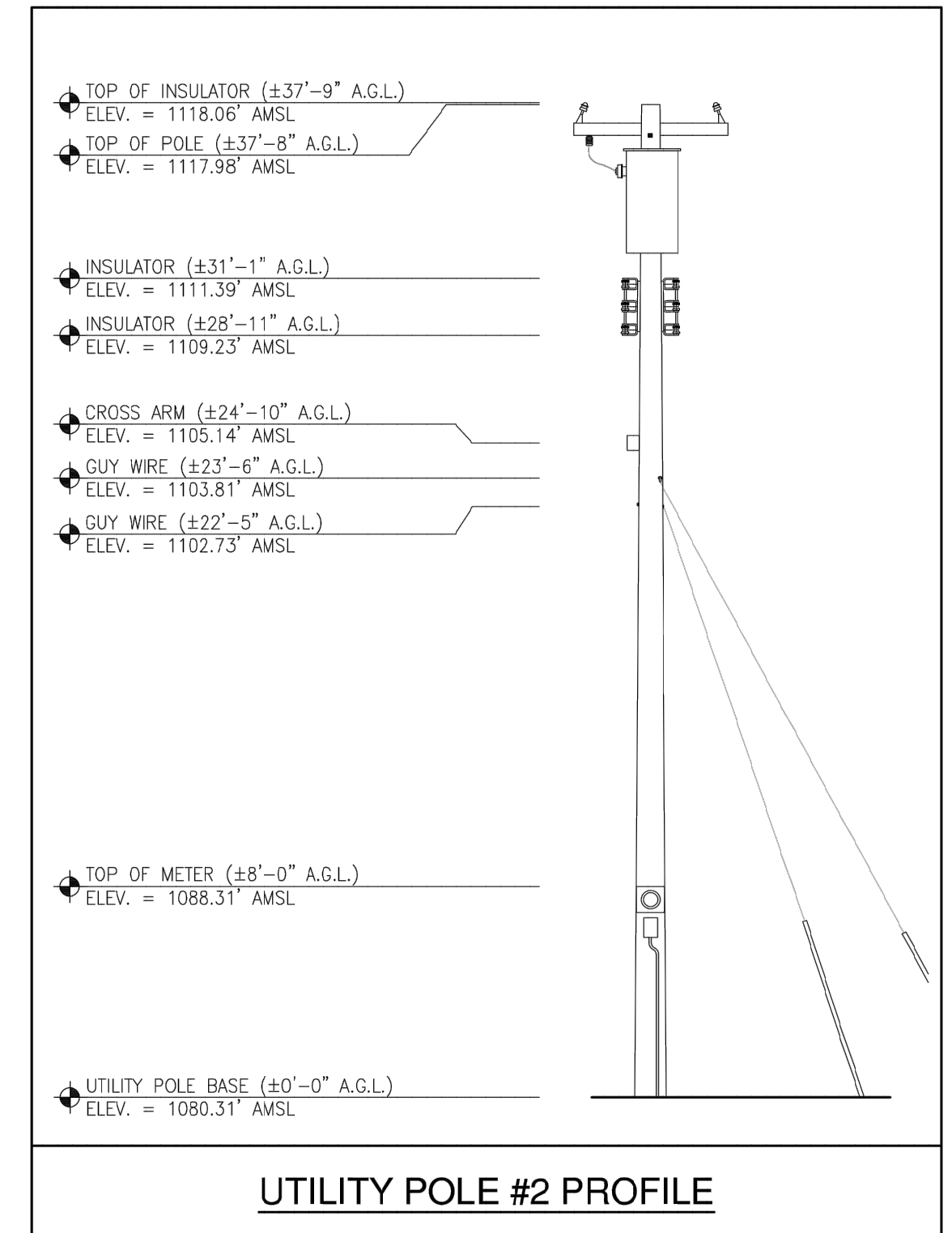
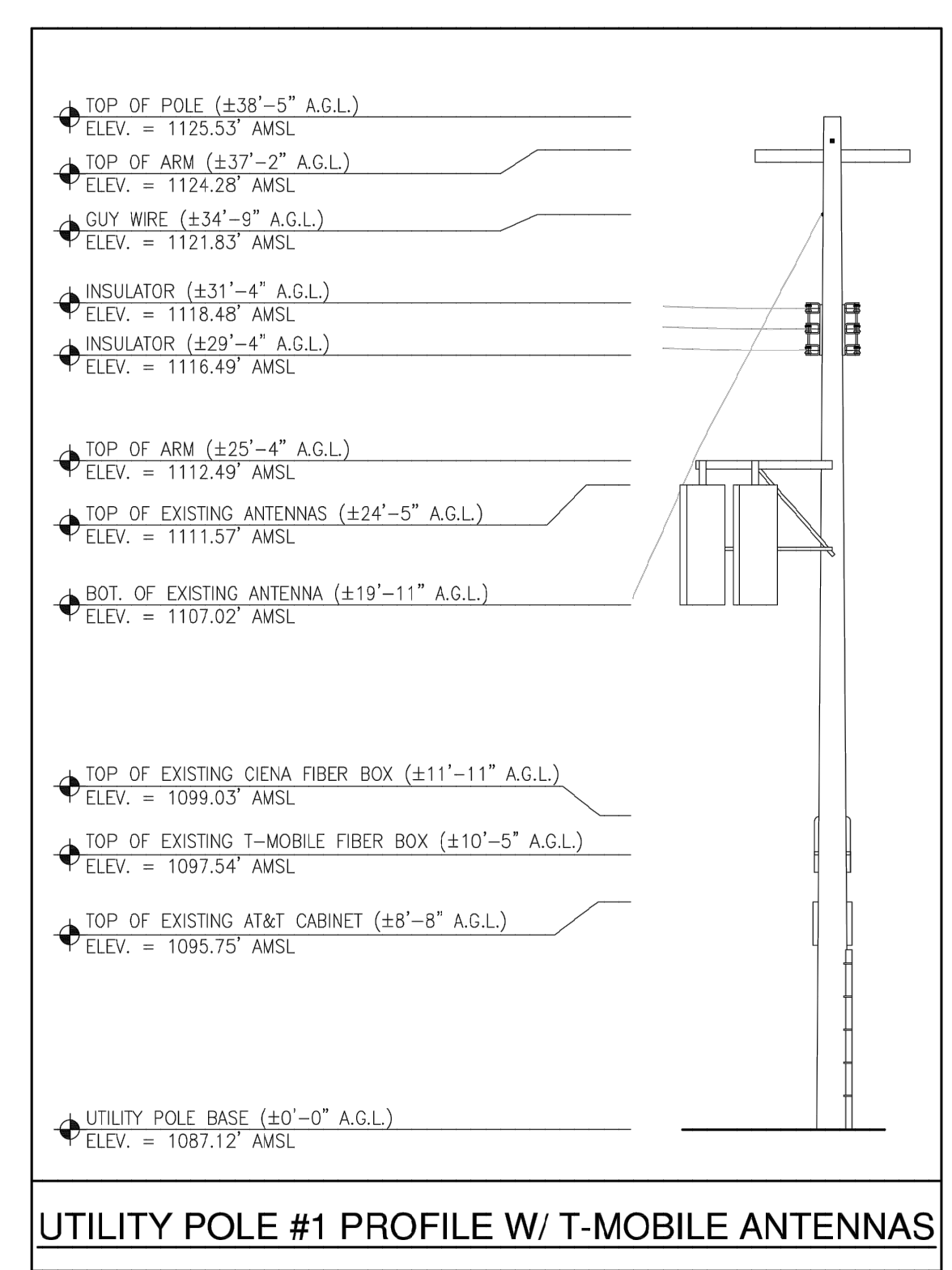
LICENSURE:

PROJECT INFORMATION:  
**SV00834A**  
 3622 SAPHIRE RD.,  
 ENCINO, CA 91436

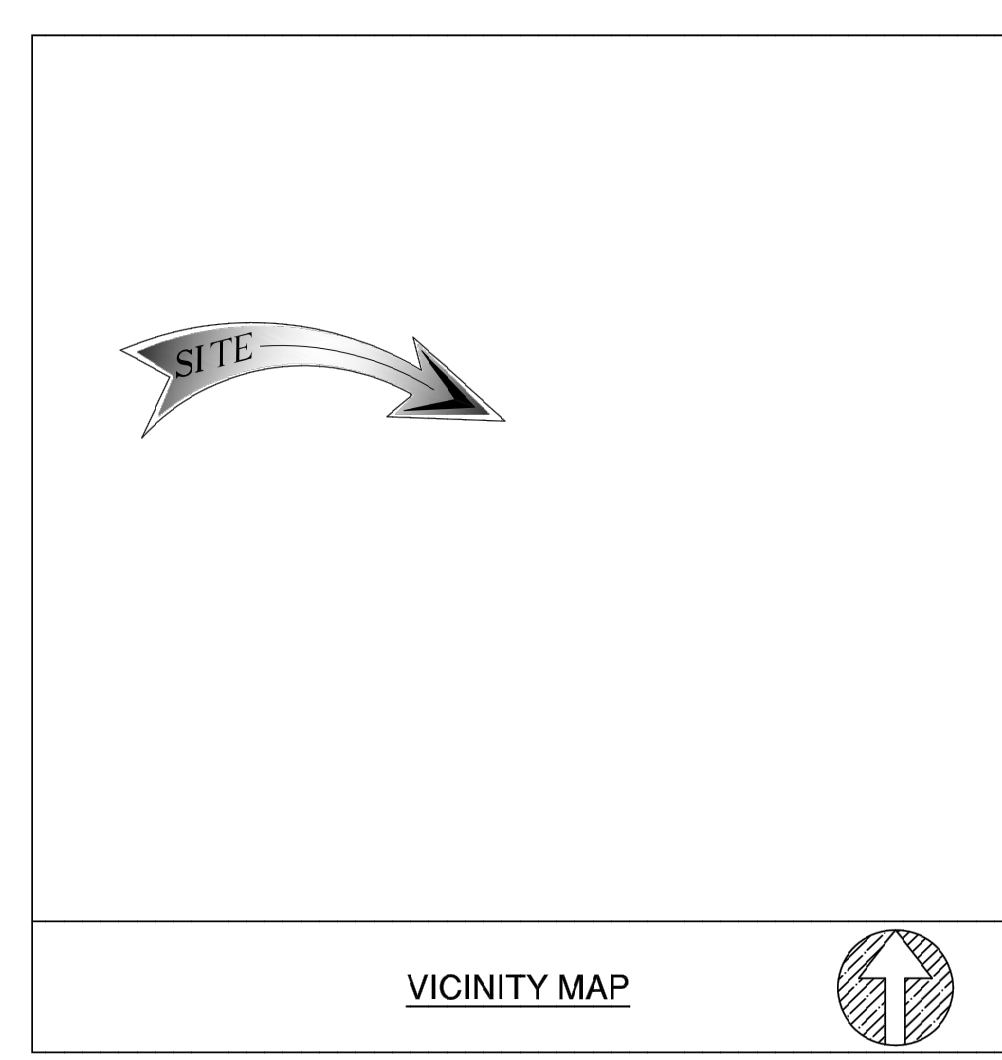
DRAWN BY: MEA  
 CHECKED BY: RH

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-1**



**EXHIBIT "A"**  
 Page No. 12 of 22  
 Case No. DIR-2025-1863-SPPC-DRB-MSP



**LEGEND**

---	PROPERTY LINE	⊕	EXISTING STREET LIGHT
- - -	EASEMENT LINE	⊕	GUY WIRE
—	EXISTING GRADE	⊕	UTILITY POLE
FS	FINISH SURFACE		
FL	FLOW LINE		
LP	UP OF GUTTER		
TC	TOP OF CURB		
TP	TOP OF POLE		

**COORDINATES**

EXISTING MONOPOLE  
 LATITUDE: 34°08'10.43"N (34.136231)  
 LONGITUDE: 118°29'16.46"W (-118.487906)

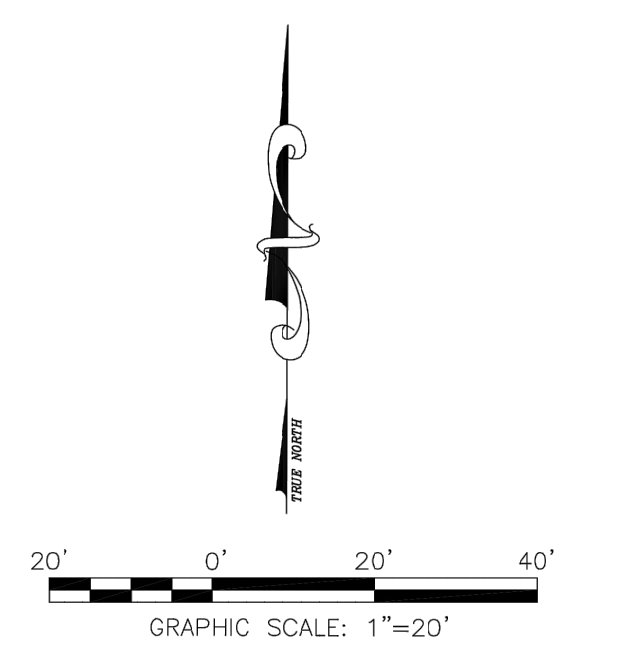
EXISTING UTILITY POLE WITH T-MOBILE ANTENNAS  
 LATITUDE: 34°08'10.48"N (34.136244)  
 LONGITUDE: 118°29'16.20"W (-118.487833)

**CURVE TABLE**

NO.	DELTA	RADIUS	ARC LENGTH
C1	49°24'35"	161.46'	139.23'
C2	20°19'21"	434.67'	154.18'
C3	46°42'30"	36.35'	29.64'
C4	27°32'50"	40.00'	190.88'
C5	46°42'30"	30.00'	24.46'
C6	20°19'21"	400.57'	142.12'
C7	49°24'35"	127.46'	109.92'

**LINE TABLE**

NO.	LENGTH	BEARING
L1	37.63'	N88°17'43"E
L2	42.26'	N88°17'43"E



PROPERTY LINES DERIVED FROM:  
 TRACT MAP NO. 22992 BK. 632 PG. 74-76 DATED JULY 10, 1958  
 TRACT MAP NO. 23521 BK. 618 PG. 86 DATED JUNE 19, 1957

**BASIS OF BEARING**  
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

**BENCHMARK**  
 ELEVATIONS ARE BASED ON CRTN (CSRC) NETWORK BROADCAST COORDINATES.

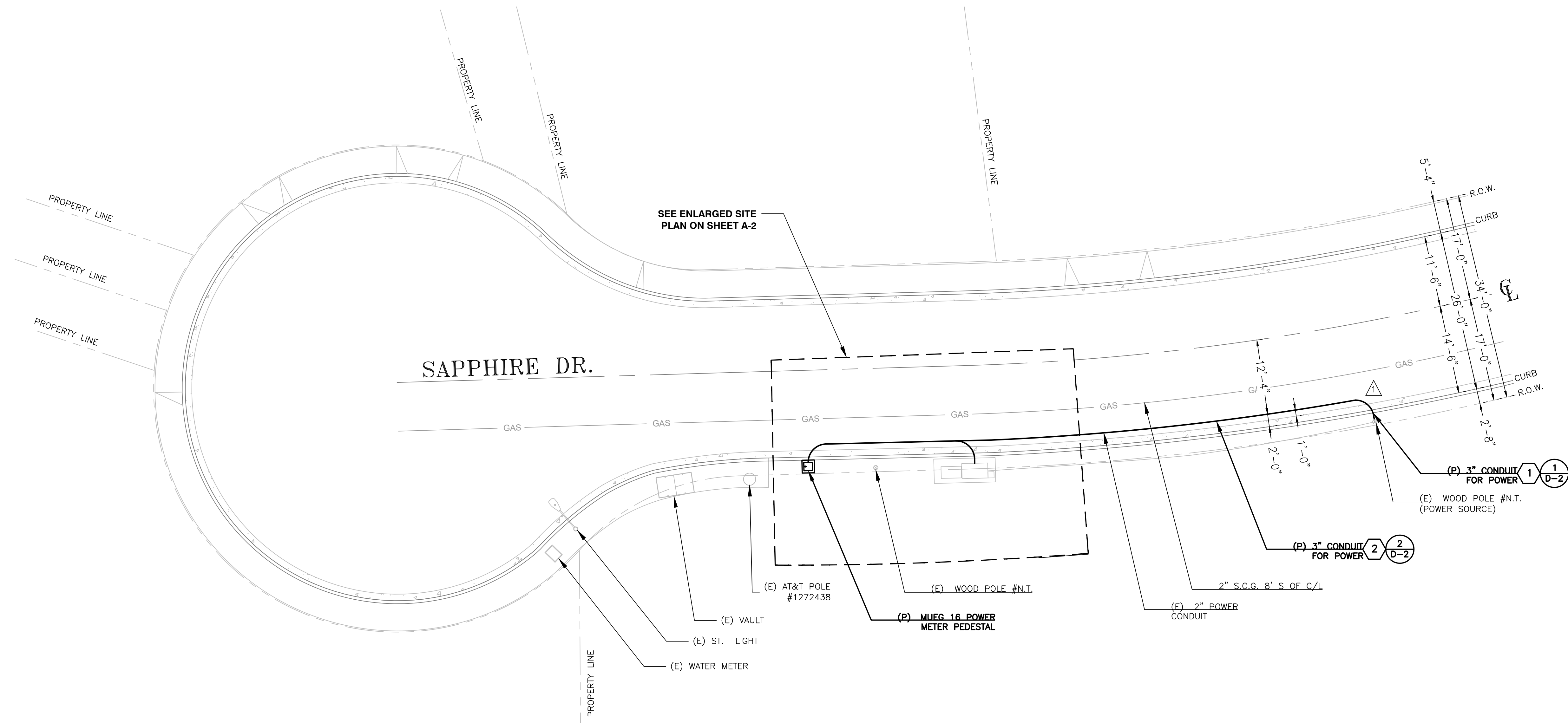
**FLOOD ZONE**  
 SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06037C1935F EFFECTIVE DATE 09/26/2008

**NOTES:**

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
- ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
- THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
- RIGHT-OF-WAY WAS ESTABLISHED BY LOCATING FOUND CENTERLINE CITY OR COUNTY MONUMENTS. IF CENTERLINE MONUMENTS WERE NOT LOCATABLE, THE CENTERLINE OFFSET TIES WERE USED TO ESTABLISH THE INTERSECTIONS. IF NEITHER CENTERLINE TIES OR CENTERLINE INTERSECTION MONUMENTS WERE LOCATABLE, EXISTING IMPROVEMENTS WERE USED TO ESTABLISH RIGHT-OF-WAY.
- ALL SHOWN RIGHT-OF-WAY WERE BASED UPON RESEARCH AT COUNTY OR CITY FILES AND REFLECT THE LATEST RECORDED MAPS, RECORDS OF SURVEY, PARCEL MAPS OR OTHER RECORDS. RIGHT-OF-WAY WILL NOT REFLECT ANY DEDICATION, TAKEN OR OFFERED AFTER THE RECORD MAP USED. ALL SURVEYS WERE COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ADDITIONAL DEDICATIONS NOT SHOWN ON THE RECORD MAPS USED.
- WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
- FIELD SURVEY COMPLETED ON FEBRUARY 08, 2023.

**PLACEMENT AND CONSTRUCTION DATA**

- ① PL. 3' OF (1) 3" SCH 40 PVC CONDUIT FOR T-MOBILE POWER  
(TO BE INSTALLED BY OPEN TRENCH)
- ② PL. 68' OF (1) 3" SCH 40 PVC CONDUIT FOR T-MOBILE POWER  
(TO BE INSTALLED BY OPEN TRENCH)



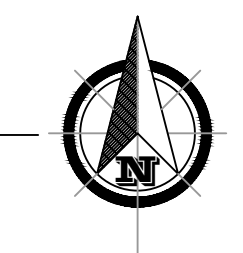
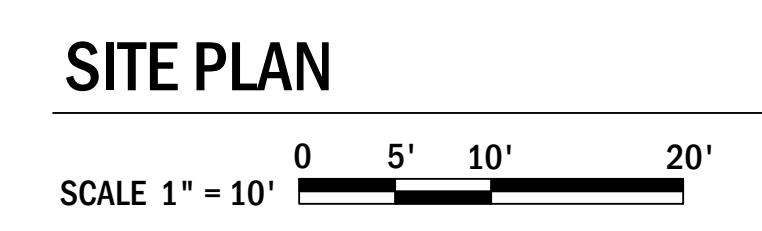
**EXHIBIT "A"**  
 Page No. 13 of 22  
 Case No. DIR-2025-1863-SPPC-DRB-MSP

**CONSTRUCTION NOTE**

LOCATION OF SUBSTRUCTURES AS SHOWN MAY NOT BE EXACT. THE SPECIFIC LOCATIONS AND DEPTHS OF SUBSTRUCTURES MUST BE DETERMINED BY THE CONTRACTOR BEFORE INITIATING WORK.



CONDUIT CURVE DATA			
△	R	<	L
1	3'	90°	4'-9"



DATE: 12-11-24

ENGINEER DATE: 12-11-24

DRAFTED BY: Z.S.

NO.: 1 DATE: 12-11-24 BY: Z.S. 90% CD

2 08-04-25 B.V. 100% CD

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**SITE INFORMATION:**

**SV00834A**

**METER PED PROJECT**

3622 1/2 SAPPHIRE DR., ENCINO, CA 91436

STAMP:

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **A-1**

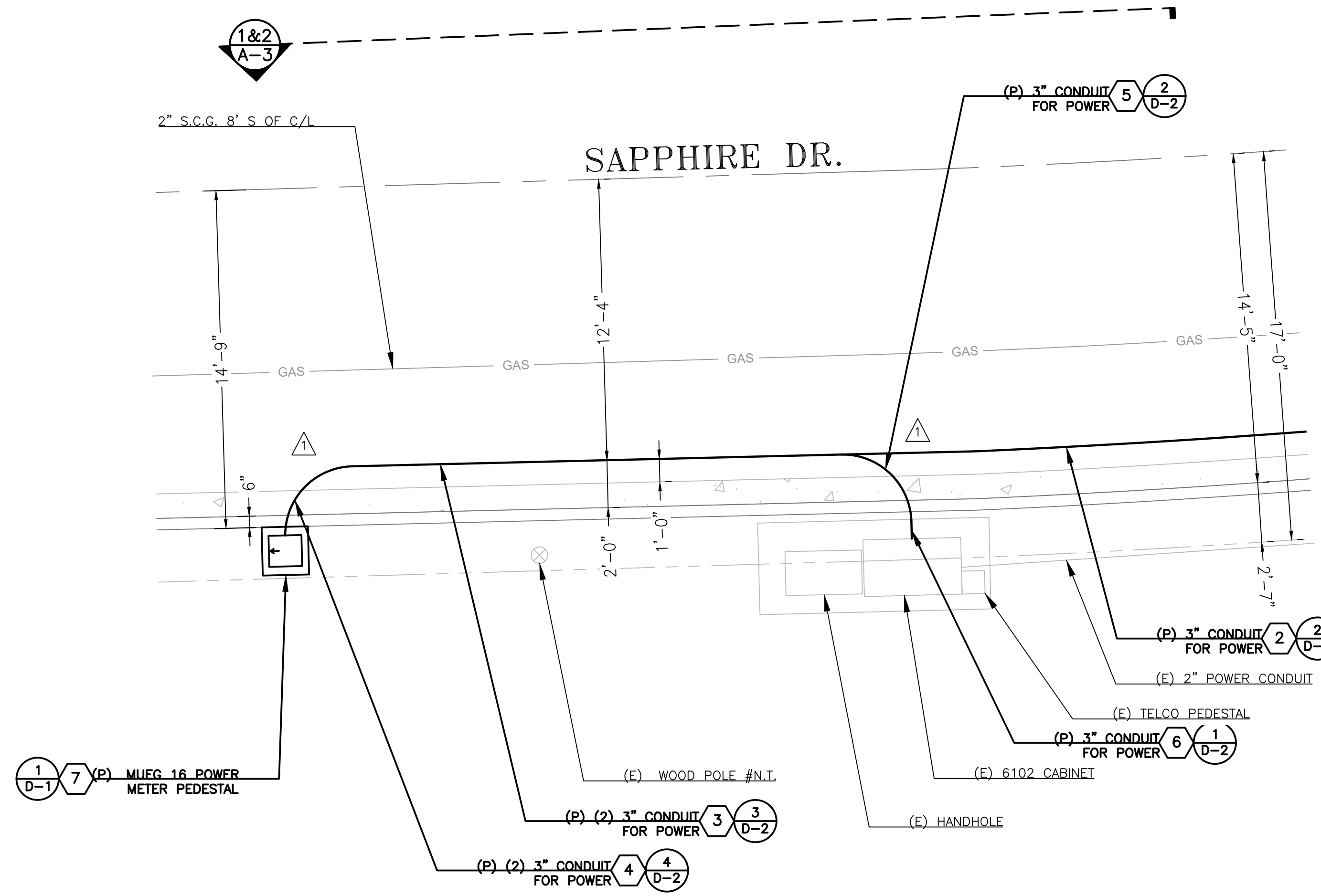
**PLACEMENT AND CONSTRUCTION DATA**

- 2 PL. 68' OF (1) 3" SCH 40 PVC CONDUIT FOR T-MOBILE POWER (TO BE INSTALLED BY OPEN TRENCH)
- 3 PL. 24' OF (1) 3" SCH 40 PVC CONDUIT FOR T-MOBILE POWER  
PL. 24' OF (1) 3" SCH 40 PVC CONDUIT FOR T-MOBILE POWER (TO BE INSTALLED BY OPEN TRENCH)
- 4 PL. 3' OF (1) 3" SCH 40 PVC CONDUIT FOR T-MOBILE POWER  
PL. 3' OF (1) 3" SCH 40 PVC CONDUIT FOR T-MOBILE POWER (TO BE INSTALLED BY OPEN TRENCH)
- 5 PL. 3' OF (1) 3" SCH 40 PVC CONDUIT FOR T-MOBILE POWER (TO BE INSTALLED BY OPEN TRENCH)
- 6 PL. 3' OF (1) 3" SCH 40 PVC CONDUIT FOR T-MOBILE POWER (TO BE INSTALLED BY OPEN TRENCH)
- 7 (P) MUEG16 POWER METER PEDESTAL

MULHOLLAND STAFF NOTES:

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NEW ADDITION OF \_\_\_\_\_ SQUARE FEET TO AN EXISTING \_\_\_\_\_ SQUARE FEET SINGLE FAMILY DWELLING. ALL EXTERIOR COLORS MUST MATCH EXISTING COLORS OF 20% GRAY SCALE OR DARKER. NO WHITE IS ALLOWED IN THE MSP. ALL GLASS SHOULD BE NON-GLARE, NON-REFLECTIVE AND A NOTE/STATEMENT MUST BE ADDED TO THE WINDOW SCHEDULE. NO MORE THAN 50 CUBIC YARDS WILL BE ALLOWED AND APPROVED ADMINISTRATIVELY ON ANY REQUEST. CALL OUT ALL YOUR DIMENSIONS, COLORS, MATERIALS, TYPE OF MATERIAL AND MANUFACTURER ON YOUR PLANS. MAKE SURE YOUR CLEARANCE SUMMARY SHEET HAS THE ADDITIONS, DIMENSIONS OR CUBIC YARDS CLEARLY STATED. THE NUMBER ON THE PLANS, THE CLEARANCE SUMMARY SHEET AND THE SIGNED JOINT REFERRAL FORM MUST MATCH. YOU MUST COMPLY WITH ALL THE SPECIFIC AND APPLICABLE GUIDELINES TO YOU PROJECT.  
<https://planning.lacity.org/odocuments/69a90420-48bc-4653-be63-2e58ce8d25e7/mulholguidelines.pdf>

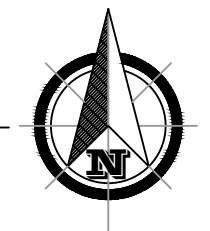
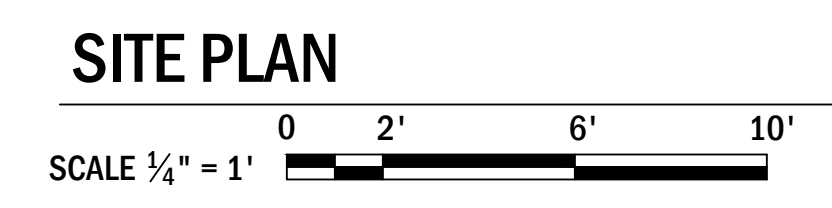


**EXHIBIT "A"**  
 Page No. 14 of 22  
 Case No. DIR-2025-1863-SPPC-DRB-MSP

**CONSTRUCTION NOTE**  
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CONDUIT CURVE DATA			
△	R	<	L
1	3'	90°	4'-9"

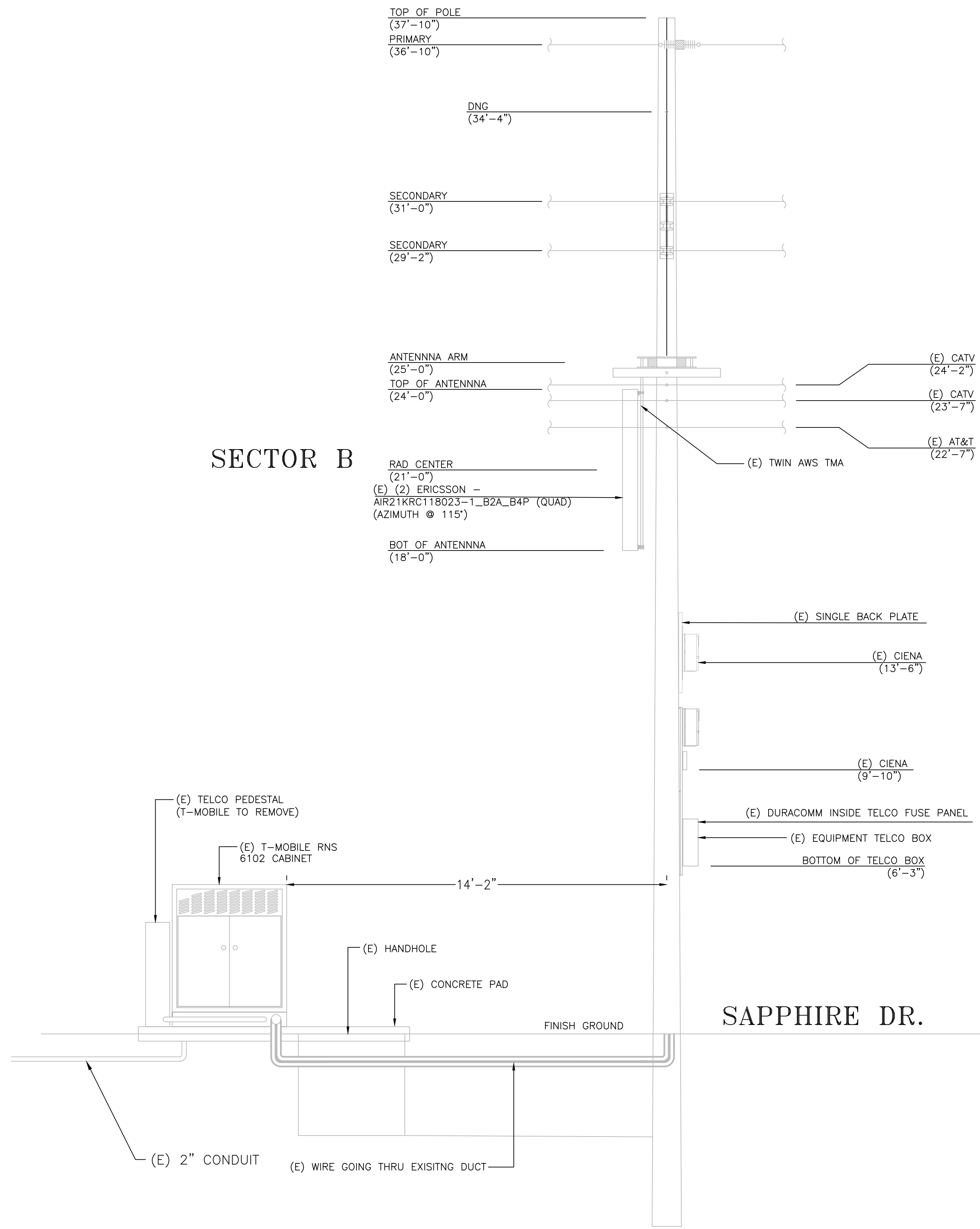


DATE: 12-11-24  
 ENGINEER DATE: 12-11-24  
 DRAFTED BY: Z.S.  
 NO.: 1 DATE: 12-11-24 BY: Z.S. 90% CD  
 2 08-04-25 B.V. 100% CD  
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**SITE INFORMATION:**  
**SV00834A**  
**METER PED PROJECT**  
 3622 1/2 SAPPHIRE DR.,  
 ENCINO, CA 91436

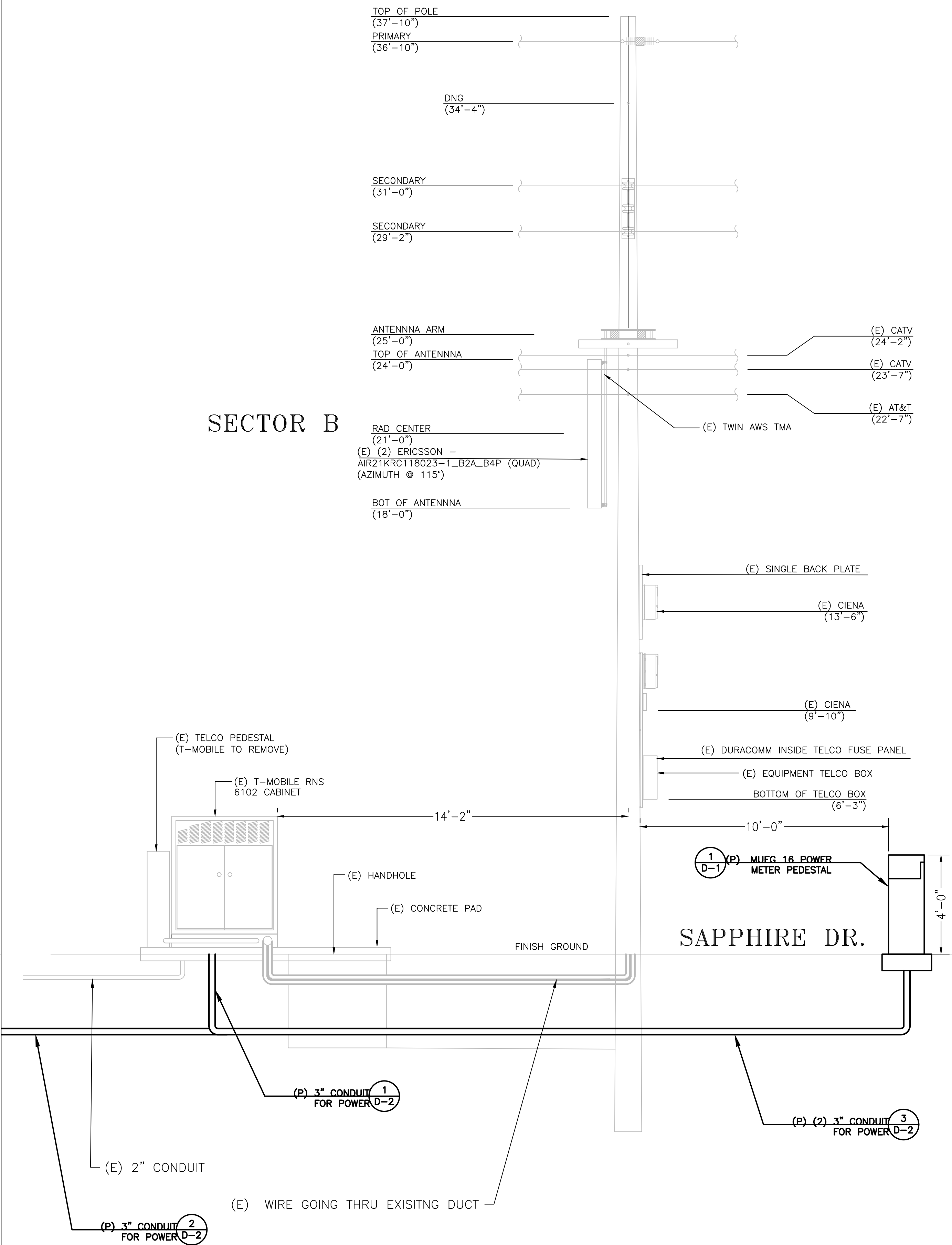
STAMP:  
 SHEET TITLE: **ENLARGED SITE PLAN**  
 SHEET NUMBER: **A-2**

**EXHIBIT "A"**  
 Page No. 15 of 22  
 Case No. DIR-2025-1863-SPPC-DRB-MSP



**1 EXISTING ELEVATION LOOKING SOUTH**

SCALE: 3/8"=1'



**2 PROPOSED ELEVATION LOOKING SOUTH**

SCALE: 3/8"=1'

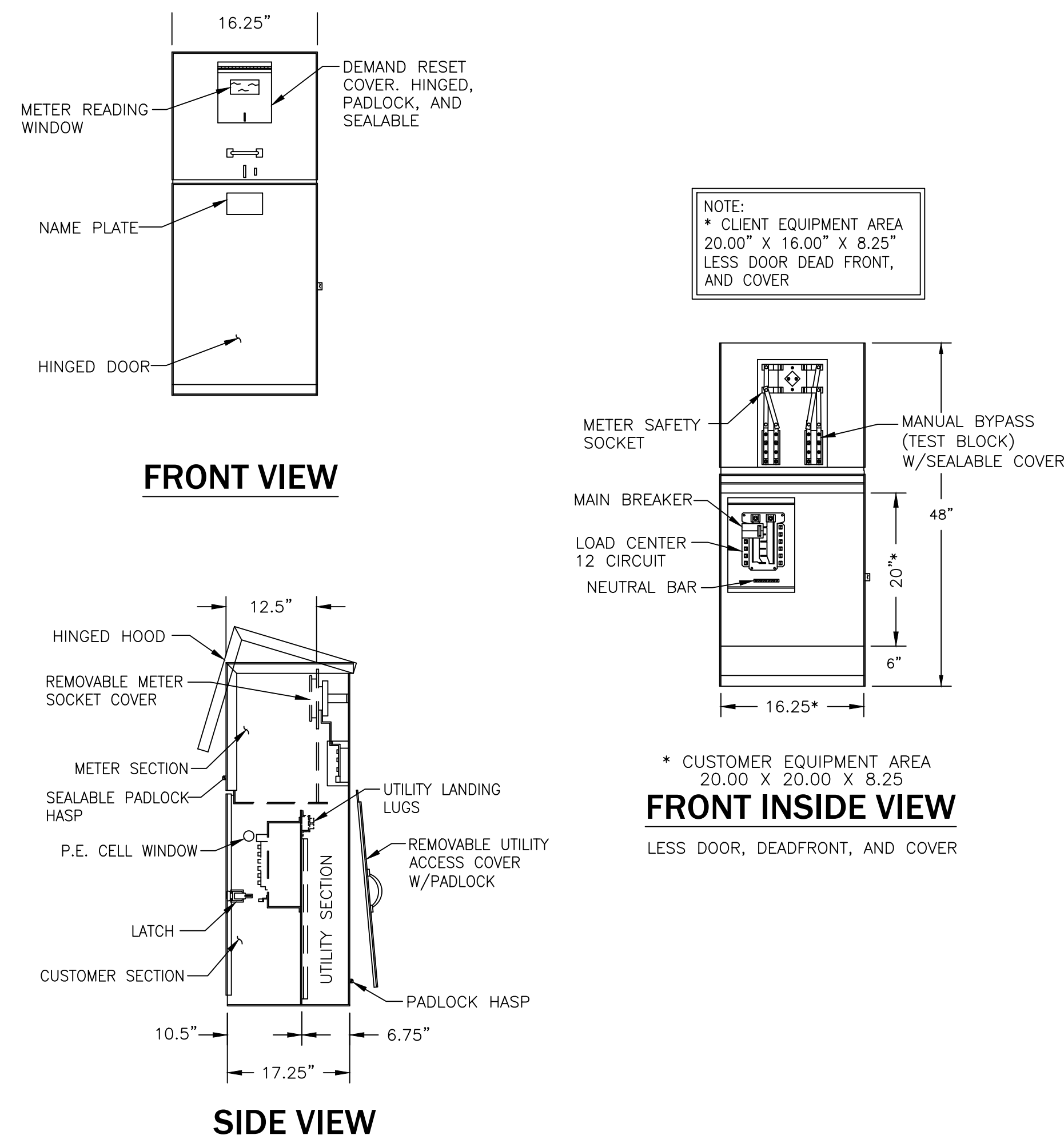


DATE: 12-11-24  
 ENGINEER DATE: 12-11-24  
 DRAFTED BY: Z.S.  
 NO.: 1 DATE: 12-11-24 BY: Z.S.  
 90% CD  
 2 08-04-25 B.V.  
 100% CD

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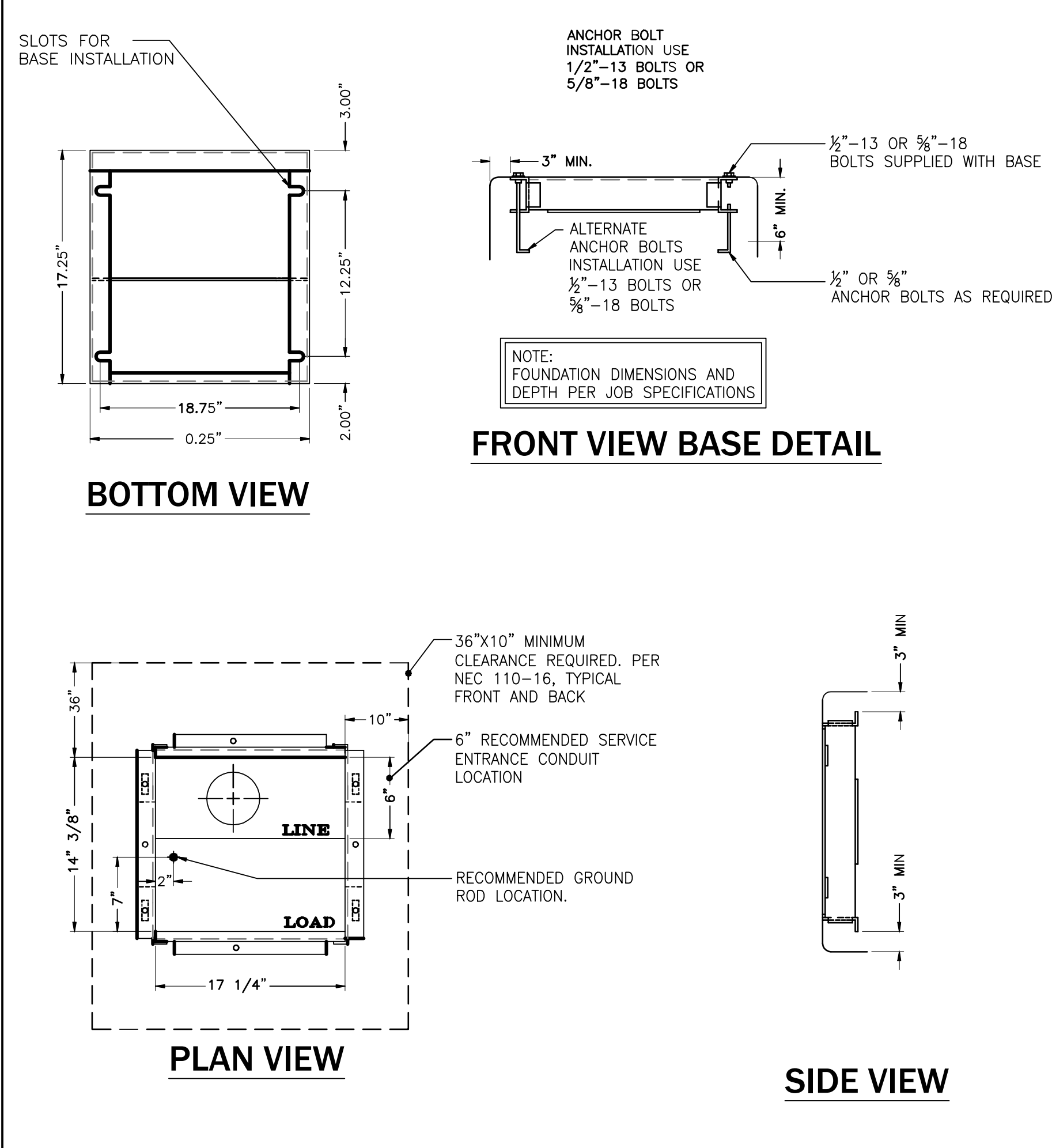
SITE INFORMATION:  
**SV00834A**  
**METER PED PROJECT**  
 3622 1/2 SAPPHIRE DR.,  
 ENCINO, CA 91436

STAMP:  
 SHEET TITLE:  
**SITE ELEVATION**  
 SHEET NUMBER:  
**A-3**



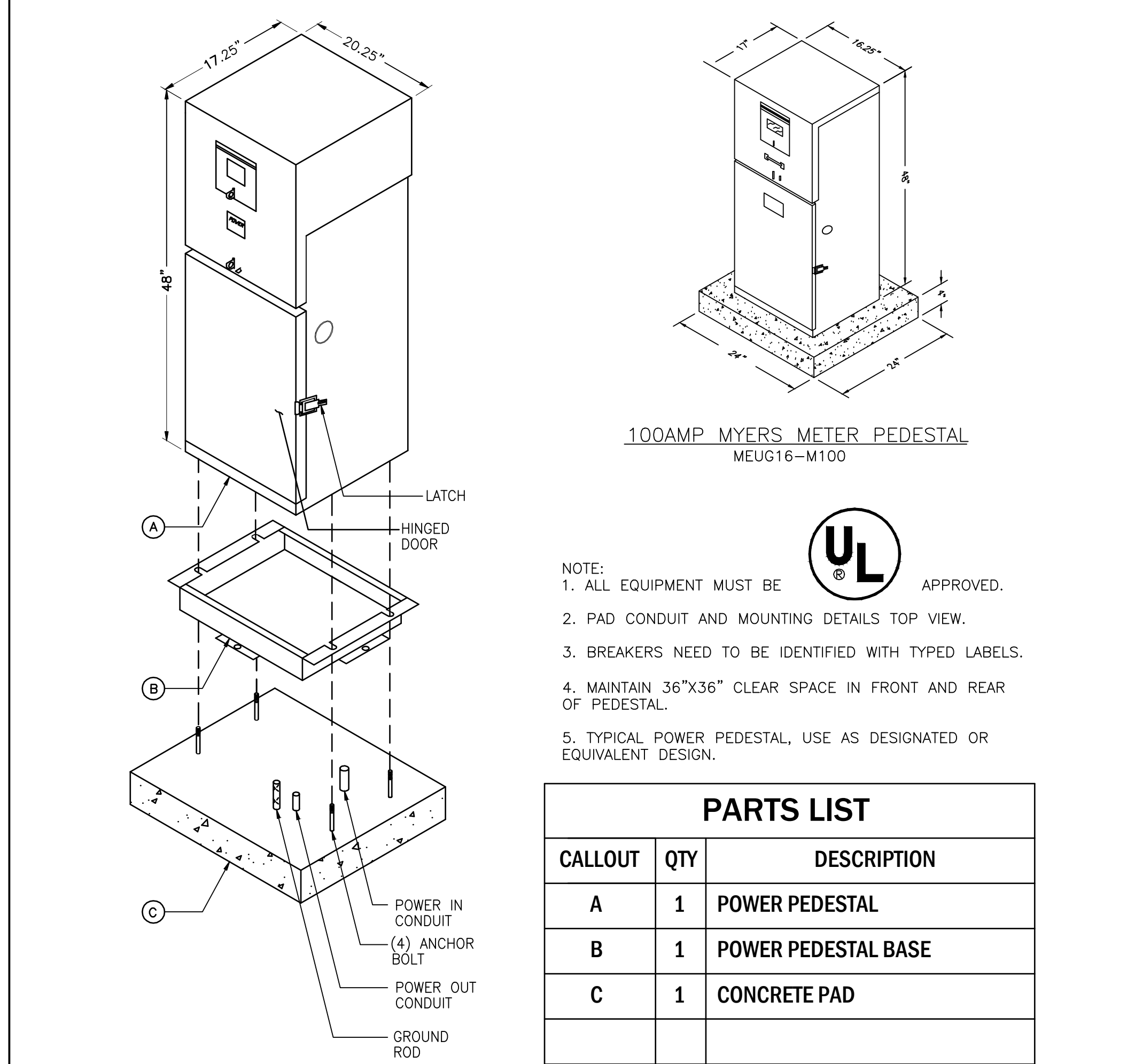
**1 MEUG16 POWER PEDESTAL**

SCALE: N.T.S.



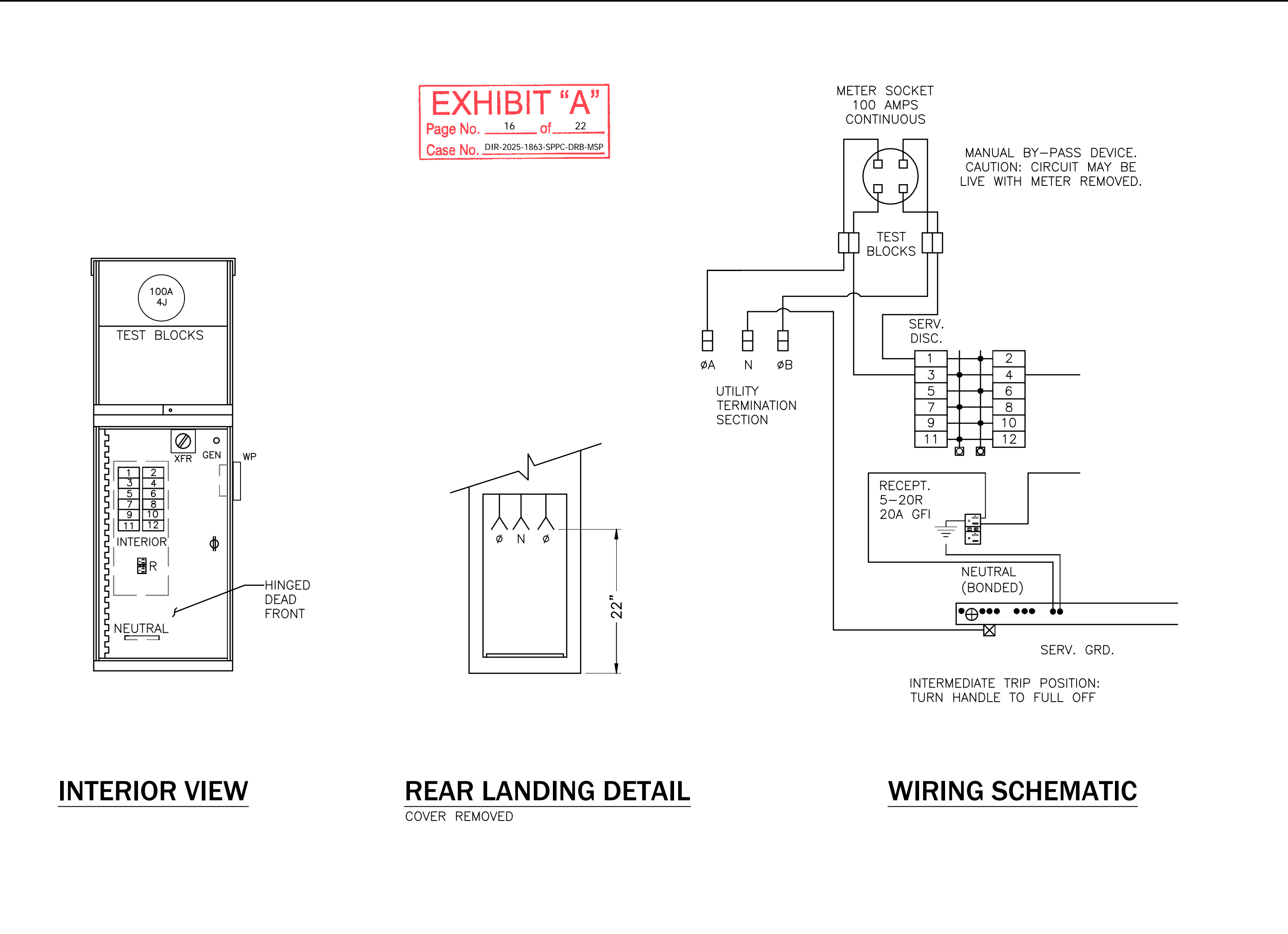
**2 MEUG16 MOUNTING SLOT**

SCALE: N.T.S.



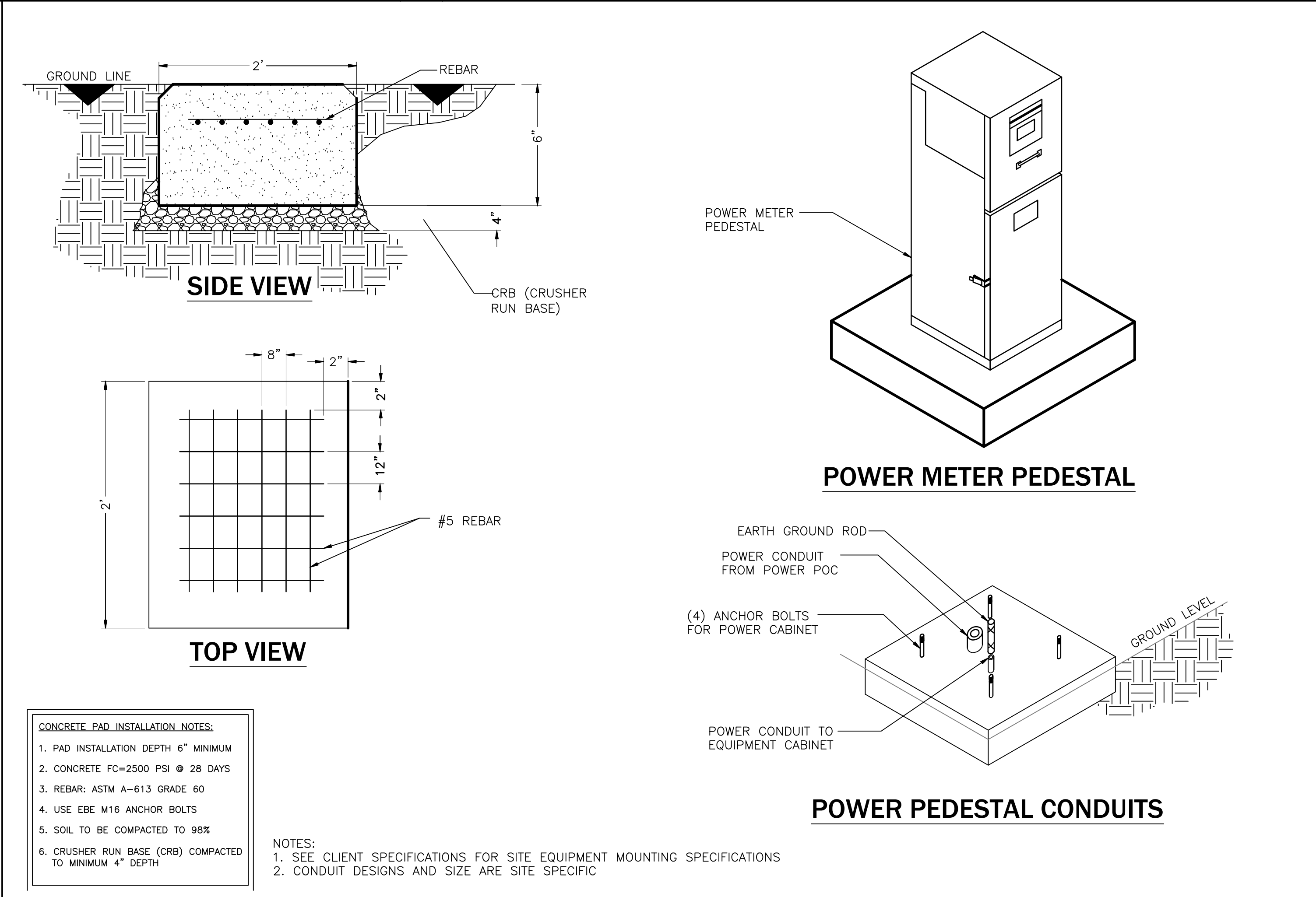
**3 MEUG16 MOUNTING SLOT**

SCALE: N.T.S.



**4 MEUG16 WIRING SCHMATIC**

SCALE: N.T.S.



**5 MEUG16 TYP. POWER PEDESTAL PAD DETAIL**

SCALE: N.T.S.



655 N. Central Ave., #1520, Glendale, CA 91203  
Office: (818) 840-0808 Fax: (818) 840-0708

DATE: 12-11-24  
ENGINEER DATE: 12-11-24  
DRAFTED BY: Z.S.  
NO.: DATE: BY:  
1 12-11-24 Z.S.  
90% CD  
2 08-04-25 B.V.  
100% CD  
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SITE INFORMATION:  
**SV00834A**  
**METER PED PROJECT**

3622 1/2 SAPPHIRE DR.,  
ENCINO, CA 91436

STAMP:

SHEET TITLE:  
**EQUIPMENT  
DETAILS**

SHEET NUMBER:

D-1



655 N. Central Ave., #1520, Glendale, CA 91203  
Office: (818) 840-0808 Fax: (818) 840-0708

DATE: 12-11-24  
ENGINEER DATE: 12-11-24  
DRAFTED BY: Z.S.

NO.: 1 DATE: 12-11-24 BY: Z.S.  
90% CD

2 08-04-25 B.V.  
100% CD

3

4

5

6

7

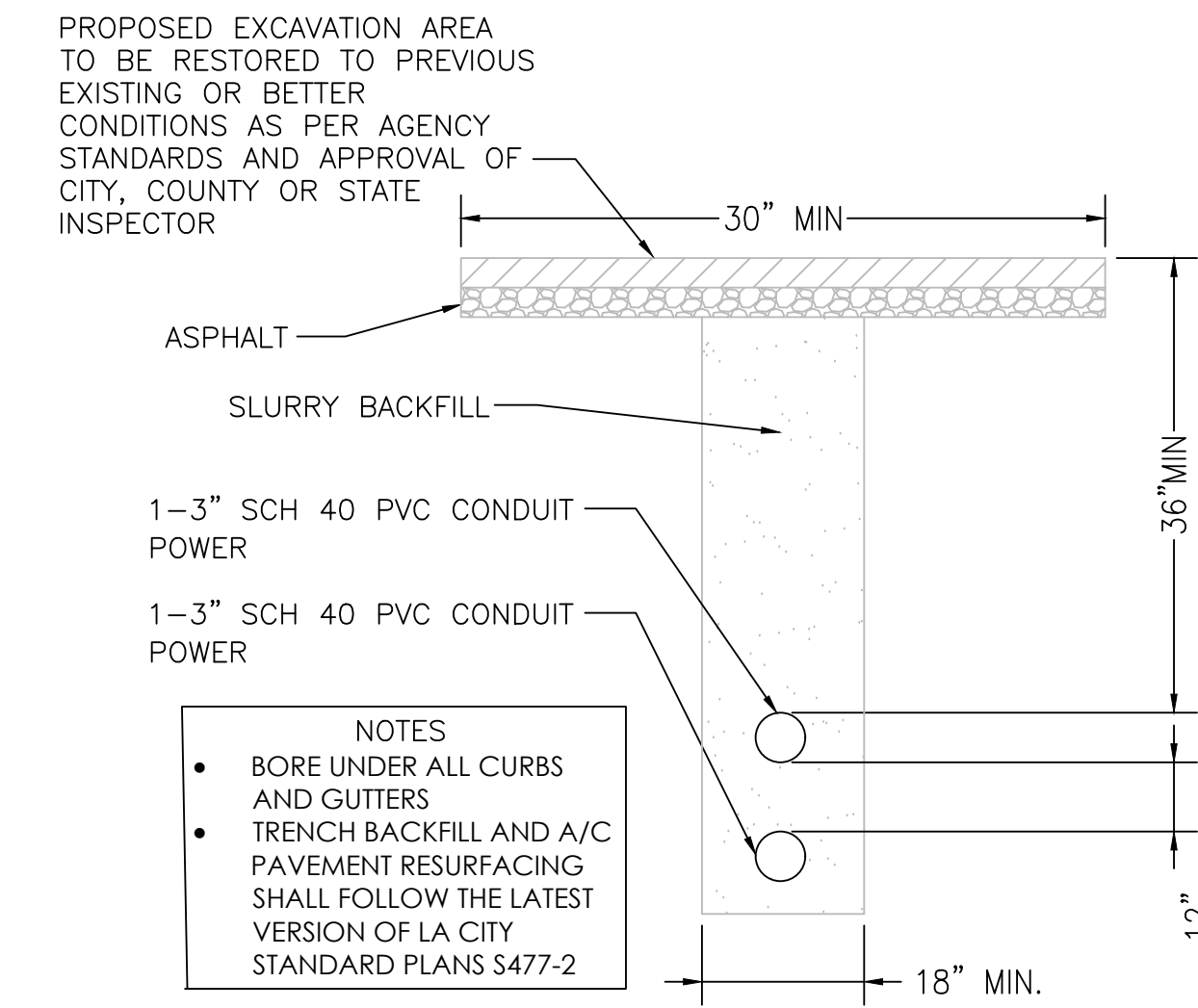
SITE INFORMATION:  
**SV00834A**  
**METER PED PROJECT**  
3622 1/2 SAPPHIRE DR.,  
ENCINO, CA 91436

STAMP:

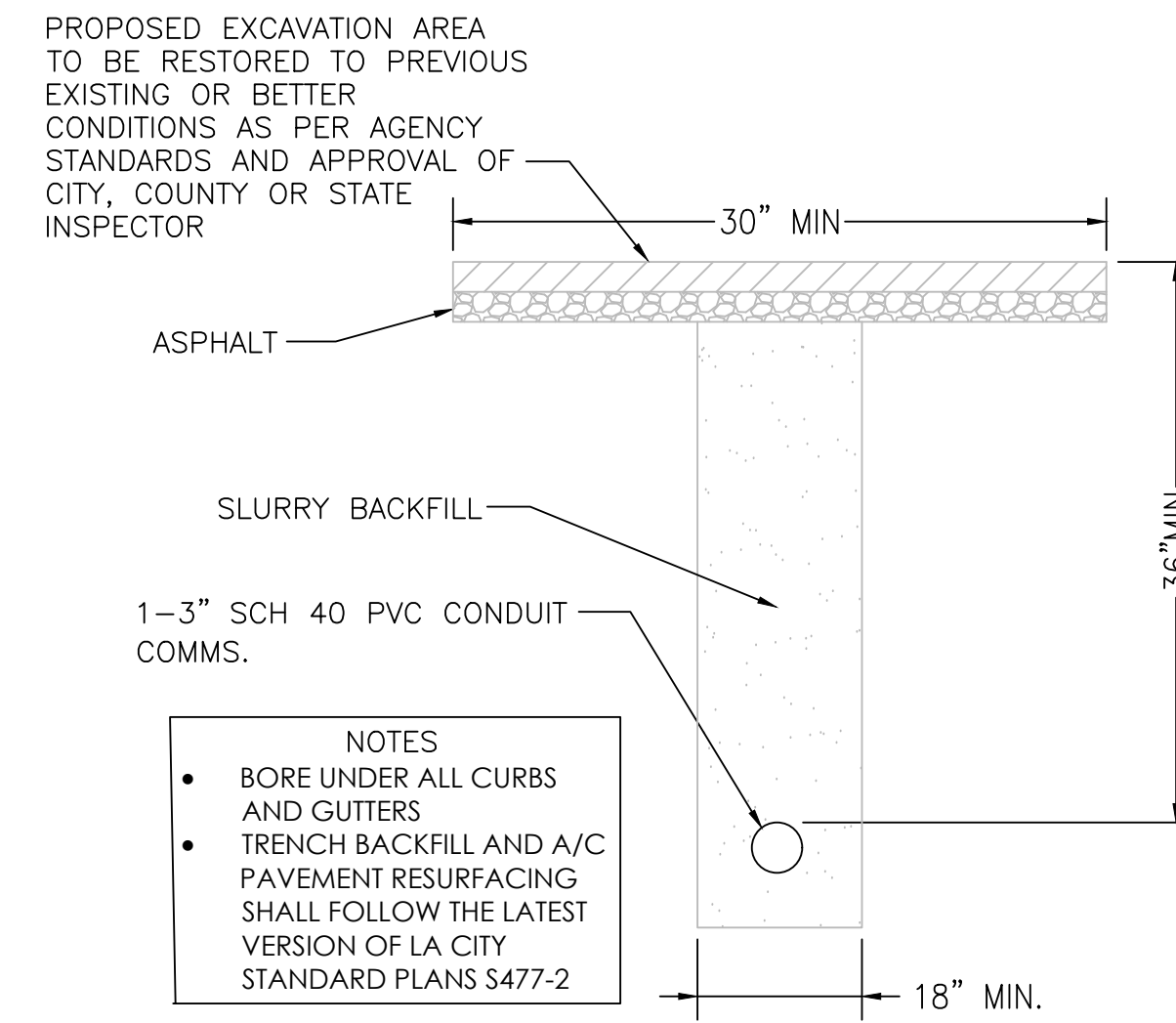
SHEET TITLE: **TRENCH DETAILS**

SHEET NUMBER: **D-2**

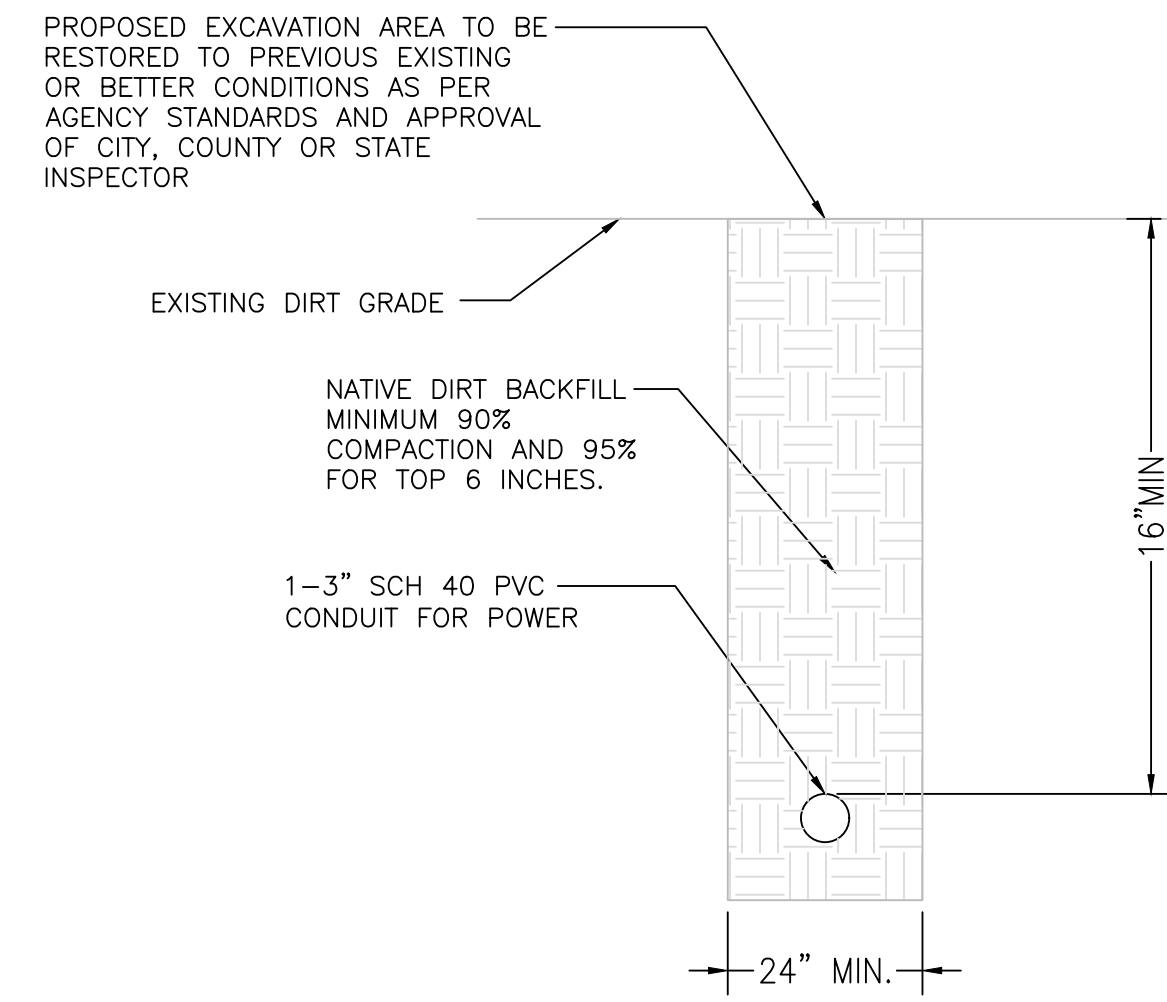
D-2



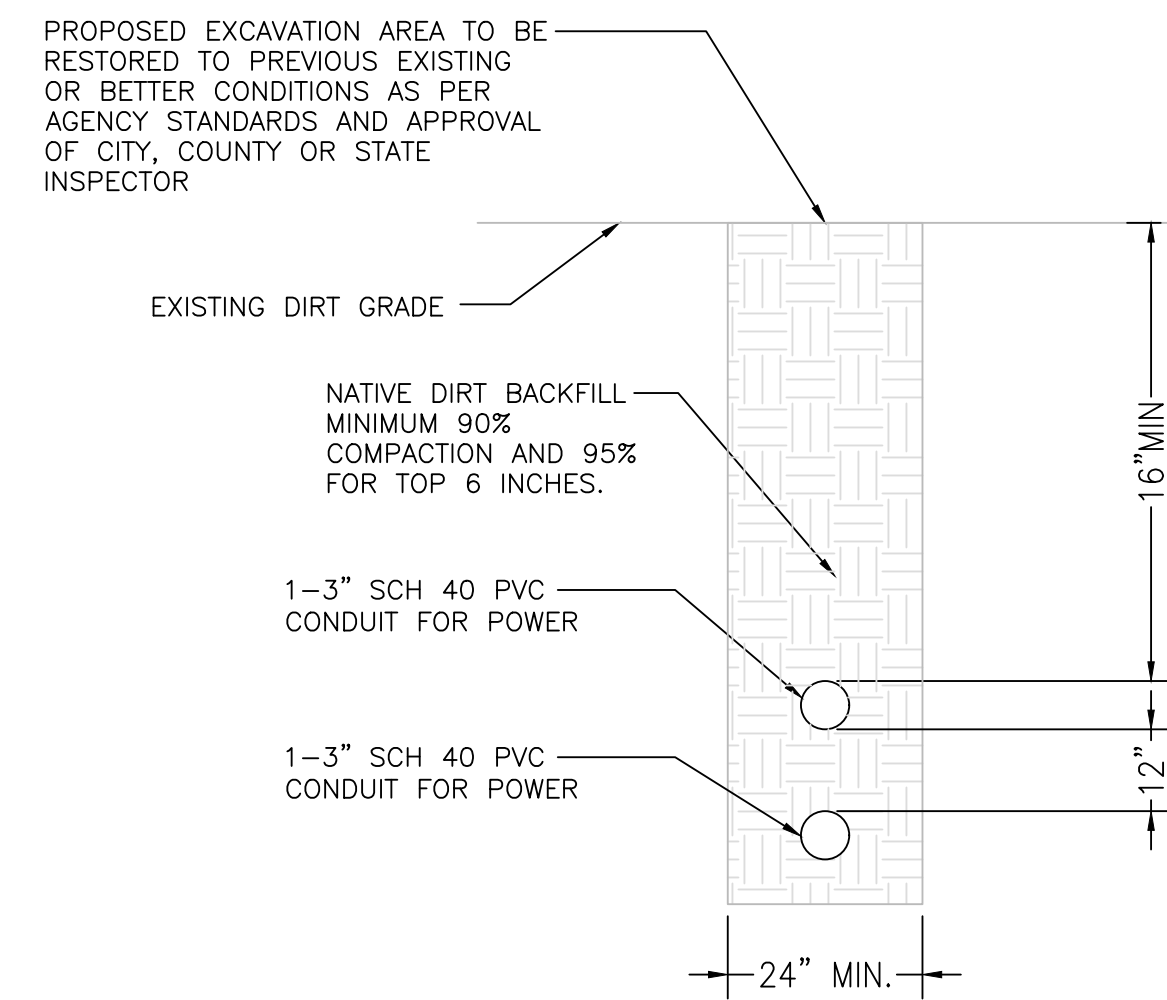
3 ASPHALT TRENCH DETAIL SCALE: N.T.S.



2 ASPHALT TRENCH DETAIL SCALE: N.T.S.



1 DIRT TRENCH DETAIL SCALE: N.T.S.



4 DIRT TRENCH DETAIL SCALE: N.T.S.

EXHIBIT "A"  
Page No. 17 of 22  
Case No. DIR-2025-1863-SPPC-DRB-MSP

5 NOT USED

6 NOT USED

DATE: 12-11-24

ENGINEER DATE: 12-11-24

DRAFTED BY: Z.S.

NO.: 1 DATE: 12-11-24 BY: Z.S.  
90% CD

2 08-04-25 B.V.  
100% CD

3

4

5

6

7

SITE INFORMATION:

**SV00834A**

**METER PED PROJECT**

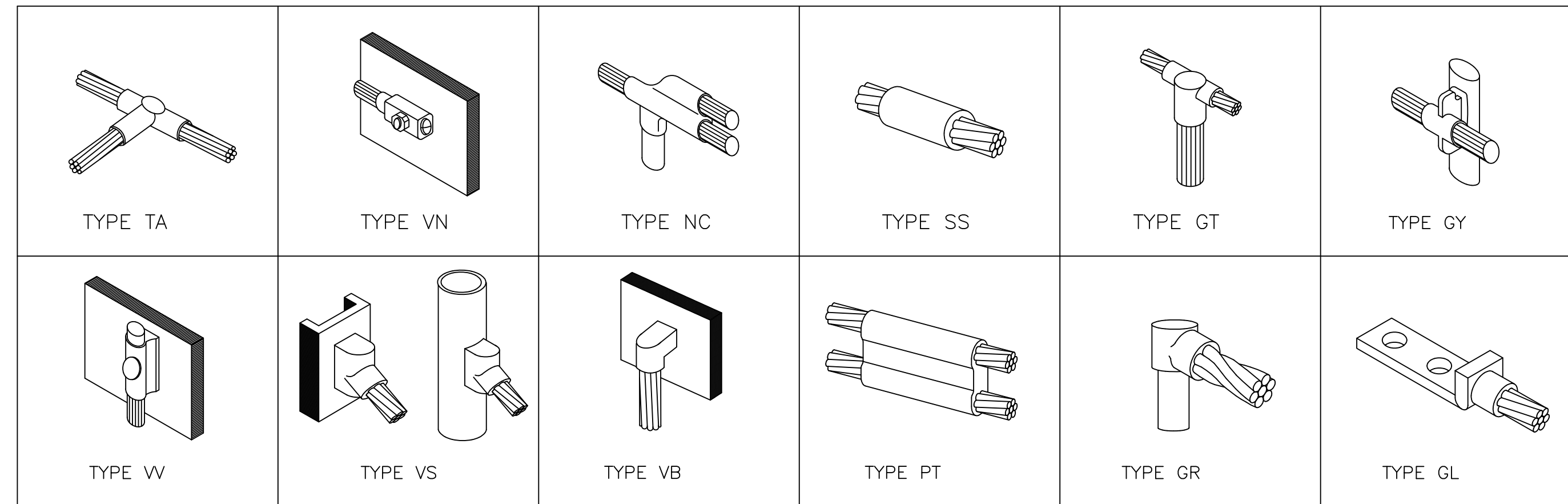
3622 1/2 SAPPHIRE DR.,  
ENCINO, CA 91436

STAMP:

SHEET TITLE: **GROUNDING NOTES AND DETAILS**

SHEET NUMBER:

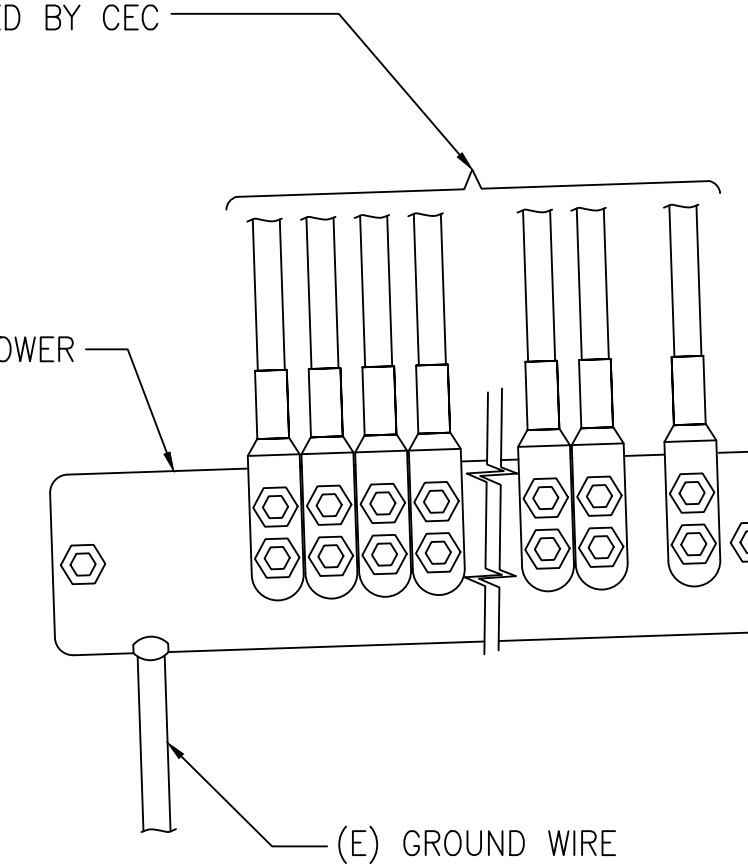
**D-3**



FILE: GROUND CONDUCTOR TO GROUND BAR  
SCALE 1:1 (x1)

#6 AWG STRANDED Cu WIRE WITH GREEN, 600V, THWN INSULATION OR BLACK MARKED AS REQUIRED BY CEC

(E) GROUND BAR ON WALL, FLOOR OR ON ANTENNA TOWER



NOTES:

1. APPLY NO-OX TO LUG AND BAR CONTACT SURFACE. DO NOT COAT INLINE LUG
2. IF STOLEN GROUND BARS ARE ENCOUNTERED, CONTACT SPRINT CM FOR REPLACEMENT THREADED ROD KIT

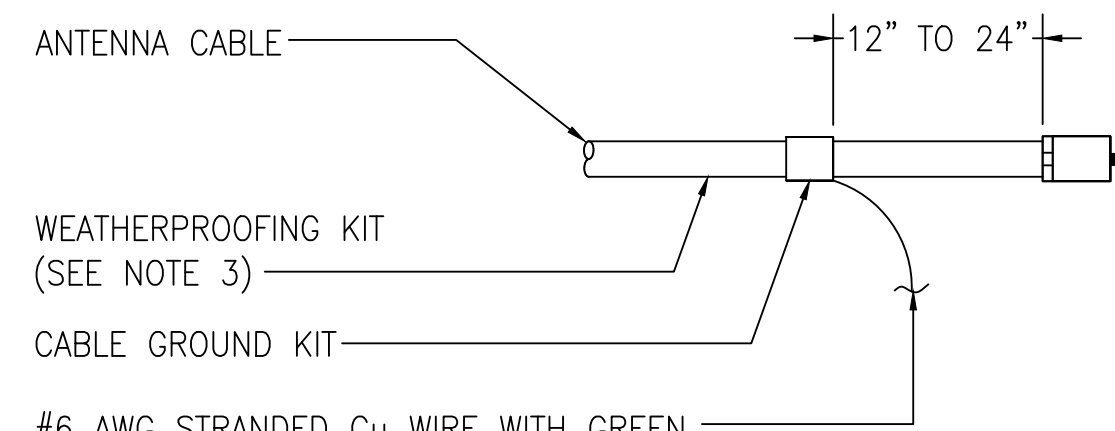
**1 TYPICAL CADWELD CONNECTIONS**

SCALE: N.T.S.

**2 GROUND CONDUCTOR TO GROUND BAR**

SCALE: N.T.S.

FILE: GROUNDING KIT  
SCALE 1:1 (x1)



#6 AWG STRANDED Cu WIRE WITH GREEN, 600V, THWN INSULATION OR BLACK, MARKED AS REQUIRED BY THE NEC (GROUNDED TO GROUND BAR)  
(SEE NOTES 1 & 2)

NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
3. WEATHERPROOFING SHALL BE (TYPE AND PART NUMBER) AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER AND APPROVED BY CONTRACTOR.

**3 GROUND KIT**

SCALE: N.T.S.

**4 NOT USED**

SCALE: N.T.S.

**5 NOT USED**

**EXHIBIT "A"**  
Page No. 18 of 22  
Case No. DIR-2025-1863-SPPC-DRB-MSP

**EXHIBIT "A"**  
Page No. 19 of 22  
Case No. DIR-2025-1863-SPPC-DRB-MSP

# T-Mobile

**SV00834A**  
3622 1/2 SAPHIRE DR.,  
ENCINO, CA 91436



GEODETIC COORDINATES

34.13623691/-118.487823

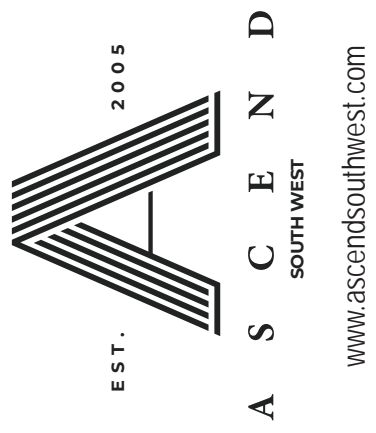
This photo simulation is being provided as a conceptual representation of the proposed wireless facility. For exact dimensions and design, please refer to the submitted plans. Ascend South West is not Responsible for Post Simulation Production Design Changes, Scaling Error, Omissions, Color Discrepancies, Material Variances or any Construction Related Concern.

Rev Date: 06/03/25

E-10



PHOTOGRAPHIC VISUALIZATIONS CREATED BY





Existing Conditions

Proposed Site Build

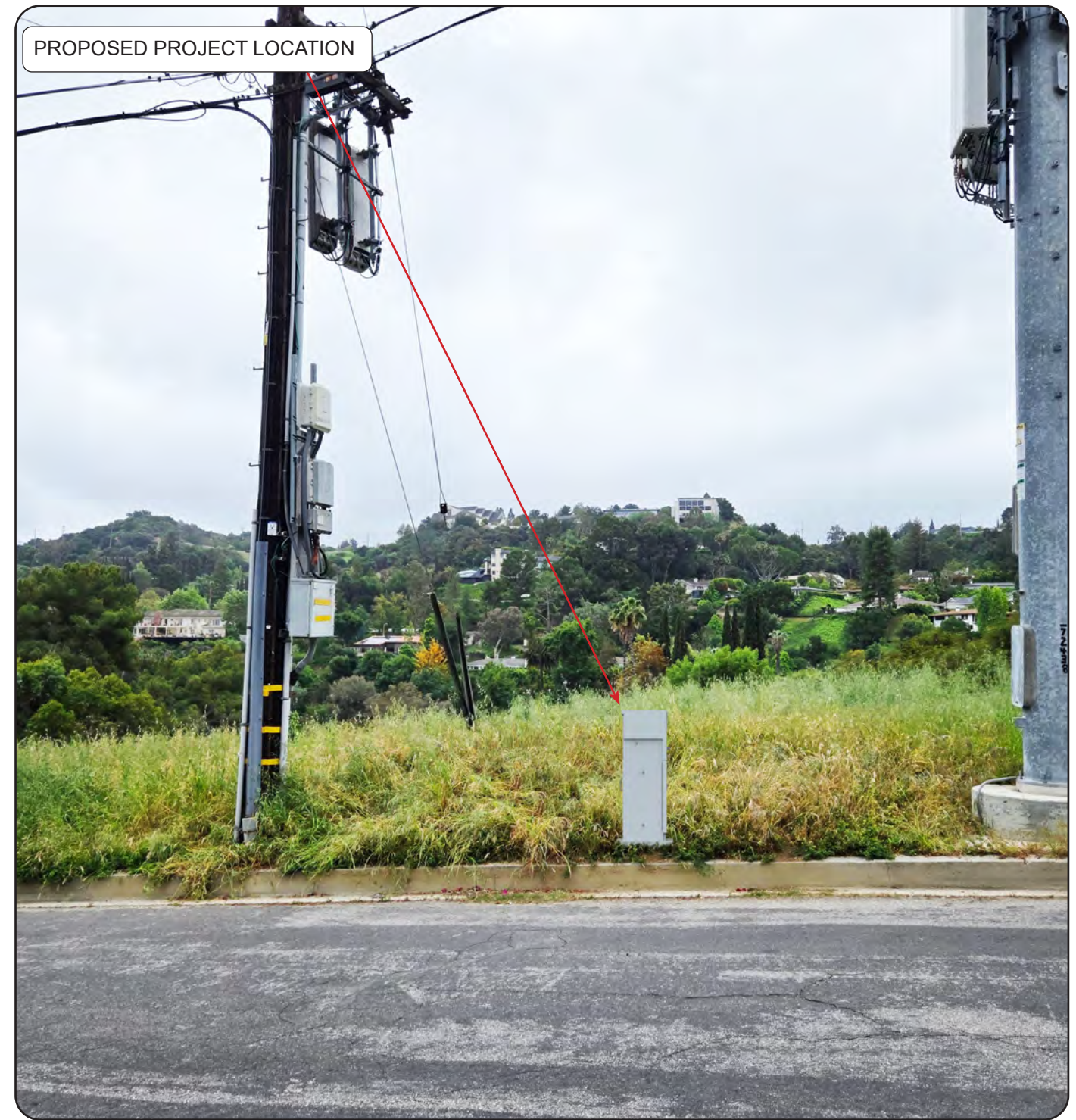
**EXHIBIT "A"**  
 Page No. 20 of 22  
 Case No. DIR-2025-1863-SPPC-DRB-MSP

View: 1  
 Revision Date: 06/03/25

	<p>PHOTOGRAPHIC VISUALIZATIONS CREATED BY</p> <p>EST. 2005      A S C E N D      SOUTH WEST      www.ascendsouthwest.com</p>	
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Existing Conditions



Proposed Site Build

View: 2  
Revision Date: 06/03/25

PHOTOGRAPHIC VISUALIZATIONS CREATED BY

 A horizontal arrangement of three logos. On the left is the "NETWORK CONNEX" logo in blue and green. In the center is the "ASCEND SOUTH WEST" logo, featuring a stylized 'A' and the text "EST. 2005" and "www.ascendsouthwest.com". On the right is the "T-Mobile" logo in pink and grey.

**EXHIBIT "A"**  
 Page No. 21 of 22  
 Case No. DIR-2025-1863-SPPC-DRB-MSP



Existing Conditions



Proposed Site Build

View: 3  
Revision Date: 06/03/25

**EXHIBIT "A"**  
 Page No. 22 of 22  
 Case No. DIR-2025-1863-SPPC-DRB-MSP

PHOTOGRAPHIC VISUALIZATIONS CREATED BY





www.ascendsouthwest.com

**EXIBIT B:**

**Directors Determination**

**DIR-2025-1863-SPPC-DRB-MSP**

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

PRISCILLA CHAVEZ  
MARTINA DIAZ  
SARAH JOHNSON  
PHYLLIS KLEIN  
BRIAN ROSENSTEIN  
JACOB SAITMAN  
ELIZABETH ZAMORA

**CITY OF LOS ANGELES  
CALIFORNIA**



KAREN BASS  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

**MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN  
PROJECT PERMIT COMPLIANCE & DESIGN REVIEW**

Date: 2/5/2026

**Applicant/Representative**

T-Mobile  
c/o Colt Waterbury  
Network Connxt  
655 N. Central Avenue,  
Unit 1520  
Glendale, CA 91203

**Case No. DIR-2025-1863-SPPC-DRB-  
MSP**

**CEQA: ENV-2025-1864-CE**

**Location:** Latitude: 34.136242,  
Longitude: -118.487882  
(approximate location, closest  
address: 3610 North  
Sapphire Drive)

**Council District:** 4 – Raman

**Community Plan Area:** Encino – Tarzana

**Land Use Designation:** Low II Residential

**Zone:** RE15-1-H

**Legal Description:** Lot: 42; Block: None; Tract:  
TR 23521; ARB: None

**Last Day to File an Appeal:** 2/20/2026

**DETERMINATION**

Pursuant to LAMC Sections 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholland Design Review Board, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

**Determine**, based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

**Approve with Conditions** a Project Permit Compliance and Design Review for the removal of an existing power meter co-located on an existing power pole, and the placement of a new Above Ground Facility (AGF). The AGF is a new power meter pedestal adjacent to the power pole along the public right-of-way of Sapphire Drive. The meter pedestal is proposed to have a height of 4 feet. The project site is adjacent to an

approximately 29,402 square-foot through-lot with an existing single-family dwelling. The project is located in the Mulholland Specific Plan Outer Corridor and subject to the Baseline Hillside Ordinance. The project is downslope and Visible from Mulholland Drive. No grading is proposed, and no trees are proposed for removal.

Pursuant to LAMC Section 62.08. II.B, and based on the recommendation of the Mulholland Design Review Board, I hereby **Approve with Conditions** an Above Ground Facility that is located within a specific plan.

The project approval is subject to the attached Conditions of Approval, and is based upon the attached findings:

## CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled Exhibit "A," and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Height.** The Power Pedestal containment shall be limited to 4 feet in height
3. **Grading.** The project is not proposing any grading

### Design Review Conditions

4. **Exterior Colors.** All exterior colors shall be chosen from the Santa Monica Mountains color wheel or be 25% grayscale or greater except white and emphasize a color palette that is consistent with the Santa Monica Mountains. Colors shall also not be reflective.

### Administrative Conditions

5. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
6. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
7. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
8. **Certification of Landscape Installation.** Prior to obtaining a Certificate of Occupancy, the project architect, landscape architect, or engineer shall certify in a letter to the Department of City Planning and to the Department of Building and Safety that the approved landscape plan has been implemented.
9. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
10. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications

to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

11. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning through the enforcement of the Department of Building and Safety.
12. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
13. **Tribal Cultural Resource Inadvertent Discovery.** In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:
  - Upon a discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning at (818) 374-9918.
  - If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 30 days, to conduct a site visit and make recommendations to the Applicant and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
  - The Applicant shall implement the tribe's recommendations if a qualified archaeologist and by a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably concludes that the tribe's recommendations are reasonable and feasible.
  - The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist and by a culturally affiliated tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
  - If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or by a culturally affiliated tribal monitor, the Applicant may request mediation by a mediator agreed to by the Applicant

and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.

- The Applicant may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and by a culturally affiliated tribal monitor and determined to be reasonable and appropriate.
- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South-Central Coastal Information Center (SCCIC) at California State University, Fullerton.

14. **Human Remains Inadvertent Discovery.** In the event that human skeletal remains are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5 which requires that no further ground disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event human skeletal remains are discovered during construction or during any ground disturbance activities, the following procedures shall be followed:

- Stop immediately and contact the County Coroner: 1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
- If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).
- The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- The most likely descendent has 48 hours to make recommendations to the Applicant, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the Applicant does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

15. **Archaeological Resources Inadvertent Discovery.** In the event that any subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. At which time the applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If

avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

16. **Paleontological Resources Inadvertent Discovery.** In the event that any prehistoric subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.
  
17. **Indemnification and Reimbursement of Litigations Costs.** Applicant shall do all of the following:
  - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
  - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
  - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
  - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
  - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

## FINDINGS

The proposed project is for the removal of an existing power meter co-located on an existing power pole, and the placement of a new above ground facility power meter pedestal adjacent to the power pole along the public right-of-way. The meter pedestal is proposed to have a height of 4 feet. The project site is adjacent to an approximately 29,402 square-foot private property. The project is located in the Mulholland Specific Plan Outer Corridor and subject to the Baseline Hillside Ordinance. The project is downslope and Visible from Mulholland Drive. No grading is proposed, and no trees are proposed for removal.

**1. A recommendation was made by the Mulholland Design Review Board, pursuant to Los Angeles Municipal Code Section 16.50:**

The proposed project is subject to the design review process because it is located within the boundaries of the Mulholland Scenic Parkway Specific Plan and is not subject to exemptions of Section 11.J.

The Design Review Board met on November 5, 2025, where the board convened a quorum of 5 members. The vote was (5-0) recommending approval as submitted for the project since the project will substantially comply with Section 16.50, Subsection E of the Los Angeles Municipal Code as well as the relevant design guidelines and development provisions of the Plan. The conditions recommended by the board were:

**2. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**

Based on a review of the plans submitted with the application, marked Exhibit "A," DIR-2025-1863-SPPC-DRB-MSP, the Director of Planning makes the following findings in

accordance with the applicable design review criteria of the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167,943, effective June 29, 1992:

**Section 6.A: Uses**

The project proposes the use of existing above ground facilities along the public right-of-way, which is a permitted use and as such, the project use complies with Section 6.A of the Specific Plan.

**Section 6.B: Environmental Protection Measures**

Section 6.B of the Specific Plan refers back to Section 5.B, stating that all measures required for the Inner Corridor are to be complied with for properties in the Outer Corridor. The subject property is not defined as a “prominent ridge” as per the definition in Section 4 since no ridgeline appears near the property on the map of the Specific Plan Area: Map 6 of 12. As such, the project is not subject to Sections 5.B.1.a and 5.B.1.b, which limit grading and visibility on the defined Prominent Ridges in the Plan area. Furthermore, according to the same map and <http://zimas.lacity.org> the project is further than 100 feet from a watercourse and is not subject to Section 5.B.2, which limits grading within 100 feet of a stream bank. Additionally, the project is further than 200 feet from a public parkland and is not subject to Section 5.B.3, which limits construction and grading within 200 feet of public parkland. The project does not propose to remove, move, or alter any protected or native trees, which include Oak trees, in accordance with Section 5.B.4. Finally, should the applicant encounter any archeological or paleontological resources while grading for the project, the applicant will need to follow the necessary notification procedures pursuant to California Health and Safety Code Sections 7000 et sequentia to appropriately handle these resources, fulfilling the intent of Section 5.B.5 that seeks to protect these resources. As such, the project complies with Section 6.B of the Specific Plan.

**Section 6.C: Grading**

The project is not proposing any grading at this time.

**Section 6.D: Building Standards**

The project height for the above ground facility power pedestal is limited to 4 feet, which complies with the height limit identified in subdivision 6.D for structures visible from Mulholland Drive of 40 feet. However, per Section 3.B of the Specific Plan, where the Los Angeles Municipal Code (LAMC) has a lower height requirement, the LAMC prevails and as such, the project is also subject to the envelope height requirements of the Baseline Hillside Ordinance.

**Section 11.1.3: Design Review Criteria**

Based on a review of the project proposal, and in consideration of the recommendation of the Design Review Board, the proposed above ground facility is compatible with the surrounding homes and the parkway environment in terms of design, massing, materials, and color and as such complies with Section 11.1.3 of the Plan.

- 3. The project substantially complies with the applicable regulations, findings, standards, and provisions for Above Ground Facilities Installations in the Public Right-of-Way in a Specific Plan area.**

Based on the recommendation of approval from the Mulholland Design Review Board, the above ground facility was reviewed by the City Planning Department and is conditionally approved pursuant to LAMC 62.08. II.B.

4. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15301, Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies.

#### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

#### **TRANSFERABILITY**

This determination 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. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

#### **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made 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 a fine and imprisonment."

#### **APPEALS**

##### **WHO CAN FILE AN APPEAL**

An applicant or any other person aggrieved by the Decision may file an appeal.

##### **HOW TO FILE AN APPEAL**

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day of the appeal period in order to appeal the determination. Should the final day fall on a weekend or a legal City holiday, the time for filing an appeal will be extended to 4:30 PM (PST) on the next

following working day. Appeals should be filed early to ensure that the Department of City Planning Development Services Center (DSC) staff have adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

**ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)**



QR Code to Online Appeal Filing

**Online Application System (OAS):** The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

**IN- PERSON APPEAL FILINGS**



QR Code to Forms for In-Person Appeal Filing

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. The Department of City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

**DEPARTMENT OF CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS**

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482-7077	<a href="mailto:planning.figcounter@lacity.org">planning.figcounter@lacity.org</a>
Van Nuys DSC	6262 Van Nuys Boulevard Suite 251 Van Nuys, CA 91401	(818) 374-5050	<a href="mailto:planning.mbc2@lacity.org">planning.mbc2@lacity.org</a>
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044	(213) 978-1465	<a href="mailto:planning.southla@lacity.org">planning.southla@lacity.org</a>

Department of City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California

Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**DETERMINATION EFFECTIVE DATE**

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

**SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS**



QR Code to BuildLA Appointment Portal for Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at [appointments.lacity.org](http://appointments.lacity.org) after the effective date of the determination.

See instructions on how to prepare for your appointment at [planning.lacity.gov/project-review/case-filings](http://planning.lacity.gov/project-review/case-filings)

**Note of Instruction Regarding the Notice of Exemption:** Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <https://www.lavote.net/home/county-clerk/environmental-notices-fees>. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption 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, **and the possibility of a CEQA appeal**, being extended to 180 days.

VINCENT P. BERTONI, AICP  
Director of Planning

Reviewed & Approved by:



Claudia Rodriguez, Senior City Planner

Prepared by:



Jude Hernandez, Planning Assistant  
[jude.hernandez@lacity.org](mailto:jude.hernandez@lacity.org)

cc: Council Office, District 4  
Adjoining Property Owners

**EXHIBIT C:**

**ENV-2025-1864-CE**

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

**DIR-2025-1863-SPPC-DRB-MSP**

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2025-1864-CE

PROJECT TITLE

3610 Sapphire Drive

COUNCIL DISTRICT

CD 4

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

3610 Sapphire Drive; Lat: 34.136242, Long: -118.487882

Map attached.

PROJECT DESCRIPTION:

Relocation of an existing power meter co-located on a power pole, and placement of new power meter pedestal AGF

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

**T-Mobile – Colt Waterbury**

CONTACT PERSON (If different from Applicant/Owner above)

**Colt Waterbury**

(AREA CODE) TELEPHONE NUMBER

626-537-0184

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) CEQA Guidelines Section 15301 and 15303/ Class 1 & 3

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

The project is exempt because it involves the addition of an AGF. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: Although the project is located within a hillside area and within the Santa Monica Mountains Zone, as analyzed in the 3610 Sapphire Drive Justification the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. All adjacent lots are developed with single-family dwellings and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Encino - Tarzana Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of the Specific Plan Project Permit Compliance. The project is not unusual for the vicinity of the site, and is similar in scope to other existing residential uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is located in the Very High Fire Hazard Severity Zone and will comply with the specific requirements for landscaping and brush clearance. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.  
If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Jude Hernandez



STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Project Permit Compliance and Design Review

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

PRISCILLA CHAVEZ  
MARTINA DIAZ  
SARAH JOHNSON  
PHYLLIS KLEIN  
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**CITY OF LOS ANGELES  
CALIFORNIA**



KAREN BASS  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

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EXECUTIVE OFFICER

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DEPUTY DIRECTOR

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ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

CRAIG R. WEBER  
DEPUTY DIRECTOR

## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-1864-CE

Latitude: 34.136242,  
Longitude: -118.487882

(In the Public Right-of-Way adjacent to 3610 North Sapphire Drive)

---

### **Project Description**

The Project located at 3610 North Sapphire Drive will be analyzed for the purpose of the California Environmental Quality Act (CEQA) review for the relocation of an existing power meter located on an existing utility pole and construction of a new Above Ground Facility for a power meter pedestal cabinet that will be approximately 4 feet in height, 17.25 inches in length, and 20.25 inches in depth along the public right-of-way. The project site is in the Outer Corridor and subject to the Baseline Hillside Ordinance. The project is downslope and Visible from the Mulholland Drive right-of-way. The Project is in compliance with the Baseline Hillside Ordinance and requires no further discretionary actions. The project proposes no tree removals and no grading, this Project qualifies for the Class 15301 and 15031 Categorical Exemption.

### **CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.**

The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Unusual circumstances; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

**Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located— a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous*

*or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The subject site is located 5.81 Kilometers from the Hollywood Fault, in a Hillside Area, is identified as a, Urban Agricultural Incentive Zone, Very High Fire Hazard Severity Zone, the Santa Monica Mountains Zone, and BOE Special Grading Area; however, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. Specifically, the following RCMs would apply:

- **Regulatory Compliance Measure RC-AE-1 (Hillside): Compliance with Baseline Hillside Ordinance.** To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. In addition, all haul routes applications require the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS). In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Furthermore, the project must comply with the Baseline Hill Ordinance No. 181, 624 adopted after May 9, 2011, Modifications to Single-Family Zones and Single-Family Zone Hillside Area Regulations ZI-2462 effective March 17, 2017 and State Enterprise Zone ZI-2374. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the location of the Project's will not result in a significant impact based on its location.

**Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

According to the Zoning Information and Map Access System (ZIMAS) there are no (zero) other concurrent haul route approvals, and no (zero) other haul route applications being processed within 500 feet of the subject Site. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

**Unusual Circumstances.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

All adjacent lots are developed with single-family dwellings, and the subject sites are of a similar size and slope to nearby properties. The applicant is not proposing any tree removals, thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

The proposed project is for the relocation of an existing power meter located on an existing utility pole and construction of a new Above Ground Facility for a power meter pedestal cabinet that will be approximately 4 feet in height, 17.25 inches in length, and 20.25 inches in depth along the public right-of-way. This type of project is not unusual for the vicinity of the Subject Site and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

**Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project is approximately 11 miles east of State Route 27. Therefore, the project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

**Hazardous Waste.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

**Historic Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The Project Site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the Site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

### **CEQA Determination – Class 1 Categorical Exemption Applies**

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The proposed project qualifies for a Class 1 Categorical Exemption because it involves the relocation of existing equipment adjacent to the original location.

### **CEQA Determination – Class 3 Categorical Exemption Applies**

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. The proposed project qualifies for a Class 3 Categorical Exemption because it involves the construction of a new small facility cabinet to relocate an existing power meter.

**EXHIBIT D:**

**Appeal of Director's Determination**

# APPLICATIONS



## APPEAL APPLICATION Instructions and Checklist

### PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals, use form [CP13-7840](#). For Building and Safety Appeals and Housing Department Appeals, use form [CP13-7854](#).

### RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

### APPELLATE BODY

**Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.**

- Area Planning Commission (APC)     City Planning Commission (CPC)     City Council  
 Zoning Administrator (ZA)

### CASE INFORMATION

Case Number: DIR-2025-1863-SPPC-DRB-MSP  
APN: N/A: (In Public Right-of-Way)  
Project Address: 3610 N. Sapphire Dr.  
Final Date to Appeal: 2-20-26

### APPELLANT

**Check all that apply.**

- Person, other than the Applicant, Owner or Operator claiming to be aggrieved  
 Representative     Property Owner     Applicant     Operator of the Use/Site

## APPELLANT INFORMATION

Appellant Name: Heather Bernstein

Company/Organization: \_\_\_\_\_

Mailing Address: 3611 Sapphire Dr.

City: Encino State: CA Zip Code: 91436

Telephone: (310) 876-9993 E-mail: heather.w.bernstein@gmail.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

Self  Other: \_\_\_\_\_

Is the appeal being filed to support the original applicant's position?  YES  NO

## REPRESENTATIVE / AGENT INFORMATION

Name: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

## JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part?  Entire  Part

Are specific Conditions of Approval being appealed?  YES  NO

If Yes, list the Condition Number(s) here: 2 and 4

On a separate sheet provide the following:

Reason(s) for the appeal

Specific points at issue

How you are aggrieved by the decision

## APPLICANT'S AFFIDAVIT

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

Appellant Signature: Leather Bernstein Date: 2-18-26

## GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

### THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$178

Reviewed & Accepted by (DSC Planner): Steven Wechter and Dorian Aguilar

Receipt No.: 2026049003-74 Date: 2-18-26

Determination authority notified

Receipt Number

## GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our [Online Application System \(OAS\)](#).

## APPEAL DOCUMENTS

### 1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

Appeal Application

Justification/Reason for Appeal

- Copy of Letter of Determination (LOD) for the decision being appealed

## 2. Electronic Copy

- Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

## 3. Appeal Fee

- Original Applicant.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable, or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
- Aggrieved Party.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable

## 4. Noticing Requirements (Applicant Appeals Only)

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. See the Mailing Procedures Instructions ([CP13-2074](#)) for applicable requirements.

### SPECIFIC CASE TYPES

#### ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

### DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to [LAMC Section 13B.2.5. \(Director Determination\) of Chapter 1A](#) or [LAMC Section 13B.2.3. \(Class 3 Conditional Use\) of Chapter 1A](#) as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.

- Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

## WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to [LAMC Section 12.37 I of Chapter 1](#) or [LAMC Section 10.1.10. \(Waiver and Appeals\) of Chapter 1A](#) as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

## [VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant [LAMC Section 13B.7.3.G. of Chapter 1A](#).

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

## NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to [LAMC Section 13B.6.2.G. of Chapter 1A](#). Nuisance Abatement/Revocations cases are only appealable to the City Council.

### Appeal Fee

- Applicant (Owner/Operator)*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- Aggrieved Party*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.

## JUSTIFICATION / REASONS FOR APPEAL OF DIRECTOR DETERMINATION

CEQA Categorical Exemption (Class 1)

Case No.: DIR-2025-1863-SPPC-DRB-MSP

Appellant: Heather Bernstein, Property Owner

Project Location: 3610 North Sapphire Drive, Encino CA 91636

### I. Introduction:

I am the owner of the residential property located directly across from the proposed project site. I am filing this appeal to challenge the City's determination that the project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301, Class 1, as well as Conditions 2 and 4 of the Director Determination.

This appeal is not intended to oppose the provision of utility services or to stop the project outright, but rather to ensure that the project has received appropriate environmental review and that its impact on the surrounding residential area, including my property, have been adequately considered and addressed.

### II. CEQA Determination Being Appealed / Conditions to Director Determination Also Appealed

The City determined that the project is exempt from CEQA under CEQA Guidelines Section 15301 (Class 1), concluding that the project constitutes a minor alteration of an existing facility and that no exceptions to the categorical exemption apply. I am also appealing the Conditions to Director Determination.

I respectfully contend that this determination is not supported by substantial evidence in the record and that further environmental review is warranted.

### III. Reasons the Categorical Exemption Is Improper

#### *A. The Project Is Not A "Minor Alteration" In Context*

While the City has characterized the project as a minor alteration, the determination does not adequately account for the project's location, scale and proximity to nearby residences, including my own. In this context, the project has the potential to create visual and aesthetic impacts that are not minor when viewed from immediately adjacent residential property.

#### *B. Unusual Circumstances Exist*

The project is located in a sensitive scenic and residential context, and its visibility and placement create unusual circumstances that distinguish it from routine or typical Class 1 projects. These circumstances may trigger an exemption to the categorical exemption under CEQA Guidelines Section 15300.2(c). The Conditions also are not adequate to mitigate impact.

#### *C. Potential Aesthetic and Visual Impacts Were Not Adequately Considered*

The administrative record does not reflect a sufficient analysis of the project's potential aesthetic, visual and neighborhood character impacts, particularly as experienced from nearby homes. These impacts are environmental effects subject to consideration under CEQA and warrant closer review.

*D. Cumulative Impacts Were Not Addressed*

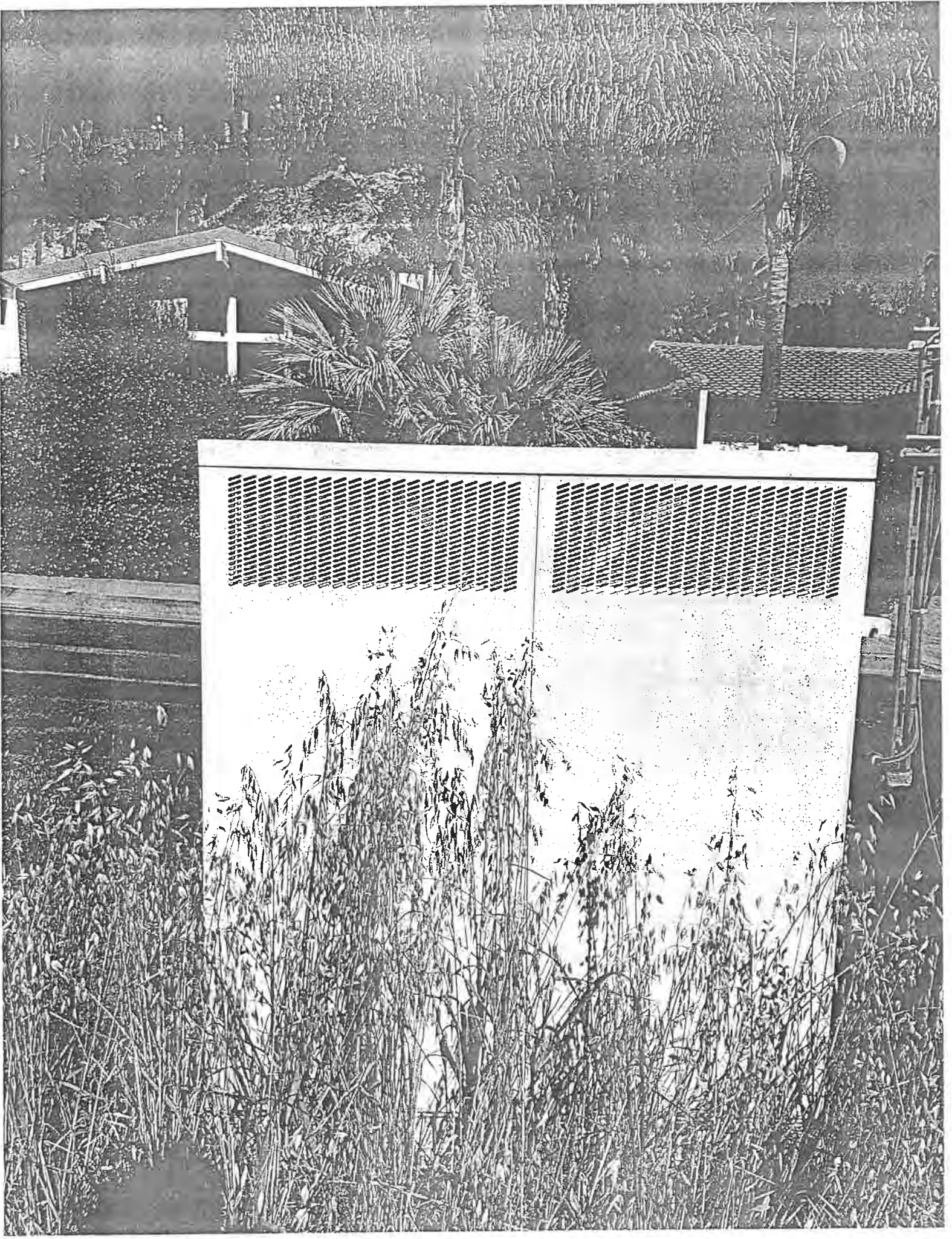
The determination does not meaningfully address cumulative impacts in the area, including the presence of other similar infrastructure and installations. Even if individual projects are modest, their cumulative effect may be significant and should be evaluated.

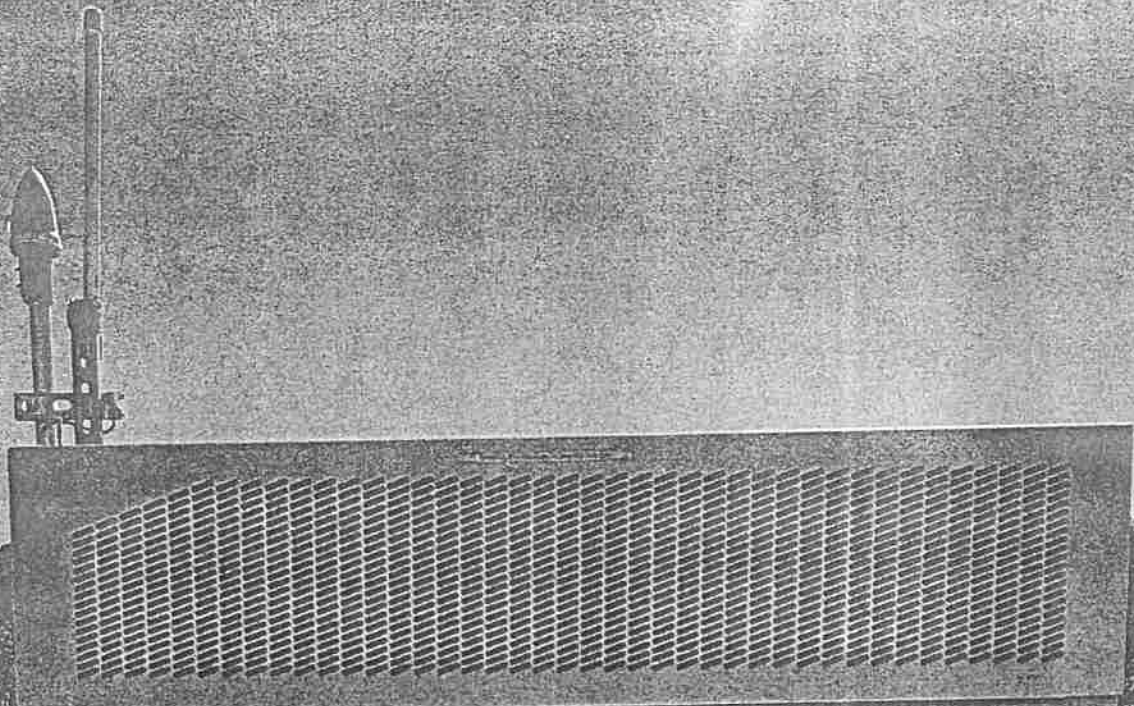
**IV. Requested Action**

For the reasons stated above, I respectfully request that the City reconsider its reliance on a categorical exemption and require additional environmental review and/or mitigation measures sufficient to address the project's impact on the surrounding residential environment.

**V. Supporting Materials**

Attached as Exhibit A is correspondence previously submitted to Planning staff further describing the project and its impacts from the perspective of the immediately affected property owner and other Los Angeles residents within view the proposed structure, including those living in and near the Mulholland Scenic Parkway.





**IN CASE  
EMERGENCY  
CALL 911**

Attn: Neighbors  
Address: \_\_\_\_\_

**NOTICE**



Transmitting antennas may cause radio frequency fields beyond the limits that may exceed the FCC general public exposure limit. Use of this space is limited to mobile phone use only.

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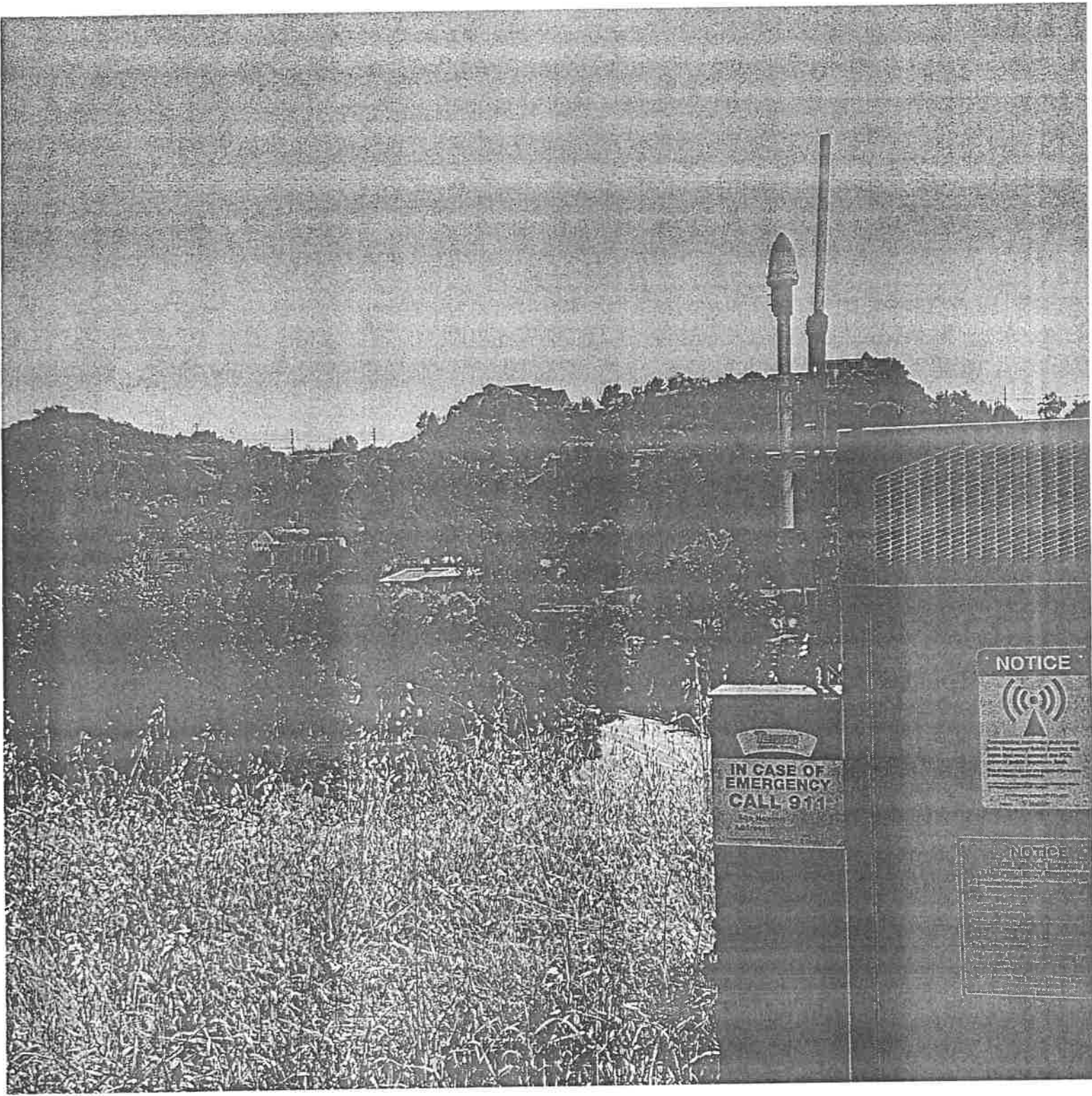


**NOTICE**

**GUIDELINES FOR INTEGRATING IN RADIOFREQUENCY ENVIRONMENTS**

- 1. All personnel should wear appropriate safety equipment.
- 2. All personnel should wear appropriate safety equipment.
- 3. All personnel should wear appropriate safety equipment.
- 4. All personnel should wear appropriate safety equipment.
- 5. All personnel should wear appropriate safety equipment.
- 6. All personnel should wear appropriate safety equipment.
- 7. All personnel should wear appropriate safety equipment.
- 8. All personnel should wear appropriate safety equipment.
- 9. All personnel should wear appropriate safety equipment.
- 10. All personnel should wear appropriate safety equipment.

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**NOTICE**



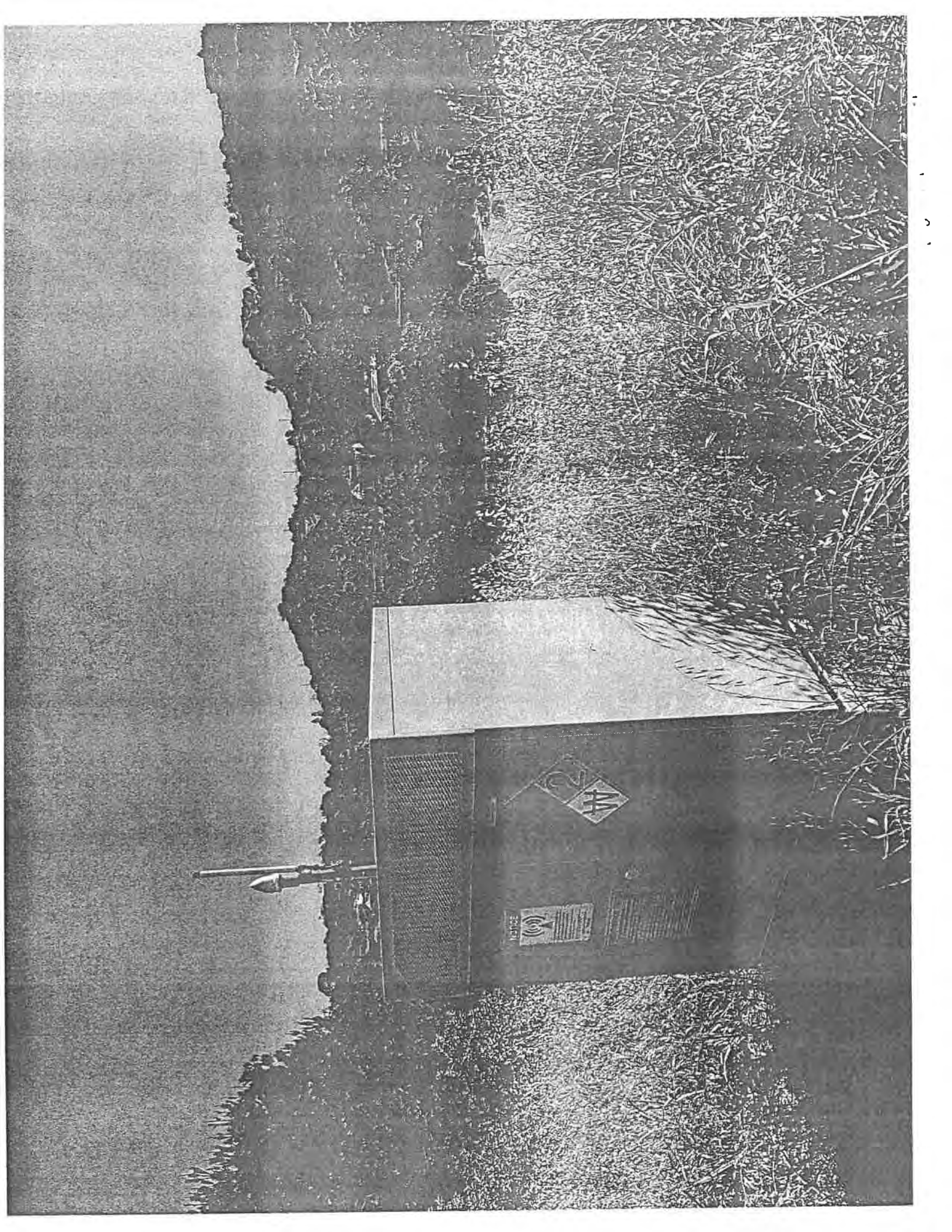
NOTICE: This equipment is a radio frequency (RF) emitting device. It may interfere with other radio frequency devices. If you experience any interference, please contact your service provider for assistance.

**IN CASE OF EMERGENCY CALL 911**

City of [illegible]  
Address: [illegible]  
City: [illegible]

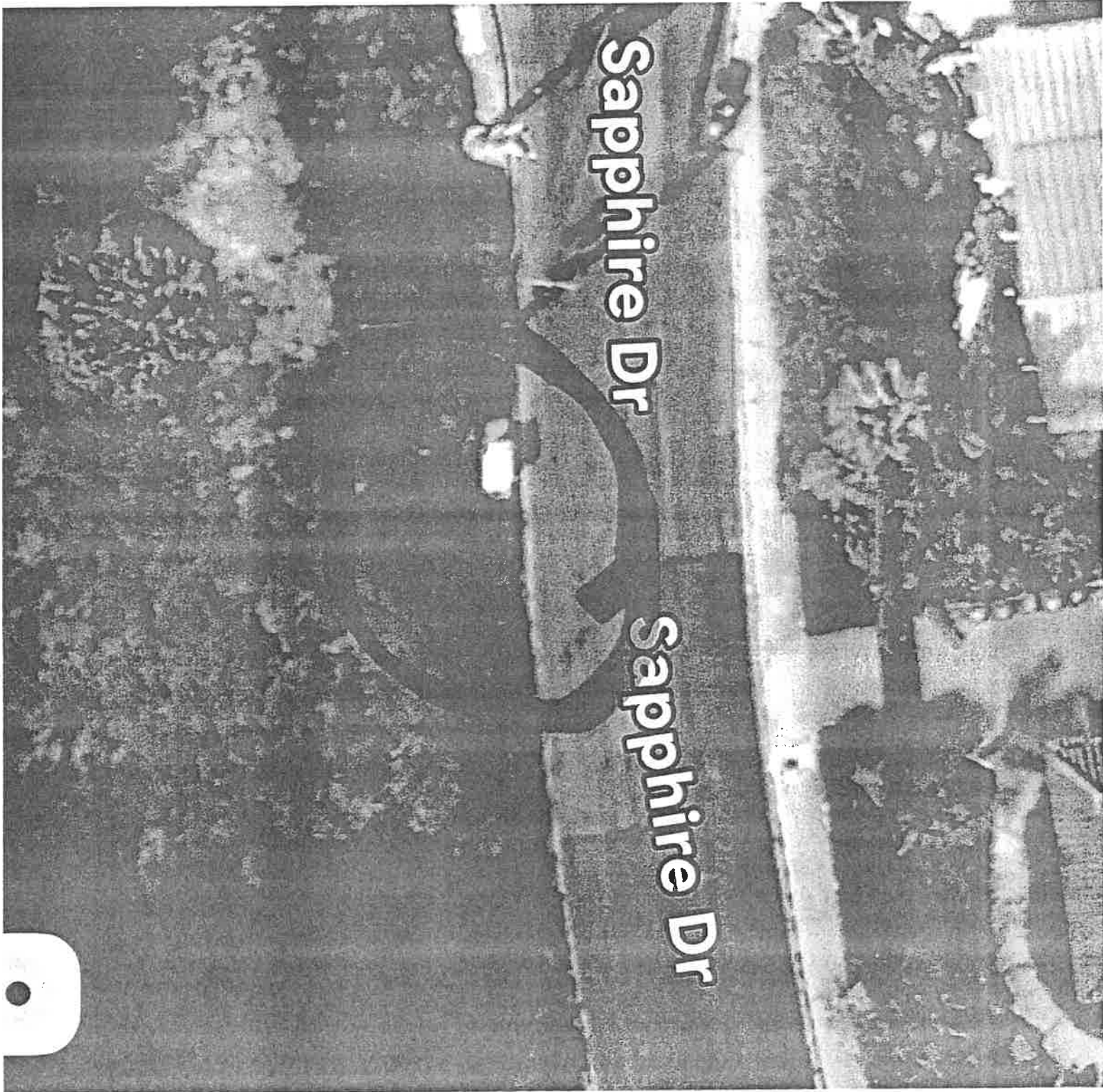
**NOTICE**

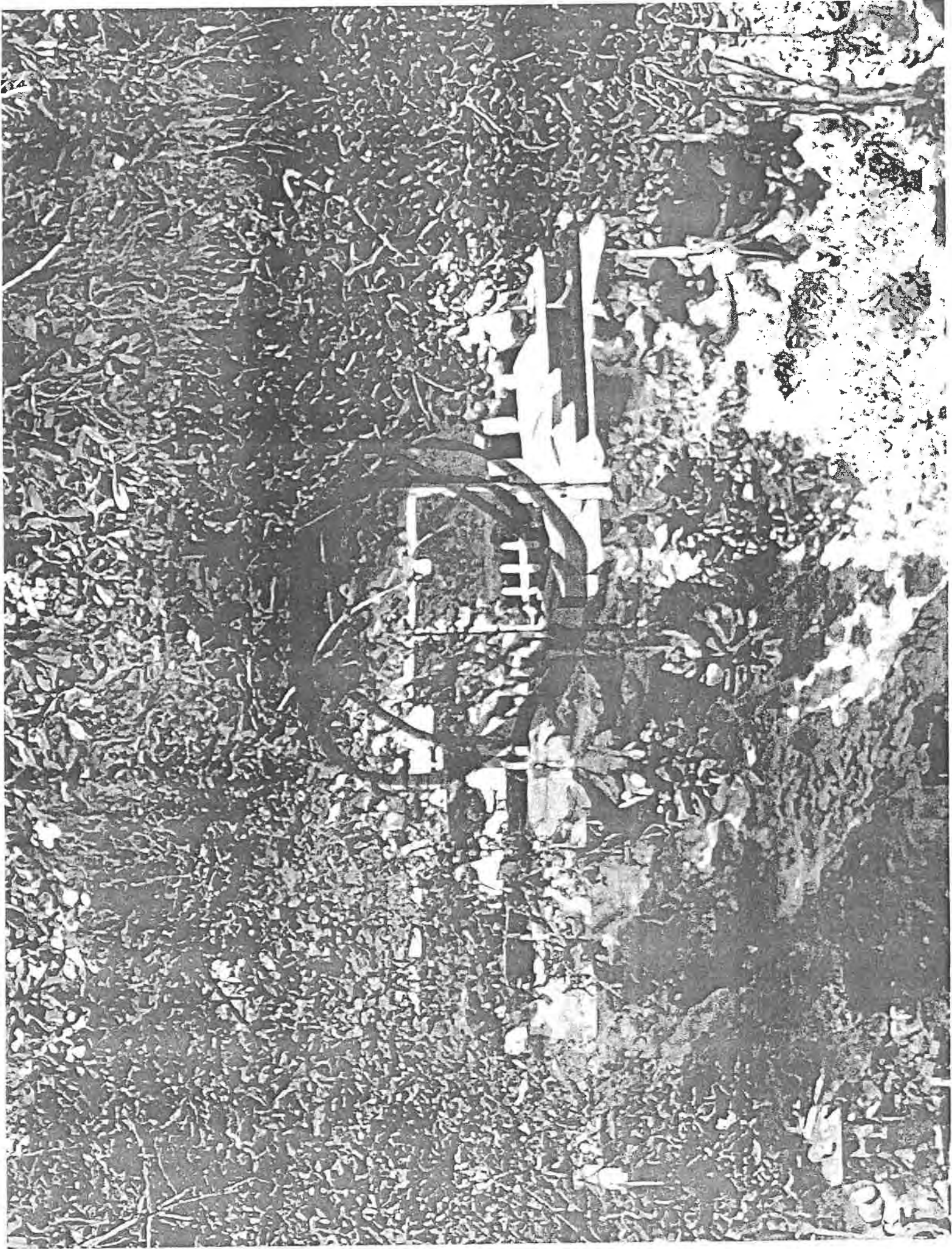
[Illegible text]

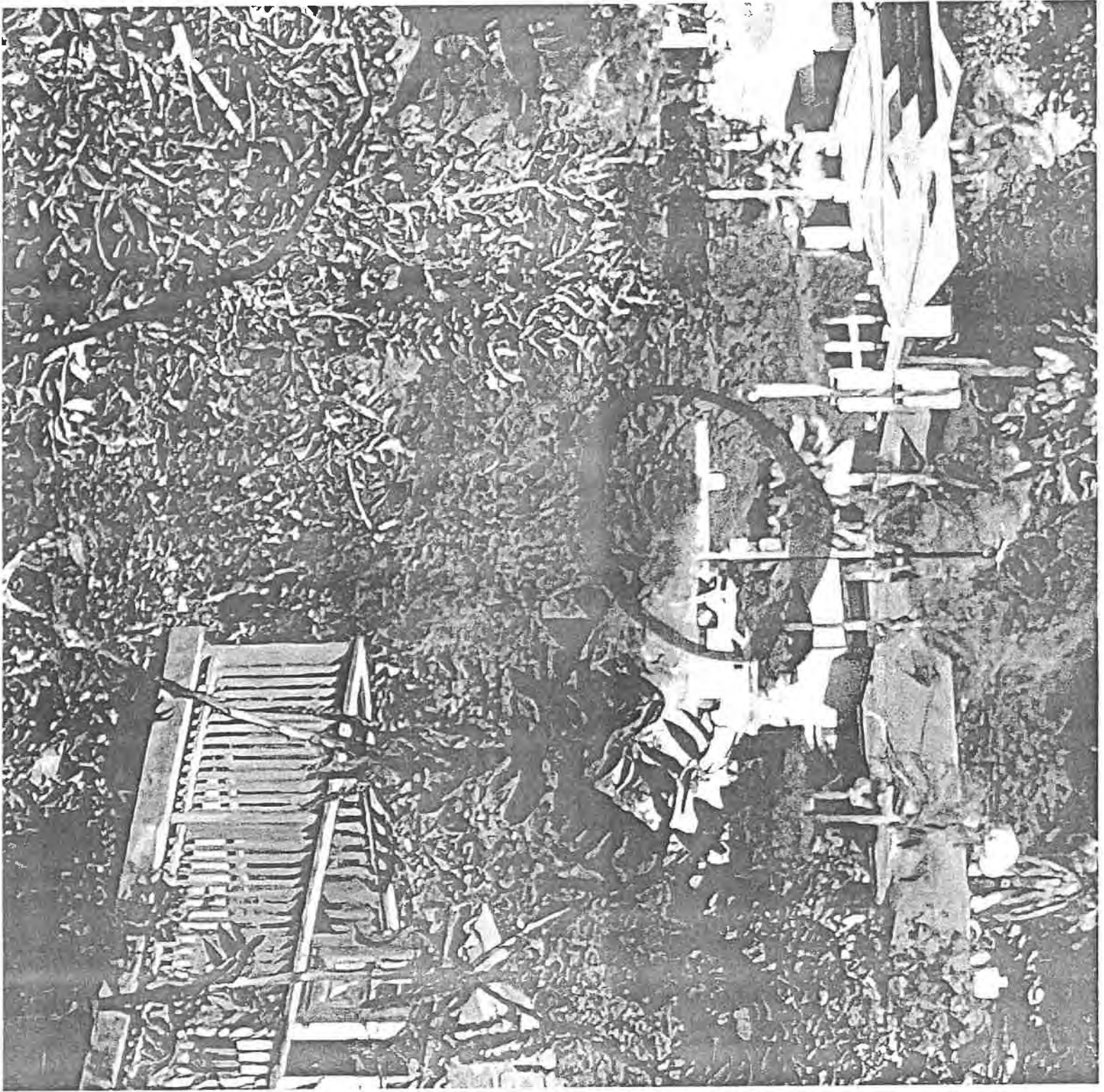


Sapphire Dr

Sapphire Dr









**Applicant Copy**

Office: Van Nuys

Application Invoice No: 107319



\*68001107319\*

City of Los Angeles  
Department of City Planning



### City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please the assigned planner, please visit <https://planning.lacity.gov/pdiscaseinfo/> and enter the Case Number.

**Payment Info: \$218.94 was paid on 02/18/2026 with receipt number 2026049003-74**

Applicant: Heather Bernstein (N/A)
Representative:
Project Address: 3610 N SAPPHIRE DR, 91436

NOTES: Appeal by aggrieved party of a Director's Determination

DIR-2025-1863-SPPC-DRB-MSP-1A			
Item	Fee	%	Charged Fee
Appeal by Person Other Than The Applicant	\$178.00	100 %	\$178.00
<b>Case Total</b>			<b>\$178.00</b>
* Fees Subject to Surcharges			\$178.00
Fees Not Subject to Surcharges			\$0.00
Plan & Land Use Fees Total			\$0.00
Expediting Fee			\$0.00
Development Services Center Surcharge (3%)			\$5.34
City Planning Systems Development Surcharge (6%)			\$10.68
Operating Surcharge (7%)			\$12.46
General Plan Maintenance Surcharge (7%)			\$12.46

* Fees Subject to Surcharges	\$178.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$0.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$5.34
City Planning Systems Dev. Surcharge (6%)	\$10.68
Operating Surcharge (7%)	\$12.46
General Plan Maintenance Surcharge (7%)	\$12.46
Grand Total	\$218.94
Total Overpayment Amount	\$0.00
Total Paid (amount must equal sum of all checks)	\$218.94

Council District:

Plan Area:

Processed by Dorian Aguilar on 2/18/2026

Signature: \_\_\_\_\_