APPLICATIONS

APPEAL APPLICATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
Instructions and Checklist

CEQA APPEAL: ENV-2025-1864-CE-1A

Received by Planning on June 15, 2026

RELATED CODE SECTIONS

The Los Angeles Municipal Code (LAMC) Section 13B.11.F. of Chapter 1A establishes the appeal procedure to the City Council for California Environmental Quality Act (CEQA) determinations.

PURPOSE

A CEQA determination can *only* be appealed if a non-elected, decision-making body (ZA, APC, CPC, DIR) makes a determination for a project that is not further appealable. If a final decision on a project was made by the City Council, either as the initial decisionmaker or on appeal, the related CEQA determination is not appealable.

To initiate appeal of a CEQA appeal, this form must be completed with the required materials attached and filed within 15 calendar days from the final administrative decision of the entitlement application.

GENERAL INFORMATION

Appealable CEQA determinations:

- Certified Environmental Impact Report (EIR)
- Sustainable Communities Environmental Assessment (SCEA)
- Mitigated Negative Declaration (MND)
- Negative Declaration (ND)
- Categorical Exemption (CE)
- Statutory Exemption (SE)
- Sustainable Communities Project Exemption (SCPE)

Non-appealable CEQA determinations:

- Addenda to any of the above-listed CEQA determinations
- Findings made pursuant to CEQA Guidelines Section 15162
- An action in which the determination does not constitute a project under CEQA

All CEQA appeals are heard by the City Council. This form is only for appeals related to determinations made by Los Angeles City Planning. All other CEQA appeals shall be filed with the City Clerk pursuant to LAMC Section 197.01.

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.

CASE INFORMATION

Environmental Case Number: ENV-2025-1864-CE

Related Entitlement Case Number(s): DIR-2025-1863-SPPC-DRB-MSP-1A; DIR-2025-1863-SPPC-DRB-MSP

Project Address: 3610 North Sapphire Drive, Encino CA 91436

Date of Final Entitlement Determination: June 3, 2026

The CEQA Clearance being appealed is a(n):

☐ EIR ☐ SCEA ☐ MND ☐ ND ☑ CE ☐ SE ☐ SCPE

JUSTIFICATION / REASON FOR APPEAL

Attach a separate sheet providing the specific reasons for the appeal. The reasons must state how CEQA was incorrectly applied, providing a legal basis for the appeal.

APPELLANT

Check all that apply.

☐ Representative ☑ Property Owner ☑ Other Person

☐ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Heather Bernstein

Company/Organization:

Mailing Address: 3611 Sapphire Drive

City: Encino **State:** CA **Zip Code:** 91436

Telephone: 310.876.9993 **Email:** 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

Representative/Agent Name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **Email:** _____

APPLICANT'S AFFIDAVIT

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

Appellant Signature: Heather Bernstein **Date:** June 10, 2026

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: $229 **Date :** 6/12/26

Reviewed & Accepted by (DSC Planner): Jason Chan

Receipt No.: 200630577620 **Date :** _____

Deemed Complete by (Project Planner): _____

ENVIRONMENTAL APPEAL FILING REQUIREMENTS

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has 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.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

Online Application System (OAS): The OAS (https://planning.lacity.gov/oas) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

QR Code to Online Appeal Filing

IN PERSON APPEAL FILINGS

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, and payment can be made by credit card or check.

a. 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. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

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	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC *Tuesday and Thursday Only*	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

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.

APPEAL DOCUMENTS

1. **Hard Copy**

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

   - ☐ Environmental Appeal Application
   - ☐ Justification/Reason for Appeal
   - ☐ Copies of the written Letter of Determination (LOD), from the final appellate body, which must be a non-elected decision-making body.

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) (Appeal Fees) of Chapter 1, or LAMC Section 15.1.1F.1.a. (Appeal Fees) of Chapter 1A; 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 the LAMC Section 19.01 B.1(a) (Appeal Fees) of Chapter 1, or LAMC Section 15.1.1F.1.b. (Appeal Fees) of Chapter 1A.

Note: City Clerk prepares the mailing list for CEQA appeals per LAMC Section 13B.11.C. (Notice Rules for CEQA) of Chapter 1A.

CEQA APPEAL: ENV-2025-1864-CE-1A

Received by Planning on June 15, 2026

JUSTIFICATION FOR APPEAL OF CEQA EXEMPTION DETERMINATION

Case Nos.: ENV-2025-1864-CE; DIR-2025-1863-SPPC-DRB-MSP-1A; DIR-2025-1863-SPPC-DRB-MSP

Project Address: 3610 North Sapphire Drive, Encino, CA 91436

Appellant: Heather Bernstein, 3611 North Sapphire Drive, Encino, CA 91436 (owner and resident of the property immediately adjacent to the project site)

INTRODUCTION

This appeal challenges the City of Los Angeles's determination that a proposed telecommunications power infrastructure project at 3610 North Sapphire Drive is categorically exempt from environmental review under the California Environmental Quality Act (CEQA).

The project is not what the City says it is. Every public-facing document — from the September 2025 Notice of Exemption through the June 2026 Letter of Determination — represents that this is a minor project involving zero grading and no ground disturbance. (**Exhibit HB-29** [compilation].) T-Mobile's own approved construction drawings tell a different story: 128 linear feet of open-trench excavation to a minimum depth of 36 inches adjacent to existing gas line infrastructure through a narrow dead-end residential street in a Very High Fire Hazard Severity Zone, boring under all curbs and gutters, slurry backfill, full pavement resurfacing, a new reinforced concrete foundation with rebar on the hillside, and a 67% to 233% increase in electrical service capacity. (**Exhibits HB-24, HB-33, HB-31D**.) The City's CEQA analysis was conducted against a project that does not exist. The actual project was never analyzed.

There is a deeper problem. The sole purpose of this project is to deliver power, at substantially increased capacity, to T-Mobile's existing infrastructure at this location. That existing infrastructure — including a large, off-white Ericsson RBS 6102 Base Station Cabinet, a Tesco Control Panel, an antenna mast, large pole-mounted panel antennas, equipment boxes, and associated mounting hardware, conduit, and wiring — has no identifiable permit, entitlement, or CEQA clearance anywhere in the administrative record. (**Exhibits HB-1A, HB-1B, HB-1E**.) The only environmental clearance identified in the record for this corner is a 2008 approval issued to a different carrier (AT&T Mobility), on conditions — including that all cabinets be housed in an underground vault — that the existing above-ground installation visibly violates. (**Exhibits HB-2A, HB-2B**.)

The problem is unavoidable. If T-Mobile's existing infrastructure was authorized, the City has not identified that authorization, the scope of the authorized facilities, or any corresponding CEQA clearance. If it was not authorized, then the City is using a new power project to perpetuate and increase service to infrastructure that is non-compliant and has never been environmentally reviewed. Either way, the City could not lawfully treat the present application as a minor

modification to existing facilities without first identifying the approved baseline, addressing the visible compliance discrepancies, and analyzing the environmental effects of the whole of the action.

On a dead-end residential street in a designated Very High Fire Hazard Severity Zone, where residents were evacuated during the January 2025 Palisades Fire, these failures are not technicalities. They are the core of what CEQA exists to prevent.

As set forth below: the exemption determination rests on a false and shifting project description (Section I) and an unexamined — and on this record, unauthorized — baseline (Section II); neither the Class 1 nor the Class 3 categorical exemption applies, and the record contains no substantial evidence supporting either (Sections III–IV); the unusual-circumstances and cumulative-impact exceptions independently bar any categorical exemption at this location (Sections V–VI); the project's sole stated justification has no evidentiary foundation in the record (Section VII); and the public was denied the meaningful participation CEQA guarantees (Section VIII). Appellant respectfully requests that the City Council reverse the CEQA exemption determination and require environmental review based on an accurate project description, the whole of the action, and the actual environmental setting.

I. THE CITY'S CEQA DETERMINATION RESTS ON A FALSE, INCOMPLETE, AND SHIFTING PROJECT DESCRIPTION

The City's CEQA exemption determination fails at the threshold because it is based on an inaccurate and shifting description of the project. A categorical exemption can be applied only to the project actually proposed and approved. Here, the City repeatedly described the project as a minor modification involving no grading and no ground disturbance, even though the approved construction drawings in the City's own case file show extensive trench excavation, boring, resurfacing, new concrete foundation work, and increased electrical capacity. The project description defined the scope of the City's CEQA review, the information provided to the public, and the basis for the claimed exemption. Because that description was false, everything built on it fails with it.

A. The City Repeatedly Represented That the Project Involves Zero Grading and No Ground Disturbance

Every public-facing description of the project presented it as a minor power-meter change involving no grading. The October 2025 public notice described the removal of an existing power meter and placement of a new pedestal, and affirmatively certified: "***Grading – Cut: 0 cubic yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD***." (**Exhibits HB-4, HB-5**.) The November 2025 Design Review Board approval repeated the same "***0 CUYD***" certification. (**Exhibit HB-6**.) The February 2026 Director's Determination did not correct it. (**Exhibit HB-7**.) The April 2026 Staff Recommendation Report again stated that "no grading is proposed" and represented that the above-ground facility "*would not be located in the roadway*". (**Exhibit HB-**

14, at p. A-8.) The June 2026 Letter of Determination repeats that no grading is proposed. (**Exhibit HB-40**.) In total, the representation appears at least twelve times across the administrative record. (**Exhibit HB-29** [compilation].)

Every one of these representations is contradicted by the construction drawings in the City's own case file, which show 128 linear feet of open-trench excavation to a minimum depth of 36 inches, a reinforced concrete hillside foundation requiring rebar and soil compaction to 98%, and boring under all curbs and gutters. (**Exhibit HB-24**.) Under LAMC § 91.7003, "grading" is defined as "*any excavating or filling or combination thereof.*" What the City certified did not exist was, by the City's own definition, grading. Appellant and her neighbors relied on these notices in believing the project to be a minor equipment change involving no excavation, no trenching, and no road work. (**Declarations of Neighbors**.) That was false.

B. T-Mobile's Approved Construction Drawings Show Substantial Trenching, Boring, Resurfacing, Concrete Work, and Increased Electrical Capacity

The approved plans show 128 linear feet of open-trench excavation through North Sapphire Drive to a minimum depth of 36 inches — on a sheet expressly labeled for installation "by open trench" — adjacent to existing gas line infrastructure, along the sole ingress and egress road serving a narrow dead-end residential street in a Very High Fire Hazard Severity Zone. They require boring under all curbs and gutters, slurry backfill, and full pavement resurfacing per City standards. They show new underground electrical conduit along the full trench route and a new reinforced concrete foundation with rebar on the hillside to support a new above-ground power meter pedestal, in addition to T-Mobile's multiple existing above-ground structures. (**Exhibit HB-24**.)

The plans also reveal that the project is not a like-for-like meter replacement. The existing service is 60 amps. The approved plans specify a 100-amp service; T-Mobile's representative stated at the April 23, 2026 appeal hearing — after public comment closed — that the proposed pedestal would provide 200 amps. (**Exhibits HB-33, HB-31D**.) Either figure represents a substantial increase in electrical service capacity: approximately 67% at 100 amps, and approximately 233% at 200 amps. Notably, this capacity increase — the one component of the project that changes anything functional, and on this record the project's most plausible actual driver — appears nowhere in any of the City's CEQA documents. The City approved plans whose central electrical feature its environmental analysis never acknowledged.

C. The Project Description Shifted Across Successive Documents, in Ways That Tracked the Procedural Posture of the Case

The project description did not merely omit the project's most important components. It shifted at every stage of the proceeding. The September 2025 Notice of Exemption described the project as a "relocation" of existing equipment co-located on an existing power pole — the precise characterization the claimed Class 1 exemption required. (**Exhibit HB-38**.) The October 2025 notice, November 2025 DRB approval, and February 2026 Director's Determination abandoned

"relocation" entirely, substituting "removal" and "new." (**Exhibits HB-4, HB-6, HB-7**.) After Appellant filed her appeal on February 18, 2026 (**Exhibit HB-10**), the description shifted again: the April 2026 Staff Recommendation Report reintroduced "relocation," once more tracking the language of the exemption. (**Exhibits HB-14, HB-13A**.) T-Mobile's own application materials, meanwhile, describe "a new power meter pedestal" and identify the project type as "New Construction." (**Exhibits HB-27A, HB-27B**.) The record contains no explanation for any of these shifts. (**Exhibits HB-21A, HB-21B** [side-by-side comparisons]; **HB-22** [compilation].)

The project geography shifted as well — and the geographic misdescription concealed the excavation. The public notices affirmatively described the existing meter as "***co-located on***" and "***adjacent to***" the pole where the new pedestal would be installed, and the April 2026 agenda stated that the proposed facility would be "***adjacent to the power pole where the power meter is located today***." (**Exhibits HB-4, HB-13B**.) In fact, the existing meter is located on a different pole approximately 100 feet away, at 3622½ North Sapphire Drive. (**Exhibits HB-27A, HB-24**.) That distance is not incidental: it is the reason the project requires 128 linear feet of open-trench excavation. If the meter were truly adjacent, no excavation would be needed. The "adjacent" misrepresentation did not merely misdescribe the project geography — it erased the excavation.

The City's handling of this error is itself revealing. As late as April 14, 2026, the Staff Recommendation Report's Figure 4 depicted the wrong utility pole as the existing meter location. (**Exhibits HB-14, HB-30**.) Three days before the hearing, City staff silently substituted a corrected photograph into Slide 5 of its hearing PowerPoint — without issuing an amended report, without notice to affected residents, and, as the hearing transcript confirms, without a single verbal reference to the correction during staff's presentation. (**Exhibits HB-32, HB-31A, HB-30**.) Staff first acknowledged the accurate location on the record only *after* public comment closed, stating that the existing meter "is indeed approximately 100 feet to the south, southeast of the proposed location." (**Exhibit HB-31C**.) No explanation was offered for how the wrong pole had appeared in Figure 4 in the first place, or how the changed geography affected any prior analysis. The photograph changed. Everything else – the text, the Staff Recommendation Report, the public notices, the DRB analysis, the CEQA exemption finding – stayed the same. Swapping one photograph without correcting the record did not fix the contradiction. It deepened it. A material change to the project's geography, made silently in a slide deck and voiced only after the public could no longer respond, is not the conduct of an agency confident in its project description.

The new substituted Slide 5 itself compounded the problem. The new photograph correctly depicted the actual meter location at 3622-½ North Sapphire Drive – but the accompanying text on Slide 5 continued to describe the project as the "[r]elocation of existing power meter co-located on an existing LADWP power pole" - and continued to represent that "[n]o grading is proposed". The City substituted a corrected photograph. It left the false text standing.

These shifts matter. "Relocation," "removal," "placement," "modification," and "new construction" are not interchangeable labels for CEQA purposes: each implies a different physical

scope, a different baseline, and a different exemption analysis. The City never reconciled them, never corrected its notices, and never conducted a CEQA analysis of the project shown in the approved plans.

D. Because the City Misdescribed the Project, the Categorical Exemption Cannot Stand

Zero cubic yards of grading. One hundred twenty-eight linear feet of open-trench excavation to a minimum depth of 36 inches. These cannot both be true. The City's CEQA analysis was not applied to the project shown in the approved plans; it was applied to a phantom project, and the false description prevented meaningful public participation while omitting the project's most significant physical components from review.

CEQA requires an accurate and stable project description so that the public may meaningfully participate in environmental review. (CEQA Guidelines § 15124.) A project description that misleads the public and thwarts its ability to participate and comment meaningfully violates CEQA. *Save Our Capitol! v. Department of General Services* (2022) 85 Cal.App.5th 1101; *Washoe Meadows Community v. Department of Parks & Recreation* (2017) 17 Cal.App.5th 277. A curtailed, enigmatic, or unstable project description "draws a red herring across the path of public input" and vitiates the review process as a vehicle for intelligent public participation. *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 197–198; *Stopthemillenniumhollywood.com v. City of Los Angeles* (2019) 39 Cal.App.5th 1. And where an agency omits material information necessary to informed decision-making and informed public participation, the failure is prejudicial as a matter of law. *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 515. Because the City's CEQA determination rests on a false, incomplete, and shifting project description, the exemption determination must be reversed.

II. THE CITY FAILED TO IDENTIFY THE WHOLE OF THE ACTION AND THE ENVIRONMENTAL BASELINE

The false project description is not the only threshold defect. The City also failed to identify the whole of the action and the environmental baseline against which any exemption determination had to be evaluated. CEQA Guidelines § 15378 defines "project" as "the whole of an action"; § 15004(b) requires that environmental review occur as early as feasible; and CEQA does not allow an agency to isolate one component of a larger undertaking and analyze it as if it were the entire project. Impermissible piecemeal review occurs when a large project is chopped into many little ones — each with minimal potential impact — which cumulatively may have significant consequences. *Rio Vista Farm Bureau Center v. County of Solano* (1992) 5 Cal.App.4th 351, 370. That is exactly what happened here.

A. The Project Has No Independent Purpose Apart From Powering T-Mobile's Existing Wireless Facility

T-Mobile's own project description states that the new pedestal is "needed to power the existing wireless facility." (**Exhibit HB-27A**.) That admission defines the project's purpose: this is not a stand-alone utility improvement, but new power infrastructure designed to serve existing telecommunications equipment at substantially increased capacity. The environmental question is therefore not whether the pedestal, viewed in isolation, is physically small — it is what the pedestal does, what infrastructure it serves, and what effects follow.

The approved plans confirm that the project has three physically and functionally inseparable components: (1) the new pedestal on a new reinforced concrete hillside foundation at 3610; (2) 128 linear feet of new underground conduit installed by open-trench excavation along the only ingress and egress road serving the street; and (3) the demolition of the existing 60-amp meter at 3622½ and installation of substantially higher-capacity service. Component 1 cannot operate without Components 2 and 3; they were designed together on a single unified plan set, and the City's own Condition 1 requires conformance with that single 22-sheet drawing set encompassing all three. (**Exhibits HB-24; HB-7**, at p. 3.) Yet the City defined the "project" for CEQA purposes as Component 1 only — the four-foot cabinet — while Components 2 and 3 appeared in the City's case file but in no public-facing document and no CEQA analysis. The City analyzed a fragment and approved the whole.

B. The Record Identifies a 2008 AT&T Approval, But No Corresponding Approval for T-Mobile's Existing Infrastructure

The administrative record identifies one telecommunications authorization at this corner: a 2008 approval issued to AT&T Mobility for a different installation — a monopole bearing AT&T panel antennas, served by a dedicated AT&T power meter pedestal, with cabinets housed in an underground vault. (**Exhibits HB-2A, HB-2B; HB-14**, at p. 3.) That is an AT&T facility with its own power supply. It is not what T-Mobile's new meter is designed to serve. The record identifies no permit, entitlement, hardship approval, or CEQA clearance for any of T-Mobile's existing infrastructure: the large, off-white Ericsson RBS 6102 Base Station Cabinet; the Tesco Control Panel; the antenna mast; the large pole-mounted panel antennas on the utility pole adjacent to the AT&T monopole; the pole-mounted equipment boxes; or the associated mounting hardware, conduit, and wiring. (**Exhibits HB-1A, HB-1B, HB-1E**.) Appellant's Public Records Act requests seeking any such authorization have produced none. (**Exhibits HB-11, HB-20.**)

The City therefore assumed the existence and legality of T-Mobile's infrastructure without establishing either — treating it as part of the environmental baseline while never identifying what authorized it, what the scope of any authorization was, or whether any CEQA review ever evaluated it. The City cannot conduct a meaningful CEQA analysis of a project modification without first establishing what is being modified and on what authority it exists.

C. The Existing Installation Violates the Express Conditions of the 2008 Approval — the Only Authorization in the Record

Setting aside the threshold question of whether T-Mobile can rely at all on an approval issued to AT&T for different equipment seventeen years ago, the existing installation violates that approval's express terms. The 2008 approval authorized a 30-foot monopole and an underground vault containing cabinets; above-ground equipment was limited to the monopole and power meter pedestal, both of which Design Condition B.1 required to be painted dark green or brown, with vents disguised using a natural feature such as a boulder under Condition B.2. (**Exhibit HB-2A**, at pp. 2–3.) Photographs in the record show none of this was done: the pole remains unpainted galvanized steel; the pedestal is reflective silver; conduit runs are exposed white and grey PVC with reflective yellow hazard strapping; there is no boulder camouflage of any kind — and a large, off-white cabinet sits above ground, directly in front of Appellant's living room window, appearing nowhere in the 2008 approval. (**Exhibits HB-1A through HB-1D**.)

The above-ground cabinet raises a further, independent compliance question. City staff at the April 23, 2026 hearing described a Bureau of Engineering hardship process governing above-ground facilities in the public right-of-way under the City's above-ground facilities regulations (LAMC § 62.08). (**Exhibit HB-36**.) The 2008 approval put AT&T's cabinets in an underground vault, consistent with that requirement. And yet, T-Mobile's large, off-white RBS 6102 Base Station Cabinet, Tesco Control Panel and antenna mast all stand *above* ground. The record contains no hardship waiver — or any other undergrounding relief — for the existing cabinet or for the proposed new pedestal: no application, no waiver, no determination that one was unnecessary. Asked directly, the Bureau of Engineering disclaimed responsibility for the question and redirected it to City Planning. (**Exhibit HB-37**.) The question is therefore not only where T-Mobile's permit is, but where its undergrounding relief is — and why its equipment stands above ground when the only approval in the record required an underground vault.

Nor was the 2008 approval open-ended. It expressly conditioned the granted privileges on utilization "within two years after the effective date of this determination," failing which "the authorization shall terminate and become void." (**Exhibit HB-2A**, at p. 3.) The record contains no evidence that construction was timely completed, that any extension was sought or granted, or that the City ever monitored or enforced a single condition of the approval. An entirely separate carrier cannot bootstrap a lapsed, unenforced, and violated approval into authorization for a new above-ground installation seventeen years later.

The 2008 approval's own defects underscore how little review this corner has ever received. Finding 6 of the 2008 Director's Determination states "the project requires no grading" — yet the construction drawings attached to that same approval contain an Excavation Data table showing boring, asphalt removal (225 sq. ft.), dirt removal (76 sq. ft.), and concrete removal (68 sq. ft.). Finding 8 declares the project categorically exempt "since the project is a new single-family residence." A wireless telecommunications pole is not a single-family residence. The City's

planning staff applied a facially inapplicable exemption category and recorded a no-grading finding contradicted by the project's own attached plans — in 2008 as in 2025. (**Exhibits HB-2A**, at pp. 4–6; **HB-2B**.)

D. Without Identifying the Approved Baseline, the City Could Not Classify the Project at All

The baseline problem goes to the heart of the exemption determination. A categorical exemption cannot be applied in the abstract: the City first had to determine what exists, what was previously authorized, and whether the proposed work expands, intensifies, or perpetuates an existing use. It never did. Without that information, the City could not determine whether the project was a minor alteration of an existing facility, new construction, an expansion of an existing use, or new power infrastructure supporting an unreviewed and noncompliant installation.

If T-Mobile's existing infrastructure was authorized, the City was required to identify that authorization and analyze the project against the approved baseline. If it was not authorized, the City could not use a categorical exemption for a narrow power-meter project to make that infrastructure permanent, increase its electrical capacity, and effectively reward the failure to obtain the necessary approvals or environmental review in the first instance. Either way, the whole of the action — new power infrastructure, installed through 128 linear feet of trenching, delivering substantially increased capacity to a telecommunications installation that has never once been analyzed under CEQA — was never identified, and the exemption determination is unsupported.

III. CLASS 1 DOES NOT APPLY BECAUSE THIS PROJECT IS NOT A MINOR ALTERATION OF AN EXISTING FACILITY

The City's Class 1 theory fails under the text of the exemption itself. CEQA Guidelines § 15301 applies to the "*operation, repair, maintenance, permitting, leasing, licensing, or minor alteration*" of existing facilities "involving *negligible or no expansion of existing or former use*," and states expressly: "*The key consideration is whether the project involves negligible or no expansion of use.*" That language does not fit this project, for four independent reasons.

A. Class 1 Presupposes an Existing Facility With an Identified Lawful Baseline

Class 1 depends on an existing facility and a minor alteration of that facility. As detailed in Section II above, the record identifies no permit, entitlement, or CEQA clearance for the T-Mobile infrastructure this project is designed to power; the only authorization at this corner was issued to a different carrier, for a different installation, on conditions the existing equipment visibly violates. A project cannot be deemed a minor alteration of an existing facility where the agency has never identified what existing facility is being altered or what lawful baseline governs it. Class 1 does not permit the City to treat unverified infrastructure as the baseline and then exempt new power infrastructure designed to support and expand it.

B. The Project Is New Construction at a New Location, Not an Alteration of an Existing Facility

Even if a lawful baseline existed, the project is not an alteration of an existing facility. It is new construction at a new location — as T-Mobile itself acknowledged, identifying the project type in its own application as "New Construction." (**Exhibit HB-27B**.) The City's own Geographic Referral Form classified the project scale as "Standard," not "Minor." (**Exhibit HB-28**.) The existing meter sits on a pole approximately 100 feet away, at 3622½ North Sapphire Drive; the project constructs a new pedestal on a new reinforced concrete hillside foundation at 3610, connected by 128 linear feet of open-trench excavation through the only access road serving the street, with new underground conduit, boring beneath curbs and gutters, slurry backfill, and full pavement resurfacing. (**Exhibit HB-24**.) That is not "operation," "repair," "maintenance," or a "minor alteration." It is a new permanent power installation at a different location, built through open-trench excavation of a public street.

The factual premise of the City's own Class 1 justification has also been disproved on the City's own record. The Notice of Exemption justified Class 1 on the ground that the project "involves a relocation of existing equipment adjacent to the original location." (**Exhibit HB-38**.) The new location is not adjacent to the original — it is approximately 100 feet away, as City staff acknowledged on the record only after public comment closed. (**Exhibit HB-31C**.) The City never revisited the exemption after that acknowledgment. An exemption determination whose stated factual justification is contradicted by the agency's own record is not supported by substantial evidence. *Bowman v. City of Berkeley* (2004) 122 Cal.App.4th 572.

C. The Project Involves an Expansion of Use, Not "Negligible or No Expansion"

The existing service is 60 amps. The approved plans specify 100-amp service; T-Mobile's representative told the Commission the pedestal would provide 200 amps. (**Exhibits HB-33, HB-31D**.) Either figure is a substantial increase — approximately 67% or approximately 233% — in the electrical capacity serving T-Mobile's wireless facility. A 67% to 233% increase is not "negligible," and it is not "no expansion." It is an expansion of the power infrastructure serving the telecommunications facility — the "key consideration" under the exemption's own text — and the City never analyzed it, because its CEQA documents never acknowledged it existed. The unexplained discrepancy between the two figures only underscores that the actual scope of the expansion was never examined.

D. No Class 1 Example Fits the Actual Project, and the "Relocation" Label Does Not Control

Class 1's examples concern existing facilities, existing utility systems, existing highways and streets, and existing mechanical equipment — operation, repair, maintenance, and minor alteration activities. None describes construction of a new above-ground pedestal at a different location, 128 linear feet of open-trench excavation, new underground conduit, a new reinforced concrete

foundation, and increased electrical capacity to an existing wireless facility. Nor can the City convert this project into a Class 1 alteration by calling it a "relocation." The label does not control; the actual work shown in the approved construction drawings controls. Because the actual project is new construction at a new location involving a substantial expansion of use, serving infrastructure whose approved baseline the City never established, and analyzed only under a false project description (Section I, above), Class 1 does not apply.

IV. CLASS 3 DOES NOT APPLY BECAUSE THIS PROJECT IS NOT THE SMALL, SELF-CONTAINED CONSTRUCTION THE EXEMPTION COVERS

The City's alternative reliance on CEQA Guidelines § 15303 (Class 3 — New Construction or Conversion of Small Structures) fails as a matter of law. Class 3 covers the construction of "*limited numbers of new, small facilities or structures*" of the kind its text enumerates — a single-family residence, a small commercial building, an accessory structure, a short utility connection serving such construction. This project is none of those things. It is permanent telecommunications power infrastructure built through open-trench excavation of a public street, on a new reinforced hillside foundation, delivering a 67% to 233% capacity increase to an existing wireless installation. (**Exhibits HB-24, HB-33, HB-31D**.) It is not small, it is not self-contained, and it is not of the kind the exemption describes. Because categorical exemptions are construed narrowly, that mismatch ends the inquiry. *Save Our Carmel River v. Monterey Peninsula Water Management Dist.* (2006) 141 Cal.App.4th 677.

Even if a project of this character could ever qualify under Class 3 — and it cannot — the determination would fail for an independent reason: the burden rests on the agency to demonstrate, with substantial evidence in the record, that the exemption applies, and the City never attempted to carry it. *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086. The Director's Determination did not invoke Class 3 at all. (**Exhibit HB-7**, at pp. 1, 9.) The September 2025 Notice of Exemption claimed it by checking a box — identifying no subsection of § 15303 and no category of Article III of the City's own CEQA Guidelines — and proceeded directly to the exceptions. (**Exhibit HB-38**.) The Staff Recommendation Report invoked Class 1 and Class 3 simultaneously, without findings and without connecting the project to any recognized category of coverage. (**Exhibit HB-14**, at p. A-6.) Appellant addresses the state of the record separately because an exemption determination may be sustained on any basis the record supports, whether or not the agency articulated it — and this record supports none: it contains no site-specific analysis, no environmental assessment, and no factual findings demonstrating that Class 3 applies under any theory.

A. No Category of Class 3 — Under the State or City Guidelines — Describes This Project

Class 3 covers the "*construction and location of limited numbers of new, small facilities or structures*." (CEQA Guidelines § 15303.) The enumerated examples are illustrative rather than exhaustive — but illustrations define boundaries: every example is a small, self-contained structure

serving a conventional land use, and under the principle of *ejusdem generis*, any unenumerated project must be of the same kind and scale. Measured against the categories, the project fits none. It is not a single-family residence (subd. (a)), a duplex or similar small multi-family structure (subd. (b)), a store, motel, office, restaurant, or similar small commercial structure (subd. (c)), or a garage, carport, patio, or other accessory structure appurtenant to a residence (subd. (e)). What the approved plans show is permanent telecommunications power infrastructure of an entirely different kind and scale. (**Exhibit HB-24**.)

The City's own CEQA Guidelines confirm the point. Article III of the City CEQA Guidelines enumerates, by class and numbered category, the specific project types Lead City Agencies may treat as categorically exempt — and the City's practice is to identify the applicable category by name, as it did at this very corner in 2008, citing "Class 3, Category 1." (**Exhibit HB-2A**.) Here, the Notice of Exemption identifies no City Guidelines category at all. (**Exhibit HB-38**.) The omission is not a technicality; it reflects that no enumerated category of the City's own Guidelines describes this project either.

B. Subsection (d) — the Only Conceivably Relevant Category — Fails on Both of Its Own Terms

Subsection (d) covers *"[w]ater main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction*." (CEQA Guidelines § 15303(d).) It is the only provision with even facial relevance, and it fails twice over. *First*, a qualifying extension must serve "*such construction*" — new construction that itself qualifies under Class 3. The conduit here serves no qualifying new construction; its sole purpose is to deliver increased capacity to T-Mobile's existing installation, whose own authorization is absent from the record. (Section II, above.) A utility extension cannot attach to a pre-existing, separately processed installation to generate a standalone Class 3 exemption. *Second*, the record contains no finding that the extension is "*of reasonable length*" — because the City's CEQA analysis never acknowledged the extension's existence: no reference to the 128 linear feet of open-trench excavation, no disclosure of the 36-inch depth, no mention of boring under curbs and gutters, and no analysis of what trenching the only ingress and egress road means for a dead-end street in a Very High Fire Hazard Severity Zone. (**Exhibits HB-38, HB-14, HB-24**.) An agency invoking an exemption with express limiting conditions must affirmatively demonstrate, with substantial evidence, that those conditions are satisfied. *Tomlinson v. County of Alameda* (2012) 54 Cal.4th 281; *City of San Diego v. Board of Trustees of Cal. State Univ.* (2015) 61 Cal.4th 945. Silence is not a finding; it is the absence of one.

C. The "Limited Numbers" Ceiling Has Already Been Exceeded at This Location

Class 3 applies only to "*limited numbers*" of new, small structures, and provides expressly that "[t]he numbers of structures described in this section are the maximum allowable on any legal parcel." (CEQA Guidelines § 15303.) That ceiling is a substantive limit reserving the exemption for lightly developed sites — not locations where successive approvals have already produced an

accumulation. This single residential corner already hosts a 30-foot monopole; a metallic-silver power pedestal; T-Mobile's large off-white base station cabinet on a raised foundation; above-ground ventilation structures; and a wooden utility pole carrying panel antennas, stacked equipment boxes, and hardware for a second carrier. (**Exhibits HB-1A, HB-1B**.) The baseline approval is itself instructive: in 2008, the City invoked Class 3, Category 1 — the category for a *new single-family residence* — to exempt a 30-foot telecommunications monopole. (**Exhibit HB-2A**, at p. 6.) The City has invoked Class 3 at this corner at least twice, each time analyzing only the single new structure in isolation, never the concentration that repeated exemptions have produced. The case law upholding Class 3 exemptions for small telecommunications equipment involves the opposite fact pattern — installations dispersed across a city or service area, in "scattered locations". *Robinson v. City & County of San Francisco* (2012) 208 Cal.App.4th 950; *Aptos Residents Assn. v. County of Santa Cruz* (2018) 20 Cal.App.5th 1039. Here, every structure is stacked at one residential corner, directly in front of the same single-family homes, with no comparable concentration anywhere in the surrounding residential interior. (**Exhibit HB-3; Declarations of Neighbors**.) Adding another permanent above-ground structure to an already saturated parcel is precisely what the "maximum allowable" language exists to ensure environmental review.

D. Class 3 Cannot Attach to an Unestablished Baseline, and the Pedestal Cannot Be Evaluated in Isolation From What It Powers

The proper question is not whether one selected component — the power meter pedestal — is small when viewed by itself. CEQA Guidelines § 15378 defines a "project" as "the whole of an action" that may cause "either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The trenching, foundation work, and conduit are the direct changes; the delivery of a 67% to 233% capacity increase to T-Mobile's existing wireless facility is the reasonably foreseeable indirect change — indeed, it is the project's entire purpose. Those components are not incidental background details; they are the actual approved construction work necessary to install and operate the proposed infrastructure. And as set forth in Section II above, the installation this project exists to power has never undergone CEQA review of any kind. New permanent electrical infrastructure serving a multi-component facility of unestablished provenance is not the "construction of limited numbers of new, small facilities" — it is the expansion, potentially from a baseline of zero lawful use, of an installation that has never been examined. A categorical exemption is not a mechanism by which an unreviewed installation may be progressively expanded and made permanent, one "small" approval at a time.

E. The Class 3 Analysis Was Conducted Against a False Project Description

Finally, whatever Class 3 analysis the City performed was directed at a project that does not exist. The Notice of Exemption analyzed a cabinet "approximately 4 feet in height, 17.25 inches in length, and 20.25 inches in depth," with no grading — while the approved plans in the City's own

file showed the excavation, foundation, demolition, and capacity components described above. (**Exhibits HB-38, HB-24, HB-29**.) An agency cannot establish a categorical exemption by describing the project narrowly while ignoring the actual construction shown on its own approved plans. The reason the City could find the project "small" is that it never looked at the project. *County of Inyo, supra*, 71 Cal.App.3d 185; *Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98. For each of these independent reasons, Class 3 does not apply.

V. THE UNUSUAL CIRCUMSTANCES EXCEPTION INDEPENDENTLY BARS ANY CATEGORICAL EXEMPTION

Even where a project otherwise falls within an exempt class — and this project does not — a categorical exemption may not be used "where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." (CEQA Guidelines § 15300.2(c).) Under *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, the exception is established by showing (1) that the project presents unusual circumstances — some feature distinguishing it from the typical project in the exempt class, such as its size or location — and (2) a reasonable possibility of a significant environmental effect due to those circumstances. The second showing is governed by the "fair argument" standard: it requires no certainty, only competent evidence from which a reasonable possibility of significant effect can be inferred, with doubts resolved in favor of environmental review. (*No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68.)

A. The Circumstances Here Are Unusual by Any Measure

Unusualness is assessed against the typical project in the exempt class — here, the typical minor alteration or small utility extension. The typical such project does not occur at a location carrying this convergence of conditions:

- **An extraordinary stack of overlapping sensitive-area designations.** The project site is simultaneously designated a Very High Fire Hazard Severity Zone; a Hillside Area; part of the Santa Monica Mountains Zone; a Bureau of Engineering Special Grading Area; and within the Mulholland Scenic Parkway Specific Plan Outer Corridor — with a General Plan land use designation of Very Low II Residential, the most protective residential category. (**Exhibit HB-39**.) Each designation exists precisely because the law treats this environment as more sensitive than the ordinary setting; their convergence at a single site is itself the distinguishing feature.
- **A single-access, dead-end street.** North Sapphire Drive is a narrow dead-end road providing the only ingress and egress for every residence it serves — the sole evacuation route in a fire zone whose residents, including Appellant, received a mandatory evacuation order during the January 2025 Palisades Fire. (**Exhibit HB-1D**.)

- **Hazard-rated equipment in dry brush.** The work would deliver substantially increased electrical capacity to equipment that bears T-Mobile's own legally mandated hazardous-materials placard, situated in chronic dry native brush. (**Exhibits HB-1C, HB-1E**; see Part B, below.)
- **Excavation adjacent to gas infrastructure on a hillside.** The 128-foot trench route, to a minimum depth of 36 inches, runs adjacent to existing gas line infrastructure, on a hillside within a designated Special Grading Area, with no geotechnical analysis anywhere in the record. (**Exhibit HB-24**.)
- **A uniquely concentrated dual-carrier installation.** The site already hosts two independent telecommunications systems at one residential corner. The only comparative evidence in the record — a three-mile-radius antenna and tower registration search centered on the project site — shows no comparable multi-carrier ground installation anywhere in the residential interior of the surrounding Encino Hills neighborhood, and neighboring residents of decades' standing attest to the same from personal knowledge. (**Exhibit HB-3; Declarations of Neighbors**.)

The City's contrary finding — that the project is "not unusual for the vicinity" and "similar in scope to other existing residential uses in the area" — is a bare conclusion. It cites no data, no survey, and no comparative analysis; it is contradicted by the record's only comparative evidence; and it was measured against the wrong benchmark, because the Director's Determination misidentified the site's land use designation as "Low II Residential" rather than the more protective Very Low II — a misidentification that by definition made the project appear more ordinary than the correct standard would permit. (**Exhibits HB-39, HB-7**.) A telecommunications power installation that would be unremarkable on a commercial corridor is precisely what a Very Low II Residential designation in a scenic parkway corridor exists to scrutinize. A finding unsupported by any evidence in the record cannot constitute substantial evidence. *Bowman v. City of Berkeley* (2004) 122 Cal.App.4th 572.

B. There Is, at Minimum, a Fair Argument of Significant Environmental Effects Due to Those Circumstances

1. Fire and hazardous-materials risk. T-Mobile's existing RBS 6102 base station cabinet at the project site displays a National Fire Protection Association (NFPA) 704 placard rated 3-0-2-W — a hazard disclosure required by California Fire Code § 5003.5 precisely so that first responders can assess, at a glance, what they will face. (**Exhibit HB-1E**.) Under the NFPA 704 system, the rating on T-Mobile's own equipment means: **Health 3** — short exposure could cause serious temporary or residual injury, even with prompt medical treatment; **Instability 2** — violent chemical change is possible at elevated temperature and pressure; and **W** — the equipment reacts dangerously with water, meaning standard water-based fire suppression cannot safely be used on it. This is not Appellant's characterization of the risk. It is T-Mobile's legally mandated acknowledgment of it, posted on its own cabinet, in chronic dry native brush, in a designated Very

High Fire Hazard Severity Zone, on a street with one way out. T-Mobile cannot display a 3-0-2-W placard on its cabinet and simultaneously maintain that delivering substantially more electrical power to that cabinet raises no fire-safety question warranting review.



Figure A: T-Mobile RBS 6102 Base Station Cabinet displaying required NFPA 704 Hazmat Diamond (Health 3 / Instability 2 / Water-Reactive) and other hazard signage, with adjacent Tesco Control Panel and antenna mast; Mulholland Scenic Parkway corridor visible in background. Photograph taken April 30, 2026. (**Exhibit HB-1E**.)

Base station cabinets of this type house lead-acid backup batteries that generate hydrogen gas in normal operation; hydrogen reaches explosive concentrations at approximately 4% by volume. The project would increase the electrical service feeding this equipment by 67% — or by 233%, per the figure T-Mobile's representative disclosed after public comment closed. **(Exhibits HB-33, HB-31D.)** The record contains no fire-safety analysis of any of this: no mention of the NFPA rating, no analysis of hydrogen generation, no assessment of water-reactive suppression constraints, and no evaluation of what a substantial capacity increase means for equipment with this hazard profile in this setting. Whether a reasonable possibility of significant effect exists is precisely the question the fair argument standard asks — and T-Mobile's own mandated placard, in this location, answers it.

2. Emergency access and evacuation obstruction during construction. The construction itself presents a second, independent effect: open-trench excavation along 128 linear feet of the only road serving the street — the sole evacuation route — to a minimum depth of 36 inches. The record contains no construction staging plan, no traffic control plan, no haul route for excavated material, and no emergency access plan. The Staff Recommendation Report's sole relevant statement — that "*the AGF will not be located on the roadway ... therefore it will not impact roadway safety*" — is directly contradicted by the approved drawings showing trench excavation through the roadway surface. (**Exhibit HB-14, at p. A-8; Exhibit HB-24**.) For residents of a dead-end street in a Very High Fire Hazard Severity Zone who were evacuated during the Palisades Fire, the temporary obstruction of the only way out is not a hypothetical impact.

3. Open-trench excavation adjacent to existing gas infrastructure in a Special Grading Area. The trench route runs adjacent to existing gas line infrastructure on a hillside the City itself has designated a Bureau of Engineering Special Grading Area — a designation reflecting known soil and grading sensitivity. The record contains no geotechnical report, no analysis of excavation hazards in proximity to gas lines, and no soil-disturbance assessment. (**Exhibits HB-24, HB-39**.)

Each of these effects, moreover, was avoidable in whole or in part through alternatives the record shows were never evaluated — retaining the meter at its existing pole-mounted location, routing conduit through the hillside rather than open-trenching the road surface, or siting the pedestal adjacent to the pole where the meter sits today. T-Mobile's own representatives discussed exploring alternatives with Appellant before the hearing, and then never answered her written questions about them. (**Exhibits HB-17A, HB-18**.) Appellant does not contend that an alternatives analysis is itself required at the exemption stage; the point is that the unexamined availability of less damaging designs underscores exactly what environmental review exists to provide — and what bypassing it forecloses.

C. The City Never Performed the Analysis the Exception Requires

The Commission's treatment of the exception was independently defective in two respects. *First*, it applied the wrong legal standard. Rather than asking whether the record presented a fair argument of significant effect due to unusual circumstances, the Staff Recommendation Report demanded that Appellant produce "substantial evidence" that an exception applies. (**Exhibit HB-14**, at pp. 2, A-8.) That inverts the second prong of the *Berkeley Hillside* framework, which the California Supreme Court expressly held is governed by the fair argument standard. *Berkeley Hillside, supra*, 60 Cal.4th 1086; see also *Walters v. City of Redondo Beach* (2016) 1 Cal.App.5th 809. This error is reversible as a matter of law. *Second*, whatever analysis was performed was directed at the wrong project: an unusual-circumstances inquiry premised on a four-foot cabinet with no grading, no roadway work, and a meter on the adjacent pole never engaged with the excavation, the capacity increase, the hazard-rated equipment, or the actual project geography. (Section I, above.) An unusual-circumstances analysis that omits the unusual circumstances from the project it analyzes is no analysis at all. Because the record establishes unusual circumstances

and, at minimum, a fair argument of significant environmental effects due to them, § 15300.2(c) bars reliance on any categorical exemption.

VI. THE CUMULATIVE IMPACT EXCEPTION INDEPENDENTLY BARS ANY CATEGORICAL EXEMPTION

A second exception independently forecloses the exemptions. Under CEQA Guidelines § 15300.2(b), a categorical exemption may not be used "*when the cumulative impact of successive projects of the same type in the same place, over time is significant.*" Even if this project otherwise qualified — and it does not — reliance on any exemption would be barred and environmental review would still be required. Courts have not been uniform on whether the fair argument standard or a more demanding substantial evidence standard governs this exception; the Council need not resolve that question, because the record satisfies either.

A. This Corner Is the Pattern the Exception Describes: Successive Projects of the Same Type, in the Same Place, Over Time

Section 15300.2(b) is not an abstraction at this location — it is a description of its history. In 2008, the City approved one telecommunications installation at this corner: AT&T's 30-foot monopole, with a single power pedestal and cabinets required to be housed in an underground vault, under a categorical exemption issued and analyzed in isolation. (**Exhibits HB-2A, HB-2B**.) What stands at the corner today are two independent carrier systems: AT&T's installation, plus a separate T-Mobile facility — its own antennas, its own large off-white base station cabinet, control panel, antenna mast, and equipment — with no identifiable authorization in the record. (Section II, above.) A single weathered wooden utility pole now carries the accumulated equipment of both carriers: a T-Mobile panel antenna array mounted on a substantial horizontal bracket projecting outward from the pole, supported by galvanized steel and wooden bracing, together with stacked equipment boxes, conduit, and mounting hardware — visibly more heavily loaded than any other pole on the street or in the surrounding neighborhood, with no structural assessment of that accumulated loading anywhere in the record. (**Exhibits HB-1A, HB-1B**.) T-Mobile now proposes the next increment: another permanent above-ground structure, 128 linear feet of new trenched conduit through the street, and a 67% to 233% increase in electrical capacity — under another categorical exemption, again analyzed in isolation.

Each addition has been treated as too small to matter; the accumulation has never been examined at all. The visual mitigation the 2008 approval conditioned against this very outcome — dark green or brown paint, vents disguised with natural features, all cabinets underground — appears never to have been implemented. (Section II.C, above; **Exhibit HB-2A**.) The result is an industrial utility node that has accreted, one assertedly exempt approval at a time, at a single residential corner in a protected scenic corridor — directly in front of single-family homes, with no comparable concentration anywhere in the surrounding residential interior. (**Exhibit HB-3; Declarations of Neighbors**.) Successive projects of the same type, in the same place, over time,

whose combined effects — visual, fire-safety, and structural — no agency has ever once analyzed: that is the exception's text, applied to this record.



Figure B: Two independent telecommunications systems at the corner of North Sapphire Drive — AT&T's galvanized steel monopole with panel antenna arrays (center), and T-Mobile's separate panel antennas and equipment boxes on the adjacent wooden utility pole (left), which carries pole-mounted equipment for both carriers. Additional installed equipment at this corner — including T-Mobile's Base Station Cabinet, Tesco Control Panel, and antenna mast — is documented at **Exhibits HB-1A, HB-1B, HB-1C**, and **HB-1E**. (Photograph: **Exhibit HB-1A**.)

B. The City's Cumulative Analysis Was Not Directed at the Question the Exception Asks

The City's entire cumulative-impact analysis consisted of searching for concurrent haul route permits within 500 feet of the site — and, finding none, declaring no cumulative impact. (**Exhibit HB-38**.) That methodology measures whether other construction projects are hauling material nearby at the same time. It has no bearing on what § 15300.2(b) addresses: the combined effect of successive installations of the same type accumulating at the same place over time. The analysis

was also premised on the representation that no grading was proposed — the same false project description addressed in Section I — and it was silent on the existing concentration documented in the City's own materials, including the photographs in the Staff Recommendation Report itself. (**Exhibit HB-14**, Figures 1, 4.) A finding of no cumulative impact that ignores the agency's own documentary evidence, applies a methodology directed at a different question, and rests on a false project description does not constitute substantial evidence under any standard. (*Bowman, supra*, 122 Cal.App.4th 572.) And the dispersed-installation cases rejecting cumulative-impact challenges to small telecommunications equipment describe the opposite of this record, where every structure is stacked at one corner. (See Section IV.C, above.) Because the cumulative impact of successive telecommunications projects at this single location is, at minimum, reasonably possibly significant — and because the City never analyzed it — § 15300.2(b) independently bars reliance on any categorical exemption.

VII. THE PROJECT'S SOLE STATED JUSTIFICATION — LADWP POLICY C468-17 — HAS NO EVIDENTIARY FOUNDATION IN THE RECORD

Every defect addressed above is compounded by a final one: the entire stated rationale for this project rests on a policy that appears nowhere in the administrative record. According to the Staff Recommendation Report, "*the LADWP Pole Mounted Meter Service Policy C468-17 limits the equipment mounted on poles to a 20A (amperes) service*," and the existing 60-amp meter therefore must be removed from the pole and relocated into a new above-ground cabinet. (**Exhibit HB-14**, at p. A-3.) That regulatory compulsion is the project's only asserted reason for existing. It is also the factual premise of the City's Class 1 "relocation" theory: a relocation is only a relocation if something compels the equipment to move.

A. The Justification Appeared Late, and the Policy Was Never Produced

Policy C468-17 is identified by name for the first time in the April 2026 Staff Recommendation Report — more than seventeen months after T-Mobile filed its application, and after Appellant had already filed her administrative appeal. It appears in no earlier public-facing document: not the October 2025 notice, not the November 2025 DRB approval, not the February 2026 Director's Determination. (**Exhibit HB-22**.) T-Mobile's own application materials referenced only an unspecified "LADWP requirement." (**Exhibit HB-27A**.) The policy itself was never entered into the administrative record, never made available for public review, and — so far as the record reflects — never independently verified by City staff. The record contains no copy of the policy, no analysis of its applicability to this installation, and no explanation of its terms.

B. The Evidence That Does Exist Points the Other Way

What the record and Appellant's direct inquiries to LADWP have produced is the following:

- LADWP's own website states that its telecommunications equipment standards are "currently under development." (**Exhibit HB-23**.)

- The LADWP response forwarded to Appellant through Councilmember Raman's office identified no requirement mandating removal of the existing meter. (**Exhibit HB-19**.)
- The LADWP Overhead Design Engineer responsible for utility pole requests for this very segment of Sapphire Drive, when asked directly what prompts relocation of pole-mounted meters, identified no LADWP requirement and directed the inquiry to T-Mobile. (**Exhibits HB-35A, HB-35B**.)
- The existing 60-amp meter has operated pole-mounted at 3622½ North Sapphire Drive for years — under the very policy that allegedly prohibits it — with no compliance action of any kind reflected in the record.
- At the April 23, 2026 hearing, a commissioner asked T-Mobile's representative directly what triggered the need for compliance now, if the policy had been in effect since 2014. The question was not answered. (**Exhibit HB-31D**.)

C. The Capacity Claims Are Equally Unsupported — and Contradicted by LADWP's Own Published Data

The project's electrical scope rests on the same unverified footing. T-Mobile's representative told the Commission — after public comment closed — that the new meter would be "200 amp — that's the lowest available for the power meter pedestal that's on the ground." (**Exhibit HB-31D**.) That statement is contradicted twice over: by T-Mobile's own approved plans, which specify a 100-amp Myers MEUG16-M100 pedestal throughout (**Exhibit HB-33**), and by LADWP's own published Electrical Service Requirements Data Sheet, which lists the Myers MEUG16 series — the exact model in T-Mobile's plans — as approved and available in both 100 and 200 amperes. (**Exhibit HB-34**.) No City document reconciles — or acknowledges — the discrepancy. The picture that emerges is of an applicant's representations passing into the record unverified at every step, and of a City approving plans whose central electrical feature its own analysis never mentioned.

D. An Exemption Cannot Rest on an Unverified Factual Predicate

This matters under CEQA, not merely as a matter of administrative housekeeping. A lead agency's exemption determination must rest on accurate factual predicates established in the record; the agency has an independent obligation to verify the premises on which its determination depends, and it may not simply adopt the applicant's unverified assertions. Here, the asserted regulatory compulsion is the predicate for the "relocation" characterization on which the Class 1 exemption rests, and the predicate for treating the project's scope and location as fixed rather than as choices subject to alternatives. If the existing meter may lawfully remain where it has operated for years — and nothing in the record establishes otherwise — then this project is not a compelled relocation at all. It is elective new construction, undertaken for the applicant's convenience, whose siting, scope, and design alternatives were never examined.

And even assuming the policy exists and applies, the claim only deepens the record's defects: it raises the question of when and why a 60-amp meter was installed — and permitted to operate for years — in direct violation of a purported LADWP policy, and whether T-Mobile's existing installation was ever properly permitted in the first instance. (Section II, above.) The contradiction was never resolved, or even acknowledged, anywhere in the record. A determination whose sole factual basis is an unproduced, unverified policy — contradicted by the responsible utility's own website, its own published equipment data, and its own personnel — is not supported by substantial evidence. (*Bowman, supra*, 122 Cal.App.4th 572.) At minimum, the Council cannot sustain a categorical exemption whose central premise the record does not contain.

VIII. THE PUBLIC WAS DENIED THE MEANINGFUL PARTICIPATION CEQA GUARANTEES — AND THE DEFECTIVE NOTICE MISLED THE DECISION-MAKERS THEMSELVES

Informed public participation, alongside informed decision-making, is one of CEQA's twin purposes. A categorical exemption does not suspend either. Whatever notice an agency provides must accurately describe the project; notice that affirmatively misdescribes the project's scope, location, and physical impacts does not merely fall short of CEQA's purposes — it defeats them, by directing whatever participation occurs at a project that does not exist.

That is what occurred here. The October 2025 notice described the removal of a meter "co-located" on an existing pole and placement of a new pedestal "adjacent" to it, with "*0 CUYD*" of grading certified in every category. (**Exhibits HB-4, HB-5**.) On that description — a like-for-like meter swap with no ground disturbance — not one member of the public attended the November 5, 2025 DRB hearing, and the Board approved the project 5-0 without public comment. (**Exhibit HB-6**.) The notices made no reference to any CEQA exemption; affected residents received no indication that environmental review was being bypassed. The September 2025 Notice of Exemption — bearing a distribution date of September 17, 2025, six weeks before the DRB hearing and more than four months before the Director's Determination it purports to address — was never posted or otherwise made accessible to the public. (**Exhibit HB-38**.)

Appellant's own correspondence documents the misunderstanding the notice produced — and the City's repeated failure to correct it. Her February 16, 2026 email to City planning staff reflects her belief that the project involved replacing the existing visible cabinet; staff's response directed her to the appeal process and corrected nothing. (**Exhibits HB-8, HB-9**.) Her April 12, 2026 email reflects the same misunderstanding two months later; again, no correction. (**Exhibit HB-11**.) Appellant learned the project's true scope only through her own investigation in the final days before the April 23, 2026 hearing, upon reaching the construction drawings attached deep within the Staff Recommendation Report materials made available only nine days before the hearing. (**Exhibits HB-14, HB-24**.)

The hearing did not cure the defect; it compounded it. In sequence, after public comment closed: City staff stated for the first time on the record that the existing meter is "indeed approximately 100 feet to the south, southeast of the proposed location" — contradicting every public-facing description in the proceeding — without acknowledging the contradiction or analyzing its consequences (**Exhibit HB-31C**); T-Mobile's representative disclosed for the first time that the project involves a 200-amp service — double the capacity in the approved plans (**Exhibits HB-31D, HB-33**); and Appellant's request to respond to either disclosure was denied. The Commission then voted without any commissioner addressing the location discrepancy, the excavation, the capacity increase, or the notice defect. (**Exhibits HB-31D, HB-25, HB-26**.)

The defective notice did not mislead only the public. The record shows it misled the City's own decision-makers: the Staff Recommendation Report depicted the wrong utility pole in its Figure 4; the corrected photograph was substituted into the hearing presentation without an amended report, without notice, and without verbal reference (Section I.C, above); the cumulative impact analysis was premised on the representation that no grading was proposed; and the exemption determination was conducted against a project description contradicted by the approved plans in the City's own file. (**Exhibits HB-30, HB-32, HB-31A, HB-38, HB-24**.) The prejudice is concrete, not presumed: had the notice accurately described 128 linear feet of open-trench excavation of the only road serving their street, a capacity increase to hazard-rated equipment, and a new structure at a location 100 feet from the one described, affected residents would have appeared and raised precisely the concerns set forth in this appeal — as their declarations attest. (**Declarations of Neighbors**, submitted herewith.) An exemption determination resting on notice that misdescribed the project in multiple material respects, sustained in a proceeding where the corrections arrived only after the public could no longer respond, cannot stand.

CONCLUSION AND RELIEF REQUESTED

The categorical exemption determination rests on a project description contradicted by the approved plans in the City's own file; accepts as its baseline an installation for which the record contains no authorization and which has never undergone CEQA review; invokes exemption classes whose terms the project does not satisfy; disregards exceptions that independently bar any categorical exemption at this location; and adopts, unverified, a justification the record does not contain. Appellant respectfully requests that the City Council:

- Grant this appeal and reverse the CEQA categorical exemption determination (ENV-2025-1864-CE);
- Direct that no further approvals issue, and no construction commence, unless and until the project receives environmental review under CEQA based on an accurate and complete description of the whole of the action — including all excavation, trenching, foundation, demolition, and electrical capacity components reflected in the approved plans, and

including identification of the existing installation the project would serve and the authorization, if any, under which it exists; and

- Direct that accurate public notice of the project's true scope, location, and physical impacts be provided in connection with any further proceedings.

Dated: June 12, 2026

Respectfully submitted,

Heather Bernstein

Heather W. Bernstein
California State Bar No. 192439

Appellant In Pro Per

3611 Sapphire Drive
Encino CA 91436

DECLARATIONS OF NEIGHBORS

Appellant submits the following declarations in support of this appeal. Each addresses facts directly relevant to the City's CEQA exemption determination, the notice defects, and the public participation issues set forth above:

- Declaration of Israela Elkayam
- Declaration of Golriz Moinamini
- Declaration of Lauren Seltzer
- Declaration of Dale Mark Simmons
- Declaration of Joyce Simmons

HEATHER BERNSTEIN
3611 N. Sapphire Drive
Encino, California 91436
Phone: (310) 876-9993
Email: heather.w.bernstein@gmail.com

Petitioner, In Pro Per

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

HEATHER BERNSTEIN, Petitioner, v. CITY OF LOS ANGELES; CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING; SOUTH VALLEY AREA PLANNING COMMISSION; AND DOES 1-20, Respondents, v. T-MOBILE USA, INC.; NETWORK CONNEX; and DOES 21-40, Real Parties in Interest.	Case No.: **DECLARATION OF ISRAELA ELKAYAM IN SUPPORT OF VERIFIED PETITION FOR WRIT OF ADMINISTRATIVE MANDATE, TRADITIONAL MANDATE AND COMPLAINT FOR INJUNCTIVE RELIEF**

I, Israela Elkayam, declare as follows:

1. I am an owner of the residential properties located at 3600, 3601 and 3603 North Sapphire Drive, Encino, California 91436. My husband and I currently reside at one of the properties, are remodeling a second, and rent the third home to a tenant. All three properties are at the end of the cul-de-sac, adjacent to the proposed project site. I have personal knowledge of

the facts stated herein and could competently testify to them if called as a witness.

2. I have lived on North Sapphire Drive for approximately 31 years. I travel on North Sapphire Drive at least ten times each day. The proposed project site and the existing utility and telecommunications equipment at the end of the street are directly visible from my property at 3600 North Sapphire Drive and are also visible from the driveway and surrounding portions of our other properties on North Sapphire Drive. I encounter and observe this infrastructure repeatedly throughout the day as part of my daily route.

3. Over the years, I have observed additional utility and telecommunications equipment and modifications at the end of North Sapphire Drive, giving the area an increasingly congested appearance. My husband and I have lived here long enough to remember what this corner looked like before the cell tower and surrounding equipment were installed. The change has been dramatic. In my view, the area now has an unmistakably industrial appearance that is entirely inconsistent with the residential character of this neighborhood and the Mulholland Scenic Parkway corridor. I am not aware of anything comparable in the surrounding Encino community.

4. Attached hereto as **Exhibit IE-1** is a true and correct photograph showing the existing utility and telecommunications equipment visible at the end of North Sapphire Drive, taken from street level near the cul-de-sac, with our single-family residence at 3600 North Sapphire Drive visible in the background. Attached hereto as **Exhibit IE-2** is a true and correct photograph showing the same infrastructure cluster as viewed from inside the cul-de-sac at 3600 North Sapphire Drive, illustrating the concentration of poles, cabinets and equipment at that corner. Attached as **Exhibit IE-3** is a true and correct photograph showing the view from my

driveway – the view I see every time I enter or leave my property, multiple times each day – illustrating the daily visual presence of the existing infrastructure adjacent to my property and the reason I would have participated in this proceeding had the public notice accurately described the project. These photographs were taken from my properties and driveway and accurately depict the conditions I describe in this declaration.

6. To refresh my recollection, I have reviewed the notice that was posted for the November 5, 2025 hearing was posted. While I don't recall every detail from when it was posted, I can speak to how the language would have been understood. I can also confirm that 3610 Sapphire Drive is directly visible from my properties and driveway, and when there are signs there, I see them and read them. Based on the language on that sign – describing the "removal of an existing power meter co-located on an existing power pole, and the placement of a new power meter pedestal adjacent to the power pole along the public right-of-way", and expressly stated that "No grading is proposed" — I can say with confidence that it would not have registered as something requiring my attention. As I understand that language today, this language suggests a minor utility equipment replacement, not a project involving substantial new construction activity or neighborhood-level impacts requiring my participation.

7. Had I understood the full scope of what was being proposed — including an additional above-ground structure alongside the existing infrastructure, combined with open-trench excavation and installation of approximately 128 linear feet of new underground electrical conduit associated with expanded electrical service— I would have opposed the project and participated in the public hearing process. I would have wanted to understand the justification for the proposed utility project, which would further concentrate utility infrastructure on a single

corner of Sapphire Drive affecting all three of my properties. I also would have raised concerns about road access, construction safety, the cumulative industrial appearance of the corner, and the impact on my properties. My husband would have done the same.

8. North Sapphire Drive is a dead-end street with only one route of access in and out. We know this from direct experience. My husband and I were among the residents who evacuated during the recent wildfires affecting this area. We are acutely aware that any disruption to this road — whether from construction equipment, open trenches, or blocked lanes — is not an abstract inconvenience. On a single-access dead-end street in a Very High Fire Hazard Severity Zone, road access is a safety matter.

9. Beginning this month, we are also undertaking a substantial remodeling project at one of our properties, which will require regular access by contractors and workers over an estimated seven-month period. Any construction activity that blocks or disrupts the roadway would directly interfere with that work and with the access needs of our household.

10. The infrastructure now dominating the cul-de-sac has substantially changed the character of this corner of Sapphire Drive. I have experienced difficulty renting my property at 3600 North Sapphire Drive, which, in my view, is related to the growing concentration of visually mismatched utility and telecommunications equipment directly in front of the rental home. Prospective tenants have raised the industrial infrastructure as a concern during showings. Currently I have a tenant moving out, and we have not yet found another tenant to move in. The industrial character of this corner appears to have negatively affected the desirability and rental value of my property.

11. I am not opposed to utility service or telecommunications infrastructure in

general. I am opposed to the continued accumulation of industrial equipment at this particular corner, without meaningful notice to residents of what is actually being proposed, and without any examination of whether there are alternatives that would be less disruptive to the neighborhood I have called home for thirty-one years.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this ___ day of May, 2026, at Encino, California.

Israela Elkayam

Exhibit IE-1



Photograph of corner of North Sapphire Drive showing existing utility and telecommunications infrastructure, looking towards 3600 North Sapphire Drive (declarant's rental property)

Exhibit IE-2



Photograph showing infrastructure cluster as viewed from inside the cul-de-sac, taken from 3600 North Sapphire Drive (declarant's rental property)

Exhibit IE-3



Photograph taken from my driveway, showing the view I see every time I enter or leave my property, multiple times each day – illustrating the daily visual presence of the existing infrastructure adjacent to my property

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Petitioner, In Pro Per

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

HEATHER BERNSTEIN, Petitioner, v. CITY OF LOS ANGELES; CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING; SOUTH VALLEY AREA PLANNING COMMISSION; and DOES 1-20, Respondents, v. T-MOBILE USA, INC.; NETWORK CONNEX; and DOES 21-40, Real Parties in Interest.	Case No.: **DECLARATION OF GOLRIZ MOINAMINI IN SUPPORT OF VERIFIED PETITION FOR WRIT OF ADMINISTRATIVE MANDATE, TRADITIONAL MANDATE AND COMPLAINT FOR INJUNCTIVE RELIEF**

I, Golriz Moinamini, declare as follows:

I. BACKGROUND AND RESIDENCE

1. I am a resident of 3605 North Sapphire Drive in Encino, California, where I have lived since approximately 2004. I make this declaration based upon my own personal knowledge and could competently testify to the matters stated herein if called upon to do so.

2. I immigrated to the United States from Iran as a young adult. My husband and I

purchased our home on Sapphire Drive as a long-term family residence. At the time, our three sons also lived with us in the home, and our family continued living together there for many years. Two of my sons are physicians and one is an attorney. My husband and I remained in the home together until his passing in 2015 after a battle with cancer. I continue to live in the home alone. My three sons visit regularly and remain deeply involved in my care and wellbeing.

3. My home is located directly across from the utility and telecommunications infrastructure at the end of Sapphire Drive. I observe this corner every day — when leaving and returning home, and from inside my home. Because I live alone and spend much of my time at home, I am more continuously present on this street than most of my neighbors.

II. THE EXISTING INFRASTRUCTURE AND ITS HISTORY

4. When my husband and I purchased our home in 2004, the corner across the street did not contain the concentration of utility and telecommunications infrastructure that exists today. Over the years, I have observed additional equipment, utility work, and continuing changes to the appearance and intensity of the infrastructure at this corner.

5. I recall that when earlier installation work was done at this corner, residents were told that the equipment would be visually mitigated — that structures would be painted to blend with the natural surroundings and that other steps would be taken to reduce the visual impact. Those conditions were never carried out. When I raised this concern at the time, I was left with the impression that AT&T was too powerful a company to challenge and that nothing could be done. I was disappointed but accepted that there was nothing I could do. This proceeding represents the first meaningful opportunity I have had in over fifteen years to participate in a

public process regarding the utility and telecommunications infrastructure at this corner.

III. THE PUBLIC NOTICE AND MY UNDERSTANDING OF THE PROJECT

6. In or around October 2025, I saw a public notice sign posted at the project site and I also received a mailed notice regarding the proposed project. Based on the language of those notices — which described the project as the removal of an existing power meter co-located on a power pole, with no grading proposed — I understood the project to involve a minor adjustment to existing equipment. I understood the phrase "no grading" to mean that there would be no significant construction activity, no excavation, and no disturbance to the street.

7. The notices did not lead me to believe that the project involved open trench excavation along Sapphire Drive, boring beneath curbs and gutters, or an increase in electrical capacity from 60 amps to 200 amps. Had I understood the true scope of what was proposed, I would not have set the notice aside. I would have objected and participated in the public hearing process. I also would have consulted my son, who is an attorney, and asked him to assist me in participating in the hearing.

8. I learned the full scope of the project only after the April 23, 2026 appeal hearing had already taken place. By that point, I had no further opportunity to be heard.

IV. CONCERNS I WOULD HAVE RAISED

9. Had I received accurate notice of what was actually proposed, I would have appeared at the public hearing and raised the following concerns, each of which I genuinely hold as a long-term resident of this street. I also would have consulted my son, who is an attorney,

and asked him to assist me in participating in the hearing.

10. **Fire safety.** Sapphire Drive is a dead-end cul-de-sac and the only road serving our neighborhood. It is located in a Very High Fire Hazard Severity Zone. Last year, during the Palisades Fire, our neighborhood was forced to evacuate while fires were visible from my front door. Because of the concentration of utility and telecommunications infrastructure at the end of this street in a brushy hillside residential area, I have become increasingly concerned about fire safety and emergency access during dangerous fire conditions. Open trench excavation on the only road in or out of this street raises serious safety concerns that I would have wanted addressed publicly.

11. **Emergency access.** My husband required medical transport during his illness. I am acutely aware of how critical it is that this street remain passable at all times. Any construction that restricts access to Sapphire Drive creates a risk for residents who depend on emergency vehicles being able to reach us.

12. **Property value.** I have spoken with multiple real estate agents about the prospect of selling my home. More than one advised me that the visible concentration of utility infrastructure directly across from my home makes the property difficult to sell and that I would lose money if I tried. I was advised to keep the property as a rental rather than attempt to sell it. Adding yet another utility structure to this already overburdened corner would, in my view, only compound that harm.

13. **Cumulative impact.** Over the years, I have observed repeated utility and telecommunications work, modiifcations, and activity at this corner, together with a substantial concentration of visible equipment, wiring, cabinets and related infrastructure in close proximity

to homes. From my perspective as a resident living directly across from this site, the infrastructure at this corner appears to be continually changing or intensifying over time, yet this proceeding represents the first meaningful opportunity I have had to participate in a public process regarding these ongoing changes. I would have wanted the Commission to consider the full history of this installation — not just the narrow question of whether this particular cabinet, viewed in isolation, met applicable standards.

V. CONCLUSION

14. I have lived on this street for over twenty years. My family shared many important years and memories together in this home. I have watched this corner change, year after year, without ever being given a meaningful opportunity to participate in the decisions that shaped it. The notice I received in this proceeding described a minor project. It did not convey the full scope of what was ultimately proposed. I relied on what the notice said, and I did not participate. That is precisely what the public notice requirement is meant to prevent.

15. I am not someone who regularly participates in public disputes or administrative proceedings. I am a widow in my seventies who has lived on this street longer than almost anyone, and who simply wants the process to be honest and fair. I sign this declaration because I believe it was not.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on May 29, 2026, at Encino, California.

Golriz Amini

GOLRIZ MOINAMINI

HEATHER BERNSTEIN
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Petitioner, In Pro Per

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

HEATHER BERNSTEIN, Petitioner, v. CITY OF LOS ANGELES; CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING; SOUTH VALLEY AREA PLANNING COMMISSION; AND DOES 1-20, Respondents, v. T-MOBILE USA, INC.; NETWORK CONNEX; and DOES 21-40, Real Parties in Interest.	Case No.: **DECLARATION OF LAUREN SELTZER IN SUPPORT OF VERIFIED PETITION FOR WRIT OF ADMINISTRATIVE MANDATE, TRADITIONAL MANDATE AND COMPLAINT FOR INJUNCTIVE RELIEF**

I, Lauren Seltzer, declare as follows:

I. WHO I AM

1. I live at 3619 Sapphire Drive in Encino, California. My home is directly across the street from the public notice sign posted at the proposed T-Mobile project site. I estimate the sign is approximately 100 feet from my front door, possibly less. I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

2. I have lived at this address for nearly five years — it will be five years in June 2026. My household includes my husband, our two young children ages six and three, our dog, and a nanny who assists with childcare every single day.

3. My family uses Sapphire Drive and the cul-de-sac constantly. My children ride bikes, throw a football, and play outside on the street regularly. My husband and I both work from home multiple days each week and are in and out of our home throughout the day. Our nanny comes and goes daily as well. We are very much an active presence on this street.

4. I am familiar with the existing utility poles, boxes, and equipment at the corner near the project site. I see them every day. I have occasionally observed workers come to service the equipment. I am aware the structures are there, though I do not know what is inside the boxes or what the equipment does.

5. I am not someone who regularly attends City hearings or involves herself in planning matters. Before learning about this project, I had never attended a City planning hearing or submitted comments on any planning matter.

II. WHAT THE PUBLIC NOTICE COMMUNICATED TO ME

6. I saw the public notice sign posted at the project site — directly across from my home, a sign I walked past and saw regularly. Based on what I read, I understood the project to be minor work: something like routine repairs or a simple replacement of existing equipment. In my own words, I understood it to mean that they "were going to do some repairs on the box, and that was pretty much it." The phrase "no grading" was consistent with this understanding, and confirmed to me that this was a small, simple project. Not major construction. Not excavation.

It is the kind of thing a person reasonably sets aside.

7. Nothing in the sign caused me to believe that the street itself would be dug up, that access to nearby driveways could be affected, or that substantial construction activity was planned immediately in front of homes on our street.

8. I assumed the posted notice accurately described the project. I relied on that assumption. Because the project appeared minor, I did not believe it required my attendance at a hearing or any written comments.

III. HOW AND WHEN I LEARNED THE TRUTH

9. On the morning of Wednesday, April 22, 2026 — the day before the scheduled appeal hearing — I sent an email to the City in support of the opposition to this project. This email reflects my state of knowledge at that moment: I had heard enough about the project by that point to be concerned, but I did not yet know the half of it. A true and correct copy of my April 22, 2026 email to the City, forwarded to Petitioner Heather Bernstein, is attached hereto as Exhibit LS-1 and incorporated herein by reference.

10. That same morning, I reached out by text message to my neighbor Heather Bernstein to let her know I had sent that email. In response, Heather informed me for the first time that, in addition to the new above-ground cabinet, the permit application also references approximately 128 linear feet of new conduit laid in open trench along Sapphire Drive. I had not known this. My reaction, in my own words, was: "That's insane." She also shared T-Mobile's construction drawings with me, which showed the trench running directly in front of our homes on Sapphire Drive. This was the first time I understood what the project actually involved. What I learned was materially and dramatically different from what the posted notice in October

2025 had described.

11. The appeal hearing was the following morning, April 23, 2026. I had less than 24 hours' notice of the true scope of the project to prepare remarks, review the application materials, and appear at the hearing to speak. This was not sufficient time to do so meaningfully.

IV. IMPACT ON MY FAMILY AND OUR STREET

12. If trenching or excavation occurs along Sapphire Drive in front of or near my property, it would directly and significantly affect my family's daily life. We use our driveway and the street constantly throughout the day. Any blocked or restricted access would create real hardship.

13. My younger child is three years old and rides in a car seat. If construction prevents normal driveway access, I would need to park elsewhere on the street and carry my toddler, along with a car seat, bags, groceries, or a stroller, some distance to reach our front door. That is not a minor inconvenience. It is the daily reality of caring for small children on a narrow dead-end street with no alternate route.

14. My husband and I both work from home multiple days per week. Significant and prolonged construction noise — excavation equipment, boring machinery, trucks— would materially disrupt our household during working hours.

15. Sapphire Drive is a narrow street that ends in a cul-de-sac. It is the only way in or out for every home on our street. There is no alternate route. The cul-de-sac at the end of the street is the only place for any vehicle to turn around, which means every vehicle traveling Sapphire Drive must travel its full length. Construction, open trenching, equipment, and lane obstruction on this street affect every resident without exception. For a family with two young

children who play on that street and a nanny who arrives and departs every single day, the impact would be constant and unavoidable.

16. No one — not the City, not T-Mobile, not any contractor or representative — has ever contacted me to let me know that significant construction would be occurring directly across from my home, or that my family's access to our driveway could be disrupted. I was never notified. This surprised me, given that my home is approximately 100 feet from the project site and directly across the street from the posted sign.

17. We live in a Very High Fire Hazard Severity Zone. That is not an abstract designation to me. I think often about emergency access on this street, particularly after the fires of last year and the evacuations that followed in this region. If our street were partially excavated with an open trench during a fire emergency, I do not know how my family would safely leave. The thought of that is genuinely frightening. A dead-end street with limited clearance and an active open trench is not a street you can evacuate on quickly.

V. WHAT I WOULD HAVE RAISED WITH ACCURATE NOTICE

18. Had the posted sign and any mailed notice accurately described what this project actually involves — new construction on a new concrete foundation, open trench excavation of approximately 128 linear feet along our street to a minimum depth of 36 inches, boring under the curbs, a new electrical service capacity upgrade from the existing 60-amp service, and a new above-ground structure in addition to all of the industrial infrastructure already there — I would have participated in the public process. I would have paid attention immediately and attended a hearing or submitted written comments.

19. I do not object to public improvements simply because they are proposed near my home. What concerns me is that I was not given an honest or accurate understanding of what was actually planned, and therefore had no meaningful opportunity to be heard before approvals were granted.

20. Had I known the true scope of the project, I would have wanted to raise the following concerns, each of which reflects something I genuinely care about as a resident of this street:

- How long would construction last, and what would the exact start and end points of the trench be?
- What safety measures would be in place to protect children, animals, and pedestrians on a narrow residential street during excavation?
- Why does T-Mobile need to upgrade its electrical service capacity? The existing service has powered its equipment for years. What is changing, and why does it require an expansion of this magnitude on a dead-end residential street?
- Why does the street need to be opened at all? Were alternative conduit routes or installation methods considered? No one has ever explained this to me or to any neighbor I have spoken with.
- What is the visual impact of adding yet another utility structure to a corner already crowded with poles, boxes, and equipment? We have a beautiful hillside view that is already obstructed by existing utility infrastructure. Adding more would, I believe, further diminish the character and value of this

neighborhood.

- What are the fire safety implications of new underground electrical infrastructure in a Very High Fire Hazard Severity Zone, in a dry brushy area, on the only road serving our street?

VI. STEPS I TOOK AND COMMUNITY RESPONSE

21. On April 22, 2026, before I had even learned about the trench, I sent an email to the City in support of the opposition to this project. I did so because what I had already heard — before knowing the full scope — concerned me enough to act.

22. When I learned about the trench that same morning, my first instinct was to reach out to other neighbors. I contacted friends who live on Tudor Drive, not far from our street, and informed them of what was planned. They were not aware of the project. They immediately asked me to share a City contact so they could submit their own comments. Those neighbors have young children and visit our street regularly with their families.

23. I was unable to attend the April 23 appeal hearing because I had less than one day's notice of what was truly at stake, and insufficient time to prepare. Had I understood the real scope of this project earlier — when there was still time — I would have been there.

24. The corner of North Sapphire Drive where this project is proposed already hosts an extraordinary concentration of telecommunications and utility infrastructure unlike anything else on our street or in the surrounding neighborhood. I am not aware of any comparable concentration of telecommunications and utility infrastructure anywhere else on North Sapphire Drive or in the surrounding neighborhood. Adding yet another structure to this already saturated corner would only deepen what is already an unusual and disproportionate burden on this one

residential location.

VII. CONCLUSION

25. I am signing this declaration because I care about my neighborhood and believe that residents deserve honest, accurate, and understandable notice when projects may materially affect their homes, their street, and their daily lives. That is not a complicated expectation. It is what any resident would reasonably assume a government notice is designed to provide.

26. The notice I saw described something completely different from what is actually proposed. I relied on it. I should not have had to question whether a City-issued public notice was accurate. The fact that it was not — and that the project proceeded to approval without a single neighbor present at the hearing — is the reason I am here.

27. I am a neighbor, a mother of two young children, and a daily user of the street that is at the center of this case. I have never before signed a declaration in a legal proceeding. I do so now because what happened here — a significant project approved without any meaningful notice of what it actually entailed — is precisely what the public notice requirement is supposed to prevent.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 8th day of ~~May~~ June, 2026, at Encino, California.

Lauren Seltzer

Exhibit LS-1

Gmail **Heather Bernstein <heather.w.bernstein@gmail.com>**

Fwd: AGF for T Mobile

Heather Bernstein <heather.w.bernstein@gmail.com> Sat, May 16, 2026 at 3:33 PM
Draft

---------- Forwarded message ---------
From: **Lauren** <lpseltzer@gmail.com>
Date: Wed, Apr 22, 2026 at 8:03 AM
Subject: AGF for T Mobile
To: <apcnorthvalley@lacity.com>

Hi there,

I am writing to oppose the installation of the AGF for Encino on Sapphire Drive.

I received the public notice and did not understand from reading it what was actually being proposed.

We do not want this installed on our street.

Thank you,
Lauren Seltzer
3619 Sapphire Drive 91436

Heather Bernstein
3611 N. Sapphire Drive
Encino, California 91436
Phone: (310) 876-9993
Email: heather.w.bernstein@gmail.com

Petitioner, In Pro Per

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

HEATHER BERNSTEIN, Petitioner, v. CITY OF LOS ANGELES; CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING; SOUTH VALLEY AREA PLANNING COMMISSION; AND DOES 1-20, Respondents, v. T-MOBILE USA, INC.; NETWORK CONNEX; and DOES 21-40, Real Parties in Interest.	Case No.: **DECLARATION OF DALE MARK SIMMONS IN SUPPORT OF VERIFIED PETITION FOR WRIT OF ADMINISTRATIVE MANDATE, TRADITIONAL MANDATE AND COMPLAINT FOR INJUNCTIVE RELIEF**

I, Dale Mark Simmons, declare as follows:

I. BACKGROUND AND RESIDENCE

1. I am a resident and homeowner at 3707 North Sapphire Drive in Encino, California, where I have lived for 42 years. I have personal knowledge of the matters stated herein and could competently testify to them if called as a witness.

2. I am a retired LAUSD school administrator. I chose Encino deliberately, for its hillside setting, its natural surroundings, and its residential character. These are not abstract qualities to me — they are the reason I have lived here for as long as I have, and they are what I believe makes this community worth protecting.

3. I am thoroughly familiar with the corner of Sapphire Drive at the location where T-Mobile proposes to install a new power meter pedestal cabinet. I drive or walk past it regularly. I have watched the infrastructure at that corner accumulate over the years — poles, boxes, structures of various kinds — and I have thought about what it does to the character of our street. That corner is why I am signing this declaration.

II. PHYSICAL CHARACTER OF NORTH SAPPHIRE DRIVE

4. North Sapphire Drive is a narrow residential street. Two cars cannot always pass each other comfortably. It is also a dead-end cul-de-sac — there is no other way in or out for any resident, visitor, delivery vehicle, or emergency vehicle. As a result, every person who travels Sapphire Drive must travel its full length. Construction equipment, open trenches, or lane obstructions at any point on this street affect not only immediate neighbors — they affect every single person who uses this road.

III. RECEIPT OF PUBLIC NOTICE

5. My house is just down the street from the proposed project site, and I regularly walk along Sapphire Drive. I have reviewed the Notice of Public Hearing that was posted at the project site in connection with the November 5, 2025 Mulholland Design Review Board hearing. This certificate of posting reflects that it was posted on October 25, 2025. Reading that notice now, my impression is straightforward: the project appeared to involve the replacement of

existing equipment, with no grading and zero excavation in all categories. Nothing in that notice conveyed any urgency or suggested that anything new or significant was being proposed. It certainly was not a notice that would have prompted a resident to attend a planning hearing.

6. It was only when a neighbor shared information about the project with me on April 22, 2026 that I learned its true scope – that it involved a significant electrical capacity upgrade and approximately 128 feet of new underground electrical conduit installed through open-trench excavation along our narrow dead-end street. By that point, the appeal hearing was only one day away, which did not give me adequate time to review the project materials, understand the full implications of what was being proposed, or meaningfully participate.

7. Based on my understanding of what the notice described, I did not attend the Mulholland Design Review Board hearing and did not submit written comments. I had no reason to. I have never attended a City planning hearing before, because I have never had reason to believe that what was being decided required my presence. The description conveyed by the notice gave me no such reason.

IV. WHAT I LATER LEARNED — AND MY REACTION

8. I have since learned what this project actually involves. It is not a simple replacement of an existing meter. It involves the installation of a new high-capacity power meter pedestal cabinet installed on a new concrete foundation on the hillside side of the curb – a structure that did not previously exist at that location – along with approximately 128 linear feet of new underground conduit installed by open-trench excavation to a minimum depth of 36 inches along North Sapphire Drive, and a new electrical service capacity upgrade from the existing 60-amp service. The existing meter that is supposedly being "re-located" is on the pole

approximately 100 feet down the street. It is not adjacent to the proposed project site at all.

9. When I learned the true scope of this project, my reaction was one of genuine shock and anger. I was very disappointed and concerned that the City would allow T-Mobile to make such a drastic change without getting input from the neighborhood — from the residents of this community. It is outrageous. That is not a word I use casually. It reflects how I feel about the fact that a decision of this magnitude was made without any meaningful opportunity for community input.

10. When I learned that the project requires approximately 128 feet of open-trench excavation along North Sapphire Drive — an open cut through the pavement and soil of our residential street for the length of roughly three to four house lots — my reaction was similarly straightforward: if they're going to have a 128-foot open trench excavation along the street, we should have been adequately informed so we could give some input. That is not a complicated expectation. It is what any reasonable resident would expect.

11. I have watched the infrastructure at this corner accumulate over the years. Whatever approvals or conditions may have been placed on that equipment on paper, what exists in the real world is a collection of industrial-looking structures that make no effort to blend into the natural hillside character of this neighborhood. It is not camouflaged. It is not maintained in a way that respects the visual character of Encino Hills, and does nothing to suggest that T-Mobile regards the appearance of its installations as a priority. The corner of Sapphire Drive is a beautiful hillside, and it is being degraded by equipment that looks like it belongs in an industrial corridor, not in a residential estate neighborhood. Based on what I have seen with my own eyes over many years, I have no confidence that a new installation will be any different. That is

precisely why I would have wanted to be at the table when this project was being considered – to push hard for meaningful protections to preserve the visual and residential character of this hillside.

V. WHAT I WOULD HAVE RAISED WITH ACCURATE NOTICE

12. Had I received accurate and timely notice describing the true scope of this project, I would have attended the Mulholland Design Review Board hearing on November 5, 2025 and submitted comments. I would have raised the following concerns, each of which reflects something I genuinely care about as a long-term resident of this community.

13. I would have wanted to know why T-Mobile needs more electrical capacity. The existing service has powered their equipment for years. What is changing, and why does it require a significant capacity upgrade? I would have wanted a specific, documented answer to that question — not a vague description of regulatory compliance. I would want to know why they need more power. I would want to know why they need to relocate these units. I would like to know exactly what they plan — not a vague description of changes, but the specific changes that they're going to make.

14. I would have asked for visual representations of the proposed installation — photographs or renderings showing precisely what the finished installation would look like alongside everything already at that corner. You cannot meaningfully evaluate the visual impact of a proposed structure without seeing it in context. The existing notice described nothing that would allow a resident to understand what they were actually being asked to accept.

15. I would have raised the visual impact of the cumulative concentration of utility infrastructure at that corner. Every time something is added, the neighborhood looks less like the

hillside residential community it is supposed to be and more like an industrial corridor. The more you put up there, the more unsightly it becomes, the more industrial it looks, and the more it degrades the value of our real estate, our property, and the neighborhood view that our neighbors have from their homes. Looking at what is being built there, I can only describe it as a real industrial area getting built up to look like the City of Industry — not the city of Encino.

16. I would have raised serious concerns about construction disruption to the street. Sapphire Drive is a narrow dead-end street. Every resident on this street can only reach their home by traveling its full length. There is no alternate route. An open trench excavation along this street affects every single resident's ability to access their property. Construction trucks, dirt hauling, trenchers — all of it goes through the one street that is our only way in and out. And based on past experience with how the City handles street work in this neighborhood, I have no confidence that the street would be properly restored when the work is done. They don't ever seem to know how to patch a pothole, so I don't put any faith in them returning the street to the way it should be.

17. I would have raised concerns about fire safety. We live in a Very High Fire Hazard Severity Zone. That is not a bureaucratic designation — it describes the actual physical character of this hillside. If that block were to catch fire, it would be much more than one block. It would be a major problem for the whole city of Encino, and likely farther. I would have wanted to know whether the fire safety implications of new underground electrical infrastructure in this zone, combined with open-trench excavation on the only road serving our street, had been evaluated. The administrative record contains no such evaluation.

18. I would have raised concerns about hillside stability. The lots in this area, and the hillside itself, show signs of soil instability. When we get significant rain — as we occasionally do in Southern California — a destabilized hillside with underground electrical infrastructure running through it represents a legitimate vulnerability. I would have wanted to know whether any engineering evaluation of the conduit route and soil conditions had been conducted. The administrative record contains none.

19. I would have raised the question of whether all of this is truly necessary, and if so, whether it needs to happen at this specific location in this specific form. The notice described what appeared to be a regulatory compliance action. But I have since learned that the underlying LADWP policy that supposedly requires this project was never entered into the administrative record and was never made available for public review. I would have wanted to see that policy and question whether it actually required this specific installation.

VI. PREJUDICE

20. The public notices for this project did not describe any of what I have set forth above. They did not accurately describe what was being proposed. They gave me no reason to attend the November 5, 2025 hearing or submit comments. And so I did not.

21. None of the concerns I have described in this declaration were raised at the Mulholland Design Review Board hearing, because no resident of this street received adequate notice that those concerns were implicated. The Board voted to approve a project it was never accurately shown.

22. I am a long-term resident of this community who has watched this neighborhood change over the years and who cares about what it becomes. I have never before had reason to

file a declaration in a legal proceeding. I am doing so now because I believe that what happened here — a significant installation approved without any meaningful public notice of what it actually entailed — is exactly the kind of thing that the public notice requirement is supposed to prevent. And it didn't.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on May 25, 2026, at Encino, California.

Dale Mark Simmons

DALE MARK SIMMONS

Heather Bernstein
3611 N. Sapphire Drive
Encino, California 91436
Phone: (310) 876-9993
Email: heather.w.bernstein@gmail.com

Petitioner, In Pro Per

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

HEATHER BERNSTEIN, Petitioner, v. CITY OF LOS ANGELES; CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING; SOUTH VALLEY AREA PLANNING COMMISSION; AND DOES 1-20, Respondents, v. T-MOBILE USA, INC.; NETWORK CONNEX; and DOES 21-40, Real Parties in Interest.	Case No.: **DECLARATION OF JOYCE SIMMONS IN SUPPORT OF VERIFIED PETITION FOR WRIT OF ADMINISTRATIVE MANDATE, TRADITIONAL MANDATE AND COMPLAINT FOR INJUNCTIVE RELIEF**

I, Joyce Simmons, declare as follows:

1. I am a homeowner and resident at 3707 North Sapphire Drive in Encino, California, where I have lived for 42 years. I am married to Dale Mark Simmons, who has submitted a separate declaration in this proceeding. I have personal knowledge of the matters stated herein and could competently testify to them if called as a witness.

2. I did not receive adequate notice of the T-Mobile project that is the subject of this proceeding. The notice posted at the project site described what appeared to be a minor replacement of an existing meter adjacent to an existing power pole, with no grading and zero excavation in all categories. Nothing in that notice conveyed any urgency or suggested that anything new or significant was being proposed. It was not a notice that would have prompted a resident to attend a planning hearing or submit written comments.

3. I learned the true scope of this project only on the morning of April 23, 2026- the delay of the appeal hearing before the South Valley Area Planning Commission. Upon learning that the project involved a significant electrical capacity upgrade and approximately 100 feet of new underground conduit installed through open-trench excavation along our street, I submitted written comments to the Commission that same morning. A true and correct copy of those comments is attached hereto as Exhibit A. The compressed time gave me no opportunity to review the project materials in full or meaningfully participate in the process.

4. Had I received accurate and complete notice of what this project actually entailed, I would have submitted written comments and attended the Mulholland Design Review Board hearing on November 5, 2025. I did not do so because nothing in the public notice gave me any reason to believe that was necessary.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on May 25, 2026, at Encino, California.

Joyce Simmons

JOYCE SIMMONS

Gmail **Heather Bernstein <heather.w.bernstein@gmail.com>**

FW: T-Mobile Utility Proposal

Bernstein, Heather <heather.bernstein@wbd.com> Thu, May 28, 2026 at 10:19 PM
To: Heather Bernstein <heather.w.bernstein@gmail.com>

From: joyce simmons <joycesimmons49@icloud.com>
Sent: Thursday, April 23, 2026 11:15 AM
To: APCNorthValley@lacity.org
Subject: T-Mobile Utility Proposal

EXTERNAL SENDER: Caution opening links or attachments

Dear Commissioners,

My name is Joyce Simmons and I live at 3707 Sapphire Dr., Encino, CA 91436, near the utility installation that is the subject of this appeal. I am writing to support my neighbor's appeal and to share my own concerns.

I never received proper notice about this project. I only learned about it after the fact — and what I've since learned has alarmed me.

The public notice described this as a "relocation of an existing meter." That is not accurate. The meter in question is not at the pole described in the notice, but at a completely different pole approximately 100 feet away. This is not a relocation — it is a new and substantial installation. On top of that, a new 100-foot open trench electrical conduit connected to this project was never disclosed in the public notice at all. That information only came to light through a Public Records Act request. Neighbors like me were never given the full picture.

I would also note what already exists at that corner. By any standards, it is extraordinary, and it is a mess. It is not what you would expect to find in Encino Hills. The scale and concentration of utility infrastructure there — poles, cabinets, above-ground structures — is unlike anything else on our streets. To say there is no visual impact is simply not consistent with what you can see with your own eyes.

I urge you to sustain this appeal, require accurate and complete re-noticing, and give this community the fair process it deserved from the beginning.

Thank you,
Joyce Simmons
3707 Sapphire Dr.
Encino, CA 91436

EXHIBIT "A"

EXHIBIT LIST

The following exhibits, numbered HB-1 through HB-40, are attached hereto and incorporated by reference.

HB-1 — Site photographs: existing infrastructure as visible from Appellant's home and the public street (**1A**); close-up photographs of the utility pole, conduit runs, and equipment (**1B**); photographs showing dry brush conditions adjacent to the infrastructure (**1C**); photographs showing the narrow dead-end configuration of North Sapphire Drive (**1D**); photographs of T-Mobile infrastructure with no authorization in the record, including the NFPA 704 hazard placard on the RBS 6102 cabinet (**1E**)

HB-2 — 2008 Director's Determination, Case No. DIR-2008-3968-DRB-SPP-MSP (**2A**); 2008 Construction and Placement Data Sheet, including Excavation Data table (**2B**) (retrieved from the City of Los Angeles ZIMAS database)

HB-3 — Antennasearch.com three-mile-radius search results map, centered on the project site

HB-4 — October 2025 Certificate of Posting at 3610 Sapphire Drive for the November 5, 2025 DRB hearing (including photograph of posted sign) (obtained via PRA request)

HB-5 — October 2025 Proof of Mailing Statement (obtained via PRA request; does not include photograph of actual mailed notice)

HB-6 — November 10, 2025 DRB approval

HB-7 — February 5, 2026 Director's Determination

HB-8 — Appellant's February 16, 2026 email to Claudia Rodriguez and Jude Hernandez regarding her concerns based on the Director's Determination, with attachments

HB-9 — Claudia Rodriguez's February 17, 2026 reply email stating that the only option is to appeal

HB-10 — Appellant's appeal filing dated February 18, 2026

HB-11 — Appellant's April 12, 2026 email to Claudia Rodriguez and Jude Hernandez, with accompanying PRA request

HB-12 — Jude Hernandez's April 13, 2026 email attaching the April 2026 appeal notice

HB-13 — April 2026 appeal hearing public notice (**13A**); April 23, 2026 appeal hearing public agenda (**13B**)

HB-14 — April 2026 Staff Recommendation Report

HB-15 — April 13, 2026 email from Claudia Rodriguez regarding Appellant's request for documents

HB-16 — April 14, 2026 email correspondence between Appellant and Jude Hernandez (**16A–16D**)

HB-17 — Appellant's email correspondence with Colt Waterbury (T-Mobile), April 13 and 15, 2026 (**17A**); Appellant's correspondence with City Planning staff regarding a possible hearing continuance, with T-Mobile copied (**17B**)

HB-18 — Appellant's April 20, 2026 email to Jillianne Newcomer, copied to Colt Waterbury and Peter Castaneda

HB-19 — Appellant's April 20, 2026 email correspondence with Armida Reyes (Council District 4), including forwarded LADWP response

HB-20 — City's PRA response letter dated April 21, 2026

HB-21 — Side-by-side comparison of the October 2025 and April 2026 public notices (**21A**); side-by-side comparison of the November 2025 and April 2026 agendas (**21B**)

HB-22 — Compilation of shifting project descriptions across public-facing documents

HB-23 — LADWP webpage stating telecommunications equipment standards are "currently under development"

HB-24 — Relevant pages from T-Mobile's approved construction drawings, including the open-trench conduit sheet, Asphalt Trench Detail, and Concrete Pad Installation Notes

HB-25 — Appellant's PowerPoint presentation submitted April 19, 2026

HB-26 — Transcript of Appellant's oral presentation at the April 23, 2026 SVAPC appeal hearing

HB-27 — T-Mobile's S-1 Project Description (**27A**); T-Mobile's application form identifying the project as "New Construction" (**27B**); T-Mobile's aerial overview (**27C**)

HB-28 — Geographic Referral Form classifying project scale as "Standard" (obtained via PRA request)

HB-29 — Compilation of "no grading" and "0 CUYD" representations across public-facing documents, with relevant language highlighted

HB-30 — Side-by-side comparison of Figure 4 of the Staff Recommendation Report and Slide 5 of City staff's April 23, 2026 hearing PowerPoint

HB-31 — Transcript excerpts from the April 23, 2026 appeal hearing: Jude Hernandez's presentation, with no verbal reference to Slide 5 (**31A**); Colt Waterbury's presentation (**31B**); Renata Ooms' statement regarding the existing meter location after the close of public comment (**31C**); commissioner's question on the LADWP policy, Mr. Waterbury's 200-amp disclosure, and Appellant's denied request to respond (**31D**)

HB-32 — City staff's April 23, 2026 appeal hearing PowerPoint

HB-33 — Relevant pages from T-Mobile's approved plans specifying a 100-amp Myers MEUG16-M100 meter pedestal

HB-34 — LADWP Electrical Service Requirements Data Sheet, Commercial Service Pedestals, p. 2-44i (Oct. 2, 2008), listing the Myers MEUG16 series in both 100 and 200 amperes

HB-35 — May 22, 2026 email from the LADWP Overhead Distribution Design Group (**35A**); LADWP webpage identifying the Overhead Design Engineer responsible for utility pole requests for 3610 Sapphire Drive (**35B**)

HB-36 — Transcript excerpt of City staff's April 23, 2026 hearing statements regarding the hardship waiver process

HB-37 — Bureau of Engineering's May 20, 2026 response to Appellant's Service Request

HB-38 — Notice of Exemption, Case No. ENV-2025-1864-CE, bearing a distribution date of September 17, 2025

HB-39 — ZIMAS Property Detail Report for 3610 North Sapphire Drive (showing Very Low II Residential designation and overlapping sensitive-area designations)

HB-40 — June 3, 2026 Letter of Determination, Case No. DIR-2025-1863-SPPC-DRB-MSP-1A

EXHIBIT HB-1A

Photographs of Existing Infrastructure at 3610 Sapphire Drive



Figure 1: Close-up view of the existing utility pole (left) and existing cell monopole (right) at 3610 North Sapphire Drive. The proposed project location is identified by the April 2026 Notice of Public Hearing sign visible between structures. Photo taken April 14, 2026.



Figure 2: Existing T-Mobile above-ground facility cabinet at 3610 Sapphire Drive. The proposed above-ground facility cabinet would be installed in addition to the existing cabinet shown in this photograph. Photo taken May 13, 2026.



Figure 3: Wide-angle view of existing telecommunications and utility structure at 3610 North Sapphire Drive, viewed from the corner of North Sapphire Drive. Photo taken May 10, 2026.



Figure 4: Closer street-level view of existing telecommunications and utility infrastructure at 3610 North Sapphire Drive, showing the existing panel antennas, utility pole, crossarm assembly, and associated above-ground equipment at the proposed location. Photo taken May 16, 2026.

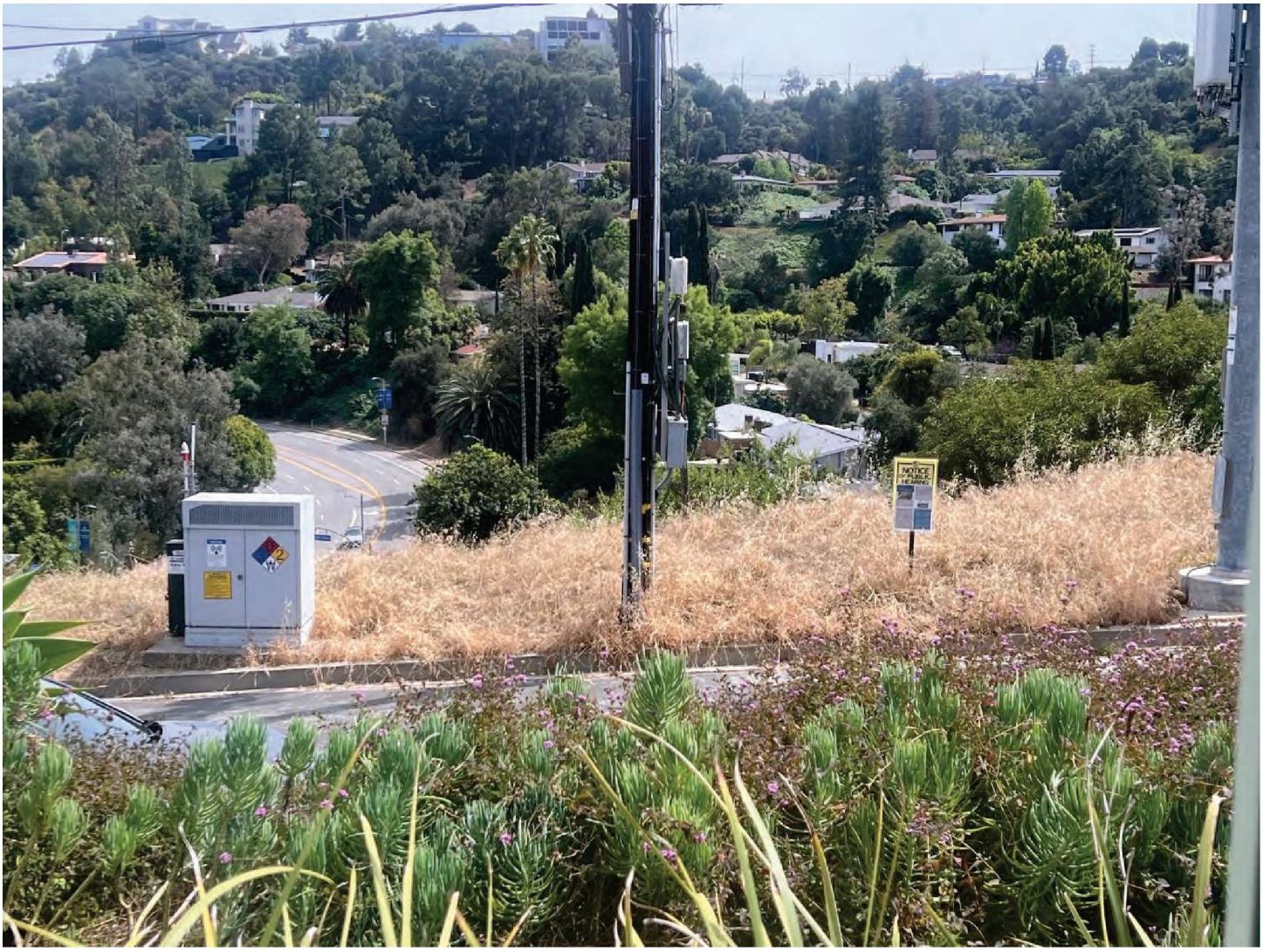

Figure 5: View of the corner of North Sapphire Drive at the proposed project location, as observed from the living room windows of Petitioner's residence at 3611 North Sapphire Drive. The proposed Above-Ground Facility would be installed in the public right-of-way across from Petitioner's residence, in the area identified by the posted sign. Photo taken April 16, 2026.

EXHIBIT HB-1B

Close-Up Photographs of Existing Infrastructure at 3610 Sapphire Drive



Figure 1: Close-up view looking upward at the existing utility pole at 3610 Sapphire Drive, showing two panel antennas suspended from a crossarm bracket assembly together with multiple conduit runs mounted along the pole face. The photograph depicts numerous exposed cables, conduit runs, mounting hardware, and telecommunications components attached to the pole illustrating the layered and visually dense nature of the existing infrastructure at the site. Photo taken May 16, 2026.



Figure 2: Close-up photograph depicting multiple conduit systems, corrugated telecommunications tubing, exposed wiring, zip ties, and externally mounted telecommunications components attached to existing equipment at 3610 Sapphire Drive. The photograph shows differing conduit materials, colors, fastening methods, and routing configurations, including red-and-black corrugated telecommunications tubing, grey metallic conduit, and exposed fastening and sealant materials. Photo taken May 26, 2026.



Figure 3: Upward-looking close-up photograph depicting existing telecommunications equipment mounted on the utility pole at 3611 Sapphire Drive, including externally mounted equipment cabinets, multiple conduit systems, exposed wiring, galvanized support brackets, and layered attachment hardware installed at varying elevations along the pole face. The photograph reflects the varied equipment configurations and successive modifications visible within the existing installation. Photo taken May 16, 2026.



Figure 4: Close-up photograph depicting multiple conduit and cable-routing components mounted along the utility pole at 3610 Sapphire Drive, including differing conduit materials, exposed sealant and form material, layered attachment hardware and varied cable-management configurations. The photograph reflects the non-uniform and incrementally modified character of the existing telecommunications and utility infrastructure installation. Photo taken May 16, 2026.

EXHIBIT HB-1C

Photographs of Dry Vegetation Surrounding Utility and Telecommunications Infrastructure at 3610 Sapphire Drive



Figure 1: Ground-level view of the base of the existing utility pole at 3610 North Sapphire Drive. Dense dry vegetation is visible surrounding the base of the structures, with the existing T-Mobile equipment cabinet visible in the background. Photo taken May 16, 2026.



Figure 2: Ground-level view of dry vegetation surrounding the existing T-Mobile cabinet at 3610 Sapphire Drive. Petitioner's residence at 3611 Sapphire Drive is visible in the background. Photo taken February 13, 2026.



Figure 3: Ground-level view of dense dry vegetation adjacent to existing utility and telecommunications infrastructure at 3610 Sapphire Drive. Photo taken April 12, 2026.



Figure 4: Street-level view of dry vegetation surrounding existing utility and telecommunications infrastructure at the proposed location, including the existing utility pole, telecommunications equipment cabinet, and posted notice of appeal hearing.
Photo taken April 14, 2026.

EXHIBIT HB-1D

Photographs of North Sapphire Drive Near Cul-De-Sac Showing Narrow Road Access and Traffic Conditions



Figure 1: Ground-level view of North Sapphire Drive showing traffic congestion on narrow two-lane road serving the cul-de-sac. Photo taken May 28, 2026.



Figure 2: Ground-level view of North Sapphire Drive showing construction vehicle occupying a traffic lane on the narrow road serving the cul-de-sac. Photo taken May 25, 2026.

EXHIBIT HB-1E

T-Mobile's Existing Infrastructure at 3610 North Sapphire Drive Displaying Hazard Signage including Mandatory NFPA Hazmat Diamond





Figures 1 and 2: T-Mobile's Existing RBS 6102 Base Station Cabinet and adjacent Tesco Control Panel and Antenna Mast, with Mulholland Scenic Parkway corridor visible in background. The NFPA Hazmat Diamond displays a 3-0-2-W rating, indicating Health Hazard 3, Instability Hazard 2, and Water Reactivity. Both the Base Station Cabinet and the Tesco Control Panel have T-Mobile markings, as shown on the stickers. Photo taken April 30, 2026 (left) and June 7, 2026 (right).



Figure 3 – NFPA Hazard Diamond on T-Mobile's RBS 6102 Cabinet (Close-Up)

The NFPA hazmat diamond is identified specifically for emergency first responders – firefighters, paramedics, and hazmat teams – to assess dangers at a glance upon arriving at an incident. The ratings directly govern what protective equipment responders must use, what fire suppression methos are safe, and wehtehr evacuate is required.

Blue (Health Hazard): A health hazard rating of 3 means responders require full protective gear and cannot approach without it.

Yellow (Instability Hazard): An instability hazard of 2 means the material may undergo violent chemical change if exposed to the elevated temperatures of a fire or emergency condition.

White (Specific Hazard): A water-reactive designation means firefighters cannot use standard water hoses on this equipment.

Figure 5: Below image from the University of San Francisco website, https://myusf.usfca.edu/environmental-health-safety/nfpa-hazard-diamond

NFPA Rating Explanation Guide

RATING NUMBER	HEALTH HAZARD	FLAMMABILITY HAZARD	INSTABILITY HAZARD
4	Can be lethal	Will vaporize and readily burn at normal temperatures	May explode at normal temperatures and pressures
3	Can cause serious or permanent injury	Can be ignited under almost all ambient temperatures	May explode at high temperature or shock
2	Can cause temporary incapacitation or residual injury	Must be heated or high ambient temperature to burn	Violent chemical change at high temperatures or pressures
1	Can cause significant irritation	Must be preheated before ignition can occur	Normally stable, high temperatures make unstable
0	No hazard	Will not burn	Stable

RATING NUMBER	SPECIAL HAZARD
OX	Oxidizing
SA	Simple asphyxiants
W	Reacts violently or explosively with water

This chart for reference only - For complete specifications consult the NFPA 704 Standard





Figures 6 and 7: Close-Up Photographs of Additional Warning and Emergency Stickers on the Tesco Control Panel as well as the RBS 6102 Base Station Cabinet, both bearing "T-Mobile" markings. The Emergency Sticker on the Tesco Control Panel bears the address "3613 Sapphire Drive" and includes T-Mobile contact information. Photos taken June 7, 2026.





Figures 8 and 9: Ground-level view of T-Mobile's existing equipment boxes and associated conduit and mounting hardware affixed to utility pole at 3610 North Sapphire Drive. Separate AT&T equipment boxes are also mounted to the same, weathered and heavily-burdened pole. Photo taken June 7, 2026.

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Mailing Date: DEC 1 2008

Doug Meyer (Applicant1Owner)
12900 Park Plaza
Cerritos, CA 90703

Doug Meyer (Representative)
4133 Guardian Street
Simi Valley, California 93063

CASE NO: DIR 2008-3968-DRB-SPP-MSP
DESIGN REVIEW DETERMINATION
PROJECT PERMIT COMPLIANCE
Location: 3610 Sapphire Drive
Environmental Clearance No.: ENV 2008-3969 CE
District Map: 159B137
Council District: 5
Commission Area: South Valley
Community Plan: Encino - Tarzana
Neighborhood Council: Encino
Legal Description: TR 23521, Lot 42

Pursuant to Section 11 of the Mulholland Scenic Parkway Specific Plan and pursuant to Section 11.5.7.C of the Los Angeles Municipal Code, I hereby CONDITIONALLY APPROVE:

A Design Review and Project Permit Compliance application for the construction of a new, 30-foot wireless telecommunications facility pole and underground vault containing cabinets. The proposed maximum height is 30 feet. The project proposes no grading. The project is in the Outer Corridor, downslope, and visible from Mulholland Drive.

This CONDITIONAL APPROVAL is subject to the additional terms and conditions stated below:

DESIGN REVIEW CONDITIONS

A. Administrative

1. The plans provided to the Department of Building and Safety shall conform to the plans attached to the administrative file as Exhibits 1 thru 4, dated 10/16/2008, DIR-2008-3968-DRB-SPP-MSP, as modified by the conditions of this determination, to be submitted for sign-off by the Planning Department prior to obtaining a building permit. Any subsequent changes to the subject plans shall be identified, justified in writing, and approved by the Director of Planning or designee prior to sign-off on a clearance sheet, PCIS electronic clearance, and stamping of building plans submitted to the Department of Building and Safety.

2. **The applicant shall reproduce this Director's Determination on the cover page of the project's building plans.**

3. The applicant shall attach a color palette identifying the project's colors by name, manufacturing company, and catalog number to the cover page of the project's building plans.

4. 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.

5. The project shall conform to the Los Angeles Municipal Code (LAMC) and other applicable laws. All responsible departments and agencies shall review the project and ensure compliance.

6. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

7. **Time Limit.** Pursuant to LAMC Section 11.5.7 C 4 (e), this Director's Determination shall be valid for a period of **two years from the date it becomes effective.** If a building permit is obtained during this period, but subsequently expires, this determination shall expire with the building permit.

B. Design

Prior to sign-off on a clearance summary worksheet and a building permit application, the applicant shall submit the construction plan set for review, approval, and stamping by the Director of Planning or designee, which conforms to the following:

1. The pole and power pedestal shall be painted a dark green or brown color, and

2. The proposed vents shall use a natural feature, such as a boulder, to disguise the structure unless compliance with the Bureau of Engineering requirements prohibits such a design, in which case the vents shall be painted a dark green or brown color.

NOTE TO APPLICANTS/APPLICANTS' ARCHITECT:

The project plans, including conditions of approval, shall comply with the Director of Planning's Determination as to height, size, location, texture, color, and materials, per DIR-2008-3968-DRB-SPP-MSP. Any subsequent changes to the project shall require review by the Director of Planning and, upon referral by the Director of Planning, may be subject to further review by the Design Review Board. The applicant shall submit a request for modification in writing and include a specific notation of the modification(s) requested. Should any changes be required by a public agency, then the agency shall document such requirements in writing.

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

All terms and conditions of this Design Review Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the granted privileges being utilized within two years after the effective date of this determination. If substantial physical construction work has not been completed within this time, the authorization shall terminate and become void. The Director of Planning or his/her designee may extend the termination date for an additional period not to exceed one year if a written request on appropriate forms, accompanied by the applicable fee, is filed at a public office of the Department of City Planning setting forth the reasons for the request and the Director of Planning or his/her designee concurs.

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, you must advise them of the conditions in this grant.

VIOLATIONS OF THE **CONDITIONS, A MISDEMEANOR**

Section 11.00 M of the Los Angeles Municipal Code states that in part: "It shall be unlawful 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."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code.

All appeals shall be filed pursuant to procedures established under LAMC Section 11.5.7 C 6. Per LAMC Section 11.5.7 C 4 (c), the Determination in this matter will become effective 15 calendar days from the date of mailing of the written decision, unless an appeal is filed on the decision within that period pursuant to 11.5.7 C 6 with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections1 incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at http:llcityplanninq.lacitv.org.** Planning Department public offices are located at:

Figueroa Plaza
201 North Figueroa Street, #400
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, 2nd Floor
Van Nuys, CA 91401
(818) 374-5050

The applicant is further advised that all subsequent contact with this office regarding this Determination must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only,** in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

The applicant is further advised that all subsequent contact regarding this case must be by appointment only with the Mulholland Planning staff at (818) 374-5038 or (818) 374-5066.

BACKGROUND

1. The project is the construction of a new, 30-foot wireless telecommunications facility pole and underground vault containing cabinets. The proposed maximum height is 30 feet. The project proposes no grading. The project is in the Outer Corridor, downslope, and visible from Mulholland Drive.

2. On November 6, 2008, the Mulholland Design Review Board met, did not convene a quorum, but provided a forum for unofficial discussion and comment. The proposed single-family dwelling was deemed consistent with the design criteria of the Mulholland Scenic Parkway Specific Plan. The DRB submitted an unofficial recommendation (3-0) that the project be conditionally approved with the following recommendations:

   a. Paint pole green, and

   b. Change vents to boulders

DESIGN REVIEW FINDINGS

Based on a review of the plans submitted with the application, marked Exhibits 1 thru 4, dated 10/16/2008, DIR 2008-3968-DRB-SPP-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:

1. The proposed project is subject to the design review process because it is located within the boundaries of the Mulholland Scenic Parkway Specific Plan.

2. This application for Design Review Approval also serves as the application for a Project Permit Compliance. As determined by the Director of Planning, based upon the findings established herein, the project complies with the regulations of the Specific Plan pursuant to Section 11.5.7 (C) of the Los Angeles Municipal Code.

3. The project conforms to the environmental measures contained within Section 6.B., Environmental Protection Measures, of the Mulholland Scenic Parkway Specific Plan:

   a. The property does not have any prominent ridges contained within or nearby.

   b. The property does not have any streams contained within or nearby.

   c. The property is more than 200 feet from any parkland.

   d. The property does not have any oak trees (Quercus agrifolia, lobata, or virginiana) to be removed, cut down, or moved

   e. The property does not have any archaeological and paleontological resources within or nearby.

4. The project does not require removing any native trees.

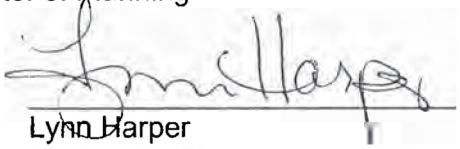
5. The project's maximum height of 30 feet conforms to the most restrictive height provision applicable to the site, which in this case is Section 6.D, Outer Corridor Allowable Building Heights, of the Mulholland Scenic Parkway Specific Plan.

6. The project requires no grading.

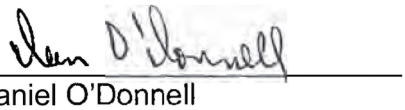
7. Based on a review of the project proposal, and the recommendation of the Design Review Board, the telecommunications pole, underground vault and associated vents, as modified by the conditions herein, is compatible with the surrounding homes and the parkway environment in terms of design, massing, materials, and color, as per Section 11.I.3.e., Design Review Procedure, of the Mulholland Scenic Parkway Specific Plan.

8. The proposed project is categorically exempt from the California Environmental Quality Act according to the City CEQA Guidelines (Article VII, Section I) under Class 3, Category 1. [Log reference ENV 2008-3969 CE], since the project is a new single-family residence.

S. Gail Goldberg, AICP
Director of Planning

By: 
Lynn Harper
Senior City Planner

REVIEWED BY:


Daniel O'Donnell
City Planner

PREPARED BY:


Oliver Netburn
Assistant Planner

1 SCALE: 1" = 10'

CONSTRUCTION AND PLACEMENT DATA

PL NEW 30' STEEL POLE
PL 8' GROUND ROD 24" FROM POLE

(2) EXCAVATE AND PLACE 7' X 17' X 16'-7" VAULT (OLDCASTLE MODEL #616), W/TRAFFIC RATED LID
PL (4) RBS 2206, INSIDE VAULT

QPL 3' OF 1 1/4" PVC CONDUIT FOR SUMP PUMP DISCHARGE. CONSTRUCT DRY WELL FOR DRAINAGE

(4) PL 24' OF 20" PVC VENT PIPE COUPLED TO EACH ABOVE GROUND VENT

@EXCAVATE AND CONSTRUCT 2' X 2' CONCRETE PAD
PL (1) POWER PEDESTAL, METER GLASS TO FACE EAST

(6) PL 24' 1-3" CONDUIT FOR POWER
PL 24' 1-4" CONDUIT FOR TELCO

QPL 22' 7-4" CONDUIT FOR COMM, CORE DRILL VAULT FOR ENTRY

(8) PL 33' 1-4" CONDUIT FOR TELCO, CORE DRILL VAULT FOR ENTRY

(9) PL 52' 1-3" CONDUIT FOR POWER

(10) PL 33' 1-3" CONDUIT FOR POWER

(11) NOT USED

(12) PL (1) 3' X 5' X 4'-4.5" PULL BOX FOR TMAS AND GROUND BAR
BLOW OUT SUMP PUMP HOLE, PLACE GRAVEL UNDER PULL BOX FOR DRAINAGE

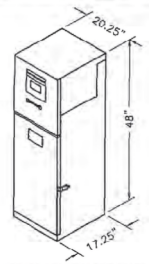
(13) PL 2' 3-4" CONDUIT FOR COMM

SITE DESIGN PENDING UTILITY MEETS
SITE DESIGN PENDING SUBSTRUCTURE RESEARCH

CONSTRUCTION NOTE

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

2 SCALE: NTS **CABINET DETAILS**



POWER PEDESTAL

STREET LIGHTING NOTES TO THE CONTRACTOR

The contractor shall protect and maintain all street light facilities existing in the work area. Should any damage to the street light system occur, the contractor shall immediately notify the Bureau of Street Lighting, Field Operations Division, by telephoning (323) 913-4743. After 4:30 PM Monday through Thursday, or 3:30 PM on Friday, contact the Electric Trouble Board of the Department of Water and Power by telephoning (800) 821-5278 from the (213) area code, or (800) 821-5279 from the (818) area code.

The contractor shall arrange for the immediate repair and restoration of the damaged street lighting system at no cost to the City. A licensed electrical contractor is required to make all repairs necessary to the street lighting facilities.

The contractor shall install all proposed facilities 12 inches clear of the street lighting foundation, pullboxes, and conduits, except where otherwise stated herein. Two business days prior to working near the street lighting circuit, the contractor shall arrange for the presence of the City of Los Angeles Public Works inspector. (213) 580-5080 or (818) 756-8335, to verify all clearance requirements are met. Where a conflict exists between the street lighting facilities and the proposed improvement, approval for relocation of the street lighting facilities may be obtained by contacting the Street Lighting Engineer at (213) 847-2995.

The contractor shall proceed with extreme caution when working near the high voltage series circuit. Unauthorized work on the series circuit can result in severe injury or death. The contractor shall notify the Bureau of Street Lighting, Field Operations Division (323) 913-4743 two business days prior to working near the street lighting circuit.

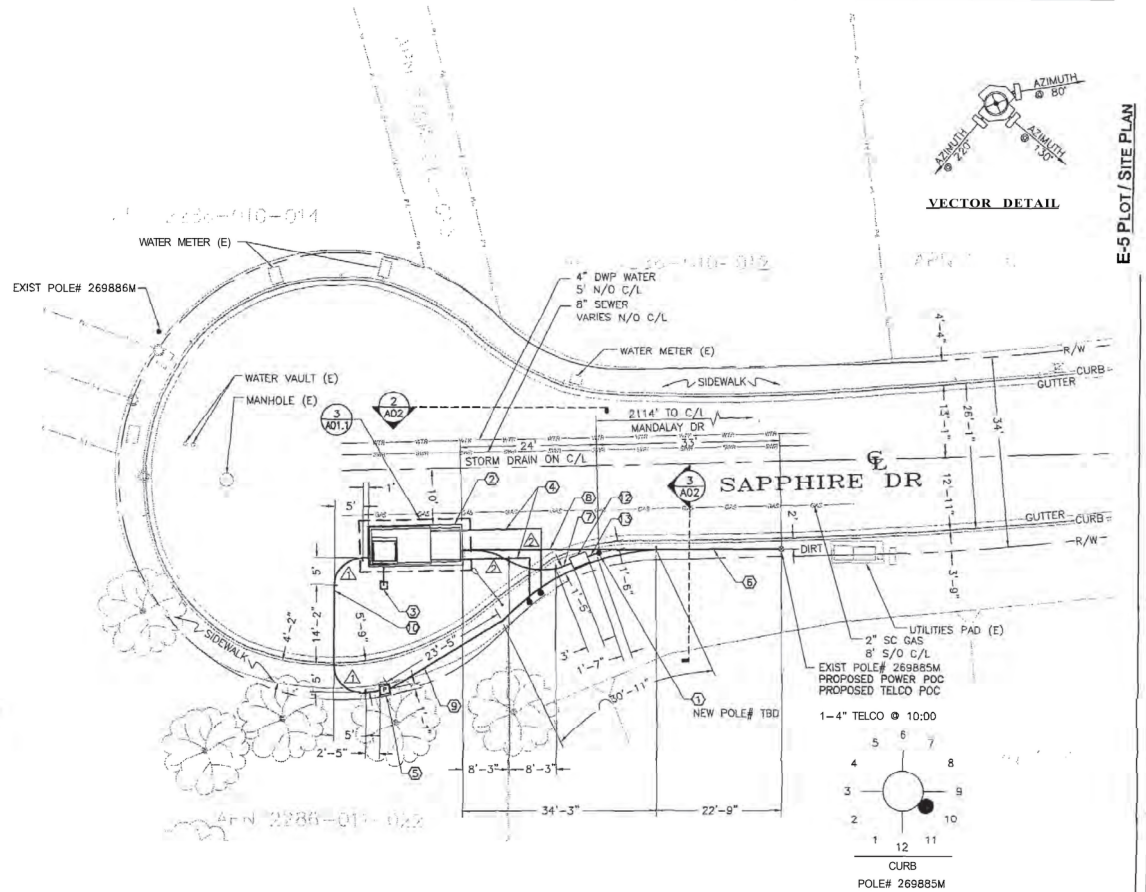
This plan has been reviewed by the Bureau of Street Lighting and approved for the encroachment of new utilities within the Bureau of Street lighting easement or specified hereon and within this plan:

# of vault locations:_____ # of conduit locations:_____

linear footage of conduit:_____lf

Approved By:

_____ Bureau of Street Lighting _____ Date



VECTOR DETAIL

CONDUIT CURVE DATA			
△	R	∠	L
1	5'	90°	7'-8"
2	12'-6"	39°	8'-6"

EXCAVATION DATA				
OWNER	ASPHALT	DIRT	CONCRETE	BORE
CITY OF LOS ANGELES	225 SQ FT	76 SQ FT	66 SQ FT	C&G

DIGALERT 1-800-227-2600 TICKET #

SUB MAP# 7330

NAD 83 COORDINATES
LATITUDE: 34° 08' 10.52" N
LONGITUDE: 118° 29' 16.48" W

E-5 PLOT / SITE PLAN
DIR 2008-3166 -DRB-SPP
DATE: 6/16/2008 STAFF: ON
EXHIBIT A, PG 5

BMS Communications Inc.
4133 GUARDIAN ST
SIMI VALLEY CA 93063
TEL (805) 526-1141
FAX (805) 526-6720
BTL17835

SAPPHIRE
EL0059A
3610 SAPPHIRE DR
ENCINO, CA 91436

The new at&t
AT&T MOBILITY
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	10/14/08	ADD ADDITIONAL ANTENNAS	BAM	R.R.	D.E.
0	9/24/08	ISSUED FOR ZONING	CR	R.R.	D.E.
A	09/15/08	ISSUED FOR REVIEW	BAM	R.R.	D.E.

SCALE: NTS DESIGNED: BMS DRAWN: BAM

SITE PLAN

PROJECT #	SHEET NUMBER	REV
24782-630	A-EL0059A-A01	1

Exhibit HB-2B / 2008 AT&T Mobility Construction Drawing with Excavation Table

LOS ANGELES CITY PLANNING

Home City Planning Website

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards

ZA Cards

Case Number: DIR-2008-3968-DRB-SPP- Search

Case Number: DIR-2008-3968-DRB-SPP-MSP

Case Filed On: 09/30/2008

Accepted For Review On: 10/16/2008

Assigned Date: N/A

Staff Assigned:

Hearing Waived / Date Waived : No

Hearing Location: VAN NUYS

Hearing Date 11/06/2008 06:30 PM

DIR Action: APPROVED WITH CONDITIONS

DIR Action Date: 12/01/2008

End of Appeal Period: 12/16/2008

Appealed: No

BOE Reference Number:

Case on Hold?: No

Approved Documents

Initial Submittal Documents

2 Approved Documents found for Case Number: DIR-2008-3968-DRB-SPP-MSP

	Scan Date	Signed	
Initial Actions (2)			
	12/3/2008		View
	12/3/2008		View

Primary Address

Address	CNC	CD
16309 W ROYAL HILLS DR	Encino	CD 5

Exhibit HB-2B / 2008 AT&T Approval, ZIMAS link to Director's Determination and Construction Drawings

View All Addresses

Project Description:	NEW 30 FT. WIRELESS TELECOMMUNICATIONS FACILITY POLE AND UNDERGROUND VAULT CONTAINING CABINETS.
Requested Entitlement:	INSTALLATION OF A NEW 30-FOOT WIRELESS TELECOMMUNICATIONS FACILITY POLE AND UNDERGROUND VAULT CONTAINING CABINETS. THE PROJECT PROPOSES NO GRADING. THE PROJECT IS IN THE OUTER CORRIDOR, DOWNSLOPE, AND VISIBLE FROM MULHOLLAND DRIVE.
Applicant:	DOUG MEYER [Company: AT & T MOBILITY / BMS COMMUNICATION]
Representative:	DOUGH MEYER [Company: BMS COMMUNICATIONS INC]

View Related Cases

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HELPFUL LINKS

City of Los Angeles
City Departments, Agencies, and Bureaus
Community Resource Guide
Site Map

EXHIBIT HB-3
Antennasearch.com Results



Antennasearch.com search results showing all towers and antennas within a three-mile radius of North Sapphire Drive, Encino, captured May 24, 2026. Project location indicated by rectangle. Telecommunications infrastructure concentrates along major arterials to the north. No comparable above-ground installations appear in the surrounding residential interior within the search radius.

CERTIFICATE OF POSTING FOR PUBLIC HEARING

CASE NO. **DIR-2025-1869-SPPC-DRB-MSP**

This certifies that I/WE have posted the **NOTICE OF PUBLIC HEARING** sign for (Project Description):

The proposed project is the removal of an existing power meter co-located on an existing power pole, and the placement of a new 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 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. The No grading is proposed, and no trees are proposed for removal.

located at (Project Address): **3610 Sapphire Drive & 16309 Royal Hills Drive**

for the Public Hearing/Meeting scheduled on: **Wednesday, November 5th, 2025 at 1:00 PM**

I hereby certify under the penalty of perjury that I posted the above-mentioned **NOTICE OF PUBLIC HEARING** on the **October 25th** day of 20**25**.

N/A	**Robert Castro, LAMS**
Applicant (Print)	Representative/Posting Agent (Print)
	Robert Castro
Signature	Signature

Date **10/25/25**

The processing of your case will not be completed until this form is returned, along with the required photographs verifying the posting to the case file for your project to the project case file. For current mailing addresses, contact the assigned project planner for the case.

Regardless of who posts the site, it is always the responsibility of the Applicant to assure that the notice is firmly attached, legible, posted for public view from the property street frontage, and remains in that condition throughout the entire posting period.

Los Angeles City Planning Department

6262 Van Nuys Boulevard, Suite 430 Los Angeles, CA 91401-2709

NOTICE OF PUBLIC HEARING
MULHOLLAND SCENIC PARKWAY DESIGN REVIEW BOARD

Alan Kishbaugh, Chair, Jack Dawson, Vice Chair
Shahab Ghods, Michael Kaufman, Alan Yotnegharian, Stephanie Savage, [Vacant]

DATE: **Wednesday, November 5th, 2025**
TIME: **1:00 PM**
PLACE: **MARVIN BRAUDE CONSTITUENT SERVICE CENTER**
6262 Van Nuys Blvd. Van Nuys, CA 91401
First Floor Conference Room

IF YOU WISH TO PARTICIPATE IN THE MEETING AND OFFER PUBLIC COMMENT, PLEASE READ THE FOLLOWING INSTRUCTIONS.

Members of the public who wish to listen to the meeting are advised to call +1 (213) 338-8477 and use Meeting ID No. 828 5943 7607 and then press #. Press # again when prompted for participant ID.

To provide public comment during the hearing, staff will direct members of the public to dial *9 when public testimony has begun for that specific agenda item. The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in person-meeting shall continue to be conducted.

The meeting can also be attended online via Zoom by visiting the following link: (https://planning-lacity-org.zoom.us/j/82859437607) and using the Meeting ID # 828 5943 7607 and Passcode: 311601

If you would like to receive a notification when the determination letter is issued for a specific project, pleas click on the following link below to fill out the required form: https://tinyurl.com/bdff7f67

To view applicant presentations and submittal materials, please click on the link below: https://tinyurl.com/4k7xtkjkc

If you are unable to download or access any of these documents, please email planning staff at: Planning.MulhollandSPInfo@lacity.org

POLICY FOR PUBLIC HEARINGS

The Board at times must necessarily limit the speaking times of those presenting testimony on either side of an issue. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Board must be submitted prior to the Board's consideration of the item.

To ensure that the Board has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should email them to the Planning Department, Mulholland Specific Plan staff, at Planning.MulhollandSPInfo@lacity.org, as far in advance of the meeting date as possible.

The Board may reconsider and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting.

Do note, any projects in the agenda for this meeting that are not heard will be rescheduled to a date certain on December 3rd, 2025

ITEMS

1. Call to Order
2. Review of Agenda (Note: Agenda items may be heard out of the order listed.)
3. Public Comment Period
4. Board/Staff Communications
5. Public Hearing, Consent Calendar:

   i. **DIR-2025-1869-SPPC-DRB-MSP, 3610 Sapphire Drive & 16309 Royal Hills Drive, APN: 2286011027 (CD 4)**

   The proposed project is the removal of an existing power meter co-located on an existing power pole, and the placement of a new 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 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. The No grading is proposed, and no trees are proposed for removal.

   Grading – Cut: 0 cubic yards (CUYO), Fill: 0 CUYO, Export: 0 CUYD, Import: 0 CUYD
   Related Environmental: ENV-2025-1864-CE

6. Public Hearing: Preliminary Design Review:
7. Public Hearing: Continued Case(s):

   i. **DIR-2025-997-SPPC-DRB-MSP-HCA, 7510 Willow Glen Road, APN: 5569015008 (CD 4)**

   The proposed project is the construction of a new 3,092 square-foot single-family dwelling with a 230 square-foot two-car garage, a 624 square-foot attached Accessory Dwelling -Unit (ADU) that will be approved through a separate ministerial process, two new retaining walls, and a swimming pool on a vacant lot totaling approximately 11,665 square-feet. The total proposed Residential Floor Area is 2,698 square-feet with a maximum building height of 25 feet. 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. The project is proposing 933 cubic yards (CUYD) of cut, zero CUYO of fill, zero CUYD of import, and 933 CUYD of export grading. The project site is located on a lot that includes protected trees but does not propose the removal of any protected tree

   Grading – Cut: 933 cubic yards (CUYO), Fill: 0 CUYO, Export: 933 CUYD, Import: 0 CUYD
   Related Environmental: ENV-2025-998-CE

8. Public Hearing: New Case(s):

   i. **DIR2025-1520-SPPC-MSP-DRB, 15545 Aqua Verde Drive, APN: 4378032011 (CD 5)**

The proposed project is the addition of 1,134 square-feet to an existing 3,635 square-foot single-family dwelling with a 450 square-foot two-car garage on a lot totaling approximately 18,046 square-feet. The total proposed Residential Floor Area is 5,019 square-feet and will have a maximum height of 15 feet 10 inches. The project is located in the Mulholland Specific Plan Outer Corridor and subject to the Baseline Hillside Ordinance. The project is upslope and Not-Visible from Mulholland Drive. The project is proposing 49 cubic yards (CUYD) of cut, 8 CUYD of fill, zero CUYD of import, and 41 CUYD of export grading. The project is proposing the removal of one non-protected significant tree that will be replaced at a 1:1 ratio

Grading – Cut: 49 cubic yards (CUYO), Fill: 8 CUYD, Export: 41 CUYD, Import: 0 CUYD
Related Environmental: ENV-2025-1521-CE

ii. **ZA-2024-7016-CU1-DRB-SPPC-MSP, 7245 and 7265 Outpost Cove Drive, APN(s): 5572022007 (CD 5)**

The proposed project is the construction of a new retaining wall with a variable height that is not to exceed 15 feet 8 inches and have a length of 160 feet on a developed lot that is approximately 43,305 square-feet. The proposed work also includes 3,565 square-feet of shotcrete. The project is located in the Mulholland Specific Plan Inner Corridor and subject to the Baseline Hillside Ordinance. The project is downslope and Visible from Mulholland Drive. The project is proposing zero cubic yards (CUYD) of cut, zero CUYO of fill, 155 CUYD of import, and zero CUYD of export grading, and requires a haul route. The project does not propose the removal of any protected or significant tree

Grading – Cut: 0 cubic yards (CUYO), Fill: 0 CUYD, Export: 0 CUYD, Import: 155 CUYD
Related Environmental: ENV-2024-7017-CE

9. **Next meeting – WEDNESDAY, November 19, 2025, 1:00 PM, via in person/ Zoom Webinar.**
10. Adjourn

GENERAL INFORMATION

Department of City Planning – Mailing Address
Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Blvd., Suite 430
Los Angeles, CA 91401
Internet: http://planning.lacity.org/

For additional information, contact Mulholland Staff: Planning.MulhollandSPInfo@lacity.org

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

OPEN MEETINGS- The DRB shall provide an opportunity in open meetings for the public to address items of interest to the public that are within the subject matter jurisdiction of the DRB. The Chair of the DRB may allocate the number of speakers per subject, the time allotted on each subject, and the time allotted to each speaker. Under the provisions of the Brown Act (Gov. Code Sec. 54959-54960), the Mulholland Scenic Parkway Specific Plan Design Review Board is a "legislative body" and must: 1. Conduct all quorum meetings in public; and 2. Post all agenda items or issues considered for discussion seventy-two (72) hours before public meetings. Public notices are posted at the Offices of the Planning Department and the Planning Department Website. Click on https://planning.lacity.org/about/commissions-boards-hearings#boards.

FILE REVIEW - The complete file is available for public inspection by appointment only. Please call (Jude Hernandez at 213-482-7076 or Tiffany Corrales at 213-682-6368) or email (Planning.MulhollandSPInfo@lacity.org) at least three (3) days in advance to assure that the files will be available. Files are not available for review the day of the hearing.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional. oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

PERSONS WISHING TO PROVIDE PUBLIC COMMENT: When the Agenda item you wish to speak on comes up, please press *9 to 'raise your hand'. Following the item presentation, Board staff will unmute those wishing to provide public comment and those who have 'raised their hand'. When called upon, you can begin to provide public comment for your allotted time. Staff will track your allotted time and give you a warning before the end of your allotted time, subsequently re-muting your line when your allotted time has concluded. Should there be any questions from the Board or Planning staff requiring your response, you will again be unmuted.

REQUIREMENTS FOR SUBMISSION OF MATERIALS – To ensure that the Design Review Board has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should comply with the following:

Requirements for Submission of Materials for Members of the Public. Written materials may be submitted prior to the hearing via email to Planning.MulhollandSPInfo@lacity.org. Submissions on the day of the public hearing may not be more than two (2) written pages, including exhibits, and must include the case and agenda item number on the cover or first page of the attachment. Photographs do not count toward the page limitation. The submission must be provided to Planning staff prior to the start of the hearing.

Non-Complying Submissions. Submissions that do not comply with these rules will be stamped "File Copy Non-complying Submission." Noncomplying submissions will be placed into the official case file but they will not be delivered to or considered by the Board and will not be included in the official administrative record for the item at issue.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - 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 here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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.

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Telecommunication Relay Services

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Exhibit HB-4 / October 2025 Posted Notice 10/25/2025

Los Angeles City Planning Department

6262 Van Nuys Boulevard, Suite 430 Los Angeles, CA 91401-2709

NOTICE OF PUBLIC HEARING
MULHOLLAND SCENIC PARKWAY DESIGN REVIEW BOARD

Alan Kishbaugh, Chair, Jack Dawson, Vice Chair
Shahab Ghods, Michael Kaufman, Alain Yatnegparian, Stephanie Savage, [Vacant]

DATE: **Wednesday, November 5th, 2025**
TIME: **1:00 PM**
PLACE: **MARVIN BRAUDE CONSTITUENT SERVICE CENTER**
6262 Van Nuys Blvd, Van Nuys, CA 91401
First Floor Conference Room

IF YOU WISH TO PARTICIPATE IN THE MEETING AND OFFER PUBLIC COMMENT. PLEASE READ THE FOLLOWING INSTRUCTIONS.

Members of the public who wish to **listen to the meeting** are advised to call +1 (213) 338-8477 and use Meeting ID No. 828 5943 7607 and then press #. Press # again when prompted for participant ID.

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The meeting can also be attended **online via Zoom** by visiting the following link: (https://planning-lacity-org.zoom.us/j/82859437607) and using the Meeting ID # 828 5943 7607 and Passcode: 311601.

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To view applicant presentations and submittal materials, please click on the link below: https://tinyurl.com/4k7xkjkc

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POLICY FOR PUBLIC HEARINGS

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To ensure that the Board has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should email them to the Planning Department, Mulholland Specific Plan staff, at Planning.MulhollandSPInfo@lacity.org, as far in advance of the meeting date as possible.

The Board may reconsider and alter its action taken on items listed or during the next regular meeting.

Do note, any projects in the agenda for this meeting that are not heard certain on December 3rd, 2025.

ITEMS

1. Call to Order
2. Review of Agenda (Note: Agenda items may be heard out
3. Public Comment Period
4. Board/Staff Communications
5. Public Hearing: **Consent Calendar:**

   [redacted]

   Mulholland Drive. The No grading is proposed, and

   Grading – Cut: 0 cubic yards (CUYD), Fill: 0 CUYD
   Related Environmental: ENV-2025-1864-CE

6. Public Hearing: **Preliminary Design Review:**
7. Public Hearing: **Continued Case(s):**
   i. **DIR-2025-997-SPPC-DRB-MSP-HCA, 7510 Willo**

   The proposed project is the construction of a new with a 230 square-foot two-car garage, a 624 squa (ADU) that will be approved through a separate m and a swimming pool on a vacant lot totaling appr proposed Residential Floor Area is 2,698 square-f feet. The project is located in the Mulholland Spec Baseline Hillside Ordinance. The project is downsl project is proposing 933 cubic yards (CUYD) of cu and 933 CUYD of export grading. The project site trees but does not propose the removal of any pro

   Grading – Cut: 933 cubic yards (CUYD), Fill: 0 CU
   Related Environmental: ENV-2025-998-CE

8. Public Hearing: **New Case(s):**
   i. **DIR-2025-1520-SPPC-MSP-DRB, 15545 Aqua V**

PUBLIC COMMENT: When the Agenda
m presentation, Board staff will unmute th
ed upon, you can begin to provide publi
before the end of your allotted time, su
questions from the Board or Planning st

ON OF MATERIALS – To ensure that the
ublic who wish to submit written materials

Materials for Members of the Public.
Info@lacity.org. Submissions on the da
d must include the case and agenda ite
he page limitation. The submission mus

bmissions that do not comply with the
sions will be placed into the official case
the official administrative record for the

VE REMEDIES AND JUDICIAL REVIE
se issues you or someone else raise
elivered to this agency at or prior to the p
ode of Civil Procedure Section 1094.5,
day following the date on which the City
ere may be other time limits which also a

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email per.planning@lacity.org a minim
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a written document is requested, please

bajo el Título II de la Ley sobre Estadou
pacidad. Para solicitar [redacted] modo razo
correo electrónico [redacted]
ra, enviar un correo [redacted]
que se le haga [redacted]
comento [redacted]

ervices -

Los Angeles Times

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Students let the bot do the work

Most high schoolers use AI, raising fresh doubts about value of home assignments.

BY HOWARD BLUME

Homework has long been a topic of debate, but in 2025 it is facing an existential crisis. Has artificial intelligence and its instant answers made it pointless or even counterproductive?

Research released this month suggests that AI has become fully embedded in how students respond to homework and other assignments.

The percentage of high school students who report





'Make or break moment' for the Supreme Court

Ruling will decide what, if any, limits exist to president's use of military in the U.S.

BY DAVID G. SAVAGE

WASHINGTON — The Supreme Court is set to rule for the first time on whether the president has the power to deploy troops in American cities over the objections of local and state officials.

A decision could come at any time.

And even a one-line order siding with President Trump would send the message that he is free to use the military to carry out his orders — and in particular, in

The power to deploy the National Guard "is committed to his exclusive discretion by law," they asserted in their appeal in Trump vs. Illinois.

That broad claim of executive power might win favor with the court's conservatives.

Administration lawyers told the court that the National Guard would "defend federal personnel, property, and functions in the face of ongoing violence" in response to aggressive immigration enforcement, but it would not carry out ordinary policing.

Yet Trump has repeatedly threatened to send U.S. troops to San Francisco and other Democratic-led cities to carry out ordinary law enforcement.

Exhibit HB-4 | October 2025 Posted Notice 10/25/25



Exhibit HB-4 / October 2025 Posted Notice

Los Angeles City Planning Department

6262 Van Nuys Boulevard, Suite 430 Los Angeles, CA 91401-2709

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Alan Kishbaugh, Chair, Jack Dawson, Vice Chair
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DATE: Wednesday, November 5th, 2025
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The Board may reconsider and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting.

Do note, any projects in the agenda for this meeting that are not heard will be rescheduled to a date certain on December 3rd, 2025.

ITEMS

1. Call to Order
2. Review of Agenda (Note: Agenda items may be heard out of the order listed.)
3. Public Comment Period
4. Board/Staff Communications
5. Public Hearing: **Consent Calendar:**
   i. **DIR-2025-1869-SPPC-DRB-MSP, 3610 Sapphire Drive & 16306 Royal Hills Drive, APN: 2286011027 (CD 4)**

   The proposed project is the removal of an existing power meter co-located on an existing power pole, and the placement of a new 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 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. The No grading is proposed, and no trees are proposed for removal.

   Grading – Cut: 0 cubic yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD
   Related Environmental: ENV-2025-1004-CE
6. Public Hearing: **Preliminary Design Review:**
7. Public Hearing: **Continued Case(s):**
   i. **DIR-2025-997-SPPC-DRB-MSP-HCA, 7510 Willow Glen Road, APN: 5569015008 (CD 4)**

   The proposed project is the construction of a new 3,092 square-foot single-family dwelling with a 230 square-foot two-car garage, a 624 square-foot attached Accessory Dwelling Unit (ADU) that will be approved through a separate ministerial process, two new retaining walls, and a swimming pool on a vacant lot totaling approximately 11,665 square feet. The total proposed Residential Floor Area is 2,698 square-feet with a maximum building height of 25 feet. 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. The project is proposing 933 cubic yards (CUYD) of cut, zero CUYD of fill, zero CUYD of import, and 933 CUYD of export grading. The project site is located on a lot that includes protected trees but does not propose the removal of any protected tree.

   Grading – Cut: 933 cubic yards (CUYD), Fill: 0 CUYD, Export: 933 CUYD, Import: 0 CUYD
   Related Environmental: ENV-2025-998-CE
8. Public Hearing: **New Case(s):**
   i. **DIR-2025-1520-SPPC-MSP-DRB, 15545 Aqua Verde Drive, APN: 4378032011 (CD 5)**

The proposed project is the addition of 1,134 square-feet to an existing 3,635 square-foot single-family dwelling with a 450 square-foot two-car garage on a lot totaling approximately 18,046 square-feet. The total proposed Residential Floor Area is 5,018 square-feet and will have a maximum height of 15 feet 10 inches. The project is located in the Mulholland Specific Plan Outer Corridor and subject to the Baseline Hillside Ordinance. The project is upslope and Not-Visible from Mulholland Drive. The project is proposing 49 cubic yards (CUYD) of cut, 8 CUYD of fill, zero CUYD of import, and 41 CUYD of export grading. The project is proposing the removal of one non-protected significant tree that will be replaced at a 1:1 ratio.

Grading – Cut: 49 cubic yards (CUYD), Fill: 8 CUYD, Export: 41 CUYD, Import: 0 CUYD
Related Environmental: ENV-2025-1521-CE

ii. **ZA-2024-7018-CU1-DRB-SPPC-MSP, 7245 and 7265 Outpost Cove Drive, APN(s): 5672022007 (CD 5)**

The proposed project is the construction of a new retaining wall with a variable height that is not to exceed 16 feet 8 inches and have a length of 160 feet on a developed lot that is approximately 43,305 square-feet. The proposed work also includes 3,565 square-feet of shotcrete. The project is located in the Mulholland Specific Plan Inner Corridor and subject to the Baseline Hillside Ordinance. The project is downslope and Visible from Mulholland Drive. The project is proposing zero cubic yards (CUYD) of cut, zero CUYD of fill, 155 CUYD of import, and zero CUYD of export grading, and requires a haul route. The project does not propose the removal of any protected or significant tree.

Grading – Cut: 0 cubic yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 155 CUYD
Related Environmental: ENV-2024-7017-CE

9. Next meeting – **WEDNESDAY, November 19, 2025, 1:00 PM. via in person/ Zoom Webinar.**
10. Adjourn

GENERAL INFORMATION

Department of City Planning – Mailing Address
Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Blvd., Suite 430
Los Angeles, CA 91401
Internet: http://planning.lacity.org/

For additional information, contact Mulholland staff: Planning.MulhollandSPInfo@lacity.org

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

OPEN MEETINGS - The DRB shall provide an opportunity in open meetings for the public to address items of interest to the public that are within the subject matter jurisdiction of the DRB. The Chair of the DRB may allocate the number of speakers per subject, the time allotted on each subject, and the time allotted to each speaker. Under the provisions of the Brown Act (Gov. Code Sec. 54959-54960), the Mulholland Scenic Parkway Specific Plan Design Review Board is a "legislative body" and must: 1. Conduct all quorum meetings in public; and 2. Post all agenda items or issues considered for discussion seventy-two (72) hours before public meetings. Public notices are posted at the Offices of the Planning Department and the Planning Department Website. Click on https://planning.lacity.org/about/commissions-boards-hearings#boards.

FILE REVIEW - The complete file is available for public inspection by appointment only. Please call (Jude Hernandez at 213-482-7976 or Tiffany Corrales at 213-682-8366) or email (Planning.MulhollandSPInfo@lacity.org), at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

PERSONS WISHING TO PROVIDE PUBLIC COMMENT: When the Agenda item you wish to speak on comes up, please press *9 to 'raise your hand'. Following the item presentation, Board staff will unmute those wishing to provide public comment and those who have 'raised their hand'. When called upon, you can begin to provide public comment for your allotted time. Staff will track your allotted time and give you a warning before the end of your allotted time, subsequently re-muting your line when your allotted time has concluded. Should there be any questions from the Board or Planning staff requiring your response, you will again be unmuted.

REQUIREMENTS FOR SUBMISSION OF MATERIALS – To ensure that the Design Review Board has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should comply with the following:

Requirements for Submission of Materials for Members of the Public. Written materials may be submitted prior to the hearing via email to Planning.MulhollandSPInfo@lacity.org. Submissions on the day of the public hearing may not be more than two (2) written pages, including exhibits, and must include the case and agenda item number on the cover or first page of the attachment. Photographs do not count toward the page limitation. The submission must be provided to Planning staff prior to the start of the hearing.

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Exhibit HB-4 October 2025 Posted Notice
10/25/2025


16309
ACS
9KSH571
10/25/2025

PROOF OF MAILING STATEMENT

CASE NO.(s) **DIR-2025-1869-SPPC-DRB-MSP**

This certifies that I/WE have mailed the **NOTICE OF PUBLIC HEARING** for (Project Description):

The proposed project is the removal of an existing power meter co-located on an existing power pole, and the placement of a new 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 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. The No grading is proposed, and no trees are proposed for removal.

located at (Project Address): **3610 Sapphire Drive & 16309 Royal Hills Drive**

for the Public Hearing/Meeting scheduled on: **Wednesday, November 5th, 2025 at 1:00 PM**

I hereby certify under the penalty of perjury that **I mailed the above-mentioned NOTICE OF PUBLIC HEARING** on: **October 24, 2025**

to the **MAILING LIST(s) ATTACHED**.

N/A	**Robert Castro, LAMS**
Applicant (Print)	Representative/Mailing Agent (Print)
	Robert Castro
Signature	Signature

Date **10/24/25**

The processing of your case will not be completed until this form is returned to the case file for your project.

Exhibit HB-5 / October 2025 Mailed Notice

OWNERS AND OCCUPANTS MAILING LIST
MAILED OUT ON 10/24/2025

MAP #	OWNER	ADDRESS	CITY	STATE	ZIP
	OWNER - T-MOBILE	3257 E. GUASTI RD, SUITE 200	ONTARIO	CA	91761
	APPLICANT - NETWORK CONNEX	655 N. CENTRAL AVE., SUITE 1520	GLENDALE	CA	91203
	REPRESENTATIVE - COLT WATERBURY	655 N. CENTRAL AVE., SUITE 1520	GLENDALE	CA	91203
	COUNCIL DISTRICT 4 - ATTN: NITHYA RAMAN	200 N SPRING ST, SUITE 415	LOS ANGELES	CA	90012
	ENCINO NEIGHBORHOOD COUNCIL	4924 PASO ROBLES AVE	ENCINO	CA	91316
	ROBERT CASTRO - L.A. MAPPING SERVICE, INC	781 PINEFALLS AVE	DIAMOND BAR	CA	91789
	DEPT OF NEIGHBORHOOD EMPOWERMENT	200 N SPRING ST, STE 2005	LOS ANGELES	CA	90012
	DEPT OF TRANSPORTATION	100 S MAIN ST, 10TH FLOOR	LOS ANGELES	CA	90012
	BUREAU OF ENGINEERING	1149 S BROADWAY, SUITE 700	LOS ANGELES	CA	90015
	LOS ANGELES UNIFIED SCHOOL DISTRICT	333 S BEAUDRY AVE	LOS ANGELES	CA	90017
	CITY ADMINISTRATIVE OFFICER	200 N MAIN ST, SUITE 1500	LOS ANGELES	CA	90012
	DEPARTMENT OF BUILDING AND SAFETY	201 N FIGUEROA ST	LOS ANGELES	CA	90012
1	THOMAS LE	3633 SAPPHIRE DR	ENCINO	CA	91436
2	JUSTIN & LAUREN SELTZER	3619 SAPPHIRE DR	ENCINO	CA	91436
3	HEATHER W BERNSTEIN	3611 SAPPHIRE DR	ENCINO	CA	91436
4	JEFFREY & CHERYL PATTERSON	22560 LA QUILLA DR	CHATSWORTH	CA	91311
5	GOLRIZ MOINAMINI	3605 SAPPHIRE DR	ENCINO	CA	91436
6	MARTIN & VICTORIA S BINDER	3624 SAPPHIRE DR	ENCINO	CA	91436
7	SHLOMO & ISRAELA ELKAYAM	3603 SAPPHIRE DR	ENCINO	CA	91436
8	ISRAELA ELKAYAM	3601 SAPPHIRE DR	ENCINO	CA	91436
9	SHLOMO ELKAYAM	3600 SAPPHIRE DR	ENCINO	CA	91436
10	SHAWN ARAGHI	16325 ROYAL HILLS DR	ENCINO	CA	91436
11	PETER & MELISSA FRIED	16317 ROYAL HILLS DR	ENCINO	CA	91436
12	ALBERT & SOHEILA HALIMI	16309 ROYAL HILLS DR	ENCINO	CA	91436
13	DONNA L HAY	16301 ROYAL HILLS DR	ENCINO	CA	91436
14	DALIP S & TRINA SETHI	3494 RED ROSE DR	ENCINO	CA	91436
4	OCCUPANT	3609 SAPPHIRE DR	LOS ANGELES	CA	91436



Exhibit HB-5 / October 2025 Mailed Notice

10/24/2025

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Diamond Bar, CA 91789

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COLT WATERBURY
655 N. CENTRAL AVE., SUITE 1520
GLENDALE CA 91203

Exhibit HB-5 / October 2025 Mailed Notice

10/24/2025

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN REVIEW BOARD

Alan Kishbaugh, Chair *Jack Dawson, Vice Chair*

Alain Yotnegparian *Michael Kaufman* *Shahab Ghods* *Stephanie Savage* *[Vacant]*

November 5th, 2025

Agenda Item No. 5(i): The review and adoption of findings for the Mulholland Design Review Board to continue with remote hearings. Pursuant to Government Code Section 54953(e)(1)(B)-(C), determination that due to the COVID-19 State of Emergency, meeting in person would present imminent risks to the health and safety of attendees, and possible Mulholland Design Review Board action.

DIR-2025-1863-SPPC-DRB-MSP, 3610 Sapphire Drive & 16309 Royal Hills Drive, APN: 2286011027 (CD 4)

PROJECT DESCRIPTION: The proposed project is the removal of an existing power meter co-located on an existing power pole, and the placement of a new 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 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. The No grading is proposed, and no trees are proposed for removal.

Grading – Cut: 0 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD
Related Environmental: ENV-2025-1864-CE

DRB Recommendations:

Quorum: **X** Yes ☐ No		X Approved as Submitted		Moved:	Michael Kaufman
Abstained:		☐ Disapproved		Second:	Jack Dawson
Absent:	Alain Yotnegparian	☐ Continued*		Ayes:	5
		☐ Approved with Conditions			
Recused:				Nays:	0

Alan Kishbaugh

Chairperson, Mulholland Scenic Parkway DRB

11/10/2025

Date

**If the case is continued, please note that while it doesn't often happen, the Design Review Board reserves the right to open the discussion beyond the continued items listed on this sheet.*

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

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MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE & DESIGN REVIEW

Date: 2/5/2026

Applicant/Representative
T-Mobile
c/o Colt Waterbury
Network Connext
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 actives, 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.I.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.I.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	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC *Tuesday and Thursday Only*	8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

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 after the effective date of the determination.

See instructions on how to prepare for your appointment at 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

Claudia Rodriguez, Senior City Planner

Prepared by:

Jude Hernandez, Planning Assistant
jude.hernandez@lacity.org

cc: Council Office, District 4
Adjoining Property Owners

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

Request for Aesthetic Modifications – Color and Visual Impact Concerns Case No. DIR-2025-1863-SPPC-DRB-MSP / 3610 North Sapphire Drive

Heather Bernstein <heather.w.bernstein@gmail.com> Mon, Feb 16, 2026 at 11:58 PM
To: "jude.hernandez@lacity.org" <jude.hernandez@lacity.org>, "claudia.rodriguez@lacity.org" <claudia.rodriguez@lacity.org>

Dear Ms. Rodriguez,

I hope you're doing well. I'm writing regarding the proposed replacement of the utility cabinet located along the public right-of-way adjacent to my property.

Attached is a short letter outlining site-specific planning considerations I respectfully request be reviewed as part of any approval or permitting process. I have also included a small set of photos to provide visual context for the cabinet's location, visibility, and surrounding residential environment.

Thank you for your time and for considering these materials. Please let me know if any additional information would be helpful.

Best regards,

Heather Bernstein
3611 Sapphire Dr., Encino CA 91436
Phone: (310) 876-9993

8 attachments



Existing Power Meter Pedestal Visual Impact Public Right of Way.jpg
1868K



Existing Power Meter Pedestal, View Towards Mulholland Scenic Parkway.jpg
1110K



Existing Power Meter Pedestal, Graphics and Finish (As Installed).jpg
946K



Existing Power Meter Pedestal, Second View Towards Mulholland Scenic Parkway.jpg
1428K



Existing Power Meter Pedestal, Aereal View.jpg
548K



Existing Power Meter Pedestal Visibility from Mulholland Drive Public Vantage.jpg
1009K



Existing Power Meter Pedestal Visible from Alternate Public Vantage.jpg
1051K

DIR-2025-1863-3610-N-Sapphire-Dr-Bernstein-Comment-Letter-Feb-16-2026.pdf
371K

City of Los Angeles
Department of City Planning
Attn: Claudia Rodriguez, Senior City Planner

Subject: Request for Aesthetic Modifications – Color and Visual Impact Concerns
Case No. DIR-2025-1863-SPPC-DRB-MSP / 3610 North Sapphire Drive

Dear Ms. Rodriguez and Planning Staff,

Thank you for providing the details of the proposed new power meter pedestal to be located at 3610 Sapphire Drive, Encino CA 91436.

I'm writing to raise a narrow but significant concern regarding aesthetics, specifically the color and graphics of this proposed utility structure (as evidenced by the existing structure it will replace).

As currently installed/proposed, the structure is and would remain highly visually prominent, particularly due to:

- its greyish-white coloration, white reads as bright white (rather than having a subdued or mountain-compatible color and finish)[1];
- its fully-exposed location, unbuffered by landscaping and viewed directly from nearby residents at close range and easily viewed and recognized from Mulholland Drive also, without any trees or vegetation to help mitigate its impact;
- In addition to base color, the use of multiple large, bright, primary-colored decals, graphics and stickers (in bright reds/yellows), which further significantly increase visual contrast and draw the eye;
- the overall effect of the materials and finish, which contrast sharply with the surrounding homes and landscapes, and which appear inconsistent with the intent of Section 11.3 of the Specific Plan[2].

In addition, little to no effort appears to have been made to conceal the current structure from view, either from the Mulholland Drive side or from the Sapphire Drive side.

In my view, this appearance is inconsistent with the intent of Section 11.3 of the Mulholland Scenic Parkway Specific Plan.

---

[1] Condition No. 4 permits exterior colors that are 25% grayscale or greater (excluding white). In this particular location, however, the combination of direct sunlight, lack of visual screening, and isolation within the public right-of-way causes even moderately dark or neutral tones to read as extremely light, visually indistinguishable from white. The existing installation demonstrates this effect. While it may technically satisfy numerical or palette requirements, in practice it reads as bright, highly conspicuous, and visually dominant in this specific setting. I raise this not as a criticism of the current structure, but as a cautionary example of how strict reliance on minimum thresholds may not achieve the intended visual result here.

[2] A compatibility finding under Section 11.1.3 necessarily depends on how the facility appears once installed, not merely whether it meets abstract criteria. Given the proximity to residential windows and the absence of screening, true compatibility here requires a finish that is intentionally recessive — darker, earth-toned, and selected with full awareness of how sunlight will affect its appearance.

I am not asking that the proposed power meter pedestal permit be denied, but rather that Planning consider whether feasible modifications could reduce its visual impact, including the following:

- **a darker, more subdued color palette (e.g., greens, browns, or other mountain-appropriate tones);**
- **matte, non-reflective finishes that visually recede;**
- **reduction or elimination of bright, primary-colored (red/yellow) graphics and decals; and/or**
- **other reasonable screening or aesthetic treatments.**

Such measures would help ensure that the installation better achieves the intent of the Mulholland Scenic Parkway Specific Plan once constructed and viewed in real-world conditions.

I would also request that, as a condition of any permit, the City independently verify the proposed dimensions ***as installed***, including how overall height is calculated relative to grade at the point of installation, and secure the permittee's commitment to promptly modify or remove the structure if it exceeds the stated 4' height limit.

Again, my concern is not the presence of the facility itself, but avoiding a repeat of a result that is technically compliant yet visually incompatible given the unique exposure of this site.

Thank you for your consideration. I appreciate your attention to ensuring that the replacement facility reflects the intent of the Mulholland Scenic Parkway Specific Plan in practice as well as in form.

Best regards,

Heather Bernstein
3611 Sapphire Drive
Encino, CA 91636
(310) 876-9993

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

Request for Aesthetic Modifications – Color and Visual Impact Concerns Case No. DIR-2025-1863-SPPC-DRB-MSP / 3610 North Sapphire Drive

Claudia Rodriguez <claudia.rodriguez@lacity.org> Tue, Feb 17, 2026 at 10:56 AM
To: Heather Bernstein <heather.w.bernstein@gmail.com>
Cc: "jude.hernandez@lacity.org" <jude.hernandez@lacity.org>, Renata Ooms <renata.ooms@lacity.org>

Hi, Heather,
Thank you for reaching out.
Since a decision letter has been issued, your option is to appeal the decision so your recommendations might be incorporated into the design. But at this point, the decision becomes final on the 21st.
Here is the information on how to file an appeal:

1. Entitlement Appeal Application - Drop off at DSC
2. Entitlement Appeal Application - File and Pay online

Appeals filed with the city incur a fee. That fee is approximately:
https://planning.lacity.gov/project-review/fee-estimator

Fee Estimate Summary: $194.34

REQUEST(S)

FEE NAME	FEE AMOUNT	% CHG	CHG AMNT
APPEAL BY NON-APPLICANT	$ 158.00	100%	$ 158.00

MISCELLANEOUS

FEE NAME	FEE AMOUNT	% CHG	CHG AMNT

SURCHARGES

FEE NAME	FEE AMOUNT	% CHG	CHG AMNT
Development Services Center Surcharge	$ 158.00	3%	$ 4.74
City Planning Systems Development Surcharge	158.00	6%	9.48
Operating Surcharge	158.00	7%	11.06
General Plan Maintenance Surcharge	158.00	7%	11.06
		TOTAL	$ 194.34

Thank you.
Sincerely,

Claudia

[Quoted text hidden]

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

Exhibit HB-10 / Petitioner's 2/18/26 Appeal Filing

APPLICANT'S AFFIDAVIT

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

Appellant Signature: Heather Bennett **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 Wechsler 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 COMMUNITES (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 ~~CEQA~~ APPEAL of director determination

CEQA Categorical Exemption (Class 1)
Case No.: ~~ENV-2025-1864-CE~~ 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 2-4 of 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 Decision 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 the 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.

City of Los Angeles
Department of City Planning
Attn: Claudia Rodriguez, Senior City Planner

Subject: Request for Aesthetic Modifications – Color and Visual Impact Concerns
Case No. DIR-2025-1863-SPPC-DRB-MSP / 3610 North Sapphire Drive

Dear Ms. Rodriguez and Planning Staff,

Thank you for providing the details of the proposed new power meter pedestal to be located at 3610 Sapphire Drive, Encino CA 91436.

I'm writing to raise a narrow but significant concern regarding aesthetics, specifically the color and graphics of this proposed utility structure (as evidenced by the existing structure it will replace).

As currently installed/proposed, the structure is and would remain highly visually prominent, particularly due to:

- its greyish-white coloration, white reads as bright white (rather than having a subdued or mountain-compatible color and finish)[1];
- its fully-exposed location, unbuffered by landscaping and viewed directly from nearby residents at close range and easily viewed and recognized from Mulholland Drive also, without any trees or vegetation to help mitigate its impact;
- In addition to base color, the use of multiple large, bright, primary-colored decals, graphics and stickers (in bright reds/yellows), which further significantly increase visual contrast and draw the eye;
- the overall effect of the materials and finish, which contrast sharply with the surrounding homes and landscapes, and which appear inconsistent with the intent of Section 11.3 of the Specific Plan[2].

In addition, little to no effort appears to have been made to conceal the current structure from view, either from the Mulholland Drive side or from the Sapphire Drive side.

In my view, this appearance is inconsistent with the intent of Section 11.3 of the Mulholland Scenic Parkway Specific Plan.

---

[1] Condition No. 4 permits exterior colors that are 25% grayscale or greater (excluding white). In this particular location, however, the combination of direct sunlight, lack of visual screening, and isolation within the public right-of-way causes even moderately dark or neutral tones to read as extremely light, visually indistinguishable from white. The existing installation demonstrates this effect. While it may technically satisfy numerical or palette requirements, in practice it reads as bright, highly conspicuous, and visually dominant in this specific setting. I raise this not as a criticism of the current structure, but as a cautionary example of how strict reliance on minimum thresholds may not achieve the intended visual result here.

[2] A compatibility finding under Section 11.1.3 necessarily depends on how the facility appears once installed, not merely whether it meets abstract criteria. Given the proximity to residential windows and the absence of screening, true compatibility here requires a finish that is intentionally recessive — darker, earth-toned, and selected with full awareness of how sunlight will affect its appearance.

I am not asking that the proposed power meter pedestal permit be denied, but rather that Planning consider whether feasible modifications could reduce its visual impact, including the following:

- **a darker, more subdued color palette (e.g., greens, browns, or other mountain-appropriate tones);**
- **matte, non-reflective finishes that visually recede;**
- **reduction or elimination of bright, primary-colored (red/yellow) graphics and decals; and/or**
- **other reasonable screening or aesthetic treatments.**

Such measures would help ensure that the installation better achieves the intent of the Mulholland Scenic Parkway Specific Plan once constructed and viewed in real-world conditions.

I would also request that, as a condition of any permit, the City independently verify the proposed dimensions ***as installed***, including how overall height is calculated relative to grade at the point of installation, and secure the permittee's commitment to promptly modify or remove the structure if it exceeds the stated 4' height limit.

Again, my concern is not the presence of the facility itself, but avoiding a repeat of a result that is technically compliant yet visually incompatible given the unique exposure of this site.

Thank you for your consideration. I appreciate your attention to ensuring that the replacement facility reflects the intent of the Mulholland Scenic Parkway Specific Plan in practice as well as in form.

Best regards,

Heather Bernstein
3611 Sapphire Drive
Encino, CA 91636
(310) 876-9993

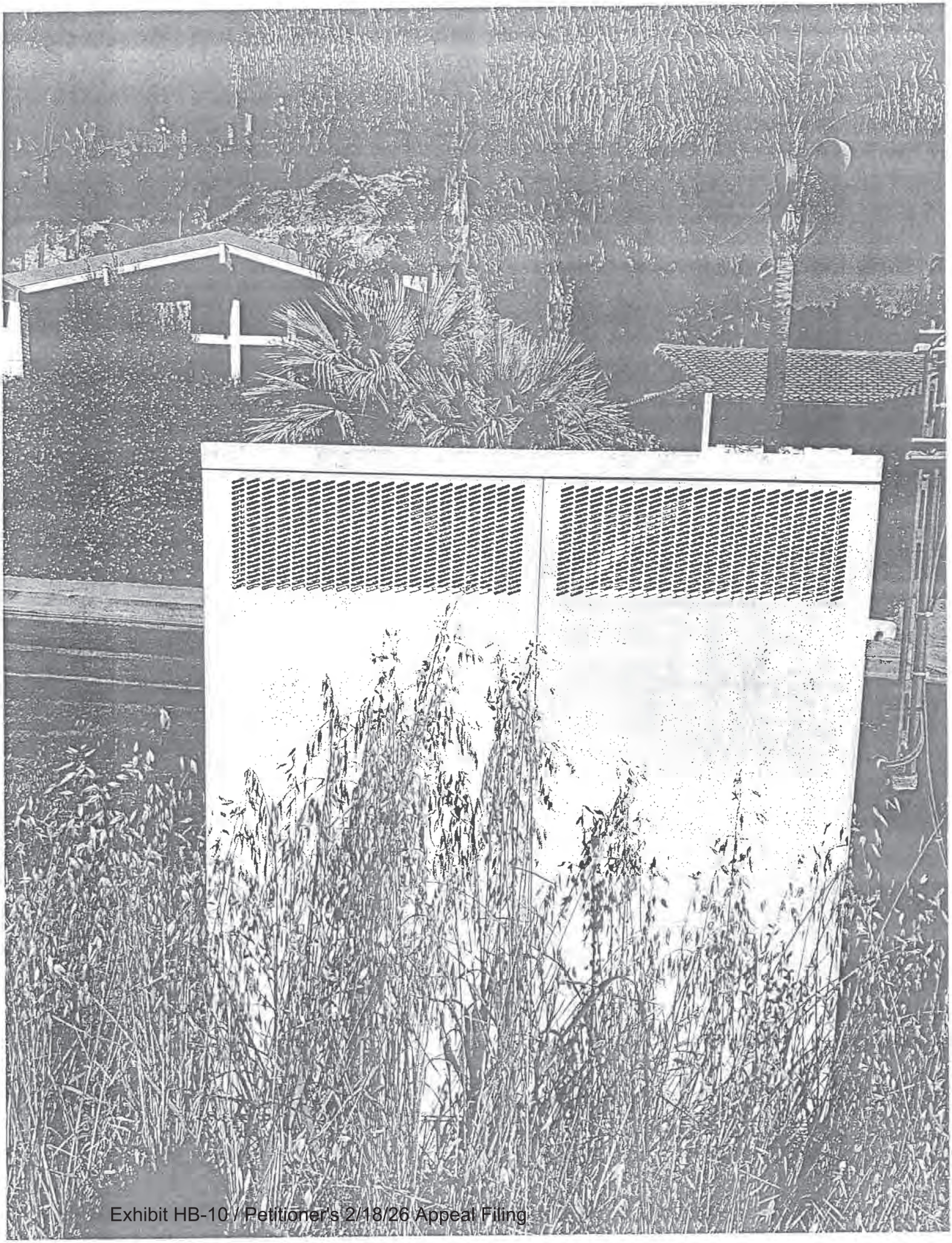
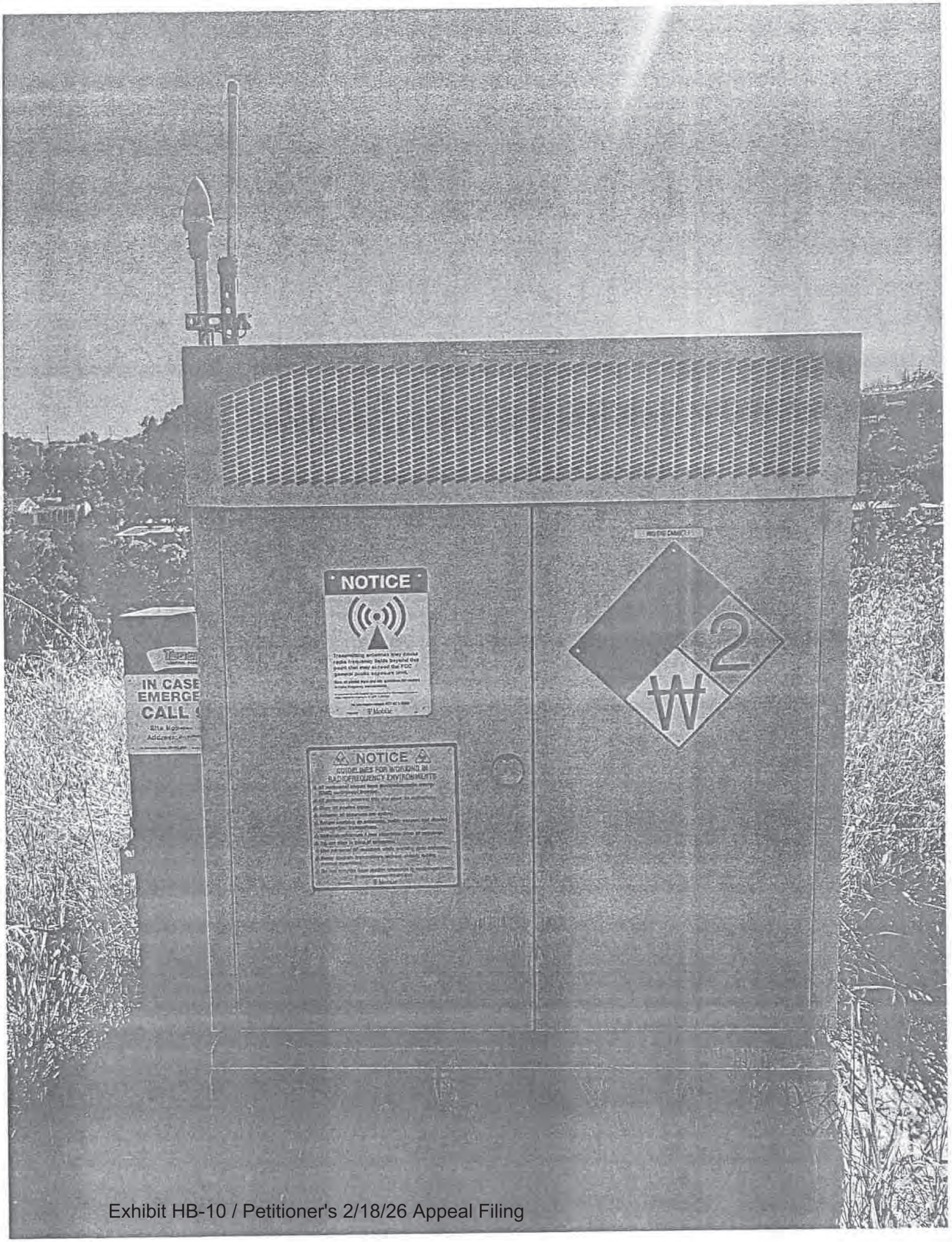


Exhibit HB-10 / Petitioner's 2/18/26 Appeal Filing



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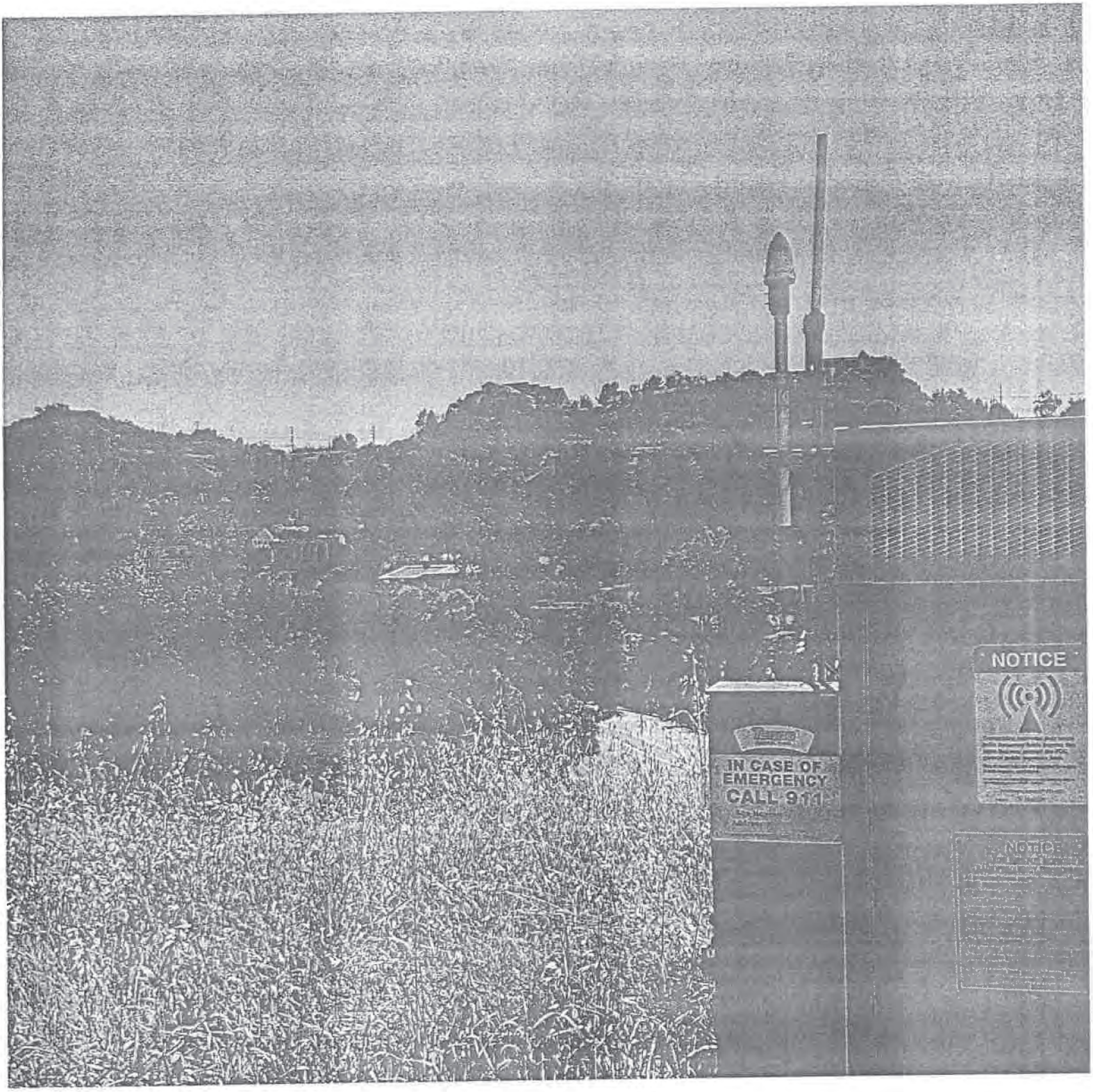

Exhibit HB-10 / Petitioner's 2/18/26 Appeal Filing

Exhibit HB-10 / Petitioner's 2/18/26 Appeal Filing

Sapphire Dr
Sapphire Dr



Exhibit HB-10 / Petitioner's 2/18/26 Appeal Filing



Exhibit HB-10 / Petitioner's 2/18/26 Appeal Filing



Exhibit HB-10 / Petitioner's 2/18/26 Appeal Filing

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

3610 Sapphire Drive / Question re documents underlying approval

Heather Bernstein <heather.w.bernstein@gmail.com> Sun, Apr 12, 2026 at 4:55 PM
To: Jude Hernandez <jude.hernandez@lacity.org>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Renata Ooms <renata.ooms@lacity.org>, Heather Bernstein <heather.bernstein@wbd.com>

Dear Claudia and Jude,

Thank you again for all your help in getting the appeal filed. I really appreciate it, and am looking forward to the hearing on Thursday, April 23, 2026.

As I'm preparing for this hearing, I'm trying to better understand what materials or analyses supported the original approval of the proposed new AGF (and/or the prior one being replaced) - particularly anything addressing alternative locations, height or design considerations (for either of these structures and/or any of the other existing utility structures at 3610 North Sapphire Drive) in light of the Mulholland Corridor guidelines. A photo of the various structures is attached; I am assuming they would be replacing the large white utility box on the left, but unclear on that as well since it is over 6 feet, and the proposed new structure is specified as four feet (which could be the reflective silver utility box on the right). I'm also curious why they placed the white box so far from the other utility structures and also so far from the existing greenery which would have helped shield it from view.

I've submitted a Public Records Act request (attached), but wanted to ask whether your office might be able to help identify or access key materials more quickly, or direct me to the appropriate contact. I would be extremely appreciative for any guidance.

Very best,
Heather Bernstein
3611 Sapphire Drive, Encino
(310) 876-9993

On Wed, Feb 25, 2026 at 2:27 PM Jude Hernandez <jude.hernandez@lacity.org> wrote:

> Hi Heather,
>
> Thank you for confirming, I will follow-up soon when new updates are available.
>
> -Jude
>
> LOS ANGELES CITY PLANNING
>
> **Jude Hernandez**
> Planning Assistant
> Valley Project Planning Division
> **Los Angeles City Planning**
> 6262 Van Nuys Boulevard, Room 430
> Los Angeles, CA 91401
> T: (213) 482 - 7076 | Planning4LA.org
> E-NEWS
>
> **Effective February 23, 2026: Updated fee rates will apply to all City Planning filings and clearance requests per Ordinance No. 188796.** Please visit our Fee Estimator page to review the updated fee schedules. Applicants should plan for new filings accordingly.
> *Email communication preferred, I also have every other Friday off**
>
> On Mon, Feb 23, 2026 at 11:40 AM Heather Bernstein <heather.w.bernstein@gmail.com> wrote:
>
> > Hi Jude,

Thank you for the update and for confirming the appeal hearing date. April 23rd in Van Nuys works for me, and I appreciate you letting me know what to expect as the date approaches.

And yes, to confirm, the updated appeal justification I sent on Friday, 2/20, is the version to rely on. I did not make any substantive changes to the content; my intent was simply to type out my handwritten notes from the original submission so that the justification would be clear and easy to review without any need to interpret handwriting.

Please let me know if you need anything further from me in advance of the hearing.

Thank you again,
Heather
(310) 876-9993

On Mon, Feb 23, 2026 at 10:56 AM Jude Hernandez <jude.hernandez@lacity.org> wrote:

> Hi Heather,
>
> I am following-up to inform you that the appeal hearing date has been set for April 23rd in Van Nuys. You will receive more information as the date approaches. Also, just to confirm, the updated appeal justification you sent on Friday on 2/20 replaces the justification submitted during the appeal filing, correct?
>
> -Jude
>
> LOS ANGELES CITY PLANNING
>
> **Jude Hernandez**
> Planning Assistant, Project Planning
> **Los Angeles City Planning**
> 6262 Van Nuys, Room 430
> Van Nuys, CA 91401
> T: (213) 482-7076 | Planning4LA.org
> E-NEWS
>
> **Email communication preferred, I also have every other Friday off**

On Mon, Feb 23, 2026 at 9:39 AM Heather Bernstein <heather.w.bernstein@gmail.com> wrote:

> Thank you very much. I really appreciate it.
>
> Very best,
> Heather
>
> On Fri, Feb 20, 2026 at 8:11 AM Jude Hernandez <jude.hernandez@lacity.org> wrote:
>
> > Hi Heather,
> >
> > Thank you for sending the revised copy of the appeal justification. I will update you on a hearing date as soon as it is confirmed, and with further direction soon.
> >
> > -Jude
> >
> > LOS ANGELES CITY PLANNING
> >
> > **Jude Hernandez**
> > Planning Assistant, Project Planning
> > **Los Angeles City Planning**
> > 6262 Van Nuys, Room 430
> > Van Nuys, CA 91401
> > T: (213) 482-7076 | Planning4LA.org
> > E-NEWS
> >
> > **Email communication preferred, I also have every other Friday off**
> >
> > On Thu, Feb 19, 2026 at 10:55 PM Heather Bernstein <heather.w.bernstein@gmail.com> wrote:
> >
> > > Hi Claudia and Renata,

Thank you for the update.

Attached is a clean, updated copy of the appeal justification for your records. Please let me know if you would prefer that I resubmit anything in a different format.

I look forward to hearing from Jude Hernandez regarding next steps, and I'm happy to provide any additional information if helpful. I can also submit color photographs, if that would be useful.

Thank you again.

Best regards,
Heather

On Thu, Feb 19, 2026 at 4:32 PM Claudia Rodriguez <claudia.rodriguez@lacity.org> wrote:

> Hi, Heather,
> We are in receipt of your appeal.
> It is our understanding that you will provide a clean copy of the appeal justification? You can email the updated version if you'd like. Otherwise, we will use what you submitted.
> Jude Hernandez is assigned to work on the city's response to the concerns raised. He will contact you regarding a hearing date and any additional information needed.
>
> Sincerely,
>
> Claudia

> On Thu, Feb 19, 2026 at 2:27 PM Heather Bernstein <heather.w.bernstein@gmail.com> wrote:
>
> > Dear Ms. Rodriguez,
> >
> > Thank you so much for this information. It is greatly appreciated.
> >
> > I wanted to confirm that I filed the entitlement appeal yesterday, so you should be getting this shortly. Please let me know if you need anything further from me at this stage.
> >
> > Very best regards,
> > Heather Bernstein
> > 3611 Sapphire Drive
> > Encino CA 91436
> > (310) 876-9993
> >
> > On Tue, Feb 17, 2026 at 10:57 AM Claudia Rodriguez <claudia.rodriguez@lacity.org> wrote:
> >
> > > Hi, Heather,
> > > Thank you for reaching out.
> > > Since a decision letter has been issued, your option is to appeal the decision so your recommendations might be incorporated into the design. But at this point, the decision becomes final on the 21st.
> > > Here is the information on how to file an appeal:
> > >
> > > 1. Entitlement Appeal Application - Drop off at DSC
> > > 2. Entitlement Appeal Application - File and Pay online
> > >
> > > Appeals filed with the city incur a fee. That fee is approximately:
> > > https://planning.lacity.gov/project-review/fee-estimator

Fee Estimate Summary: $194.34

REQUEST(S)

FEE NAME	FEE AMOUNT	% CHG	CHG AMNT
APPEAL BY NON-APPLICANT	$ 158.00	100%	$ 158.00

MISCELLANEOUS

FEE NAME	FEE AMOUNT	% CHG	CHG AMNT

SURCHARGES

FEE NAME	FEE AMOUNT	% CHG	CHG AMNT
Development Services Center Surcharge	$ 158.00	3%	$ 4.74
City Planning Systems Development Surcharge	158.00	6%	9.48
Operating Surcharge	158.00	7%	11.06
General Plan Maintenance Surcharge	158.00	7%	11.06
		TOTAL	$ 194.34

Thank you.
Sincerely,

Claudia

On Mon, Feb 16, 2026 at 11:58 PM Heather Bernstein <heather.w.bernstein@gmail.com> wrote:

> Dear Ms. Rodriguez,
>
> I hope you're doing well. I'm writing regarding the proposed replacement of the utility cabinet located along the public right-of-way adjacent to my property.
>
> Attached is a short letter outlining site-specific planning considerations I respectfully request be reviewed as part of any approval or permitting process. I have also included a small set of photos to provide visual context for the cabinet's location, visibility, and surrounding residential environment.
>
> Thank you for your time and for considering these materials. Please let me know if any additional information would be helpful.
>
> Best regards,
>
> Heather Bernstein
> 3611 Sapphire Dr., Encino CA 91436
> Phone: (310) 876-9993

3 attachments



Existing utility structures 3610 Sapphire Drive .jpg
954K

Bernstein Heather Public Records Act Request 4 12 2026.pdf
507K

DIR-2025-1863-3610-N-Sapphire-Dr-Bernstein-Comment-Letter-Feb-16-2026 (005).pdf
372K

Heather Bernstein
3611 Sapphire Drive
Encino, CA 91436
Email: Heather.bernstein@wbd.com
Phone: (310) 876-9993

April 12, 2026

Los Angeles Department of City Planning
Public Records Unit
200 N. Spring Street, Room 525
Los Angeles, CA 90012
Email: planning.custodianofrecords@lacity.org

Re: California Public Records Act Request
Case No. DIR-2025-1863-SPPC-DRB-MSP, CEQA No. ENV-2025-1864-CE

Dear Public Records Officer:

Pursuant to the California Public Records Act (Government Code § 7920 et seq.), I hereby request copies of all documents in the possession of the Los Angeles Department of City Planning related to the above-referenced case, which involves a Project Permit Compliance and Design Review for T-Mobile (applicant representative: Colt Waterbury / Network Connext, 655 N. Central Avenue, Unit 1520, Glendale, CA 91203) for property located at approximately 3610 North Sapphire Drive, Los Angeles (Council District 4).

I am an adjacent property owner and appellant in a pending appeal of the Director's Determination dated February 5, 2026. My appeal hearing is scheduled for **April 23, 2026**. Given this upcoming deadline, expedited processing would be greatly appreciated to the extent possible. All responsive documents may be sent in electronic format (PDF) via email to my email address listed above (heather.bernstein@wbd.com).

Documents Requested

I respectfully request PDF copies of all records related to the above-referenced case file, including but not limited to all of the below documents. If any records are withheld on the basis of a claimed exemption, please identify each document withheld, the exemption claimed, and a brief explanation of how the exemption applies.

- The complete case files for DIR-2025-1863-SPPC-DRB-MSP and ENV-2025-1864-CE, including all submitted plans, drawings, and specifications for the proposed new Above Ground Facility ("New AGF")
- All engineering reports, site feasibility studies and structural analyses submitted by or on behalf of T-Mobile, Colt Waterbury or Network Connext, or any of their representatives. This includes without limitation (1) all engineering reports, site feasibility studies and structural analyses for the New AGF, as well as (2) all engineering reports, feasibility studies and structural analyses relating to the original, existing power meter at 3610 North Sapphire Drive to be replaced by the New AGF ("Existing Power Meter").
- Any alternative site or alternative location analyses considered during the review process for either the Existing Power Meter and/or the proposed New AGF
- All correspondence between City Planning staff and T-Mobile, Network Connext, Colt Waterbury, or any other applicant representative in connection with either the Existing Power Meter and/or the proposed New AGF
- All correspondence between City Planning staff and any utility company in connection with either the Existing Power Meter and/or the proposed New AGF
- All staff reports, internal memoranda, and notes related to the review and approval of either the Existing Power Meter and/or the proposed New AGF
- The Mulholland Design Review Board staff report and meeting minutes, if any, related to this case

- Any conditions of approval for either the Existing Power Meter and/or the proposed New AGF, as well as the basis for those conditions
- All public comments received in connection with the Existing Power Meter and/or the proposed New AGF
- Any prior approvals, permits, or case files for the Existing Power Meter and/or any other utility equipment at or near the same location (3610 North Sapphire Drive / Lot 42, Tract TR 23521), and all conditions of approval for each of these other installations.

Request for Expedited Processing

Given that my appeal hearing is scheduled for April 23, 2026 — eleven days from the date of this request — I respectfully request that the Department make reasonable efforts to provide responsive documents as promptly as possible, and no later than April 21, 2026. I understand the statutory response period is ten business days and appreciate any accommodation the Department can make.

Thank you for your time and assistance.

Respectfully,

Heather Bernstein

Gmail **Heather Bernstein <heather.w.bernstein@gmail.com>**

Request for Aesthetic Modifications – Color and Visual Impact Concerns Case No. DIR-2025-1863-SPPC-DRB-MSP / 3610 North Sapphire Drive

Jude Hernandez <jude.hernandez@lacity.org> Mon, Apr 13, 2026 at 5:36 PM
To: Heather Bernstein <heather.w.bernstein@gmail.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi Heather,

I wanted to follow-up for the upcoming appeal hearing as it nears. I am attaching the hearing notice, which you will also be receiving in the mail if you have not already. Please let me know if you will be submitting a presentation, I will need it no later than 12pm this Friday.

I will confirm tomorrow how much time you will have to speak on the subject, but expect between 5-10 minutes.

-Jude

Jude Hernandez
Planning Assistant, Project Planning
Los Angeles City Planning
6262 Van Nuys, Room 430
Van Nuys, CA 91401
T: (213) 482-7076 | Planning4LA.org
E-NEWS

Email communication preferred, I also have every other Friday off

On Wed, Feb 25, 2026 at 2:26 PM Jude Hernandez <jude.hernandez@lacity.org> wrote:

> Hi Heather,
>
> Thank you for confirming, I will follow-up soon when new updates are available.
>
> -Jude
>
> **Jude Hernandez**
> Planning Assistant
> Valley Project Planning Division
> **Los Angeles City Planning**
> 6262 Van Nuys Boulevard, Room 430
> Los Angeles, CA 91401
> T: (213) 482 - 7076 | Planning4LA.org
> E-NEWS
>
> **Effective February 23, 2026: Updated fee rates will apply to all City Planning filings and clearance requests per Ordinance No. 188796.** Please visit our Fee Estimator page to review the updated fee schedules. Applicants should plan for new filings accordingly.
> *Email communication preferred, I also have every other Friday off**
>
> On Mon, Feb 23, 2026 at 11:40 AM Heather Bernstein <heather.w.bernstein@gmail.com> wrote:
>
> > Hi Jude,

Exhibit HB-12 Mr. Hernandez's 4/13/26 Email attaching Appeal Notice

Notice of **Public Hearing**

Aviso de Audiencia Pública • 공청회통지
Abiso ng Pagdinig sa Publiko • 公開聽證會通知
Հանրային լսումների մասին ծանուցագիր

LOS ANGELES CITY PLANNING

April 23, 2026 after 4:30 P.M.
South Valley Area Planning Commission

Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, Meeting Room 1B
Van Nuys, CA, 91401

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see **planning4la.org/hearings** for the meeting agenda.



Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

Latitude: 34.136242, Longitude: -118.487882

(In the Public Right-of-Way adjacent to 3610 North Sapphire Drive; denoted by the red box)

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

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 a power pole. The proposed new AGF resembles a cabinet and would be 4 feet tall, 17.25 inches long and 20.25 inches wide.

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 or tree removals are proposed.

Exhibit HB-12 / Appeal Notice Attached to Mr. Hernandez's 4/13/26 Email

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

An **appeal** of the February 5, 2026, Director of Planning Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 (Class 1), 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. Approved, pursuant to Sections 11.5.7 C and 16.50 of the Los Angeles Municipal Code (LAMC) 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, 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 AGF; and

3. Approved, pursuant to the LAMC Section 62.08. II.B, and based on the recommendation of the Mulholland Design Review Board, an AGF located within a specific plan; and

4. Adopted the Conditions of Approval and Findings.



Exhibit HB-

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

DIR-2025-1863-SPPC-DRB-MSP-1A

Related Case Number(s):

None

Zone:

Public Right-of-Way

Land Use Designation:

Public Right-of-Way

Council District:

4 - Raman

Applicant:

T-Mobile

Applicant Representative:

Colt Waterbury
Network Connex

Environmental Case Number(s):

ENV-2025-1864-CE

Overlay(s):

Mulholland Specific Plan

Community Plan Area:

Encino - Tarzana

Assigned Staff Contact Information:

Jude, Hernandez, Planning Assistant
jude.hernandez@lacity.org
213-482-7076
6262 Van Nuys Blvd, Room 430
Van Nuys, CA 91401

Appellant:

Heather Bernstein

Appellant Representative:

None

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site abutting where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

Exhibit HB-12 / Appeal Notice Attached to Mr. Hernandez's 4/13/26 Email

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

Agendas And Reports - Commission Agendas are accessible online at planning4la.org/hearings. Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Testimony And Correspondence - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Requirements For Submission Of Materials - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
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- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning4la.org/hearings and selecting the specific Commission.

Exhaustion Of Administrative Remedies And Judicial Review - 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 agenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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 befiled 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.

Accommodations - 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. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213) 978-1388, the Commission Office Main Line at (213) 978-1300 or by email at apcsouthvalley@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

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Հանրային լսումների մասին ծանուցագիր

LOS ANGELES CITY PLANNING

April 23, 2026 after 4:30 P.M.
South Valley Area Planning Commission

Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, Meeting Room 1B
Van Nuys, CA, 91401

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Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
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Proyecto Propuesto
프로젝트 제안 • 擬議項目
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Exhibit HB-13A / April 2026 Appeal Notice

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

DIR-2025-1863-SPPC-DRB-MSP-1A

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None

Zone:

Public Right-of-Way

Land Use Designation:

Public Right-of-Way

Council District:

4 - Raman

Applicant:

T-Mobile

Applicant Representative:

Colt Waterbury
Network Connex

Environmental Case Number(s):

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Overlay(s):

Mulholland Specific Plan

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Assigned Staff Contact Information:

Jude, Hernandez, Planning Assistant
jude.hernandez@lacity.org
213-482-7076
6262 Van Nuys Blvd, Room 430
Van Nuys, CA 91401

Appellant:

Heather Bernstein

Appellant Representative:

None

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SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 23, 2026, AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, MEETING ROOM 1B
VAN NUYS, CA 91401

Meeting presentations will be made available here (https://tinyurl.com/SouthValleyAPC4-23-26) by Monday, April 20, 2026. Compliant Day of Submissions will be added to this drive.

Vanessa Barraza President
Jasson Crockett, Vice President
Nareg Gourdikian, Commissioner
Lisa Karadjian, Commissioner
Lydia Drew Mather, Commissioner

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
Craig R. Weber, Deputy Director

Alma Sandoval, Commission Executive Assistant I
apcsouthvalley@lacity.org
(213) 978 -1389

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

YOU CAN ACCESS THE MEETING VIA ZOOM AT: https://planning-lacity-org.zoom.us/j/86087016286 OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 860 8701 6286 AND PASSCODE 113973. For hybrid meeting participation information, please click here. The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the South Valley Area Planning Commission Rules and Operating Procedures posted online at https://planning.lacity.org/commissioners. **Initial Submissions**, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. **Secondary Submissions**, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. **Day of Hearing Submissions,** limited to two (2) pages, are received within 48 hours of the meeting. If the submission is made on the same day as the meeting, it is recommended that ten (10) hard copies of the submissions be brought to the meeting for distribution to Commissioners. All submissions should be made electronically to apcsouthvalley@lacity.org. Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case.

If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at **(213) 978-1389** or by email at apcsouthvalley@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

Translation Services may be available if requested 72 hours in advance of this meeting. Please call **(213) 978-1300** or email apcsouthvalley@lacity.org to make a request for in person translation services.

Información en español acerca de esta junta puede ser obtenida llamando al **(213) 978-1300**. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

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 described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

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.

Agendas and Adopted Minutes are available online at http://planning.lacity.org, by selecting "About," "Commissions, Boards & Hearings," filter by "South Valley Area Planning Commission."

If you would like to receive a determination letter for any item on today's agenda, please email your request to apcsouthvalley@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – December 11, 2025; February 12, 2026

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to apcsouthvalley@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

4. RECONSIDERATIONS

a. MOTIONS TO RECONSIDER – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 7.3, provided the Commission retains jurisdiction over the matter.

b. MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **DIR-2025-1863-SPPC-DRB-MSP-1A** Council District: 4 – Raman
CEQA: ENV-2025-1864-CE Last Day to Act: 05-06-26
Plan Area: Encino – Tarzana

PUBLIC HEARING REQUIRED

PROJECT SITE: 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 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:
An appeal of the February 5, 2026, Director of Planning Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 (Class 1), and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Sections 11.5.7 C and 16.50 of the Los Angeles Municipal Code (LAMC) 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, 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 AGF;
3. Approved, pursuant to the LAMC Section 62.08. II.B, and based on the recommendation of the Mulholland Design Review Board, an AGF located within a specific plan; and
4. Adopted the Conditions of Approval and Findings.

Applicant: T-Mobile
Representative: Colt Waterbury, Network Connext

Appellant: Heather W. Bernstein

Staff: Jude Hernandez, Planning Assistant
jude.hernandez@lacity.org
(213) 413-7076

The next regular meeting of the South Valley Area Planning Commission will be held on **Thursday, May 14, 2026 at 4:30 p.m.**

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law

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 accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1389 or by email at apcsouthvalley@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico, and the U.S. territories for local and/or long-distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service.

Please visit this site for detailed descriptions, **https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs.**

Do not hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ... "When you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.

DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

South Valley Area City Planning Commissior

Date: **April 23, 2026**
Time: After 4:30 P.M.
Place: Marvin Braude Building
First Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401

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

Public Hearing: April 23, 2026
Appeal Status: Not Further Appealable
Expiration Date: 75 days after appeal period ends
Multiple Approval: No

Case No.:	DIR-2025-1863-SPPC-DRB-MSP-1A
CEQA No.:	ENV-2025-1864-CE
Incidental Cases:	N/A
Related Cases:	N/A
Council No.:	4 - Raman
Plan Area:	Encino – Tarzana
Specific Plan:	Mulholland Scenic Parkway Specific Plan
Certified NC:	Encino
GPLU:	N/A
Zone:	N/A
Applicant:	T-Mobile
Representative:	Colt Waterbury
Appellant:	Heather Bernstein
Representative:	N/A

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
Blake Lamb
Principal City Planner

Claudia Rodriguez
Claudia Rodriguez
Senior City Planner

Renata Ooms
Renata Ooms
City Planner

Jude Hernandez
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.

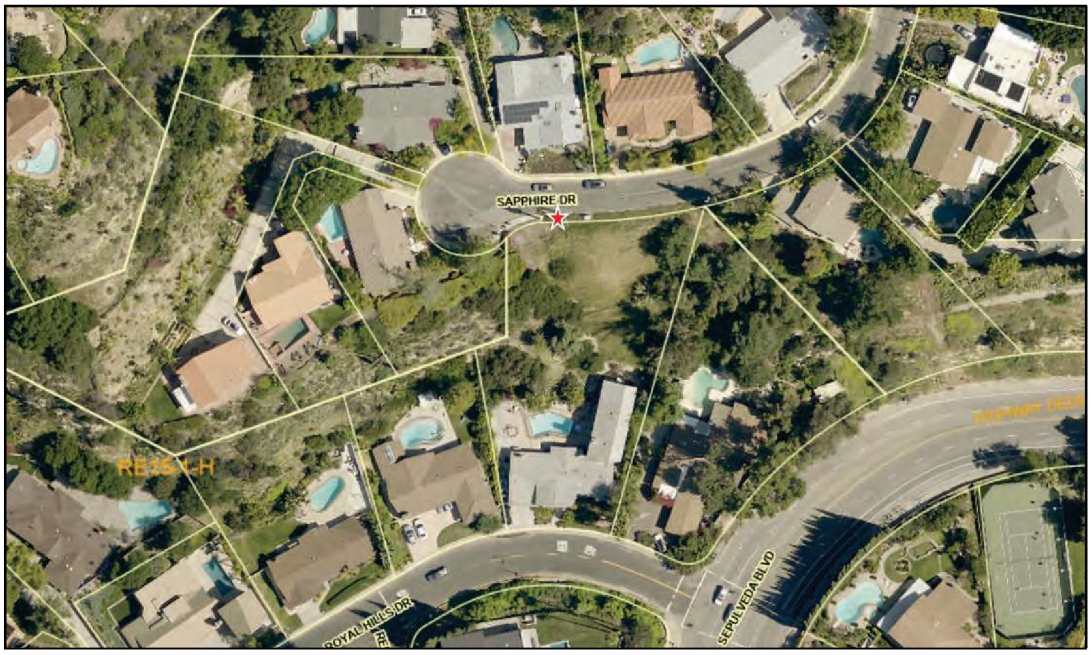

Figure 3: The project site in the public right of way within a single family residential neighborhood.

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.

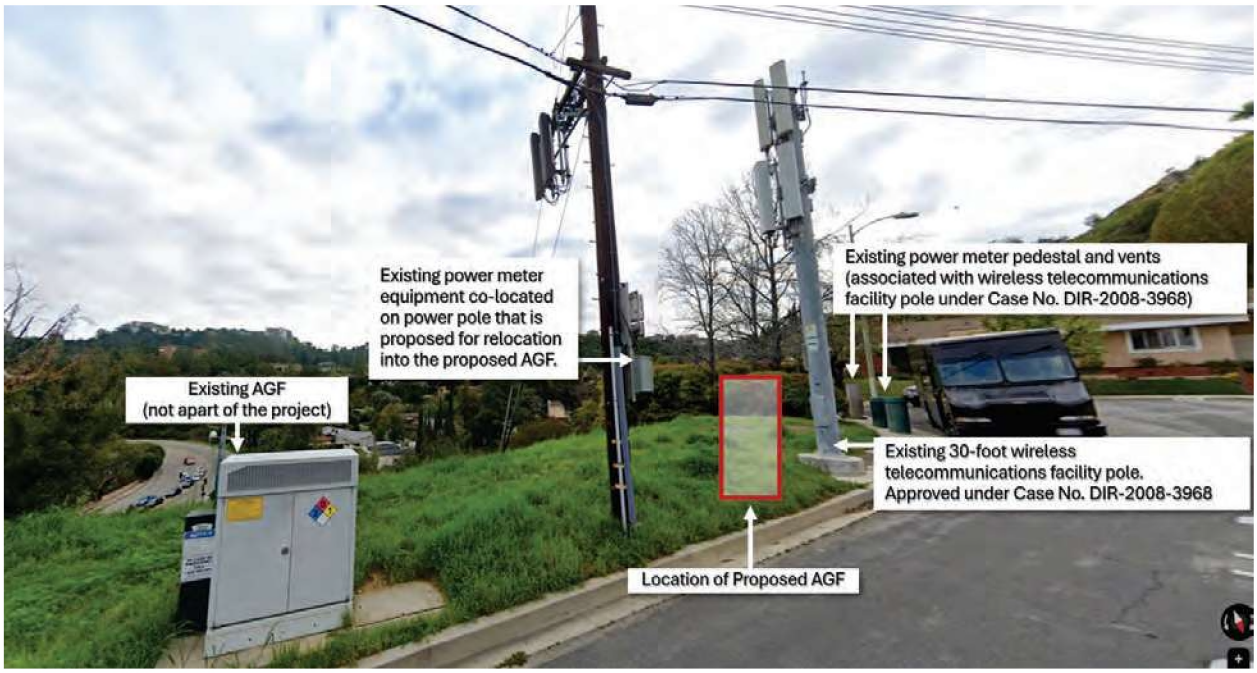

Figure 4: Photo of Existing Conditions at the Project Site with location of proposed AGF shown in red. Source: Google Maps Street View.

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(amperes) 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.

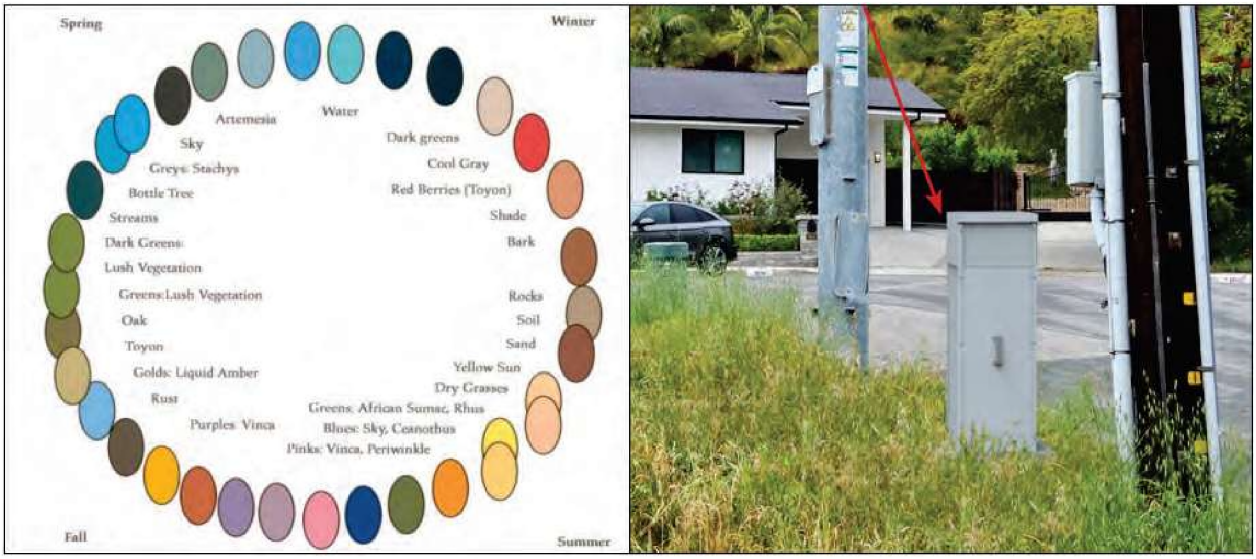

Figure 5. Santa Monica Mountains Color Wheel (Mulholland Design Guidelines) shown on the left and the proposed project shown on the right.

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.

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

3610 Sapphire Drive / Question re documents underlying approval

Claudia Rodriguez <claudia.rodriguez@lacity.org> Mon, Apr 13, 2026 at 10:52 AM
To: Heather Bernstein <heather.w.bernstein@gmail.com>
Cc: Jude Hernandez <jude.hernandez@lacity.org>, Renata Ooms <renata.ooms@lacity.org>, Heather Bernstein <heather.bernstein@wbd.com>

Hi, Heather,

Since you have submitted a PRA, it needs to run its course and we will respond to it once our Records Management Office requests for us to provide records.

Claudia

[Quoted text hidden]

Request for Aesthetic Modifications – Color and Visual Impact Concerns Case No. DIR-2025-1863-SPPC-DRB-MSP / 3610 North Sapphire Drive

Heather Bernstein <heather.w.bernstein@gmail.com> Tue, Apr 14, 2026 at 7:22 AM
To: Jude Hernandez <jude.hernandez@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Hi, Jude,

Thanks so much for the update. Yes, I will be submitting a presentation by noon on Friday.

I wanted to ask - while the PRA request runs its course, would you be able to informally send me a copy of the original notice that was filed, and/or any materials that were considered by the committee in connection with this project? I just want to make sure I'm working from the same information as everyone else has going into the hearing.

I really appreciate any help you are able to offer.

Many thanks again and very best,
Heather

[Quoted text hidden]

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

Request for Aesthetic Modifications – Color and Visual Impact Concerns Case No. DIR-2025-1863-SPPC-DRB-MSP / 3610 North Sapphire Drive

Jude Hernandez <jude.hernandez@lacity.org> Tue, Apr 14, 2026 at 8:43 AM
To: Heather Bernstein <heather.w.bernstein@gmail.com>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Heather - You can view the stamped plans that coincide with the approval letter from february in the agenda attachment, the link will be at top of the first page.

I am also including the staff report, which is also available through the agenda link.

-Jude

Jude Hernandez
Planning Assistant, Project Planning
Los Angeles City Planning
6262 Van Nuys, Room 430
Van Nuys, CA 91401
T: (213) 482-7076 | Planning4LA.org
E-NEWS

Email communication preferred, I also have every other Friday off

[Quoted text hidden]

2 attachments

S. Valley APC 04-23-26 Agenda.pdf
143K

Staff Report_DIR-2025-1863.pdf
6180K

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

Request for Aesthetic Modifications – Color and Visual Impact Concerns Case No. DIR-2025-1863-SPPC-DRB-MSP / 3610 North Sapphire Drive

Heather Bernstein <heather.w.bernstein@gmail.com> Tue, Apr 14, 2026 at 11:41 AM
To: Jude Hernandez <jude.hernandez@lacity.org>
Cc: Mulholland Specific Plan <Planning.MulhollandSPinfo@lacity.org>

Dear Jude,

Thank you for sending this.

I followed the agenda link to try to review the stamped plans and staff report you referenced, but I am not able to access the documents. The link appears to lead to a page indicating I do not have permission to view the materials.

Could you please either:
1. send me the stamped plans and staff report directly by email, or
2. provide a working public link to the documents?

If there are additional documents in the record that will be considered at the hearing, I would also appreciate identification of those materials so I can review the full file in advance.

I am simply trying to ensure I have access to the materials underlying the prior approval and the current hearing so that I can participate fairly and on an informed basis.

If the documents cannot be made available before the hearing, then I would respectfully request a brief continuance so I have an opportunity to review the complete record.

Thank you,
Heather

[Quoted text hidden]

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

Request for Aesthetic Modifications – Color and Visual Impact Concerns Case No. DIR-2025-1863-SPPC-DRB-MSP / 3610 North Sapphire Drive

Jude Hernandez <jude.hernandez@lacity.org> Tue, Apr 14, 2026 at 3:44 PM
To: Heather Bernstein <heather.w.bernstein@gmail.com>

Hi Heather,

I can assure that the link to the materials is working, and includes the project materials. Use the link below to access the specific folder in the public drive that includes the exhibits.

https://drive.google.com/drive/folders/1kIUTOIgJAe3OesDmYDKJvd2gKMaRW3tU

Also, as a reminder, please do not join via Zoom. Members of the public may participate in person or participate remotely via Zoom or phone. Members of the public who wish to provide remote public comment will have audio access to the meeting and see the live meeting on video. If you are planning to present or speak on an agenda item, be very descriptive when going through your slides for members of the public participating remotely. Please provide your powerpoint presentation in PDF format no later than Monday, April 20, 2026 at 9:00 a.m. Any changes after your submission will not be saved and will have to be verbally mentioned at the time of the presentation on the meeting date. To minimize any issues, please submit your presentation by this Friday at 12pm.

Please let me know if the link still does not work, I tried sending the plans attached, but received a mailing error due to the size of the file.

-Jude

LOS ANGELES CITY PLANNING

Jude Hernandez
Planning Assistant, Project Planning
Los Angeles City Planning
6262 Van Nuys, Room 430
Van Nuys, CA 91401
T: (213) 482-7076 | Planning4LA.org
E-NEWS

Email communication preferred, I also have every other Friday off

On Tue, Apr 14, 2026 at 3:32 PM Jude Hernandez <jude.hernandez@lacity.org> wrote:

> Hi Heather,
>
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>
> https://drive.google.com/drive/folders/1kIUTOIgJAe3OesDmYDKJvd2gKMaRW3tU
>
> Also, as a reminder, please do not join via Zoom. Members of the public may participate in person or participate remotely via Zoom or phone. Members of the public who wish to provide remote public comment will have audio access to the meeting and see the live meeting on video. If you are planning to present or speak on an agenda item, be very descriptive when going through your slides for members of the public participating remotely. Please provide your powerpoint presentation in PDF format no later than Monday, April 20, 2026 at 9:00 a.m. Any changes after your submission will not be saved and will have to be verbally mentioned at the time of the presentation on the meeting date. To minimize any issues, please submit your presentation by this Friday at 12pm.

Please let me know if the link still does not work, I will send the other exhibits as attachments.

-Jude

Jude Hernandez
Planning Assistant, Project Planning
Los Angeles City Planning
6262 Van Nuys, Room 430
Van Nuys, CA 91401
T: (213) 482-7076 | Planning4LA.org
E-NEWS

Email communication preferred, I also have every other Friday off

[Quoted text hidden]

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

Existing T-Mobile Wireless Telecommunications Facility (SV00834A) Proposed Power Meter Pedestal Right of Way 3610 North Sapphire Drive, Encino CA 91636

Heather Bernstein <heather.w.bernstein@gmail.com> Wed, Apr 15, 2026 at 10:34 AM
To: Colt Waterbury <cwaterbury@networkconnex.com>
Cc: Jillianne Newcomer <Jnewcomer@networkconnex.com>, Peter Castaneda <PCastaneda@networkconnex.com>, Jude Hernandez <jude.hernandez@lacity.org>

Hi Colt,

Thank you again for taking the time to speak with me and for being open to working through a solution here—I really appreciate it.

I'd very much like to resolve this collaboratively, if possible, rather than continuing through the appeal process and, if needed, judicial review. With that in mind, I wanted to propose a practical alternative that I believe addresses both the project's functional needs and the visual concerns.

As reflected in the attached photo, there appears to be a feasible location slightly further down along the same public right-of-way—closer to the existing vegetation—where the installation would be significantly less visible from my home while still remaining within the corridor. That location also appears to be screened from Mulholland views, consistent with the project's stated. Note also that there is existing greenery at this location which helps shield it, and there is plenty of room for required clearances on the public ROW there.

In addition, I would welcome the opportunity to work together on sticker placement and finishes for both structures so that they are more visually compatible with the surrounding environment. I think we could arrive at a mutually agreeable color and treatment that meaningfully reduces their visual impact.

More broadly, my goal is simply to avoid concentrating multiple large utility structures directly in front of a single residence (right outside my living room) when there appear to be reasonable alternatives nearby that would distribute the impact more appropriately.
I understand that adjusting the location may require additional internal approvals, but I do think this approach could allow us to resolve the matter efficiently and avoid further proceedings.

I'm happy to discuss this at your convenience and would be glad to walk the site together if helpful.

Thanks again—I appreciate your willingness to engage on this.

Best,
Heather
(310) 876-9993

Attached photos:
1. Proposed area along ROW approx 10-30 feet to left of existing white structure (which would be even less visible form Mulholland than the currently proposed location, and still on the public ROW).
2. View from my living room window. You can see sign where the additional structure is current planned, which is not acceptable. The fact that the committee was concerned about seeing this from Mulholland is an admission that this is a visual blight not consistent with a residential neighborhood in the Mulholland corridor (even aside from the cumulative impact and undue burden currently on one single residence). This is right of my living room.
[Quoted text hidden]

3 attachments



IMG_9513 (1).jpg
1854K



image0 (1).jpeg
1415K



IMG_9515 (1).jpg
1267K

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

Existing T-Mobile Wireless Telecommunications Facility (SV00834A) Proposed Power Meter Pedestal Right of Way 3610 North Sapphire Drive, Encino CA 91636

Colt Waterbury <cwaterbury@networkconnex.com> Mon, Apr 13, 2026 at 11:33 AM
To: "heather.w.bernstein@gmail.com" <heather.w.bernstein@gmail.com>
Cc: Jillianne Newcomer <Jnewcomer@networkconnex.com>, Peter Castaneda <PCastaneda@networkconnex.com>, Jude Hernandez <jude.hernandez@lacity.org>

Good Morning Heather,

I am representing T-Mobile for the proposed project adjacent to your residence. I received your appeal letter for the project and would like to discuss the color selection for the proposed meter pedestal. A broad selection of colors was provided by city of LA and we would like to receive your feedback. Please feel free to reach out via email. Thank you and have a nice day.

Thank you.

NETWORK CONNEX

Colt Waterbury

Permit Expeditor 1

cwaterbury@networkconnex.com

16029 Arrow Hwy. Suite A

Irwindale, CA 91706

p: 626.537.0184

w: www.networkconnex.com

Please note my email has been updated.

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

T-Mobile Wireless Telecommunications Facility (SV00834A) Proposed Power Meter Pedestal Right of Way 3610 North Sapphire Drive, Encino CA 91636

Jillianne Newcomer <Jnewcomer@networkconnex.com> Thu, Apr 16, 2026 at 2:31 PM
To: "heather.w.bernstein@gmail.com" <heather.w.bernstein@gmail.com>, Colt Waterbury <cwaterbury@networkconnex.com>, Peter Castaneda <PCastaneda@networkconnex.com>

T-Mobile Wireless Telecommunications Facility (SV00834A) Proposed Power Meter Pedestal Right of Way 3610 North Sapphire Drive, Encino CA 91636

Microsoft Teams meeting

Join: https://teams.microsoft.com/meet/295142411328231?p=EM55Ah2xP9UkNs5KQ6

Meeting ID: 295 142 411 328 231

Passcode: oX6Ys7yb

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Find a local number

Phone conference ID: 117 755 058#

For organizers: Meeting options | Reset dial-in PIN

NETWORK CONNEX

Privacy and security

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4 attachments



IMG_9513 (1).jpg
1854K



image0 (1).jpeg
1415K



IMG_9515 (1).jpg
1267K

invite.ics
5K

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

South Valley APC Meeting of April 23, 2026 (POWERPOINT)

Heather Bernstein <heather.w.bernstein@gmail.com> Fri, Apr 17, 2026 at 3:48 PM
To: Planning APC South Valley <apcsouthvalley@lacity.org>, Jillianne Newcomer <Jnewcomer@networkconnex.com>, Colt Waterbury <cwaterbury@networkconnex.com>, Peter Castaneda <PCastaneda@networkconnex.com>
Cc: Jude Hernandez <jude.hernandez@lacity.org>, Ari Briski <ari.briski@lacity.org>

Dear Jude,

Further to my conversation earlier today with the Applicant's representatives, including Jillianne Newcomer (copied here), I understand that they intended to contact you to request a one-month continuance of the hearing, including a continuance of the related briefing deadline (currently due 10 a.m. on Monday, April 20, 2026).

Given the imminent briefing deadline, could you please confirm:

1. Whether you have heard from the Applicant; and
2. Whether the continuance request has been granted?

In the absence of confirmation, I will need to proceed with preparing and filing my brief to preserve my rights.

I would appreciate any update as soon as possible today.

Thank you,
Heather Bernstein
(310) 876-9993

Gmail **Heather Bernstein <heather.w.bernstein@gmail.com>**

South Valley APC Meeting of April 23, 2026 (POWERPOINT)

Heather Bernstein <heather.w.bernstein@gmail.com> Fri, Apr 17, 2026 at 5:14 PM
To: Planning APC South Valley <apcsouthvalley@lacity.org>, Jillianne Newcomer <Jnewcomer@networkconnex.com>, Colt Waterbury <cwaterbury@networkconnex.com>, Peter Castaneda <PCastaneda@networkconnex.com>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Renata Ooms <renata.ooms@lacity.org>
Cc: Jude Hernandez <jude.hernandez@lacity.org>, Ari Briski <ari.briski@lacity.org>

Hi, just following up. Jillianne, were you able to touch base with Claudia or Renata regarding the continuance request?

I apologize for the late Friday email, but I just wanted to confirm whether the request has been made and/or granted. In the absence of confirmation, I will assume that all parties are required to submit their written presentations by no later than 10 a.m. Monday, April 20.

Thank you,
Heather Bernstein
(310) 876-9993
[Quoted text hidden]

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

T-Mobile Wireless Telecommunications Facility (SV00834A) Proposed Power Meter Pedestal Right of Way 3610 North Sapphire Drive, Encino CA 91636

Heather Bernstein <heather.w.bernstein@gmail.com> Mon, Apr 20, 2026 at 12:21 PM
To: Jillianne Newcomer <Jnewcomer@networkconnex.com>
Cc: Colt Waterbury <cwaterbury@networkconnex.com>, Peter Castaneda <PCastaneda@networkconnex.com>

Hi, Jillianne,

Before you go down the road of approaching a private homeowner about an easement, I wanted to throw out a few questions - I'm wondering if there's actually a simpler fix here:

- What's the real obstacle with the pole? LADWP told me there is no general rule against power meters on poles, so I'm curious what's actually blocking that option.
- Has a *post*-mounted meter been considered? A new post could keep the power meter close to where it is now, without needing a full cabinet or easement.
- If a cabinet is unavoidable, has anyone looked at slimmer, lower-profile options? There seem to be compact enclosures designed for exactly this kind of residential street setting.
- Where is the new, higher 100-amp requirement coming from - is that a LADWP requirement? If not, then presumably that opens up more options also.

Any of these feel like an easier path than chasing an easement. Happy to talk through, and again thank you so much for your efforts to find a mutually acceptable resolution.

Very best,
Heather Bernstein
(310) 876-9993
[Quoted text hidden]

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

CD4 Planning Assistance Request - Permit at 3610 N. Sapphire Drive, Encino CA 91436 - Appeal deadline Friday

Armida Reyes <armida.reyes@lacity.org> Mon, Apr 20, 2026 at 2:56 PM
To: Heather Bernstein <heather.w.bernstein@gmail.com>
Cc: councilmember.raman@lacity.org, contactCD4@lacity.org

Hi Heather,

Hope all is well. The Department of Water and Power shared the following: LADWP does not have any records of a power service request at or near 3610 Sapphire Dr. I suggest they contact T-Mobile regarding the details of the proposed pedestal installation and signage. The pedestal cabinet shown in the pictures does not appear to be a metered pedestal. We don't provide direct power to those types of cabinets and are not involved with their placement or signage.

Hope this information helps. Thanks in advance.

Best,
--
Armida Reyes (she/her)
Housing and Planning Deputy
Work Phone: 213-500-6903
District Line: 213-473-7004

NITHYA RAMAN | Los Angeles City Councilmember | 4th District

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DISCLOSURE: All emails sent to or from this account are subject to the California Public Records Act and may be released upon request.

On Mon, Apr 20, 2026 at 10:55 AM Armida Reyes <armida.reyes@lacity.org> wrote:

> Hi Heather,
>
> Hope all is well. I am checking in with Claudia from the Department of City Planning to see if their office can answer your questions or if they can direct you to the right person at LADWP who can assist. Thanks in advance.
>
> Best,
> --
> Armida Reyes (she/her)
> Housing and Planning Deputy
> Work Phone: 213-500-6903
> District Line: 213-473-7004
>
> NITHYA RAMAN | Los Angeles City Councilmember | 4th District
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On Mon, Apr 20, 2026 at 10:41 AM Heather Bernstein <heather.w.bernstein@gmail.com> wrote:

Dear Ms. Raman and Ms. Reyes,

I have a hearing on my pending Appeal of Directors' Determination, scheduled for Thursday, April 23, 2026 at 4:30 p.m.

In preparation, I am trying to better understand a specific LADWP technical requirement that is driving the proposal to install a large industrial utility cabinet directly in front of my home in a residential neighborhood. I would like to explore whether less obtrusive alternatives are feasible - for example, a post-mounted structure or a smaller pedestal sited adjacent to the current meter location, rather than a new freestanding cabinet at a distant location.

Would you be able to connect me with the appropriate contact at LADWP who could speak to these technical options before the hearing?

Thank you,
Heather Bernstein
3611 Sapphire Drive, Encino 91436
(310) 876-9993

On Tue, Feb 17, 2026 at 9:46 AM Heather Bernstein <heather.w.bernstein@gmail.com> wrote:

Dear Ms. Reyes,

I am a resident of Encino in Council District 4, and am writing to ask for your help regarding a Planning permit that was recently approved for a utility structure directly across from my home.

I became aware of the project only recently when its scope and proximity to my residence became clear. My goal is not to stop the project, but simply to ensure it is implemented in a way to minimize its impact on nearby homes, including my own, and is consistent with applicable conditions and review standards. With the appeal deadline approaching this Friday, I am hoping your office may be able to assist by facilitating a closer look or advising whether any additional review, clarification or mitigation may be appropriate.

Attahced is my letter (with photos referenced/attached) that I sent to City Planning staff overseeing the design review. I also shared the same materials with the CD4 general inbox so your team has it in one place. If yu're able, I would be grateful for any guidance on whether additional review, clarification or mitigation may be appropriate, and if there is anything you can do to help.

Thank you very much for your time and attention.

Sincerely,
Heather Bernstein
3611 Sapphire Drive
Encino CA 91436
(310) 876-9993

---------- Forwarded message ---------
From: **Heather Bernstein** <heather.w.bernstein@gmail.com>
Date: Mon, Feb 16, 2026 at 11:58 PM
Subject: Request for Aesthetic Modifications – Color and Visual Impact Concerns Case No. DIR-2025-1863-SPPC-DRB-MSP / 3610 North Sapphire Drive
To: jude.hernandez@lacity.org <jude.hernandez@lacity.org>, claudia.rodriguez@lacity.org <claudia.rodriguez@lacity.org>

Dear Ms. Rodriguez,

I hope you're doing well. I'm writing regarding the proposed replacement of the utility cabinet located along the public right-of-way adjacent to my property.

Attached is a short letter outlining site-specific planning considerations I respectfully request be reviewed as part of any approval or permitting process. I have also included a small set of photos to provide visual context for the cabinet's location, visibility, and surrounding residential environment.

Thank you for your time and for considering these materials. Please let me know if any additional information would be helpful.

Best regards,

Heather Bernstein
3611 Sapphire Dr., Encino CA 91436
Phone: (310) 876-9993

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

CD4 Planning Assistance Request - Permit at 3610 N. Sapphire Drive, Encino CA 91436 - Appeal deadline Friday

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Would you be able to connect me with the appropriate contact at LADWP who could speak to these technical options before the hearing?

Thank you,
Heather Bernstein
3611 Sapphire Drive, Encino 91436
(310) 876-9993
[Quoted text hidden]

Gmail

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Housing and Planning Deputy
Work Phone: 213-500-6903
District Line: 213-473-7004

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> Best,
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> Housing and Planning Deputy
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Thank you,
Heather Bernstein
3611 Sapphire Drive, Encino 91436
(310) 876-9993

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Thank you very much for your time and attention.

Sincerely,
Heather Bernstein
3611 Sapphire Drive
Encino CA 91436
(310) 876-9993

---------- Forwarded message ---------
From: **Heather Bernstein** <heather.w.bernstein@gmail.com>
Date: Mon, Feb 16, 2026 at 11:58 PM
Subject: Request for Aesthetic Modifications – Color and Visual Impact Concerns Case No. DIR-2025-1863-SPPC-DRB-MSP / 3610 North Sapphire Drive
To: jude.hernandez@lacity.org <jude.hernandez@lacity.org>, claudia.rodriguez@lacity.org <claudia.rodriguez@lacity.org>

Dear Ms. Rodriguez,

I hope you're doing well. I'm writing regarding the proposed replacement of the utility cabinet located along the public right-of-way adjacent to my property.

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Thank you for your time and for considering these materials. Please let me know if any additional information would be helpful.

Best regards,

Heather Bernstein
3611 Sapphire Dr., Encino CA 91436
Phone: (310) 876-9993

Bernstein, Heather

From: Beatrice Pacheco <beatrice.pacheco@lacity.org>
Sent: Tuesday, April 21, 2026 2:36 PM
To: Bernstein, Heather
Cc: Planning Custodian of Records
Subject: Fwd: Public Records Act Request – Case No. DIR-2025-1863-SPPC-DRB-MSP
Attachments: Bernstein Heather Public Records Act Request 4 12 2026.pdf

EXTERNAL SENDER: Caution opening links or attachments

Ms. Bernstein:

RE: Public Records Act Request For Records Regarding DIR-2025-1863-SPPC-DRB-MSP

This is in response to your April 12, 2026, request, received in our office on April 13, 2026, seeking records from the Department of City Planning pursuant to the California Public Records Act (CPRA) regarding the above.

The Planning Department of Los Angeles has determined it is in possession of records related to your request. These records are provided via the OneDrive link below. Please let us know if you have any issues accessing the records.

4.13 DIR-2025-1863-SPPC-DRB-MSP & ENV-2025-1864-CE

If we can assist you further, please contact us at Planning.custodianofrecords@lacity.org.

Sincerely,

Beatrice Pacheco, Chief Clerk
Department of City Planning
T: (213) 847-3732
221 N. Figueroa St., Room 1450
Los Angeles, CA 90012



---------- Forwarded message ---------
From: **Keaven Shaw** <keaven.shaw@lacity.org>
Date: Mon, Apr 13, 2026 at 10:19 AM
Subject: Re: Public Records Act Request – Case No. DIR-2025-1863-SPPC-DRB-MSP
To: Bernstein, Heather <heather.bernstein@wbd.com>
Cc: planning.custodianofrecords@lacity.org <planning.custodianofrecords@lacity.org>

Hello Heather,

Your request was sent after our normal business hours, therefore your request is considered received today, 4/13/2026. Our Dept. will respond accordingly.

Thank you

On Sun, Apr 12, 2026 at 4:15 PM 'Bernstein, Heather' via Planning Custodian of Records <planning.custodianofrecords@lacity.org> wrote:

> Dear Public Records Officer,
>
> Attached is my California Public Records Act request dated April 12, 2026, concerning Case No. DIR-2025-1863-SPPC-DRB-MSP and CEQA No. ENV-2025-1864-CE.
>
> Given a pending appeal hearing scheduled for April 23, 2026, I respectfully request expedited processing if possible. Please provide PDF copies of responsive records by email.
>
> Many thanks for your assistance. It is greatly appreciated.
>
> Best regards,
>
> Heather Bernstein
>
> Phone: (310) 876-9993

--

Keaven Shaw, Principal Clerk
Department of City Planning
T: (213) 847-3680
221 N. Figueroa St., Room 1450
Los Angeles, CA 90012

Please be advised that I am out of the office on alternating Mondays.

EXHIBIT HB-21A
October 2025 DRB Notice vs. April 2026 Appeal Notice

5. Public Hearing: Consent Calendar:

DIR-2025-1869-SPPC-DRB-MSP, 3610 Sapphire Drive & 16309 Royal Hills Drive, APN: 2286011027 (CD 4)

The proposed project is the removal of an existing power meter co-located on an existing power pole, and the placement of a new 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 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. The No grading is proposed, and no trees are proposed for removal.

Grading – Cut: 0 cubic yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYO
Related Environmental: ENV-2025-1864-CE

OCTOBER 2025 NOTICE



Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

Latitude: 34.136242, Longitude: -118.487882

(In the Public Right-of-Way adjacent to 3610 North Sapphire Drive; denoted by the red box)

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

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 a power pole. The proposed new AGF resembles a cabinet and would be 4 feet tall, 17.25 inches long and 20.25 inches wide.

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 or tree removals are proposed.

APRIL 2026 NOTICE

Key Differences between the Two Notices:

1. **"Adjacent to the power pole"**: The October notice states that the new pedestal will be placed "*adjacent to the power pole*", described as being "*co-located*" in the existing pole. The April notice also states that the existing meter is "*currently co-located on a power pole*", but no longer expressly states that proposed AGF will be "*adjacent*" to that power pole.

2. **Grading – quantified zeros vs. bare assertion:** Both notices omit the excavation and trenching reflected in the approved plans, but the October notice goes further by quantifying grading impacts as 0/0/0/0 cubic yards.

3. **"Removal and placement" vs. "relocate":** The October 2025 notice describes the project as the "*removal*" of an existing meter and "*placement*" of a new pedestal – language suggesting the existing equipment is being taken out and replaced with new equipment. The April 2026 notice reframes this as a "*relocation*" of the existing meter – language suggesting the same equipment simply moves to a new location.

4. **What both notices share – and which neither discloses**: Both describe the existing meter as "*co-located*". Neither discloses the proposed electrical capacity upgrade, the open-trench street excavation, or that the existing meter is at 3622-1/2 North Sapphire Drive rather than 3610 North Sapphire Drive.

EXHIBIT HB-21B
Agenda for November 2025 Hearing vs. Agenda for April 2026 Hearing

AGENDA FOR THE NOVEMBER 5, 2025 DRB HEARING

5. Public Hearing: Consent Calendar:

DIR-2025-1869-SPPC-DRB-MSP, 3610 Sapphire Drive & 16309 Royal Hills Drive, APN: 2286011027 (CD 4)

The proposed project is the removal of an existing power meter co-located on an existing power pole, and the placement of a new 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 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. The No grading is proposed, and no trees are proposed for removal.

Grading – Cut: 0 cubic yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYO
Related Environmental: ENV-2025-1864-CE

AGENDA FOR THE APRIL 23, 2026 APPEAL HEARING

5. DIR-2025-1863-SPPC-DRB-MSP-1A
CEQA: ENV-2025-1864-CE
Plan Area: Encino – Tarzana

Council District: 4 – Raman
Last Day to Act: 05-06-26

PUBLIC HEARING REQUIRED

PROJECT SITE: 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 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.

Key Differences between the Two Notices:

1. Affirmative misidentification of the installation location: The agenda for the April 2026 appeal hearing affirmatively states that the proposed AGF will be "***adjacent to the power pole where the power meter is located today***" - an assertion inconsistent with the approved construction drawings, and with a substituted photo in Slide 5 of the City's own April 23, 2026 PowerPoint presentation. The substituted Slide 5 photo directly contradicted not only this April 2026 hearing agenda but also Figure 4 of the April 2026 Staff Recommendation Report sent to Petitioner only nine days before the hearing. Slide 5 was not verbally presented to the public until after the public comment had closed.

2. Grading – quantified zeros vs. bare assertion: Both agendas state "[N]o grading is proposed for removal" and omit the excavation and open-trenching reflected in the approved plans, but the agenda for the November 5, 2025 DRB hearing goes further by specifically quantifying grading impacts as "***0 cubic yards***" (0/0/0/0) in all categories.

3. "Removal and placement" vs. "relocate": The agenda for the November 5, 2025 DRB hearing describes the project as the "*removal*" of an existing meter and "*placement*" of a new pedestal – language suggesting the existing equipment is being taken out and replaced with new equipment. The agenda for the April 2026 appeal hearing reframes the project as a "*relocation*" of the existing meter – language suggesting the same equipment simply moves to a new location.

4. What both agendas share – and which neither discloses: Both agendas inaccurately describe the existing meter as "*co-located*" on an existing power pole, when in fact it is on a different pole down the street. Neither discloses the proposed open-trench street excavation, the electrical capacity upgrade from 60

amps to 200 amps, or that the existing meter is on a different pole down the street at 3622-1/2 North Sapphire Drive, not the pole at 3610 North Sapphire Drive.

EXHIBIT HB-22
Shifting Project Descriptions Across Administrative Record

	NOE (Sep. 17, 2025)	October 2025 Public Notice	DRB Approval (Nov. 10, 2025)	Director's Determination based on the DRB Approval (Feb. 5, 2026)	Staff Recommendation Report (April 14, 2026)	Staff PowerPoint for April 23, 2026 Appeal Hearing	Verbal Presentation at Appeal Hearing, Before Public Comment Closed	After Public Comment Closed
Existing Meter Described as "Co-Located"?	**YES** "Relocation of an existing power meter **co-located on** a power pole, and placement of a new power meter pedestal AGF." (p. 1)	**YES** "Removal of an existing meter **co-located on** an existing power pole, and the placement of a new power meter pedestal adjacent to the power pole along the public right of way."	**YES** *"The proposed project is the removal of an existing power meter **co-located on** an existing power pole, and the placement of a new power meter pedestal **adjacent to the power pole** along the public right-of-way."*	**YES** *"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."* (p. 7.)	**YES** *"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 meter pedestal along the public right-of-way."* (p. A-3) *"The existing power meter is currently **co-located on an existing power pole**... **The proposed AGF is adjacent to the power pole where the power meter is located today**..."* (p. 1)	**YES** *"Relocation of existing power meter **co-located on an existing LADWP power pole** along the public right-of-way... Construction of a new power meter pedestal AGF cabinet...**adjacent to existing power pole**." (Slide 5)* Notwithstanding this, Figure 4 from the Staff Recommendation Report is quietly replaced with a new, contradictory photograph in Slide 5.	**YES** *"The project scope consists of the relocation of an existing power meter **co-located** on an existing power pole."* All 11 slides are verbally referenced except one. Slide 5 is never verbally referenced.	**NO** *"We would like to note the location of the existing meter is indeed approximately 100 feet to the south, southeast of the proposed location. So we would like to correct that."* The administrative record reflects for the first time that the existing meter is neither co-located, nor adjacent to the proposed site.

EXHIBIT HB-22
Shifting Project Descriptions Across Administrative Record

	NOE (Sep. 17, 2025)	October 2025 Public Notice	DRB Approval (Nov. 10, 2025)	Director's Determination (Feb. 5, 2026)	*Staff Recommendation Report (April 14, 2026)*	Staff PowerPoint for Appeal Hearing	Staff's Verbal Presentation Appeal Hearing	After Public Comment Closed
Described as a "Removal"?	**NO** "relocation of an existing power meter"	**YES** "Removal of an existing power meter"	**YES** "removal of an existing power meter"	**YES** "removal of an existing power meter"	**NO** *"The proposed project is the relocation of an existing power meter"*	**NO** *"Relocation of existing power meter co-located on an existing LADWP power pole"*	**NO** *"The project scope consists of the relocation of an existing power meter co-located on an existing power pole".*	Not addressed
Grading disclosed as "0 cubic yards" in all categories?	NO *"The project proposes… no grading"* (Justification for Project Exemption, p. 1)	**YES** **"Grading – Cut: 0 cubic yards (CUYD). Fill: 0 CUYD. Export: 0 CUYD. Import: 0 CUYD."** "No grading is proposed."	**YES** ***"Grading – Cut: 0 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD"*** *"No grading is proposed…"*	NO *"No grading is proposed"* (p. 2) *"The project is not proposing any grading."* (p. 3.) *"No grading is proposed…"* (p. 7) *"The project is not proposing any grading at this time."* (p. 8)	*NO* *"No grading is proposed"* (p. 1, A-1.) *"No grading is proposed so no geological impact can be sustained…."* (p. A-8.) *"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."* (p. A-8.)	NO *"No grading is proposed."* (Slide 5)	NO *"No grading is proposed."*	Notwithstanding the City's post-comment disclosure, no commissioner asked any question about how the changed geography affected the record's repeated "no grading" representations.

EXHIBIT HB-22
Shifting Project Descriptions Across Administrative Record

Petitioner filed her appeal on February 18, 2026 – after the Director's Determination (column 4), and before the Staff Recommendation Report (column 5).

Key Discrepancies:

1. Affirmative misidentification of the installation location: The Staff Recommendation Report for the April 23, 2026 appeal hearing affirmatively states that the proposed AGF will be "***adjacent to the power pole where the power meter is located today***" - an assertion inconsistent with the approved construction drawings, and with the new photograph first appearing in Slide 5 of the City's April 23, 2026 PowerPoint presentation. The substituted photograph in Slide 5 directly contradicted not only this April 2026 hearing agenda but also Figure 4 of the April 2026 Staff Recommendation Report, the Director's Determination, the November 2025 DRB approval, and the October 2025 public notice. Slide 5 was not verbally presented to the public until after the public comment had closed.

2. Grading: The November 10, 2026 DRB approval affirmatively represented not merely "no grading", but specifically "0 cubic yards" (0/0/0/0) in all grading categories. The October 2025 public notice contained the same "0 CUYD" certification in all categories. All public-facing documents affirmatively represented that "no grading is proposed" and omit the excavation and open-trenching reflected in the approved plans.

3. "Removal and placement" vs. "relocate": The public notice and agenda for the November 5, 2025 DRB hearing, the November 10, 2025 DRB approval itself, and the February 5, 2026 Director's Determination, all describe the project as the "*removal*" of an existing meter and "*placement*" of a new pedestal – language suggesting the existing equipment is being taken out and replaced with new equipment, precisely without "relocation" because they are already "co-located". The Director's Determination also states that "The project proposes the use of existing above ground facilities along the public-right-of-way," further suggesting that an existing above ground facility is being removed and replaced.

4. What all public-facing documents share – and which none discloses: All public-facing documents inaccurately describe the existing meter as "*co-located*" on an existing power pole, when in fact it is on a different pole down the street. No public facing document discloses or addresses the proposed open-trench street excavation, the electrical capacity upgrade from 60 amps to 200 amps, or that the existing meter is on a different pole down the street at 3622-1/2 North Sapphire Drive, not the pole at 3610 North Sapphire Drive.

EXHIBIT HB-23

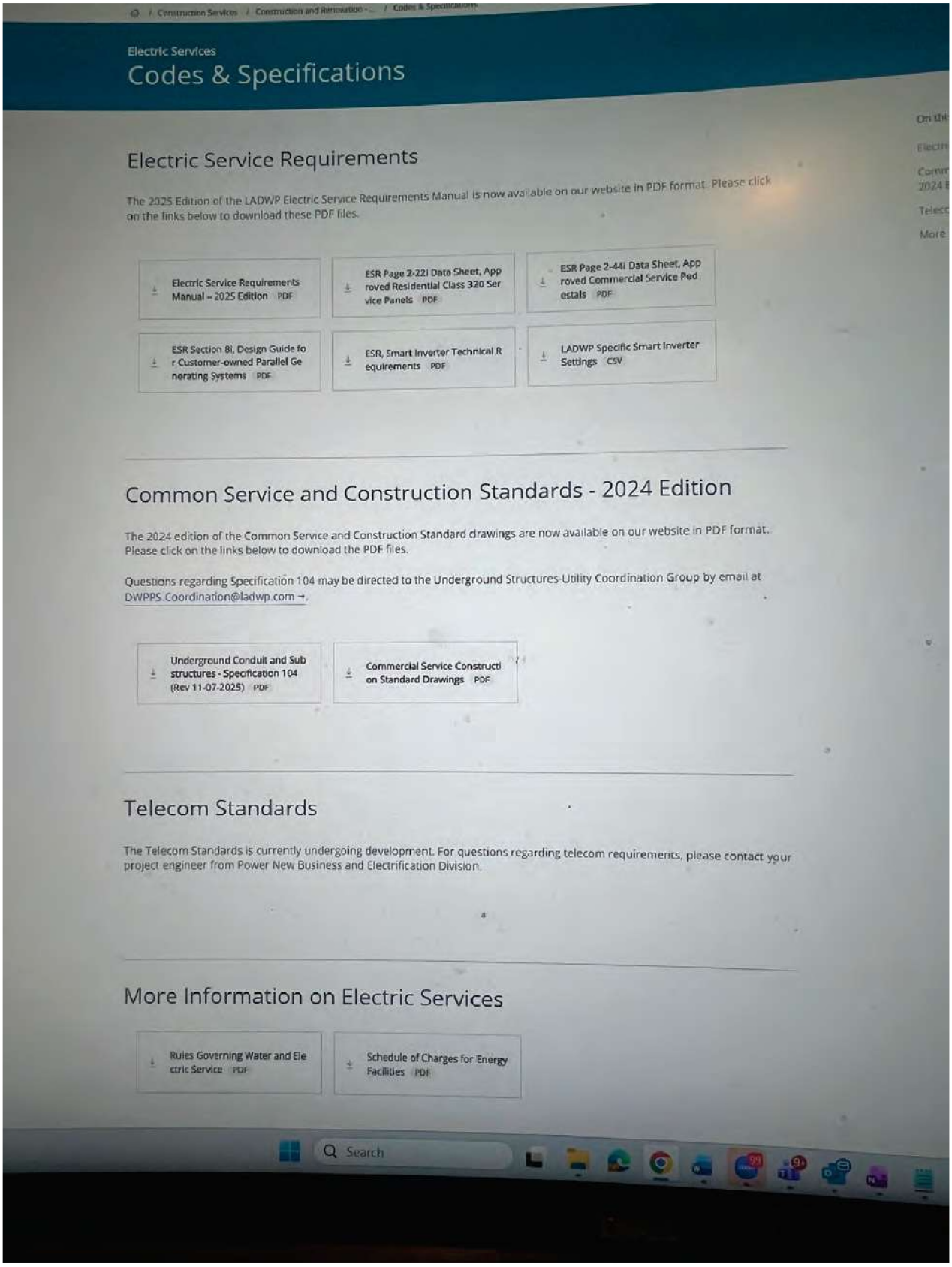

EXHIBIT HB-23 / LADWP Telecom Standards Undergoing Development

EXHIBIT HB-23

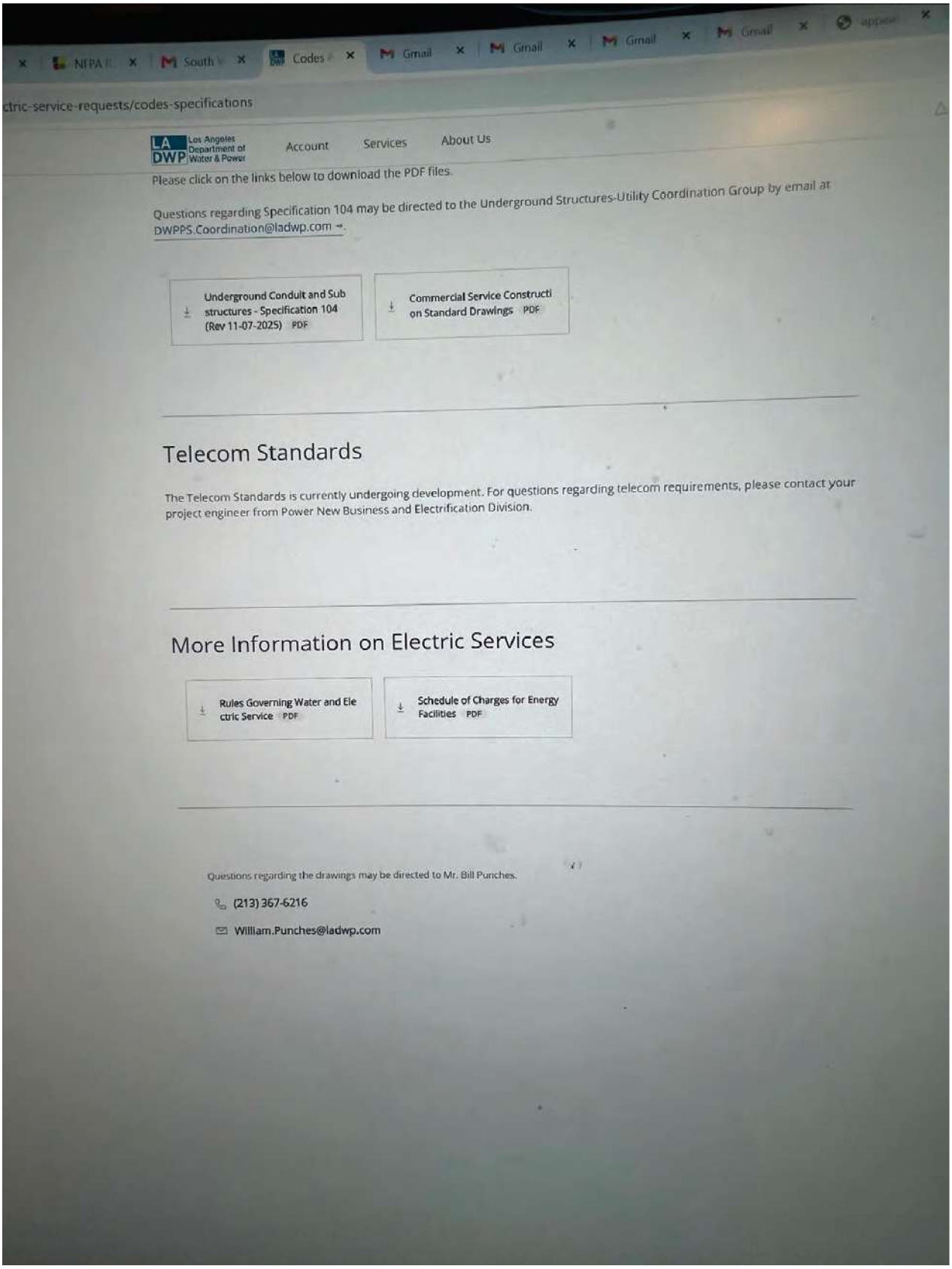

EXHIBIT HB-23 / LADWP Telecom Standards Undergoing Development

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)

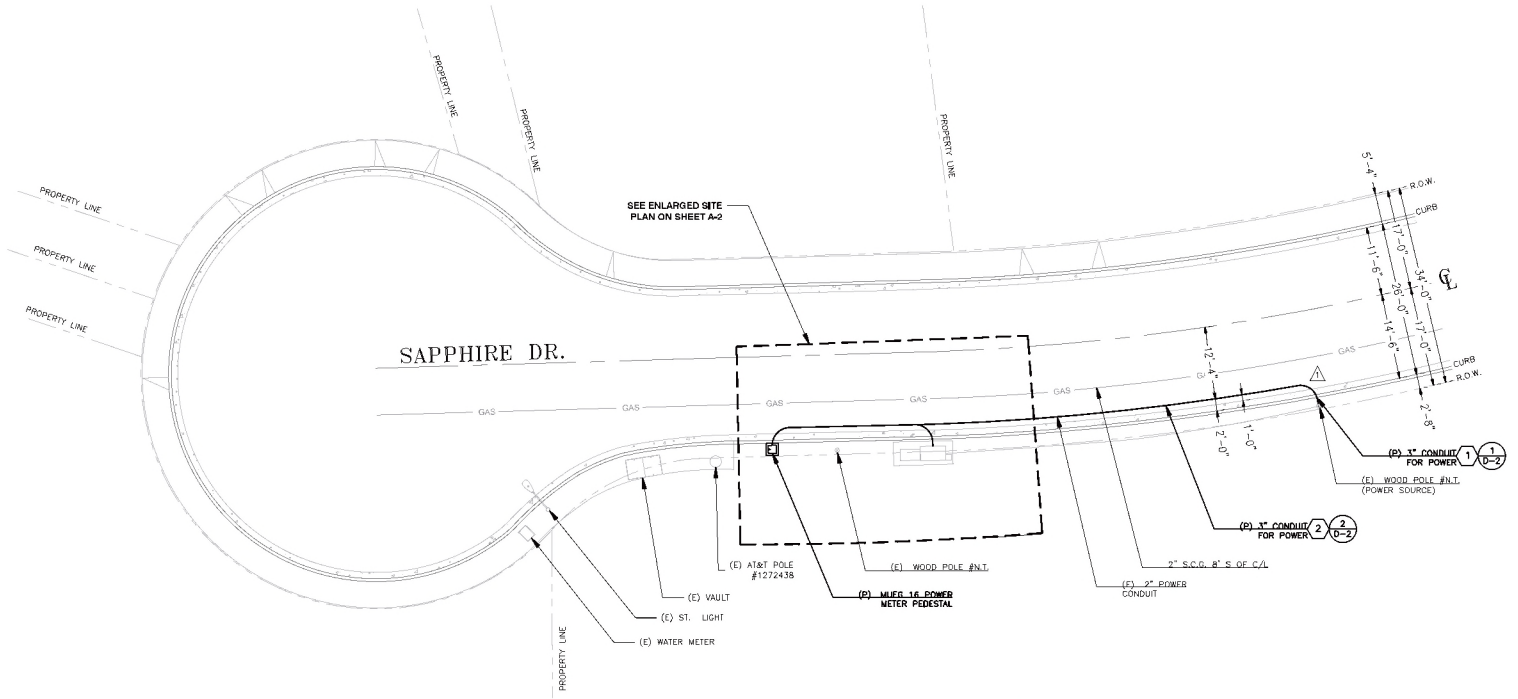

EXHIBIT "A"
Page No. 33 of 22
Case No. GDR-0025-1863-SFRC-DRB-MSP

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.

DIGALERT 811
CALL AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHER CALIFORNIA
TICKET #

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

SITE PLAN

SCALE 1" = 10' 0 5' 10' 20'

T-Mobile Get more from life

NETWORK CONNEX
656 N. Central Ave., #1520 Glendale, CA 91203
Office: (813) 840-0800 Fax: (813) 840-0700

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	
3		
4		
5		
6		
7		

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

STAMP:

SHEET TITLE: SITE PLAN
SHEET NUMBER: A-1

E-6

Exhibit HB-24 / T-Mobile's Approved Construction Drawings

Exhibit HB-24 / T-Mobile's Approved Construction Drawings

PLACEMENT AND CONSTRUCTION DATA

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

(E) PL. 24' OF (1) 3" SCH 40 PVC CONDUIT FOR T-MOBILE POWER
(E) PL. 24' OF (1) 3" SCH 40 PVC CONDUIT FOR T-MOBILE POWER (TO BE INSTALLED BY OPEN TRENCH)

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

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

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

(P) MUEG16 POWER METER PEDESTAL

MULHOLLAND STAFF NOTES:

USE SIGNATURE DATE

AN 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 WINDOWS 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.
SPELL 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.
http://planning.lacity.org/odocuments/69a90420-48bc-4653-be63-2e58ce8d25e7/mulholguidelines.pdf

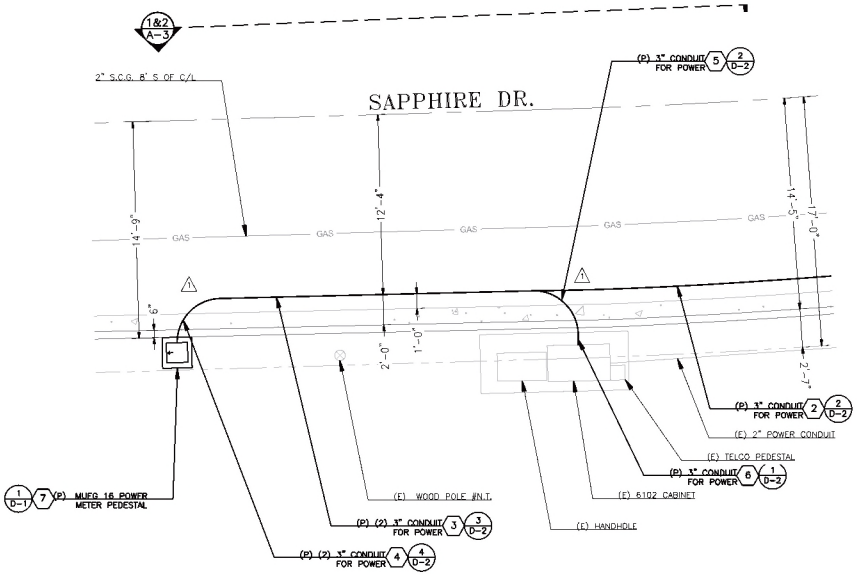

EXHIBIT "A"
Page No. 14 of 22
Case No. DIR-2025-190-SPR-CUB-MSP

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.

DIGALERT 811
CALL AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
TICKET #_____

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

SITE PLAN
SCALE ¼" = 1' 0 2' 6' 10'

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NETWORK CONNEX
555 N. Central Ave., #1520 Glendale, CA 91203
Office: (818) 840-6800 Fax: (818) 840-6700

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

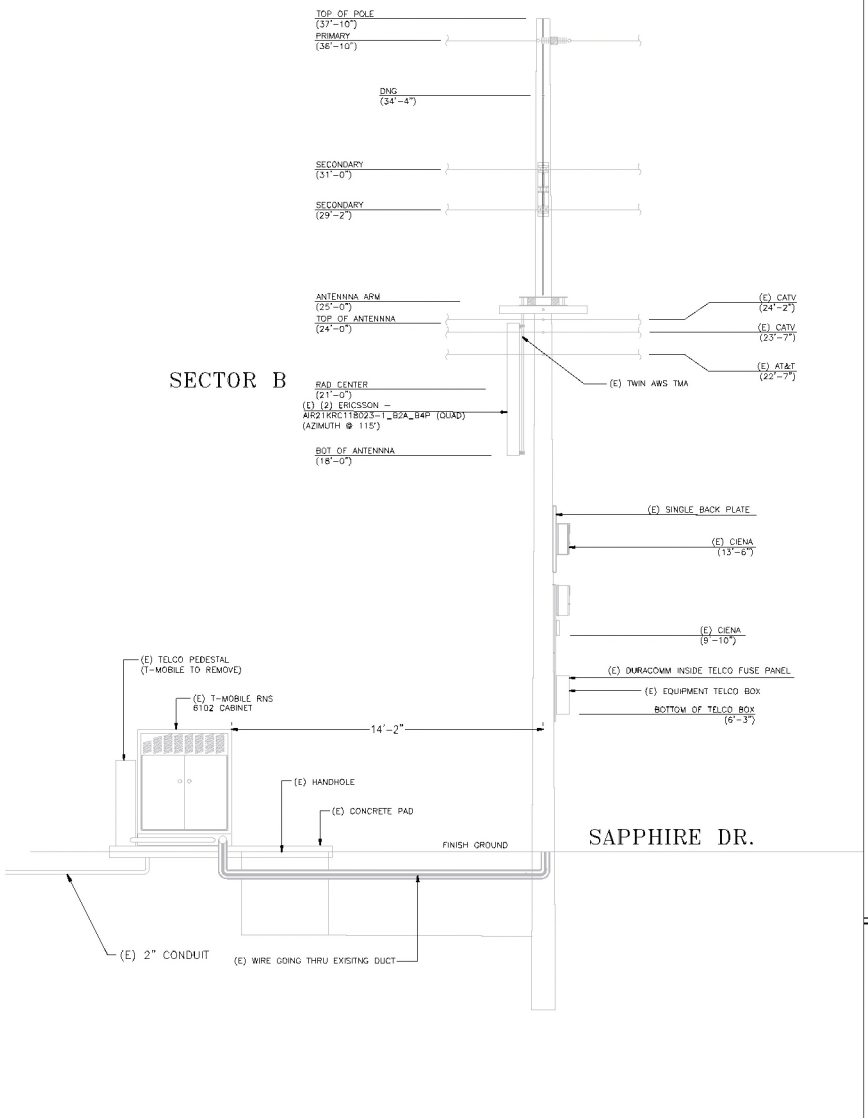
NO.:	DATE:	BY:
1	12-11-24	Z.S.
	90% CD	
2	08-04-25	B.V.
	100% CD	
3		
4		
5		
6		
7		

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

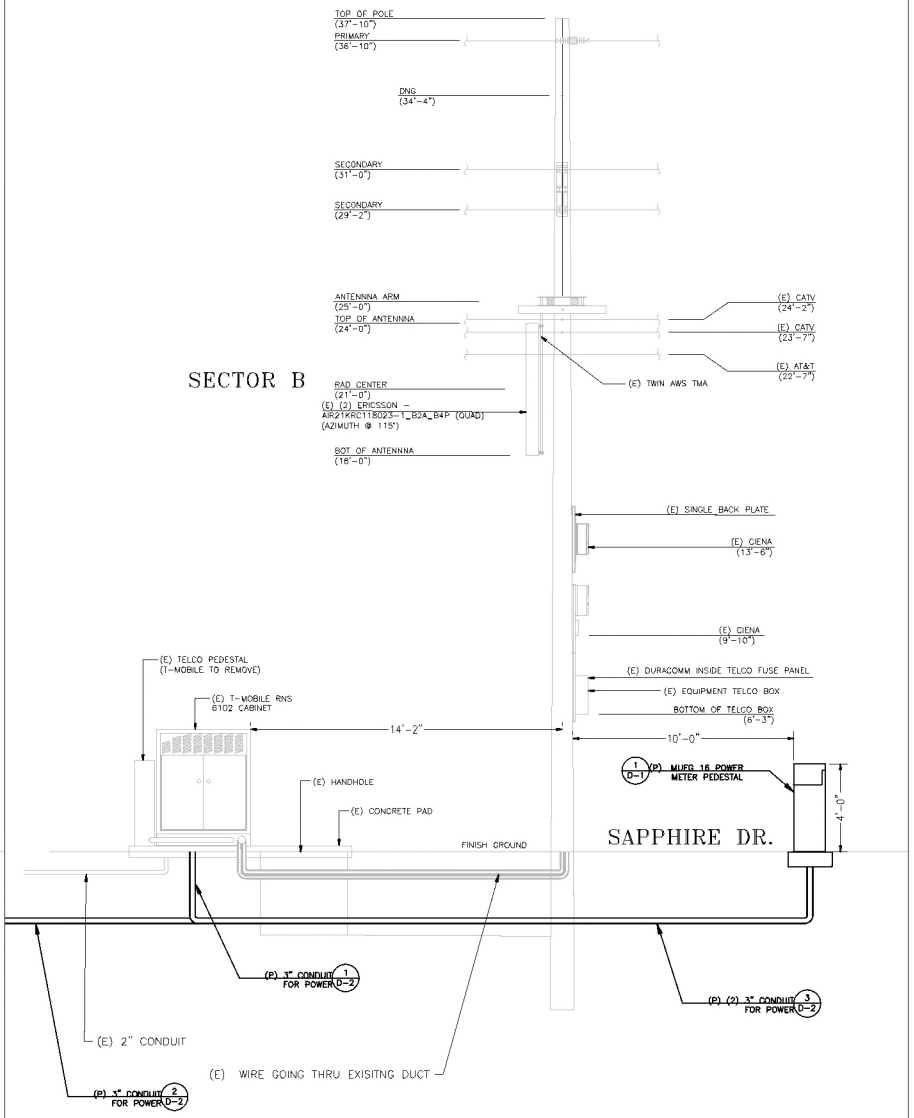
SHEET TITLE:
ENLARGED SITE PLAN
SHEET NUMBER:
A-2

Exhibit HB-24 / T-Mobile's Approved Construction Drawings

EXHIBIT "A"
Page No. 15 of 22
Case No. 0[illegible]



1 EXISTING ELEVATION LOOKING SOUTH SCALE: 3/8"=1'



2 PROPOSED ELEVATION LOOKING SOUTH SCALE: 3/8"=1'

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NETWORK CONNEX
655 N. Central Ave. #1520 Glendale, CA 91203
Office: (818) 840-0800 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	
3		
4		
5		
6		
7		

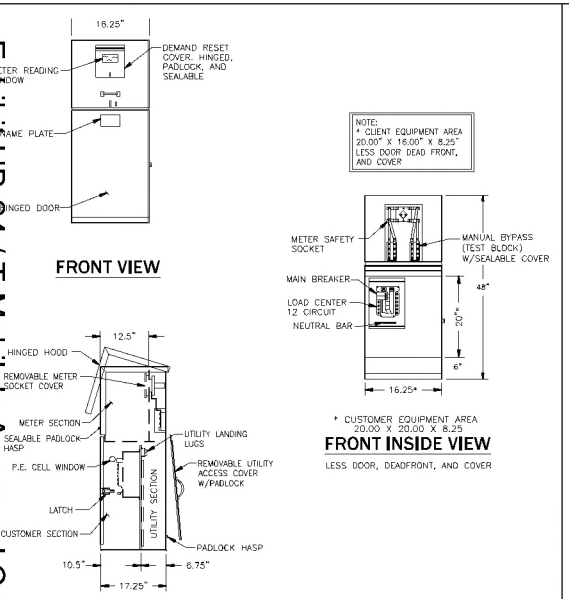
SITE INFORMATION:
SV00834A
METER PED PROJECT
3622 1/2 SAPPHIRE DR., ENCINO, CA 91436

STAMP:

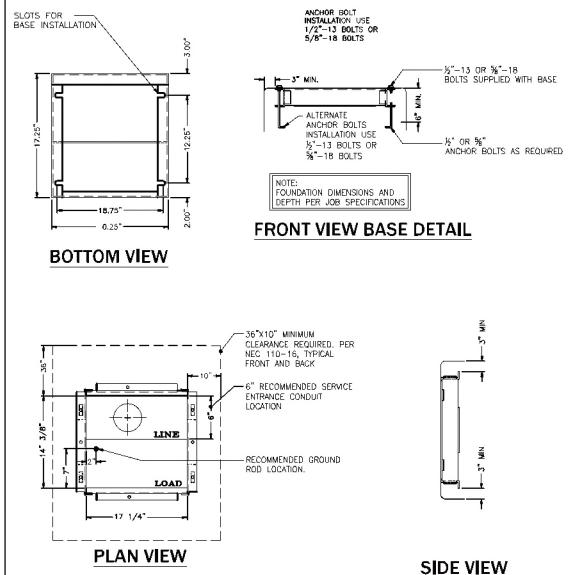
SHEET TITLE:
SITE ELEVATION

SHEET NUMBER:
A-3

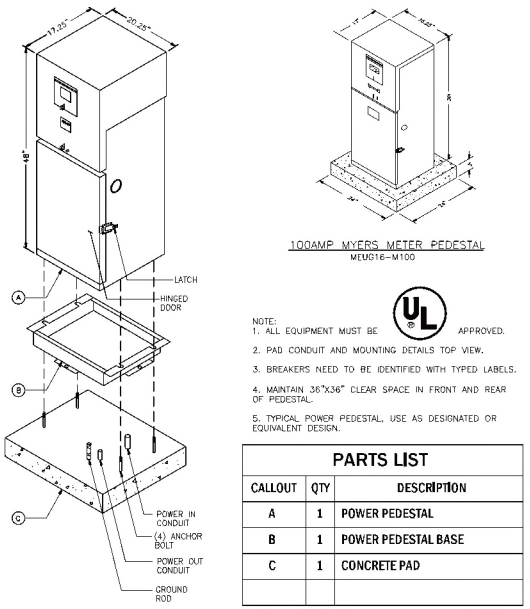
Exhibit HB-24 / T-Mobile's Approved Construction Drawings



1 MEUG16 POWER PEDESTAL SCALE: N.T.S.



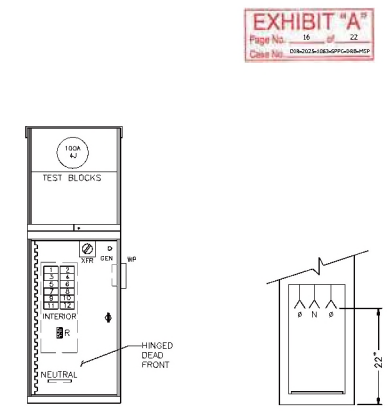
2 MEUG16 MOUNTING SLOT SCALE: N.T.S.



PARTS LIST

CALLOUT	QTY	DESCRIPTION
A	1	POWER PEDESTAL
B	1	POWER PEDESTAL BASE
C	1	CONCRETE PAD

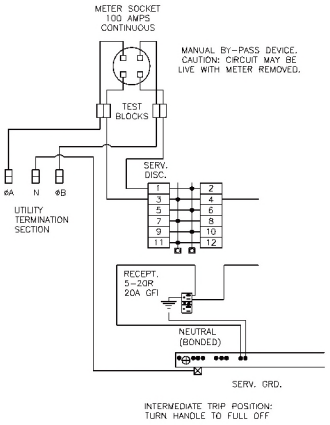
3 MEUG16 MOUNTING SLOT SCALE: N.T.S.



INTERIOR VIEW

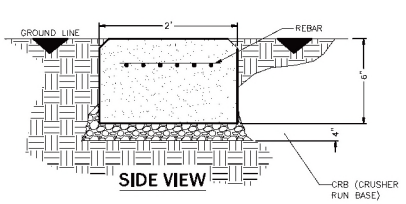
REAR LANDING DETAIL
COVER REMOVED

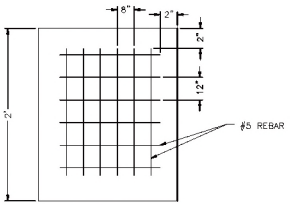
EXHIBIT "A"
Page No. 16 of 22
Case No. 08042025-1SESGPPC-048MSP



WIRING SCHEMATIC

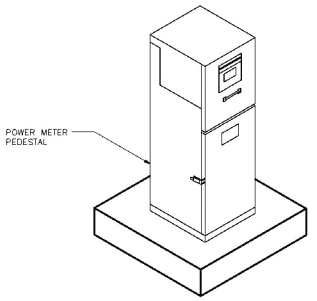
4 MEUG16 WIRING SCHMATIC SCALE: N.T.S.



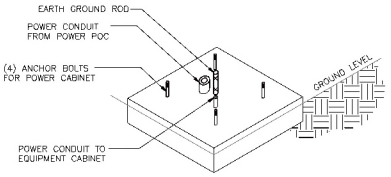


CONCRETE PAD INSTALLATION NOTES:
1. PAD INSTALLATION DEPTH 6" MINIMUM
2. CONCRETE FC=2500 PSI @ 28 DAYS
3. REBAR: ASTM A-615 GRADE 60
4. USE EBE M16 ANCHOR BOLTS
5. SOIL TO BE COMPACTED TO 98%
6. CRUSHER RUN BASE (CRB) COMPACTED TO MINIMUM 4" DEPTH

NOTES:
1. SEE CLIENT SPECIFICATIONS FOR SITE EQUIPMENT MOUNTING SPECIFICATIONS
2. CONDUIT DESIGNS AND SIZE ARE SITE SPECIFIC



POWER METER PEDESTAL



POWER PEDESTAL CONDUITS

5 MEUG16 TYP. POWER PEDESTAL PAD DETAIL SCALE: N.T.S.

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NETWORK CONNEX
466 N. Central Ave., #1520 Glendale, CA 91203
Office: (818) 840-6800 Fax: (818) 840-6705

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	
3		
4		
5		
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7		

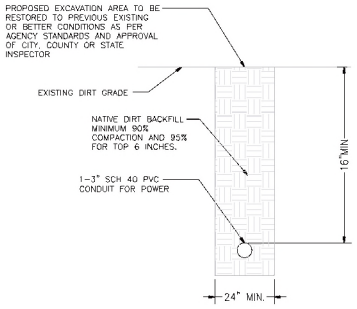
SITE INFORMATION:
SV00834A
METER PED PROJECT
3622 1/2 SAPPHIRE DR.,
ENCINO, CA 91436

STAMP:

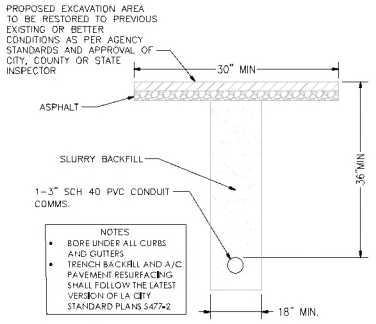
SHEET TITLE:
EQUIPMENT DETAILS

SHEET NUMBER:
D-1

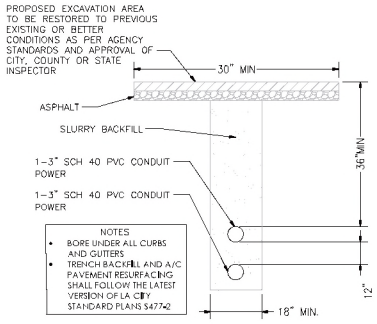
Exhibit HB-24 / T-Mobile's Approved Construction Drawings



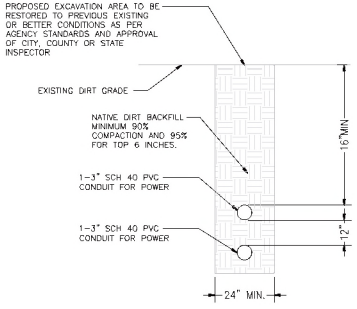
1 DIRT TRENCH DETAIL SCALE: N.T.S.



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



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



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

EXHIBIT "A"
Page No. 17 of 22
Case No. [illegible]

5 NOT USED

6 NOT USED

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NETWORK CONNEX
555 N. Central Ave., #1520 Glendale, CA 91203
Office: (818) 840-0800 Fax: (818) 840-0700

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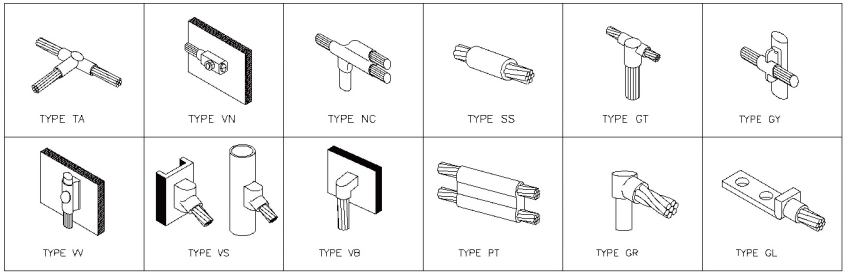
SITE INFORMATION:
SV00834A
METER PED PROJECT
3622 1/2 SAPPHIRE DR., ENCINO, CA 91436

STAMP:

SHEET TITLE:
TRENCH DETAILS

SHEET NUMBER:
D-2

Exhibit HB-24 / T-Mobile's Approved Construction Drawings



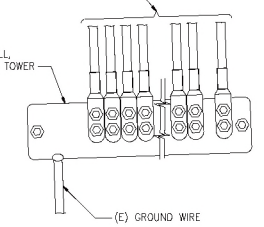
1 TYPICAL CADWELD CONNECTIONS

SCALE: N.T.S.

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



(E) GROUND WIRE

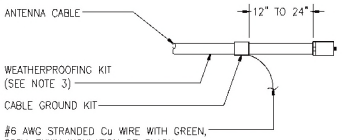
NOTES:

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

2 GROUND CONDUCTOR TO GROUND BAR

SCALE: N.T.S.

FILE: GROUNDING KIT
SCALE 1:1 (x1)



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.

EXHIBIT "A"
Page No. 18 of 22
Case No. 08P-0025-UEX-SPRCRDBHESP

4 NOT USED

SCALE: N.T.S.

5 NOT USED

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NETWORK CONNEX
555 N. Central Ave., #1520 Glendale, CA 91203
Office: (818) 840-6800 Fax: (818) 840-6700

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:

GROUNDING NOTES AND DETAILS

SHEET NUMBER:

D-3

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

APPEAL HEARING:

Heather Bernstein
Appellant

3610 North Sapphire Drive | South Valley Area Planning Commission

Hearing Date: April 23, 2026

Applicant: T-Mobile / Network Connext

Mulholland Scenic Parkway Specific Plan | Council District 4 – Encino

Exhibit HB-25 / Petitioner's PowerPoint

OVERVIEW: WHAT THIS APPEAL IS ABOUT

This appeal does not oppose the LADWP requirement or the utility project itself. It challenges three fundamental defects in the Director's Determination – each one established by the Determination's own language.

ISSUE 1	ISSUE 2	ISSUE 3
False Factual Findings The Determination approves a brand new AGF (described as "new" twice on page 1), while the CEQA exemption it relies on covers only existing facilities. The record contradicts the exemption.	**Invalid CEQA Exemption** Class 1 ("***minor*** *alteration of* ***existing*** *facility*") cannot apply to new construction. No existing above-ground-facility exists here.	**Cumulative Impact Ignored** Multiple mismatched utility structures already exist at this site. The Determination evaluates this project in complete isolation.

STAFF OBJECTION | Height & Dimensions

STAFF SAYS

"Appellant has provided no substantial evidence that the size of the AGF will have impacts on the surrounding neighborhood."



View of Proposed Site from Living Room Window

OUR RESPONSE

The photographs in the record ARE the evidence, and the facts are not even in dispute. The Determination used the wrong baseline.

- The existing meter is a small pole-mounted box; it is not a 4' foot AGF on a large concrete pad.
- The proposed location for the new AGF already has a proliferation of mismatched utility structures including a 6-foot-tall white structure and other structures, all directly in front of a single residence.
- The Determination assessed only the single proposed new 4-foot AGF in isolation. It never evaluated the cumulative impact of adding yet another AGF to the already existing accumulation of utility structures.

No Categorical Exemption Applies – And Even If One Did, the CEQA §15300.2(c) Exception Bars Its Use

STAFF SAYS

"[T]he Project will not have a significant effect due to unusual circumstances."

CEQA §15300.2(c): *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.*

OUR RESPONSE

- The proposed Project location is within the Mulholland Scenic Parkway Specific Plan (Mulholland Scenic Corridor).
- The Project's visibility from within the Mullholland Scenic Corridor demonstrates the extent to which more and more utility structures are altering the visual character of the scenic corridor. This change contributes to cumulative visual impacts affecting the scenic quality the Specific Plan is intended to protect.
- The Determination Staff ADMIT that "The subject site is…Visible from Mulholland Drive" (City Staff Analysis, top of page A-3)



View from subject site towards Mulholland Scenic Corridor





Subject site as viewed from Mulholland Drive

Categorical Exemptions (Even If They Existed) Are ALSO Barred Under The Cumulative Impacts Exception (CEQA §15300.2(b))

STAFF SAYS

"Appellant has submitted no substantial evidence for cumulative adverse impacts…There are no cumulative environmental impacts."

CEQA §15300.2(b): 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.

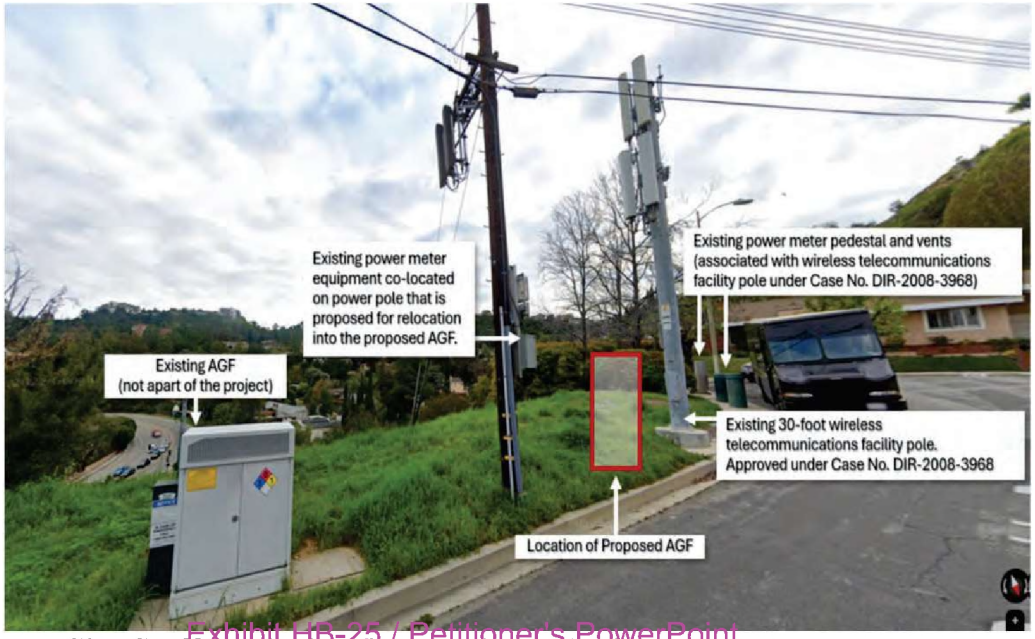

Exhibit HB-25 / Petitioner's PowerPoint

City Staff Analysis, Figure 4 (page A-3)

OUR RESPONSE

The photographs in the record ARE the evidence. Already at this one corner of Sapphire Drive:

- 2 large power poles including a 30-ft cell tower
- Large white refrigerator-size cabinet (approx. 6' tall x 5' wide)
- Two green structures
- One large silver metallic structure
- Metallic doors to underground vault
- **And now, the Determination proposes to add yet another new, 4-foot-tall AGF to this already existing proliferation of mismatched structures**





The CEQA Exemption Relied upon by the Determination Does Not Apply In the First Place

The Determination relied on Class 1 – but their own record undermines it.

Determination Says

*" 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 10501, **Class 1**, none of the exceptions to a categorical exemption pursuant to CEQA Guidelines §15300.2 applies."*
(Determination, p. 1)

But the Class 1 exemption covers only "minor alterations" of "existing" structures, with "negligible or no expansion":

Cal. Code Regs. Tit. 14, §15301: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or **minor** alteration of **existing**… structures… **involving negligible or no expansion of existing or former use**.

A brand new AGF is neither.

The Determination acknowledges that this is a brand new AGF:

*"I hereby…Approve with Conditions…the placement of a **new** Above Ground Facility (AGF). The AGF is a **new** power meter pedestal…"* (Determination, p. 1)

Their Own Record: Findings That Cannot Be Squared With the Facts

All quotes below are verbatim from the City's own Determination and Staff Report

"No Cumulative Impact"

"*According to the Zoning Information and Map Assess 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…no foreseeable cumulative impacts are expected.*" (City Exhibit C, p.2)

The question was never about dirt trucks. It is about whether successive utility installations at this exact location constitute cumulative impact. That question was never asked. Figure 4 shows what the answer would have been, had they asked it.

"Compatible with the Surrounding Homes"

"The proposed above ground facility is compatible with the surrounding homes and the parkway environment in terms of design, massing, materials and color." (Determination, page 8 of 12)

No evidence cited. The City's own Figure 4 shows the site. The Commission can judge compatibility for itself:

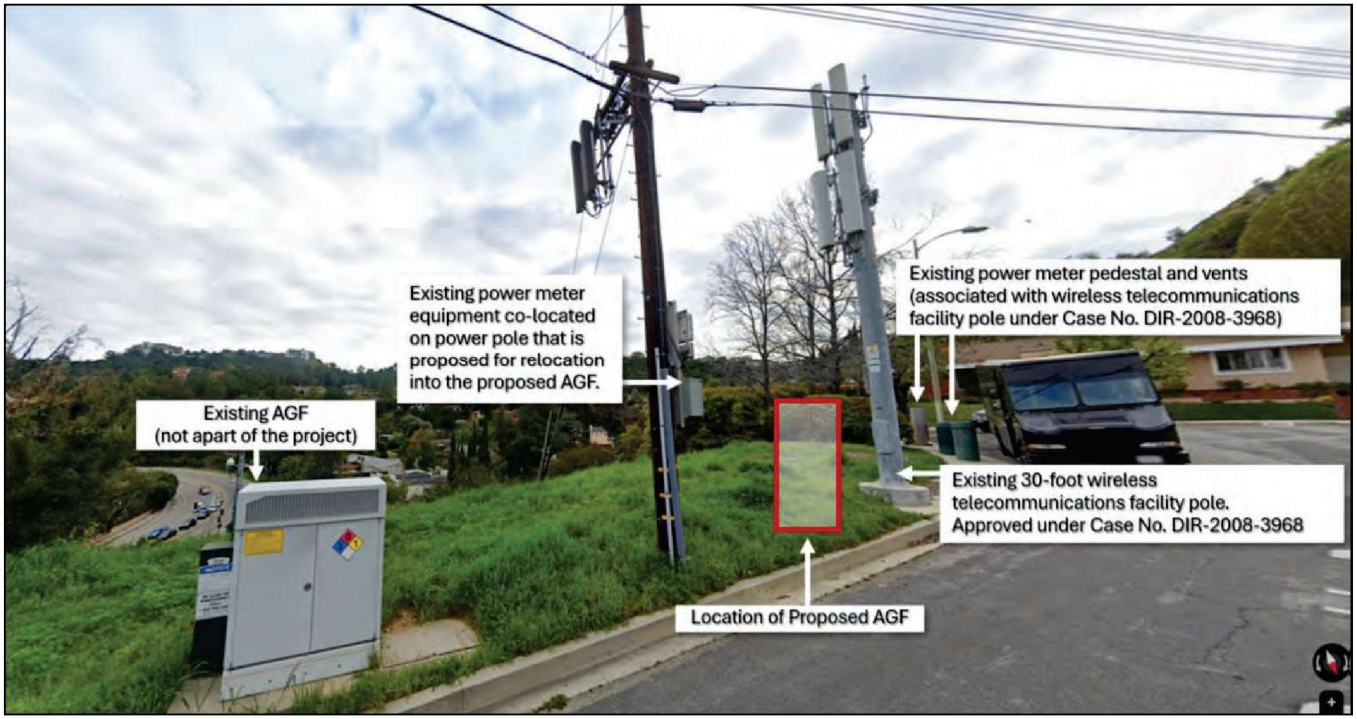

Figure 4 from City's Recommendation Report

EXHIBIT & PHOTO GUIDE



View from Living Room Window (posted sign shows proposed location of new AGF)



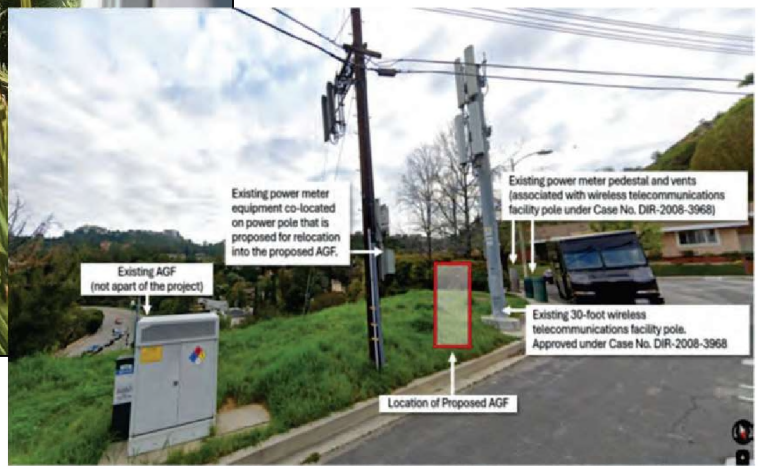

Figure 4 from City's Recommendation Report

Photo Guide

Growing accumulation of AGFs and other utility structures already at same location, each added piecemeal with no unified plan











Renderings of proposed new AGF, to be added to existing accumulation directly in front of the same single residence (City's Recommendation Report, Figure 1)

In Summary

We Don't Dispute the LADWP Requirement. We Dispute this Location.

1. Correct the record – this is new construction, not a replacement or alteration
2. Require an alternative location analysis – "must leave the pole" ≠ "must go here"
3. Evaluate cumulative visual impact of all structures together, not the single new AGF in isolation
4. Recognize that even if any categorical exemption applied, the cumulative impact exception under 15300.2(b) independently bars its use.

Reverse the approval – or remand for full CEQA environmental review.

Exhibit HB-25 / Petitioner's PowerPoint

EXHIBIT HB-26

Petitioner's Presentation during Public Comment

Note: Audio timestamps reflect approximate time elapsed from start of recording.

STAFF (Jude Hernandez, City Planning): *"... Slide Eleven. Planning is now ready to answer any questions related to this project, and we appreciate your time."* [10:00]

COMMISSION PRESIDENT (Vanessa Barraza) [10:01]: *All right, thank you very much. We're now going to hear from the Appellant. If you could please approach the podium and state your name for the record, speak directly into the microphone. Will six minutes be enough for you?*

PETITIONER (Heather Bernstein) [10:11]: *I think it might be like eight or nine.*

COMMISSION PRESIDENT (Vanessa Barraza) [10:15] *I'll give you eight minutes.*

PETITIONER (Heather Bernstein) [10:15]: *Yeah can you give me.. like, it's roughly like.. I want to cover everything... so if you could give me.. I'll do my best to go fast, I promise.*

COMMISSION PRESIDENT (Vanessa Barraza) [10:23]: *Okay, just...I'm just letting you know that, we'll give you the nine minutes.*

PETITIONER (Heather Bernstein) [10:29]: *Thank you. Good afternoon. My name is Heather Bernstein. I'm the appellant, and I live on Sapphire Drive. First and before I begin, thank you – thank you - for keeping an open mind and for hearing me and my neighbors today. I know you hear many complex cases, and I greatly, greatly appreciate this process, and your time. I promise to be brief, specific and respectful of your time.*

[10:57] *Today I'm going to focus on three key issues. There are additional serious issues as well (including notice), but these three are central. First, false factual findings. This alone requires reversal. Two, an invalid CEQA exemption. At a minimum, this requires remand. And three, failure to consider cumulative impact. And I will address why this matters shortly.*

[11:30] *Next, factual findings. The staff report found there is no evidence of visual impact. If there were no impact, I would not be here today. More important, the impact is obvious and it is fully documented. Already at this corner are two large utility poles including a 30 foot cell tower, a 6 foot tall white industrial freezer styled cabinet covered in hazard and warning stickers, two green above-ground utility structures, a large silver metallic Above Ground AT&T Facility, and a large underground vault with doors. The scale and the concentration of infrastructure at this location is unlike anything else on our streets. These are not my characterizations - these are undisputed facts.*

[12:23] *Before this hearing I spoke with a senior LADWP representative, a neutral party. When he reviewed this site, his immediate reaction was that it looked extremely unusual - in his words, a "mess". The outside perspective from someone with years of utility experience shows this is not just my opinion. And yet, the staff report characterizes this corner as "totally normal" for Encino Hills, "nothing to see here". Commissioners –*

there is a lot to see here. You can look at the City's own Figure 4, which is in their recommendation report, and you can look at the view from my living room window. The visual impact here is obvious.

[13:10] *Next, the unusual circumstances exception. I'll address later why this project doesn't fall under any categorical CEQA exemption and therefore requires environmental review. But even setting that aside, there are two independent reasons that no exemption can apply.*

The first is unusual circumstances. And there are at least three here. First: This not a "typical urbanized environment". The neighborhood of Encino Hills is subject to multiple layers of protections – zoning – it's Residential Estate, land use and the Mulholland Plan – all designed to protect its unique scenic value.

[13:50] *Second, as acknowledged in the Staff Recommendation Report, this site is visible from Mulholland Drive – exactly what this exception is meant to address.*

And third: This is not a single, isolated installation. It adds to an existing cluster of utility infrastructures, all concentrated in a single, atypical location.

Any one of these would be enough – on its own. A categorical exemption cannot apply.

[14:22] *Next, the cumulative impact exception. There is a second, independent reason any exemption fails. Under CEQA, exemptions do not apply when the cumulative impact of similar projects over time is "significant".*

When I reviewed the staff's analysis of this, it was surprising. The staff looked for "haul truck" applications within 500 feet – and found none. But that is not the right question. This is not about temporary construction traffic. This is about permanent utility installations, added one after another, in the exact same location. The cumulative impact CEQA is concerned with, and it was never analyzed. And the City's own Figure 4 makes this clear.

[15:20] *Next - new construction. Whatever exemption T-Mobile relies on, Class 1 or Class 3, one thing is clear from the City's own approval. They called it new. Class 1 doesn't apply to new structures. It is limited to minor alterations of existing structures. It does not apply to new construction.*

[15:45] *And Class 3 also doesn't apply. Class 3 covers small new construction. But the approved plans, which I'm holding here, which I had to get with a Public Records Act request, show nearly 100 feet of new open-trench conduit to be installed in a public right of way. Along with a new foundation, and a new cabinet. This is significant new infrastructure, not "small construction" or a simple meter relocation as described to the public. Neither exemption fits what was actually approved here.*

[16:25] *Every quote on this screen is verbatim from the City's own record, and let me highlight two. First - Staff concluded that there were "no foreseeable cumulative impacts". Based on? A search for haul trucks within 500 feet. Second - Staff found the project to be compatible with the surrounding homes and the parkway environment in terms of design, massing, materials and color. No evidence cited. The City's own Figure 4 is right there on this slide, and you can judge compatibility for yourselves.*

[17:01] *This is the view from my living room window. The public notice you can see through this window describes this as a simple relocation – moving an existing power meter from an adjacent pole. I'll go back to…*

Figure 4 is even more explicit – it shows an arrow pointing to the adjacent pole, labeled "existing power meter".

[17:24] *And I have this here. I was going to show this to you guys, but you can see here. I went to that pole. I photographed, I photographed what was there. What I found is: a T-Mobile fiber box and an AT&T cabinet. Neither – and I brought photos, but I'm not allowed to show – neither is a power meter.*

[17:49] *There is a power meter, however, further down the street. About 100 feet away. And when you look at the approved plans, which I brought here… that brings you to… the 100 feet of new open-trench conduit, to be installed for new "T-Mobile power". Underground. In the public right of way. None of this was disclosed in the public notice. This is not a simple relocation. This is new construction. It was never analyzed under CEQA. And, it was not accurately described to the public.*

[18:24] *The public had a right to accurate notice. And they did not get it. And an approval built on an inaccurate public notice cannot stand.*

[18:35] *Every one of these photos is from the same corner. Added over time, piece by piece, with no unified plan. Just – one more, then one more, then one more. And now – one more.*

[18:50] *And – one brief point before my final slide. The staff report says the meter "must leave the pole" based on LADWP Policy C468-17. But, according to the DWP rep I spoke with, that policy has been in place since 2014. T-Mobile's meter has been pole-mounted for years – meaning they operated under that policy for years, presumably with an exception or a waiver. Something changed recently. And that change is not explained anywhere in the record.*

[19:22] So, what we are asking is, first, correct the record. This is new construction. It is not a simple relocation, but it is a substantially larger project than what was disclosed to the public. Second – require a real alternatives analysis. Not just of location - but also size. And third…

CITY STAFF (Alma Sandoval): [19:40] *Alma Sandoval for the record, your time has expired.*

COMMISSION PRESIDENT (Vanessa Barazza) [19:42]: *We can always call you back up if we have more questions, but your time is up…*

[T-Mobile presents next [20:04]; see Exhibit HB-31B.]

COMMISSION PRESIDENT (Vanessa Barazza) [20:32] *With that then we'll move on to public testimony. We're now going to open this up for public testimony. Alma, do we have any speaker cards for in-person participation?*

CITY STAFF (Alma Sandoval) [20:38]: *Alma Sandoval for the record. We do not have any speaker cards for in-person participation.*

COMMISSION PRESIDENT (Vanessa Barazza) [20:45] *Okay, and with that we'll move onto hybrid participation. Do we have any raised hands for Zoom participation?*

CITY STAFF (inaudible) [20:50]: ____*for the record. We do not have any hands raised.*

COMMISSION PRESIDENT (Vanessa Barazza) [20:56] *Okay, and also, we'll now move over to all of the certified Neighborhood Council representatives or council members that would like to speak.*

CITY STAFF (Alma Sandoval) [21:00]: *Alma Sandoval on the record. We do not have any certified Neighborhood Council represemtatives or council member representatives that would like to speak, and no submissions were submitted.*

COMMISSION PRESIDENT (Vanessa Barazza) [21:11]: *Okay, so now we'll apply back to the Appellant. And this is technically a rebuttal section, but since there was no rebuttal, I'll give you an additional five minutes to finish.*

PETITIONER (Heather Bernstein): [21:20] *That's more than enough. Thank you. Perfect. Okay, so what are we asking for. First, correct the record. Second, require a real alternatives analysis. Not just of location, but also size. And I will note, I looked at approved cabinets, if we were even going there. I think there are so many questions in this record, as we can talk about. There are smaller cabinets too, but that's beside the point. Location, most importantly. Third – require a genuine cumulative impact analysis of everything in that corner together. Not just this one cabinet in isolation. And fourth – recognize that categorical exemptions do not apply here. Both the cumulative impact exception and the unusual circumstances exception independently bar their use.*

[22:12] In closing, I am not an activist. I am a practical, reasonable person. I received a letter in the mail. I read it. It seemed innocuous. "Co-located". I find out later… And the more I looked into it, the more questions it raised. And all those questions pointed to the same conclusion – this project was not adequately scrutinized. Not the size. Not the location. Not the cumulative impact. And that's the reason I'm here. Not to obstruct. Simply to ask that this neighborhood – and this process – be taken seriously, before one more permanent installation - including over 100 feet of new trenching, new conduit and a new foundation - and a new AGF -- is added to this already heavily burdened corner.

That's all we're asking for. Proper process. Accurate record. And real scrutiny. Thank you.

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 ½ 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

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NETWORK CONNEX

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

NO.	DATE	BY
1	12-11-24	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:
NARRATIVE

SHEET NUMBER:
S-1

Exhibit HB-27A / T-Mobile's S-1 Project Description

APPLICATIONS

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
Supplemental Application for Design Review

THIS SECTION TO BE COMPLETED BY APPLICANT

Application Type	Project Type
☐ Preliminary Design Review	☑ New Construction
☑ Project Compliance (Design Review Board)	☐ Addition
☐ Continued Design Review	☐ Remodel
☐ Project Compliance (Design Review Board) Modification	☐ Other: _____
☐ 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

- ☐ Within 100 feet of Mulholland
- ☐ Institutional Corridor

☑ Outer Corridor

- ☐ Girard Tract
- ☐ Hillside Ordinance

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.

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

APPLICANT

Applicant[1] 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[2] (Select only one)

☐ Owner ☐ Applicant ☑ Agent/Representative ☐ Other: _____

---

[1] 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).

[2] 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.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

Project Size

Existing RFA:_____ **Proposed RFA:**_____

Demolition:_____ **Addition:**_____

Garage:_____ ☐ **Attached** ☐ **Detached** **# of cars:** _____

Lot Size: _____ **RFAR:**_____ **Height:** _____

Zone:_____ **Council District:**_____

Baseline Hillside Applies: ☐ **Yes** ☐ **No** **Girard Tract:** ☐ **Yes** ☐ **No**

☐ **Inner** ☐ **Outer** ☐ **Institutional** ☐ **Upslope** ☐ **Downslope**

☐ **Visible** ☐ **Non-Visible**

Project Planning Signature: _____

Print Name: _____

Phone Number: _____ **Date:** _____

Exhibit HB-27C / T-Mobile's Aerial Overview

T··Mobile···

PHOTOGRAPHIC VISUALIZATIONS CREATED BY

ASCEND SOUTH WEST EST. 2005

www.ascendsouthwest.com

NETWORK CONNEX
Building Critical Connections
networkconnex.com

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

T··Mobile···

SV00834A

3622 1/2 SAPPHIRE 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

REFERRAL FORM

DIR-2025-1863

GEOGRAPHIC PROJECT PLANNING REFERRAL

Any case filing application submitted to Los Angeles City Planning for a project which is subject to one or more of the following Overlays shall include a completed and signed Geographic Project Planning Referral Form (Referral Form). An Assignment List can be found on the City Planning website at http://planning.lacity.org under the "About" tab.

APPLICABLE OVERLAYS

- **Specific Plan**
- **Community Design Overlay (CDO)**
- **Neighborhood Oriented District (NOD)**
- **Community Plan Implementation Ordinance (CPIO)**
- **Design Review Board (DRB)**
- **Pedestrian Oriented District (POD)**
- **Sign District (SN)**

Review of the application by Project Planning Staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regards to requested actions or the adequacy of application exhibits/materials pursuant to the applicable Geographic Overlay, which could subsequently delay processing.

City Planning reserves the right to require an updated Referral Form for the project if more than **180 days** has lapsed from the date of the signature provided by the Project Planner, or as necessary to reflect project modifications, policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

THIS SECTION TO BE COMPLETED BY APPLICANT

Project Site Address: 3622 1/2 Sapphire D

Community Plan Area: Encino - Tarzana

Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including Subarea, if applicable: Mulholland Specific Plan Outer Corridor

PROJECT TYPE (check all that apply)

☐ **ED 1 Eligible**[1] ☐ **New Construction** ☐ **Addition** ☐ **Renovation**
☐ **Grading** ☐ **Change of Use** ☐ **Signage** ☒ **Other** AGF

Description of Proposed Project: Installation of an AGF power meter pedestal in the public right-of-way.

[1] Refer to Executive Directive 1 Implementation Guidelines for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

Exhibit HB-28 / Geographic Referral Form

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

☒ **Project Permit**

- ☐ **Minor** (3 signs or less or change of use)
- ☒ **Standard** (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)
  - ☐ Single-Family
- ☐ **Major** (All other projects)
  - ☐ Single-Family

☐ **Modification** ☐ **Interpretation** ☐ **Adjustment** ☐ **Administrative Clearance**

☐ **Exception** ☐ **Amendment** ☐ **Sign-Off Only** ☐ **Not a Project**

☐ **SB 9 - ADM Case Required**

Design Review Board (DRB)

☐ **Preliminary Review** ☒ **Final Review**

CDO/POD/NOD

☐ **Design Overlay Plan Approval**

- ☐ **Minor** (3 signs or less or change of use)
- ☐ **Standard** (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)
- ☐ **Major** (All other projects)

☐ **Sign-Off Only**

☐ **Not a Project**

☐ **SB 9 - ADM Case Required**

Community Plan Implementation Overlay (CPIO)

☐ **Administrative Clearance (Multiple Approvals)**

☐ **CPIO Adjustment (CPIOA)**

☐ **CPIO Exception (CPIOE)**

☐ **Potentially Historic Resource**

☐ **SB 9 - ADM Case Required**

Streetscape Plan

☐ **Consultation Completed**

☐ **Not a Project or N/A under Streetscape Plan:** _____

ENVIRONMENTAL CLEARANCE

☐ **Not Determined**

☐ **Environmental Assessment Form (EAF)**

☐ **Existing ENV Case Number:** _____

☐ **ENV Addendum Case Number:** _____

☐ **Other:** _____

☒ **Categorical Exemption (CE)**

☐ **Class 32 CE**

PUBLIC NOTICING

☒ **Public Hearing Required (BTC Required)**

☒ **Mailing of Letter of Determination**

☒ **BTC Required** ☐ **BTC Not Required**

See Mailing Procedures Instructions (CP-2074) for applicable requirements.

Notes:

Ensure that updated Mulholland application and joint referral form are included in the packet. Only one copy of the project plan packet is required for planning staff, and applicable reports are required at the time of case filing. 3D renders are required in the project plan packet, neighborhood compatibility sheet, and visibility analysis.

Project plan packet should be ordered in the Mulholland standard (F-1 to E-12).

Notification materials (perjury statement, BTC invoice, physical mailing labels, and map are not required at the time of filing).

Flash drive with the individual sheets and reports will also need to be included at time of case filing.

Note: Materials and plans have not been checked for full compliance with LAMC or Los Angeles Building Code. A signed Referral Form does not constitute approval of entitlements or the plans submitted at the time of case filing.

Project Planning Signature: Jude Hernandez

Print Name: Jude Hernandez

Phone Number: 213-482-7076 **Date:** 11/6/2024

INSTRUCTIONS

1. **APPOINTMENTS.** A pre-filing appointment with the planner assigned to the applicable Overlay is required to complete this Referral Form. Please be advised that to file the application, a case filing appointment must be made separately with the Development Services Centers via the City Planning website. Please check the Development Services page for current protocols.
2. **REVIEW MATERIALS.** Please provide the following materials:
   a. Project Planning Referral Form with items in the Project Summary Section completed.
   b. A complete copy of all application materials, as specified in the Department of City Planning Filing Instructions (CP-7810) (e.g., DCP Application Form, Project Plans, Site Photographs).
   c. Specialized Requirements/Findings pertinent to your project.
3. **OTHER APPLICABLE APPROVALS.** This Referral Form is not intended to provide an exhaustive list of required entitlements. The City of Los Angeles offers several services to assist in identifying required entitlements and if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing, including DSC Case Management and/or Preliminary Plan Check with the Los Angeles Department of Building and Safety (LADBS).

CITY PLANNING OFFICE LOCATIONS

DOWNTOWN OFFICES	VALLEY OFFICES	WEST LA OFFICES
DSC Metro Counter Figueroa Plaza 201 N Figueroa Street, 4th Floor Los Angeles, CA 90012	DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd, Suite 251 Van Nuys, CA 91401	DSC West Los Angeles Counter 1828 Sawtelle Blvd, 2nd Floor Los Angeles, CA 90025
Major Projects Figueroa Plaza 221 N Figueroa St, Rm 1350 Los Angeles, CA 90012	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd, Suite 430 Van Nuys, CA 91401	
Central Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 621 Los Angeles, CA 90012		
West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 720 Los Angeles, CA 90012		

EXHIBIT HB-29

Twelve Instances of "No Grading" Representations Across Administrative Record

The following pages document at least twelve separate instances in which City staff, notices, or applicant documents represented to the public that no grading was proposed for this project. T-Mobile's construction drawings, attached as **Exhibit HB-24**, show that open-trench excavation for installation of new underground electrical conduit both in the street and on the hillside of Sapphire Drive and installation of a new concrete foundation on the hillside was in fact proposed throughout.

Instance # 1 - October 2025 Public Notice, October 25, 2025, page 1

October 2025 public notice for the November 5, 2025 DRB hearing states, "*No grading is proposed.... Grading – Cut: 0 cubic yards (CUYD). Fill: 0 CUYD. Export: 0 CUYD. Import: 0 CUYD.*"



5. Public Hearing: Consent Calendar:

DIR-2025-1869-SPPC-DRB-MSP, 3610 Sapphire Drive & 16309 Royal Hills Drive, APN: 2286011027 (CD 4)

The proposed project is the removal of an existing power meter co-located on an existing power pole, and the placement of a new 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 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. The No grading is proposed, and no trees are proposed for removal.

Grading – Cut: 0 cubic yards (CUYD). Fill: 0 CUYD. Export: 0 CUYD. Import: 0 CUYD
Related Environmental: ENV-2025-1864-CE

Instance #2 – DRB Action Sheet, November 10, 2025

DRB Action Sheet states, "*No grading is proposed... Grading – Cut: 0 Cubic Yards (CUYD), Fill 0 CUYD, Export, 0 CUYD, Import: 0 CUYD*".



MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN REVIEW BOARD

Alan Kishbaugh, Chair *Jack Dawson, Vice Chair*
Alain Yotnegparian *Michael Kaufman* *Shahab Ghods* *Stephanie Savage* *[Vacant]*

November 5th, 2025

Agenda Item No. 5(i): The review and adoption of findings for the Mulholland Design Review Board to continue with remote hearings. Pursuant to Government Code Section 54953(e)(1)(B)-(C), determination that due to the COVID-19 State of Emergency, meeting in person would present imminent risks to the health and safety of attendees, and possible Mulholland Design Review Board action.

DIR-2025-1863-SPPC-DRB-MSP, 3610 Sapphire Drive & 16309 Royal Hills Drive, APN: 2286011027 (CD 4)

PROJECT DESCRIPTION: The proposed project is the removal of an existing power meter co-located on an existing power pole, and the placement of a new 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 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. The No grading is proposed, and no trees are proposed for removal.

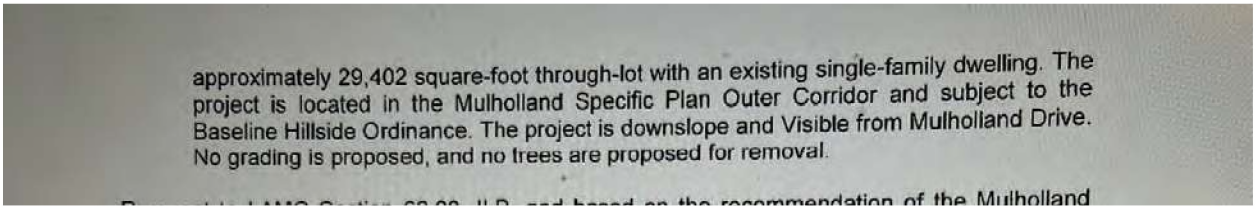
Grading – Cut: 0 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD
Related Environmental: ENV-2025-1864-CE

DRB Recommendations:

Quorum:	X Yes ☐ No	X Approved as Submitted		Moved:	Michael Kaufman
Abstained:		☐ Disapproved		Second:	Jack Dawson
Absent:	Alain Yotnegparian	☐ Continued*		Ayes:	5
		☐ Approved with Conditions			
Recused:				Nays:	0

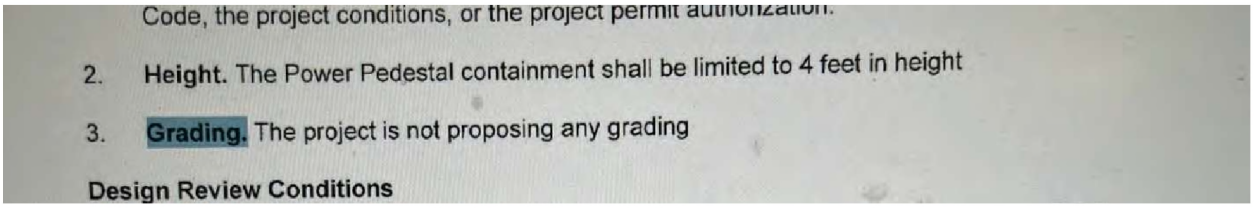
Instances #3, 4, 5 and 6 – Director's Determination, February 5, 2026

Page 2: Director's Determination states, "*No grading is proposed, and no trees are proposed for removal.*"



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.

Page 3: Director's Determination states, "*The proejct is not proposing any grading.*"



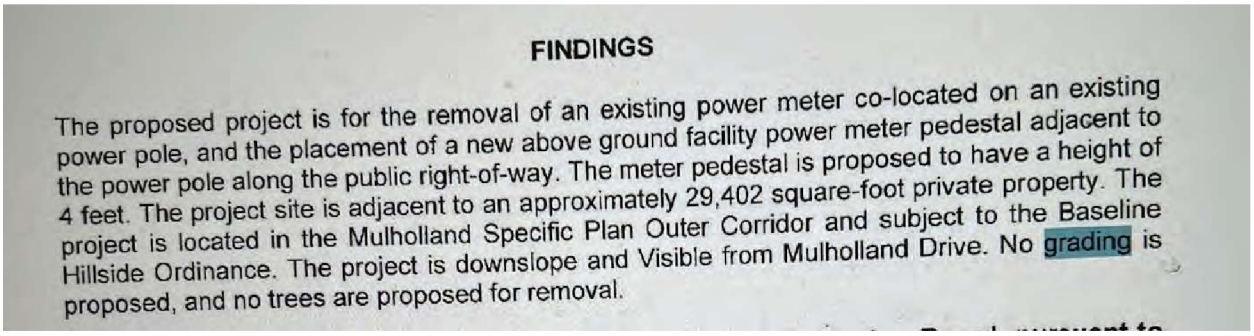
Code, the project conditions, or the project permit authorization.

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

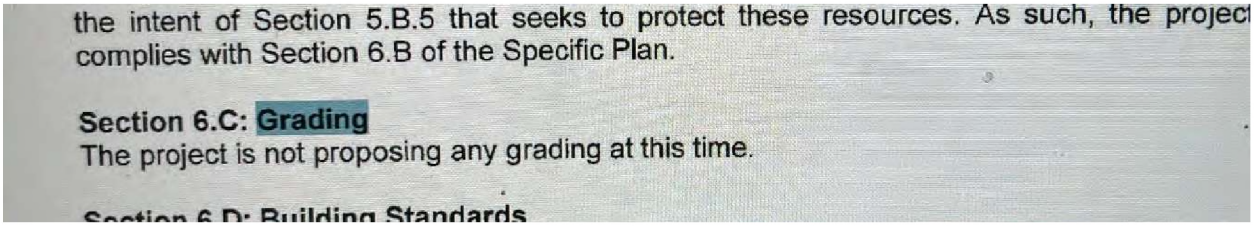
Page 7: Director's Determination states, "*No grading is proposed, and no trees are proposed for removal.*"



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.

Page 8: Director's Determination states, "*The project is not proposing any grading at this time.*"



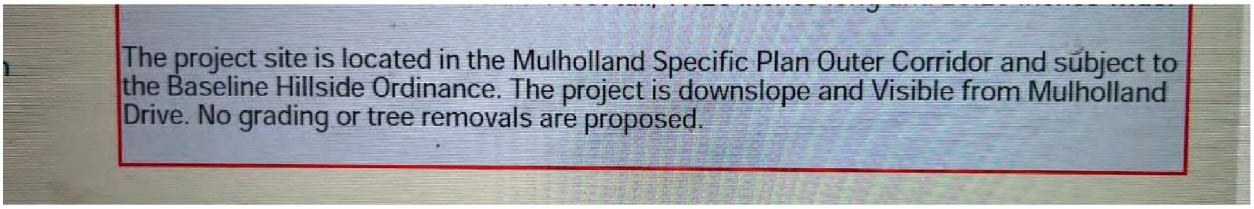
the intent of Section 5.B.5 that seeks to protect these resources. As such, the project complies with Section 6.B of the Specific Plan.

Section 6.C: Grading
The project is not proposing any grading at this time.

Section 6.D: Building Standards

Instance #7 - Public Notice for Appeal Hearing, April 13, 2026, page 1

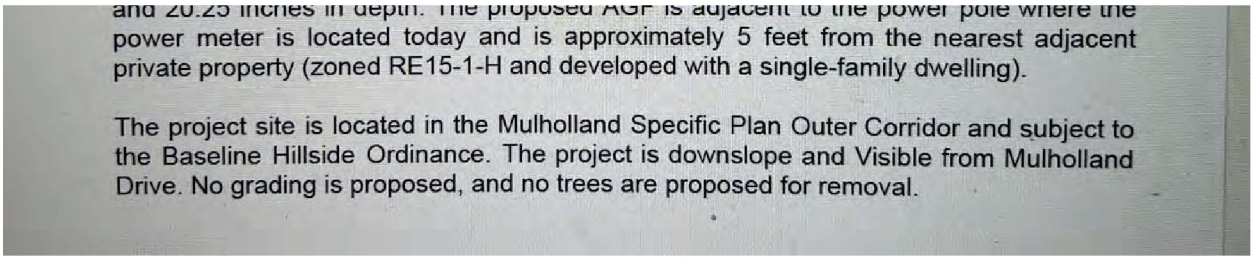
The public notice for the April 23, 2026 appeal hearing states, "No grading or tree removals are proposed."



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 or tree removals are proposed.

Instance #8, 9, 10 – Staff Recommendation Report (x3), April 14, 2026

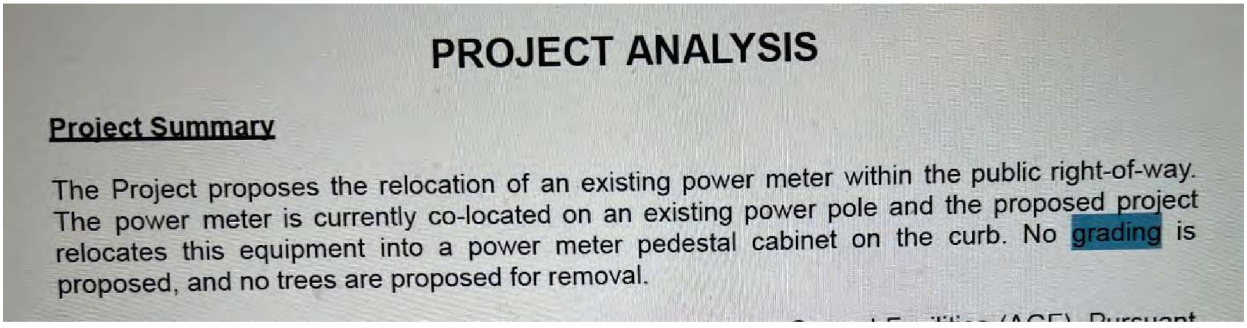
Page 1: Highlighted text states, "No grading is proposed, and no trees are proposed for removal."



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.

Page A-1: Highlighted text states, "No grading is proposed, and no trees are proposed for removal."

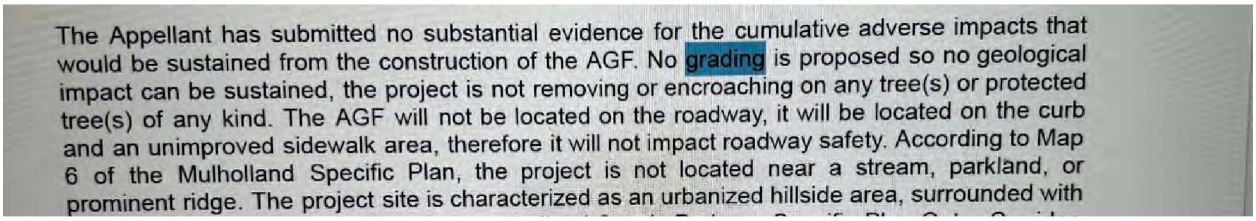


PROJECT ANALYSIS

Project Summary

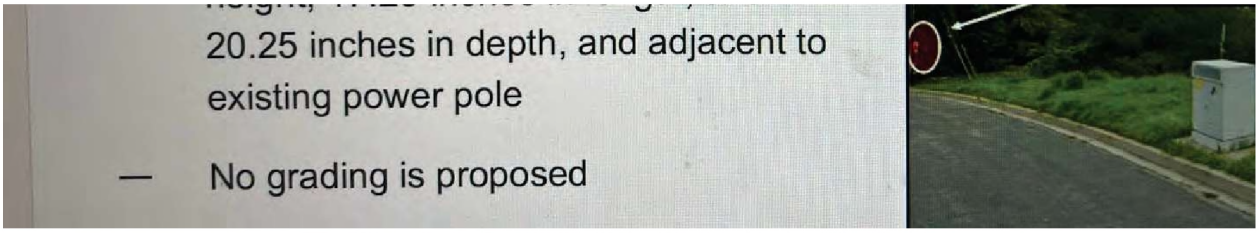
The Project proposes the relocation of an existing power meter within the public right-of-way. The power meter is currently co-located on an existing power pole and the proposed project relocates this equipment into a power meter pedestal cabinet on the curb. No grading is proposed, and no trees are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

Page A-8: Highlighted text states, "No grading is proposed so no geological impact can be sustained."


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

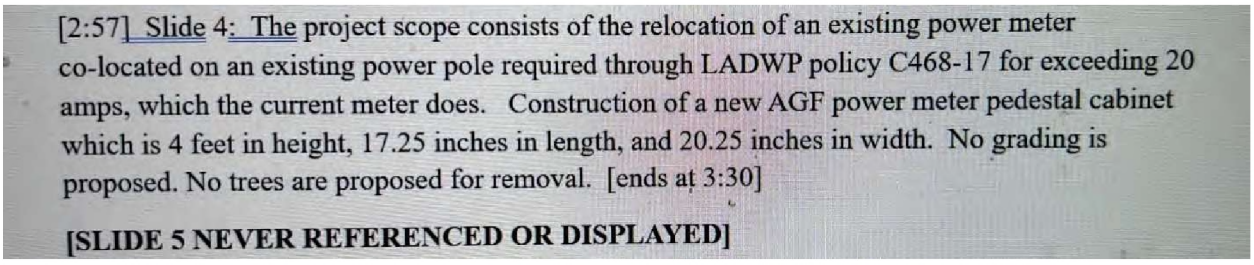
Instance #11 – Staff PowerPoint, April 23, 2026 (Slide 5)

Presented by City staff after public comment closed. Slide 5 states, "No grading is proposed."



Instance #12 – Appeal Hearing, April 23, 2026 (Jude Hernandez)

The following excerpt is from Petitioner's personal transcript of the April 23, 2026 hearing, prepared from the audio recording of the proceeding. This portion of the hearing is further described in Paragraphs 46 and 47 of my declaration, and in the attached **Exhibit HB-31A**. At timestamp [2:57], City Planning Assistant Jude Hernandez stated, "No grading is proposed."

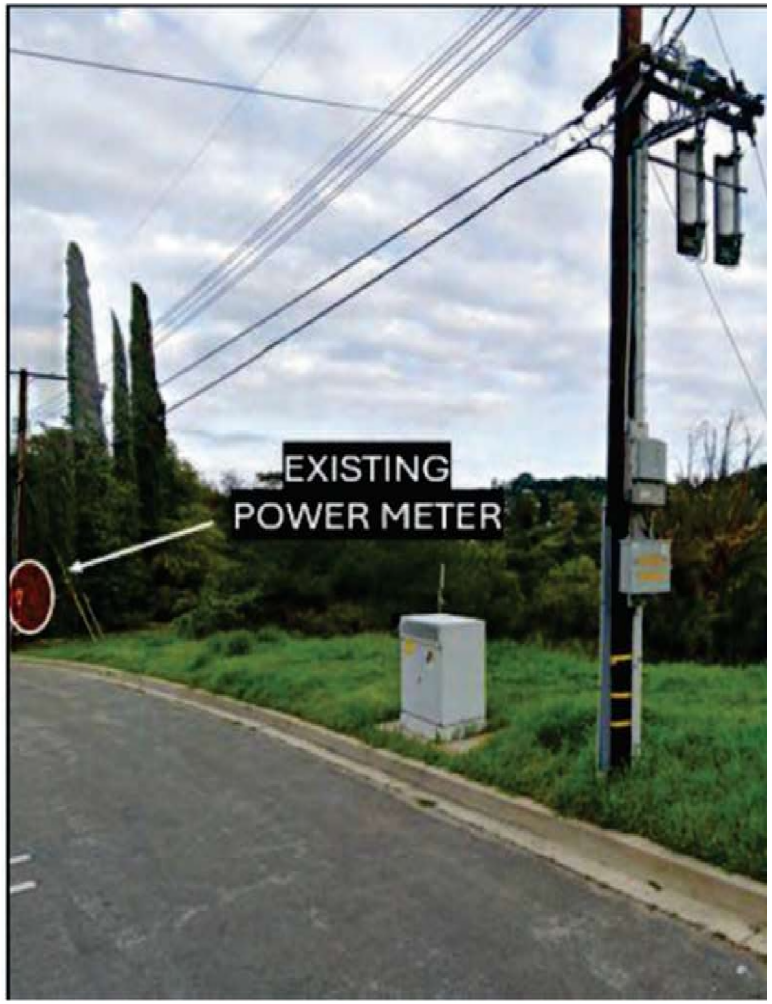

[2:57] Slide 4: The project scope consists of the relocation of an existing power meter co-located on an existing power pole required through LADWP policy C468-17 for exceeding 20 amps, which the current meter does. Construction of a new AGF power meter pedestal cabinet which is 4 feet in height, 17.25 inches in length, and 20.25 inches in width. No grading is proposed. No trees are proposed for removal. [ends at 3:30]

[SLIDE 5 NEVER REFERENCED OR DISPLAYED]

EXHIBIT HB-30
Figure 4 v. Slide 5: Substituted Photograph in Slide 5 Changes Project Geography



Figure 4 from the Staff Recommendation Report. The label states, "*Existing power meter equipment co-located on power pole that is proposed for relocation into the proposed AGF.*" Arrow pointing to pole at 3610.



Slide 5 from Staff PowerPoint. The label states, "*EXISTING POWER METER*" with an arrow pointing to a completely different pole at 3622-½ -- neither co-located with nor adjacent to the proposed project site. This discrepancy between the two poles explains why the approved construction drawings required 128 linear feet of open-trench street excavation that was never disclosed in any public notice.

Ex

Exhibit HB-30 / Substituted Photo in Slide 5

EXHIBIT HB-31A

City Staff's Statement During Public Comment

[Transcript Proceeds from Slide 4 Directly to Slide 6, Without Verbal Reference to Slide 5]

Note: Excerpt begins during City Staff's opening presentation, beginning with Slide 3. Audio timestamps reflect approximate time elapsed from start of recording.

STAFF (Jude Hernandez, City Planning) [2:38]: "*Slide 3: The project is located in the Encino-Tarzana Community Plan within the Mulholland Scenic Parkway Specific Plan and subject to the Baseline Hillside Ordinance, in a residential neighborhood zoned RE-15-1-H along the public right-of-way of Sapphire Drive.*"

[2:57] "*Slide 4: The project scope consists of the relocation of an existing power meter co-located on an existing power pole required through LADWP policy C468-17 for exceeding 20 amps, which the current meter does. Construction of a new AGF power meter pedestal cabinet which is 4 feet in height, 17.25 inches in length, and 20.25 inches in width. No grading is proposed. No trees are proposed for removal.*" [ends at 3:30]

[No verbal reference to Slide 5 appears in the transcript at this point. Slide 6 begins at timestamp 3:30.]

[3:30] "*Slide 6: The project site is located within the Mulholland Scenic Parkway Specific Plan….* "

EXHIBIT HB-31B

T-Mobile's Statement During Public Comment

Note: Excerpt begins immediately following close of Petitioner's public comment. Audio timestamp reflects approximate time elapsed from start of recording.

APPLICANT (Colt Waterbury, T-Mobile): [20:04] *"Good afternoon. My name is Colt Waterbury and I'm the Applicant here representing T-Mobile. Just to be clear I did not prepare a presentation as I feel that Planning did a great job with their staff report, provided all the information I threw them. Provided also on their presentation. But I am here for any additional questions."*

COMMISSION PRESIDENT (Vanessa Barraza): [20:26] "*That's it. Thank you very much. With that then we'll move on to public testimony. We're now going to open this up to public testimony."* [Staff confirms no speaker cards for in-person participation, no raised hands for Zoom participation, no certified neighborhood council representations and no written submissions were submitted] *[21:12] "Okay so now we'll apply back to Appellant. And this is technically a rebuttal section, but since there was no rebuttal, I'll give you an additional five minutes to finish."*

PETITIONER (Heather Bernstein): [21:28] *"Thank you so much. That's more than enough. Okay, so what are we asking for. First, correct the record. Second, require a real alternatives analysis…"* [Petitioner presents remaining PowerPoint slides]

EXHIBIT HB-31C

Staff Reference to Meter Location Discrepancy After Close of Public Comment

Note: Excerpt begins approximately 7 seconds after public comment had closed. Audio timestamps reflect approximate time elapsed from start of recording.

COMMISSION PRESIDENT (Vanessa Barraza): [23:08] *Thank you very much. That was our last speaker, and public testimony is now closed. Would Planning staff like to address some of the issues raised, providing clarification?*

STAFF (Renata Ooms, City Planning): [23:20] *This is Renata Ooms in City Planning for the Record. We would like to note the location of the existing power meter is indeed approximately 100 feet to the south, southeast of the proposed location. So we would like to correct that. There was an image in the staff report that pointed to the existing location. The PowerPoint slide was correct. You just viewed the slide.*

STAFF (Alma Sandoval): [24:01] *Pardon the interjection, I just want to confirm if the Applicant is waiving their rebuttal right.*

COMMISSION PRESIDENT (Vanessa Barraza): *Oh forgive me. Your presentation was so short. Did you want to… you have the opportunity to rebuttal for five minutes. Would you like to say anything else?*

APPLICANT (Colt Waterbury, for T-Mobile): *I'm sorry, I don't think I am. But I have a project manager on the phone. If he's able to speak and if he wants to add anything.*

COMMISSION PRESIDENT (Vanessa Barraza): *Yeah well we didn't really know that.*

STAFF (unidentified): [24:31] *So I apologize for the interruption, but did that Zoom caller want to use their one minute in the part of public comment?*

COMMISSION PRESIDENT (Vanessa Barraza): *I can give you public comment for a minute. I don't know, but is he actually, is he online right now or anything? If he raises his hand in the next few seconds? If he's listening to me, you can raise your hand, we'll give you a minute. We try to be as fair with everyone with their time.*

STAFF (First name: Nathan, last name inaudible): [25:05] *Nathan [last name inaudible] for the record. We still don't have anybody with their hands raised.*

COMMISSION PRESIDENT (Vanessa Barraza): *We tried.*

STAFF (Alma Sandoval): [25:11] *Alma Sandoval for the record. So now we are closing public testimony.*

COMMISSION PRESIDENT (Vanessa Barraza): [25:15] *Now we're closing public testimony. So if you could please continue staff with your comments and clarification.*

STAFF (Renata Ooms, City Planning): [25:24] *Thank you. This is Renata Ooms for City Planning for the record. Just to go back to this comment I was making prior. If we could go to Jude's slide presentation, Slide 5, we can take a look at the existing power meter location and the proposed AGF location just so that's clarified for the Commissioners. Secondly, we would like to discuss as the appellant noted that there are multiple regulations in place for this area to protect this unique scenic corridor…*

EXHIBIT HB-31D

Post-Public-Comment Commissioner Question re LADWP Policy;
Disclosure of 200-Amp Capacity Upgrade; Denial of Petitioner's Request for Rebuttal

Note: Excerpt begins approximately nine and one-half minutes after public comment had closed. Audio timestamps reflect approximate time elapsed from start of recording.

Commissioner (Nareg Gourdikian): [32:49] *"Yeah I guess this is maybe not a question for staff so much, but for the Applicant. What did trigger this? If the rules were on the books for like the last 12 years, what was the impetus?"*

APPLICANT (Colt Waterbury, T-Mobile): [33:00] *"Yeah, this is Colt Waterbury, Applicant. What triggered this is the LADWP requirement that you are not allowed more than twenty amps to be on the poles, and that's what required us to propose a power meter pedestal. Which is going to be 200 amps."*

PETITIONER (Heather Bernstein): [33:22] "*Two hundred amps."*

APPLICANT (Colt Waterbury, T-Mobile): [33:25] "*That's the lowest available for the power meter pedestal that's on the ground. Thank you.***"**

PETITIONER (Heather Bernstein): "*That makes more sense."*

Commission President (Vanessa Parraza): "*It's good we're talking."*

PETITIONER (Heather Bernstein): [33:38] "*I have rebuttal when it's time."*

Commission President (Vanessa Parraza): [33:40] *"Well, so, the rebuttal purpose is over now. So at this point at this part of the commission, we've heard everything that was presented to us, and now we yield. So if anyone else has anything else to say. Okay, with that, do I have a motion for item number 5? Okay, well, you know what, I will do the motion then. And I will for item DIR-2025-1863-SPPC-DRB-MSP-1A and Environmental Case No. ENV-2025-1864-CE, I move to deny the appeal and sustain the Director of Planning Determination…"*

Exhibit HB-32 / Staff Appeal Hearing PowerPoint

LOS ANGELES CITY PLANNING

DIR-2025-1863-SPPC-DRB-MSP-1A
ENV-2025-1864-CE

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

Item No. 5

LOS ANGELES CITY PLANNING

South Valley Area Planning Commission
April 23, 2026

Exhibit HB-32 / Staff Appeal Hearing PowerPoint

Approved Actions & Appeals

Partial Appeal of Directors Determination Approval:

- **CEQA Class 1 Categorical Exemption (Appealed)**
- **Directors Determination**
  - Mulholland Specific Plan Project Permit Compliance with Design Review
- **LAMC Section 62.08. II.B Approval from Planning for AGF's located in Specific Plans**
- **Conditions of Approval and Findings (Appealed)**
  - Condtion of Approval No. 2: Height
  - Condtion of Approval No. 4: Exterior Colors



Exhibit HB-3 / Staff Appeal Hearing PowerPoint

Location: Encino - Tarzana Community Plan



Exhibit HB-5 / Staff Appeal Hearing PowerPoint

Project Site

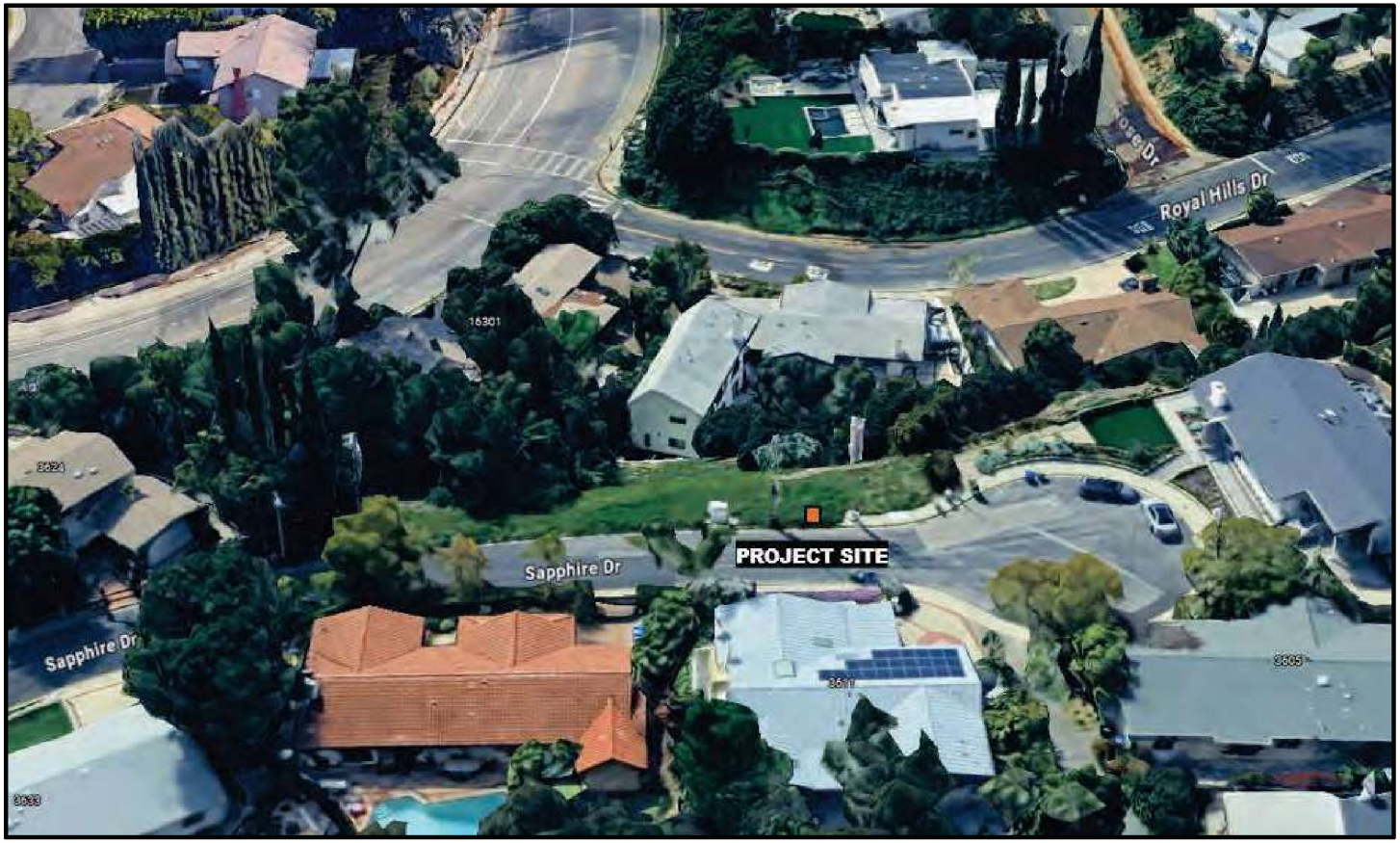


Exhibit HB-32 / Staff Appeal Hearing PowerPoint

Project Overview

- Relocation of existing power meter co-located on an existing LADWP power pole along the public right-of-way of Sapphire Drive
- Construction of new power meter pedestal AGF cabinet that is 4 feet in height, 17.25 inches in length, and 20.25 inches in depth, and adjacent to existing power pole
- No grading is proposed
- No trees are proposed for removal

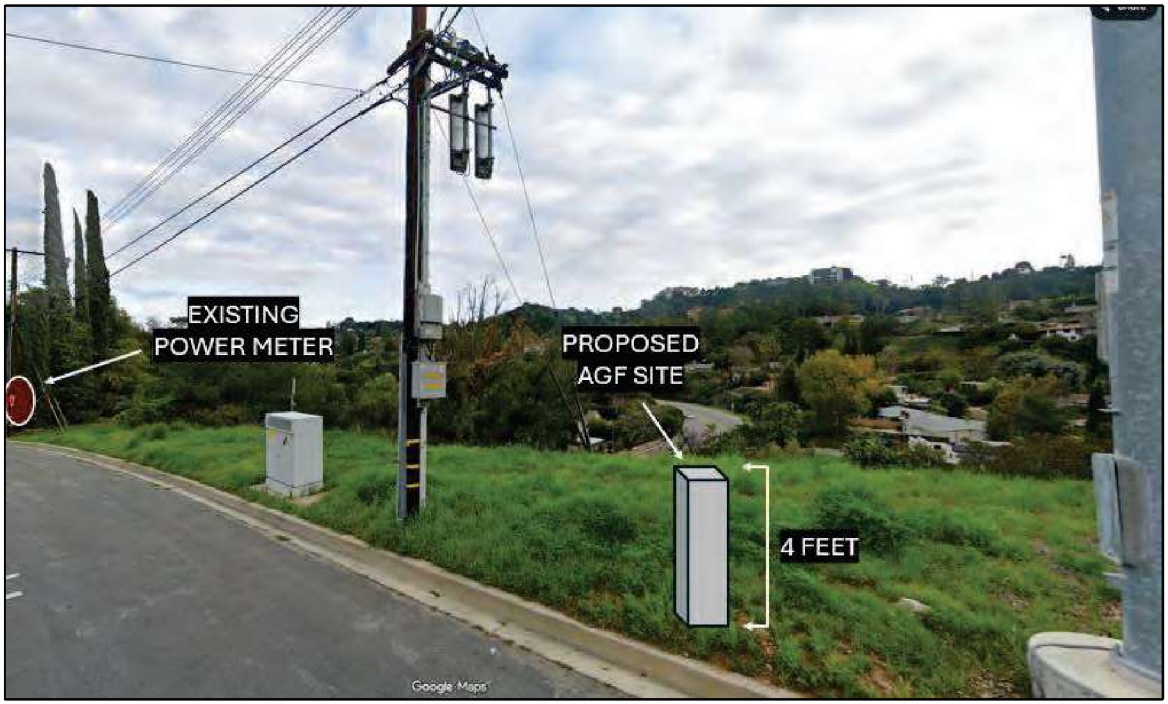
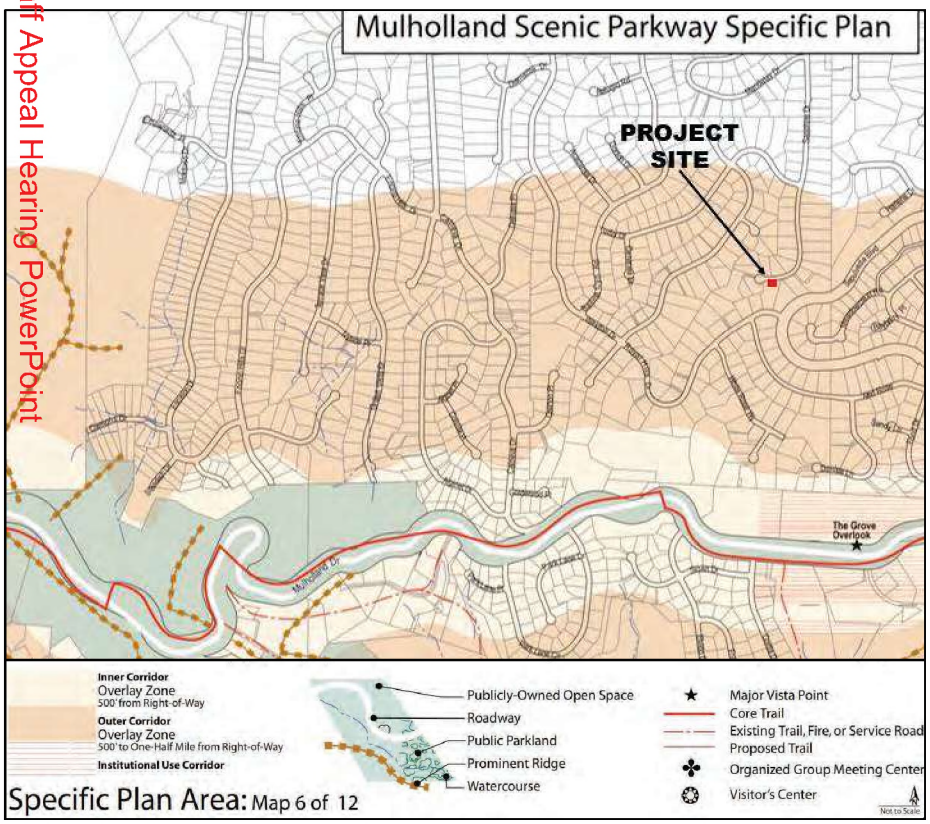


Exhibit HB-327 Staff Appeal Hearing PowerPoint

Mulholland Scenic Parkway Specific Plan



- Meets the definition of a project in the Mulholland Scenic Parkway Specific Plan
- Project site is located in within the Outer Corridor, and not located near space designated as Parkland, the project site is not located within or near a watercourse, and it is not located within or near a prominent ridge per Mulholland Map 6
- The proposed project height falls within the allowable height of of 40 feet for structures visible from Mulholland Drive, Section 6.D
- Went before the Mulholland Design Review Board on November 5, 2025 and received approval as submitted with no recommendations by the board.

Exhibit HB-3 | Staff Appeal Hearing PowerPoint

Above Ground Facilities (AGFs)

SEC. 62.08. SPECIFICATIONS AND PROCEDURES FOR ABOVE GROUND FACILITIES INSTALLATIONS IN THE PUBLIC RIGHTS-OF-WAY.

(Added by Ord. No. 175,014, Eff. 1/29/03; Renumbered from Sec. 62.03.2 by Ord. No. 182,237, Eff. 9/28/12.)

The following Above Ground Facilities Specifications and Procedures (AGFSP) shall govern the approval process for the installation of above ground facilities (AGFs) in the public rights-of-way.

I. **AGF Definition**. The AGF shall be 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. For the purposes of reviewing allowable AGF Applications, all structures, cabinets, electric meters, and any other appurtenances that share a common structural foundation shall be defined as one AGF. All structures, cabinets, electric meters, and any other appurtenances required to operate a facility, but that do not share a common structural foundation, shall be considered a separate AGF installation. The number of separate AGF installations shall be based on the number of separate structural foundations installed when the facility is fully operational.

II. General Restrictions:

A. **Below Grade Requirement:** All AGFs shall be installed below surrounding grade in each of the following areas:

1. City Planning Specific Plans (SP) as defined in LAMC Sec. 11.5.7 unless specifically exempted by the Board of Public Works.

B. **Hardship Waiver:** The provisions of Section II.A requiring installation of AGFs below grade may only be waived if the Board of Public Works finds that hardship would result from the imposition of these requirements. Hardship occurs when placing the AGF below grade is technically or financially infeasible and all reasonable alternatives have been exhausted. The Bureau of Engineering shall process an application for a hardship waiver within 45 days of submission. The 45-day process deadline shall commence when BOE verifies the application is accurate and complete.

If the proposed AGF is located within an applicable SP, HPOZ, POD, or CDO, the applicant shall first submit an application to the City of Los Angeles Planning Department for approval. The Planning Department approval shall be based on the recommendations of the appropriate Design Review Board or HPOZ Board and must be obtained prior to submittal of the hardship waiver request to the Bureau of Engineering (BOE). The City Engineer, upon request of the Review Board or City Planning, shall participate in any public meetings pertaining to an AGF installation hardship waiver in an advisory role regarding BOE Policy and the AGFSP.

C. **AGF Installation Requirements:** An applicant may apply for one to ten AGF installation permits per Utility, Revocable, and/or Excavation Permit application. The Bureau of Engineering shall process the first AGF permit request within 30 days of submission, and may take up to two additional days for each additional AGF permit request submitted as part of the application. The 30 day deadline shall commence when BOE verifies the permit request is accurate and complete. The review period may be extended as necessary if the permit application includes hardship waivers or variances, as described in Section II.B, Section V.B, and Section V.H. The request for an AGF installation permit shall be deemed complete upon submission of the following:

1. Site and or Landscaping Plan to scale, elevation drawings, before installation photographs showing the location of the proposed AGF, renderings of the installed AGF with appurtenances including power meter boxes and surrounding landscaping elements. Also required are specifications and dimensions pertaining to existing street improvements, parkway alignment, proximity to buildings, view corridors, potential noise levels, and details necessary to determine compliance with the aesthetic and public safety requirements of the AGFSP.
2. Identification of structures, cabinets, electric meters, or any other appurtenance proposed to be installed above the existing surrounding grade.
3. Mailing address labels of adjoining lots, abutting lots, lots across the public right-of-way from adjoining and abutting lots as defined in Attachment A.* relevant Council District Offices, neighborhood councils, and homeowner associations.
4. The zoning regulations of adjoining lots promulgated by the City of Los Angeles Planning Department and the number of existing AGFs in the city block in which the AGF is proposed.
5. Cultural Affairs Commission (CAC) approved AGF model with cabinet treatment details, cabinet dimensions and AGF volume size.
6. The name and address of the AGF owner, contact telephone numbers, the address, and location of the AGF installation, and any other information pertaining to the maintenance of the AGF.
7. Graffiti Mitigation Plan as defined in Section V.E.

Exhibit HB-32 / Staff Appeal Hearing PowerPoint

Appeal Points

- Condition of Approval No. 2: Height
- Condition of Approval No. 4: Exterior Colors
- The CEQA Class 1 Categorical Exemption lacks sufficient evidence
- The project site creates unusual circumstances under CEQA Guidelines Section 15300.2(c)

Exhibit HB-32 / Staff Appeal Hearing PowerPoint

Appeal Points

- Condition of Approval No. 2: Height
- Condition of Approval No. 4: Exterior Colors
- The CEQA Class 1 Categorical Exemption lacks sufficient evidence
- The project site creates unusual circumstances under CEQA Guidelines Section 15300.2(c)

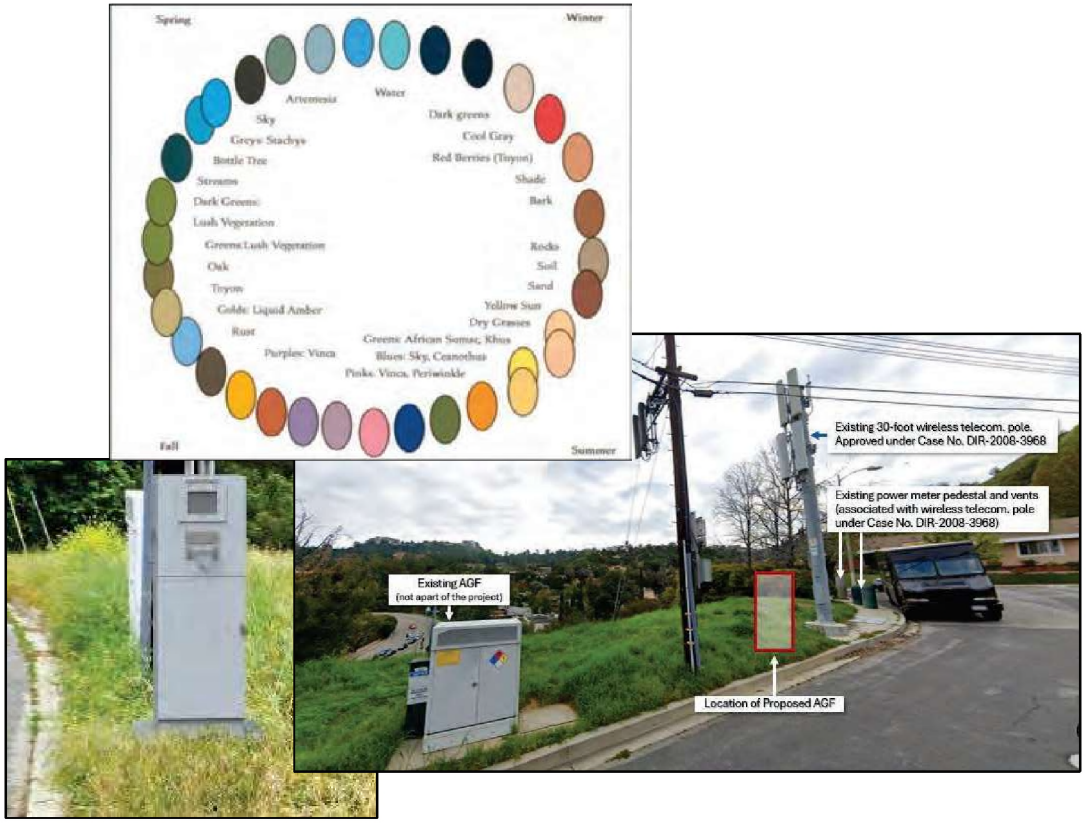


Exhibit HB-32 / Staff Appeal Hearing PowerPoint

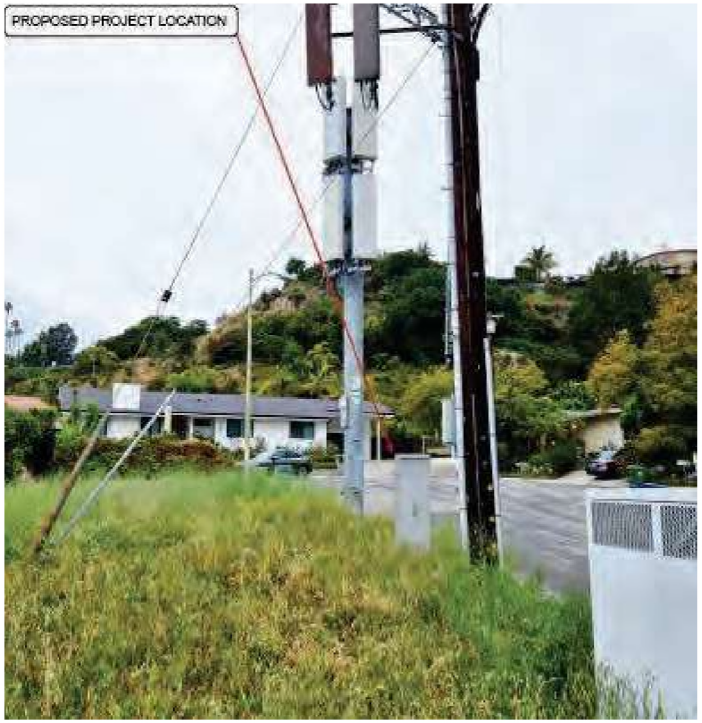
Recommendation

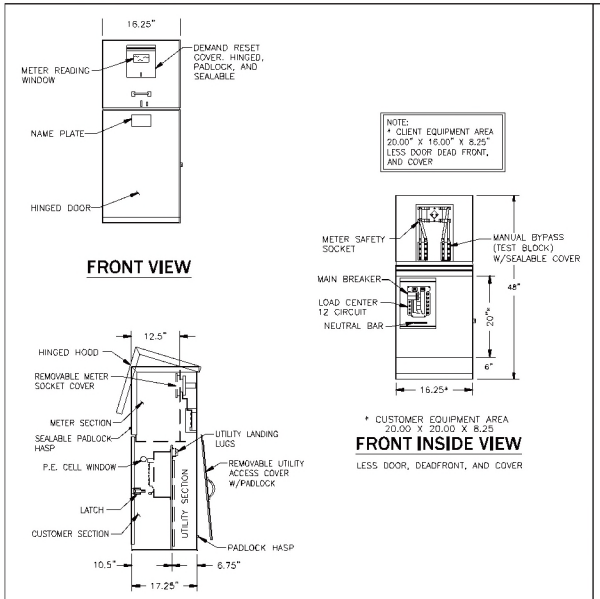
- **Determine** that the project is categorically exempt from CEQA (Sections 15301 and 15303, Class 1 and 3); and
- **Deny** the appeal, sustaining the Director's Determination conditionally approving a Mulholland Scenic Parkway Specific Plan Project Permit Compliance with Design Review; and
- **Adopt** the Director's Conditions of Approval and Findings.

Exhibit HB-32 / Staff Appeal Hearing PowerPoint

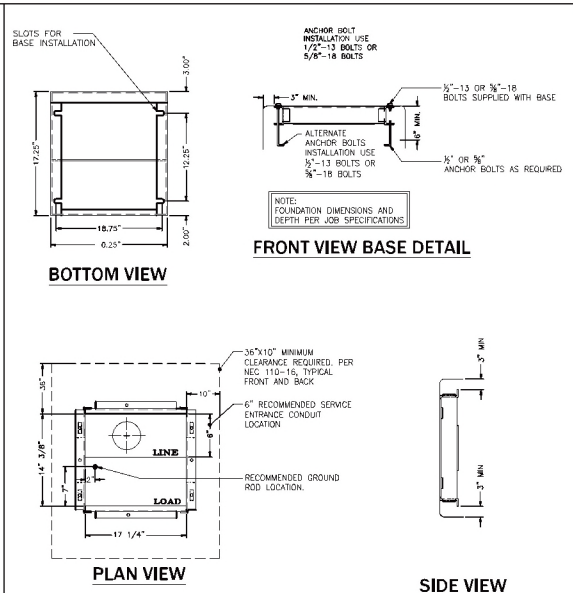
Questions & Comments



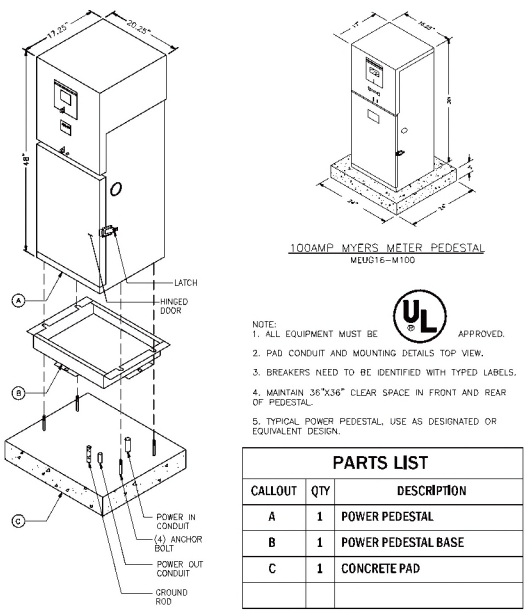




1 MEUG16 POWER PEDESTAL SCALE: N.T.S.



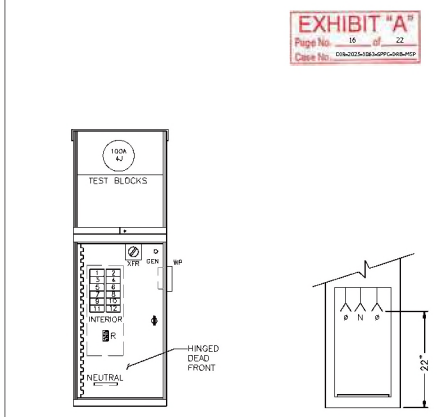
2 MEUG16 MOUNTING SLOT SCALE: N.T.S.



PARTS LIST

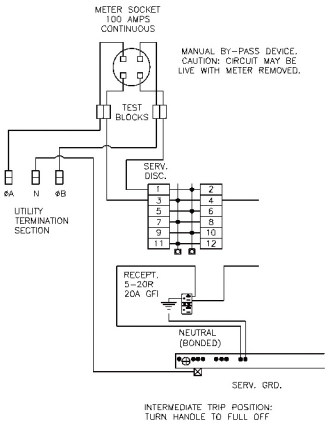
CALLOUT	QTY	DESCRIPTION
A	1	POWER PEDESTAL
B	1	POWER PEDESTAL BASE
C	1	CONCRETE PAD

3 MEUG16 MOUNTING SLOT SCALE: N.T.S.



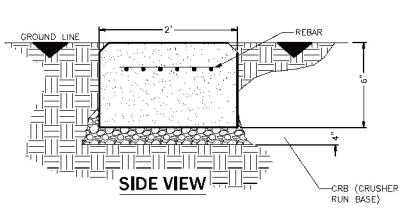
INTERIOR VIEW

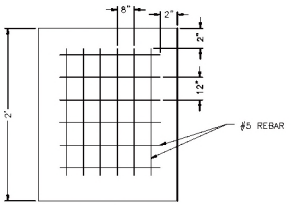
REAR LANDING DETAIL
COVER REMOVED



WIRING SCHEMATIC

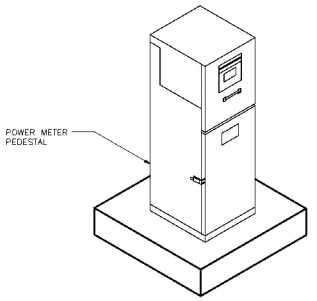
4 MEUG16 WIRING SCHMATIC SCALE: N.T.S.



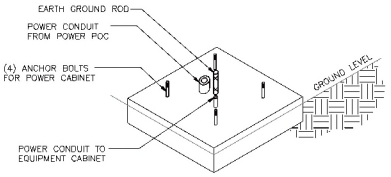


CONCRETE PAD INSTALLATION NOTES:
1. PAD INSTALLATION DEPTH 6" MINIMUM
2. CONCRETE FC=2500 PSI @ 28 DAYS
3. REBAR: ASTM A-615 GRADE 60
4. USE EBE M16 ANCHOR BOLTS
5. SOIL TO BE COMPACTED TO 98%
6. CRUSHER RUN BASE (CRB) COMPACTED TO MINIMUM 4" DEPTH

NOTES:
1. SEE CLIENT SPECIFICATIONS FOR SITE EQUIPMENT MOUNTING SPECIFICATIONS
2. CONDUIT DESIGNS AND SIZE ARE SITE SPECIFIC



POWER METER PEDESTAL



POWER PEDESTAL CONDUITS

5 MEUG16 TYP. POWER PEDESTAL PAD DETAIL SCALE: N.T.S.

T-Mobile
Get more from life

NETWORK CONNEX
555 N. Central Ave., #1520 Glendale, CA 91203
Office: (818) 840-6005 Fax: (818) 840-6705

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	
3		
4		
5		
6		
7		

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

SHEET TITLE:
EQUIPMENT DETAILS
SHEET NUMBER:
D-1

Exhibit HB-33 / T-Mobile Construction Drawing Specifying 100-Amp Meter

DATA SHEET FOR COMMERCIAL SERVICE PEDESTALS Date 10-02-08

The following list of commercial service and metering pedestals have been approved for use in the Department's service area. These pedestal designs have been reviewed and confirmed to the respective manufacturers as complying with the Department's requirements specified on page 2-44. **This list is provided only as a guideline and is not intended as a guarantee of actual size or a warranty of acceptance for specific pedestals purchased and installed by customers.**

A. General Application Service Pedestals

All pedestals listed below are constructed with safety socket provisions (meter sockets with test-bypass blocks).

Manufacturer	Model Number	Comments
B-Lline Products (Circle AW)	CMP4111MC	100 and 200 amperes, single meter socket Dimensions: 25"W x 49"H x 15"D Underground pull section located below metering compartment with test-bypass blocks used for cable terminating facilities.
Milbank West (Unicorn)	CP3B series	100 and 200 amperes, single meter socket Enclosures available in the following sizes: Model numbers ending in A: 16"W x 48"H x 17"D. Model numbers ending in B: 24"W x 48"H x 17"D.
Myers Custom Products	MEUG16 series* MEUG20-series* MEUG24-S series MEUG26 series MEUG32-S series (Cal-Trans Type III BF)	100 and 200 amperes, single meter socket Enclosure dimensions as follows: (-16): 16-1/4"W x 48"H x 17-1/4"D. (-20): 20-1/4" x 48"H x 17-1/2"D (-24S): 24-34"W x 48"H x 17-1/4"D (-26): 25-3/4"W x 57-1/4"H x 18"D (-32): 32-1/2"W x 48"H x 17-1/2"D * Numbers ending in "TS" have provisions for unmetered circuits and are not acceptable.
	MEUG46 series MEUG46I series	100 and 200 amperes, single meter socket Dimensions: 46"W x 57"H x 19-1/4"D Full height customer section.
	MEUG24-D-series MEUG32-D-series	200 amperes, dual meter socket Dimensions ("24"): 24-1/4"W x 48"H x 17-1/2"D Dimensions ("32"): 32-1/4"W x 48"H x 17-1/2"D
	MEUG28-series	400 ampere, dual meter pedestal with two 200 ampere sockets Dimensions: 29-1/8"W x 54"H x 23-1/2"D Pull section equipped with stud terminations.
	LPCT	400-800 amperes, CT rated meter socket Dimensions: 41.06"W x 60"H x 31"D Pull section is equipped with stud terminations and is located on the back side and behind the CT compartment.
	LPCTR	400-800 amperes, CT rated meter socket Dimensions: 55.5"W x 60"H x 32"D The pedestal includes a distribution center located behind the CT compartment. The pull section is equipped with stud terminations and is located on the right side of the CT compartment with access to the side of the enclosure.

A. General Application Service Pedestals (Cont.)

Manufacturer	Model Number	Comments
Pacific Utility Products (PUP)	USP- series* (Cal-Trans Type III-BF)	100 and 200 amperes, single meter socket Enclosures available in the following sizes: 20-1/4"W x 48"H x 16-1/2"D 24-3/4"W x x48"H x 16-1/2"D Typical model number for 100 ampere pedestal with a single breaker: USP-M100-112CTB. * The USP-100-188CTB and USP-M100-188CTB pedestals have provisions for unmetered circuits and are not acceptable.
	USPA-M100-100TB	100 amperes 12"w x 48"H x 10-1/2"D* * Depth does not include meter cover extension. Underground pull section located on the side of the enclosure.
	USPIL- series	100 and 200 amperes, single meter socket Dimensions: 24"W x 48"H x 26"D USPIL-60 series is not acceptable. Underground pull section located on the side of the enclosure.
	USPI-46	100 and 200 amperes, single meter socket Dimensions: 59.87"H x 46" (max) W x 16.5"D The pedestal is a USP-20 metering section with a wide customer section bolted to the right side.
TESCO Controls, Inc.	28-101-Rev 5	100 and 200 amperes, single meter socket Dimensions: 17"W x 42"H x 16"D
	24-200	100 and 200 amperes, single meter socket Dimensions: 30"W x 60"H x 15-2/5"D Metering compartment has hinged front door access. Underground pull section located on the side of the enclosure.
	24-200LB	Same as the 24-200 except 46" high.
	27-100	200 ampere, single meter socket Dimensions: 20"W x 63"H x 10-1/4"D (17"D at top) Pull section located on the side of the enclosure with safety barrier.
	24-CTM	400-800 amperes, CT rated meter socket Dimensions: 66"W x 60"H x 25.38"D Pull section is equipped with stud landings and metering section has provisions for bar type CTs.
VIT Products/ Strong Box	MPS-AXX-10K	100 amperes, single-phase meter socket Dimensions: 18"W x 20"D x 52"H
	MPE-AXX-10K	100 amperes, single-phase meter socket Dimensions: 18"W x 32"D x 52"H
	MPS-CXX-10K	200 amperes, single-phase meter socket Dimensions: 18"W x 20"D x 52"H
	MPS-DXX-10K	100 amperes, Three-phase meter socket Dimensions: 18"W x 20"D x 52"H

A. General Application Service Pedestals (Cont.)

Manufacturer	Model Number	Comments
VIT Products/ Strong Box (Cont.)	MPE-DXX-10K	100 amperes, Three-phase meter socket Dimensions: 18"W x 32"D x 52"H
	CSP-108-10K (Cal-Trans Type III BF)	100 amperes, single-phase meter socket Dimensions: 16"W x 16"D x 48"H
	CSP 116-10K (Cal-Trans Type III BF)	100 amperes, single-phase meter socket Dimensions: 16"W x 16"D x 48"H
	MPE-CXX-10K	200 amperes, single-phase meter socket Dimensions: 18"W x 32"D x 52"H
	MPS-EXX-10K	200 amperes, single-phase meter socket Dimensions: 18"W x 20"D x 52"H
	MPE-EXX-10K	200 amperes, single-phase meter socket Dimensions: 18"W x 32"D x 52"H
		General information: The last three digits in the catalog number indicated the short circuit rating of the pedestal. Example: 10K denotes 10,000 amperes Isc and 22K denotes 22,000 amperes Isc. XX identifies the number of circuits in the customer section. The meter cover is side hinged for all models and opens to the left. MPS and MPE series pedestals have the pull section located on the left side of the enclosure. CSP series pedestals have the pull section located on the back of the enclosure.

NOTES:

The Department does not have a standardized short circuit duty for commercial pedestal services. Customers must verify that the pedestal ordered has the correct short circuit rating for the installation. Commercial service pedestals typically have an Isc rating of 10,000 amperes with higher ratings offered by manufacturers as a special order item.

B. Special Application Service Pedestals

Manufacturer	Model Number	Comments
Alpha Technologies	UPE-M	Dimensions: 25"W x 49"H x 15"D Approved for cable television (CATV) applications.
Channel Corp.	R4833MCxP5T1L0E3	Dimensions: 33-1/2"W x 48"H x 21"D Approved for cable television (CATV) applications
Milbank Mfg. Co.	CP2B111BTN42TT CP2B111BTN42CT	100 amperes, single-phase meter socket Dimensions: 16-1/2"W x 46-1/2"H x 5-1/4"D Approved for cable television (CATV) applications. This is not a true pedestal. It is a combination modified safety socket panel and terminating pull box and is mounted on an AT&T telecom pedestal. CT/TT identifies color: telecom tan (TT) or off white (CT)
Myers Custom Products	RPS-PDC CTEGE3-120MB	Dimensions: 38-1/2"W x 55"H x 18-7/8"D Approved for cellular telephone applications Dimensions: 26.5"W x 43"H x 21"D Approved for cable televion (CATV) applications
Pacific Utility Products	USP-100-100TB-CTV USP-M015-100CTV USP-M020-100CTV	Dimensions: 20-1/4"W x 48"H x 16-1/2"D Approved for cable television (CATV) applications.
	USP-M015-100TB-CTVSB USP M020-100TB-CTVSB	Dimensions: 20-1/4"W x 48"H x 16-1/2"D. Approved for cable television (CATV) applications.
	USP-M015-100TB-MICRO USP-M020-100TB-MICRO	Dimensions: 32"W x 48"H x 20-1/2"D Approved for cellular telephone applications
	USP35-M2100-112CTB BBS	Dimensions: 35"W x 52-1/4"H x 19-1/8"D Approved for traffic signal applications
	USP-BBS-100-188CTB	Dimensions: 46"W x 48"H x 16-1/2"D Approved for traffic signal applications
RYCO	RMP48-CTV-1 RMP60-CTV-2 RMP60-CTV-13 RMP-CTV48-26	(-1) Dimensions: 32"W x 48"H x 31"D (-2) Dimensions: 32"W x 60"H x 31"D (-13) Dimensions: 24"W x 48"H x 20-1/2"D (-26) Dimensions: 38-3/4" W" x 48"H x 28"D All models listed are approved for cable television (CATV) applications.
Telco Services	ADC 5842F	Dimensions: 30"W x 42"D x 58"H Approved for Cellular telephone applications

If problems are encountered with the service pedestals listed above, or if pedestals not listed are installed, contact Antoine Raad at (213) 367-6003.

NOTE: **The Department does not have a standardized short circuit duty for commercial pedestal services.** Customers must verify that the pedestal ordered has the correct short circuit rating for the installation. Commercial service pedestals typically have an Isc rating of 10,000 amperes with higher ratings offered by manufacturers as a special order item.

Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

Question about a Utility Pole on Sapphire Drive - Encino 91436

Topete, Andres <Andres.Topete@ladwp.com>
To: Heather Bernstein <heather.w.bernstein@gmail.com>

Hi Heather,

You should reach out to T-Mobile if you have any questions regarding there equipment.

Andres L. Topete

Los Angeles Department of Water & Power

Overhead Distribution Design Group

Office: 818-771-3566

Electric Service Requirements: www.ladwp.com/codes

Apply for Encroachment Permits: Encroachment Permits

Construction and Renovation: Construction and Renovation - Electric Service Requests | Los Angeles Department of Water and Power

Track Electrical Service Installation Status: https://wmis.powersystem.ladwp.com/

You can always Find the Right Person at LADWP: https://www.ladwp.com/findtherightperson

E-Mail B-Permits: DWPPS.Coordination@ladwp.com

Residential/Commercial/Support: www.ladwp.com

Request a Meter Spot: www.ladwp.com/ams

Construction near power lines: https://www.ladwp.com/construction-services/electric-services/construction-near-power-lines

G.O. 95: https://ia.cpuc.ca.gov/gos/GO95/go_95_table_1.html

Title 8: https://www.dir.ca.gov/title8/2946.html

Underground service *Fair Share cost sharing;*

https://www.ladwpnews.com/ladwp-board-of-water-and-power-commissioners-unanimously-approves-major-policy-reform-to-implement-proposed-fair-share-customer-costs-for-power-infrastructure-upgrades

Underground service *low cost Affordable Housing;*

L.A. Water & Power Commissioners Unanimously Approve New Energy Services Policy Changes to Speed Construction, Lower Costs for 100% Affordable Housing Developments and Permanent Supportive

---

From: Heather Bernstein <heather.w.bernstein@gmail.com>
Sent: Friday, May 15, 2026 1:35 PM
To: Topete, Andres <Andres.Topete@ladwp.com>
Cc: Heather Bernstein <heather.bernstein@wbd.com>
Subject: [EXTERNAL] Question about a Utility Pole on Sapphire Drive - Encino 91436

EXTERNAL EMAIL! This email was generated from a non-LADWP address. If any links exist, do not click/open on them unless you are 100% certain of the associated s URL/site and confirm its legitimacy.

[Quoted text hidden]



Gmail

Heather Bernstein <heather.w.bernstein@gmail.com>

Question about a Utility Pole on Sapphire Drive - Encino 91436

Heather Bernstein <heather.w.bernstein@gmail.com> Fri, May 15, 2026 at 1:34 PM
To: Andres Topete <andres.topete@ladwp.com>
Cc: Heather Bernstein <heather.bernstein@wbd.com>

Dear Andres,

I hope this finds you well. I am a homeowner at 3611 North Sapphire Drive in Encino and I am trying to learn a little more about the utility infrastructure on our street.

I have attached a photo of a pole near 3622½ North Sapphire Drive that I walk past regularly. I believe it has a T-Mobile meter on it and I was curious how long that equipment has been there.

I was also wondering generally whether utility meters on poles like this one ever need to be relocated, and what typically prompts that kind of change — whether it comes from the carrier or from LADWP.

I know you must be very busy and I truly appreciate any light you can shed. Even a brief response would be wonderful.

Thank you so much for your time.
Heather Bernstein
3611 North Sapphire Drive
Encino, CA 91436
(310) 876-9993

Sent from my iPhone



image0.jpeg
1564K

EXHIBIT HB-35B

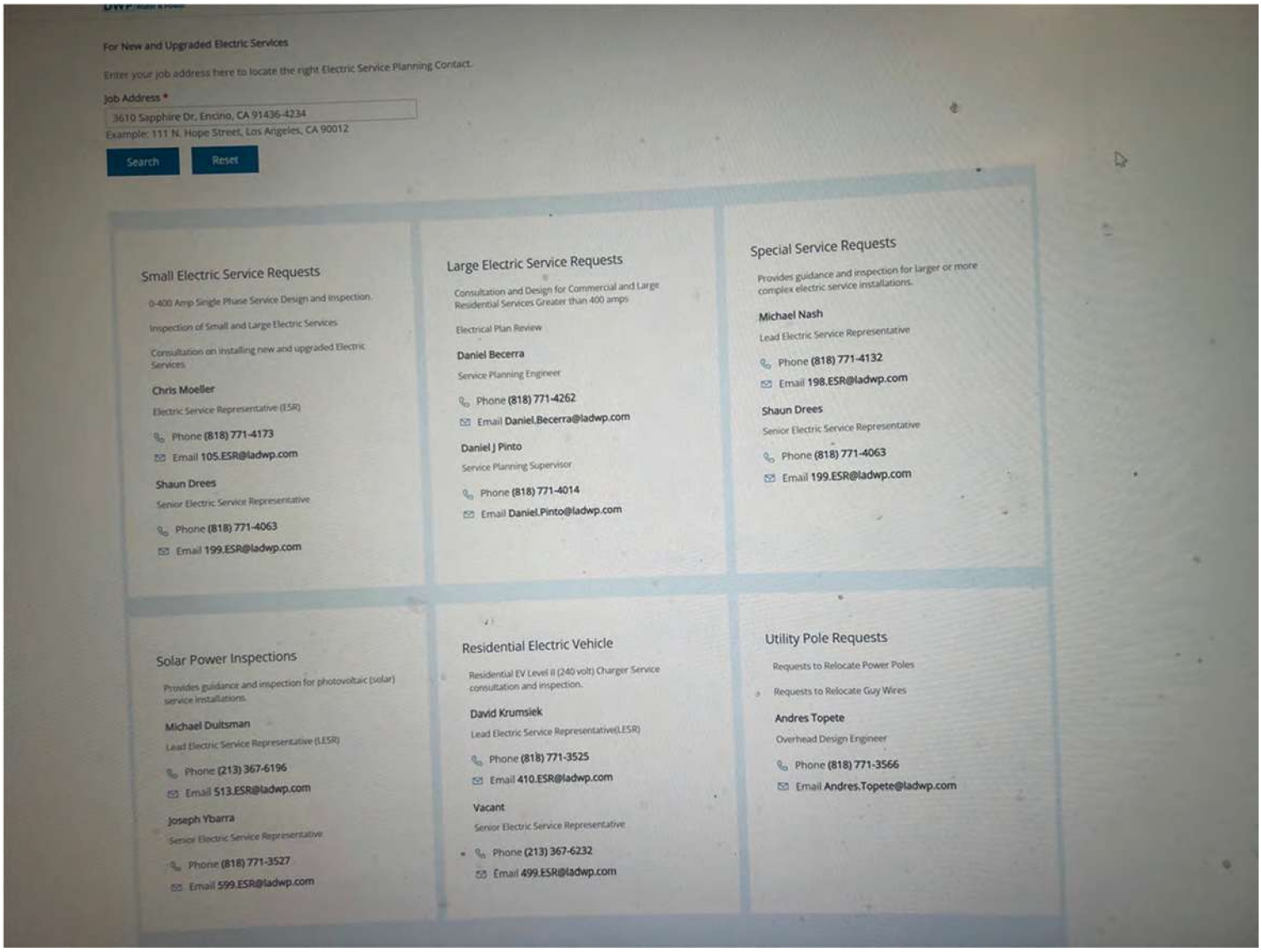


Exhibit HB-35B / LADWP Search Results Listing Mr. Topete as Utility Pole Contact for 3610 Sapphire Drive

EXHIBIT HB-36

City Planning Staff Presentation Regarding AGF Undergrounding and Hardship Waiver Procedures

Note: Audio timestamps reflect approximate time elapsed from start of recording.

STAFF (Jude Hernandez, City Planning): [5:04] *"Slide Seven. AGFs can be described as small structures, cabinets, and electric meters for telecommunications or utility purposes along the public right-of-way. Since the proposed project meets the classification of an AGF, it is also subject to the requirements of LAMC 62.08, and through this process applicants can apply for a hardship waiver. But before they apply, applicants are required to seek approval from City Planning prior to applying, since the project is located in a Specific Plan. The City Planning process is the first stop for the applicant. More so, LADWP has a reference for power meters to be located above ground for ease of access. This is demonstrated by the adjacent existing telecommunications equipment approved under DIR-2008-3968-DRB-SSP-MSP. Slide Eight…."*


11:42
Messages
32+
CSR
CUSTOMER SERVICE REQUEST
5/14/2026 2:32:00 PM : Heather Bernstein - Inquiry 1
I am a member of the public researching AGF registration/permit records in connection with Case No. DIR-2025-1863-SPPC-DRB-MSP at 3610 and 3622-1/2 N. Sapphire Drive, Encino CA 91436. Specifically I would like to know: 1. What AGFs are currently registered within 150 feet of 3610 N. Sapphire Drive or 3622-1/2 N. Sapphire Drive, including registration numbers and any approved details (dimensions, equipment type, registrant name, etc.) 2. What Excavation U-permits and/or hardship waivers have been applied for or issued at or near this location (from 2008 to present), including whether any hardship waiver was required or filed for the above-ground power meter pedestal component of City Planning Case No. DIR-2025-1863-SPPC-DRB-MSP. 3. Whether any AGF non-compliance notices have been issued for any installation within 150 feet of 3610 or 3611 N. Sapphire Drive. 4. Is there a publicly accessible database or map of registered AGFs within the City of Los Angeles, and if so, how can I access it? Thank you! I really appreciate your help.
dscsr.lacity.org

My Requests / Service Request ID: 248975

Service Request ID: 248975 Completed

Service Request Attachments Alert Preferences

Service Request

5/20/2026 11:12:00 AM : Tal - Reply to Inquiry 1

R

Good Morning,

Thank you for reaching out regarding Case No. DIR-2025-1863-SPPC-DRB-MSP and the property at 3610 and 3622-1/2 N. Sapphire Drive.

To answer your fourth question first: Yes, the City of Los Angeles Bureau of Engineering (BOE) maintains a publicly accessible mapping database called NavigateLA, which allows you to research utility records, permits, and Above Ground Facilities (AGFs) yourself.

You can access it at navigatela.lacity.org. To find the specific active, archived, or pending records within 150 feet of these locations, you can use the map layers by following these steps:

1. **Search the Location:** Type **3610 N Sapphire Dr** into the search box in the upper right-hand corner.
2. **Open the Map Layers:** Click the **Table of Contents (TOC)** icon on the left menu (it looks like a stack of papers or a list).
3. **Turn on Permit Layers:** Expand the permit sections and toggle on the layers for **BOE Permits** and **BOE Archived Permits**.
4. **Identify the Records:** Look for the **pink polygons/lines** or geocoded shapes that appear around the property.
5. **Review the Details:** Click directly on those pink shapes. A window will pop up showing the permit details, including its status (whether it has been formally issued).

AGFs in Los Angeles are tied to Excavation U-Permits (Utility Permits). In NavigateLA, reviewing the U-permits tied to those pink shapes will show you what utilities have applied for work. Note that while *every* AGF requires a U-permit, *not every* U-permit includes an AGF (as many are strictly for underground work). Checking the specific U-permit files via NavigateLA will reveal the approved dimensions, equipment types, and registrant names.

As a piece of context regarding Case No. DIR-2025-1863, City Planning records indicate this project involves relocating an existing 60A power meter off an LADWP power pole (to comply with pole-mounting limitations) and placing it into a new 4-foot-tall power meter pedestal cabinet within the public right-of-way. If you have questions regarding hardship waivers, specific zoning conditions, or any inner workings of City Planning Case No. DIR-2025-1863-SPPC-DRB-MSP, you will need to reach out to LA City Planning directly. The Bureau of Engineering (NavigateLA) only manages the construction and excavation side of things; they do not handle the planning department's waiver approvals or case records.

Regards

Tal

5/14/2026 2:32:00 PM : Heather Bernstein - Inquiry 1

I am a member of the public researching AGF registration/permit records in connection with Case No. DIR-2025-1863-SPPC-DRB-MSP at 3610 and 3622-1/2 N. Sapphire Drive, Encino CA 91436. Specifically I would like to know: 1. What AGFs are currently registered within 150 feet of 3610 N. Sapphire Drive or 3622-1/2 N. Sapphire Drive, including registration numbers and any approved details (dimensions, equipment type, registrant name, etc.) 2. What Excavation U-permits and/or hardship waivers have been applied for or issued at or near this location (from 2008 to present), including whether any hardship waiver was required or filed for the above-ground power meter pedestal component of City

Contact Information

Customer

Heather Bernstein

Email

heather.w.bernstein@gmail.com

Account information (show/hide)

Request Details

Select Agency:

Bureau of Engineering (BOE)

My Request Relates to (Service):

General Question

Send My Request to (Office/Location):

Valley District

To Which of the Following Executive Directives/Orders Is This Project Related?

- [ ] Executive Directive 1
- [ ] Executive Directive 4
- [ ] Executive Directive 7
- [ ] Windstorm and Fires 2025 January
- [ ] Affordable Housing Incentive Program
- [ ] Citywide Housing Incentive Program
- [ ] Executive Directive 16 - Games for All
- [ ] Metro Transportation Community Network

Reference Number

Permit Number/PCIS Number

Property/Job Address

3610 N Sapphire Drive

Property/Job Zip

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	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2025-1864-CE
PROJECT TITLE	COUNCIL DISTRICT
3610 Sapphire Drive	CD 4

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
3610 Sapphire Drive; Lat: 34.136242, Long: -118.487882

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Relocation of an existing power meter co-located on a power pole, and placement of new power meter pedestal AGF

NAME OF APPLICANT / OWNER:
T-Mobile – Colt Waterbury

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Colt Waterbury	626-537-0184

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	STAFF TITLE
Jude Hernandez 	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

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PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

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CALIFORNIA

KAREN BASS
MAYOR

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

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DEPUTY DIRECTOR

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 complied 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.

City of Los Angeles
Department of City Planning

5/24/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
3610 N SAPPHIRE DR
16309 W ROYAL HILLS DR

ZIP CODES
91436

RECENT ACTIVITY
None

CASE NUMBERS
CPC-9708
CPC-2019-1745-CPU
CPC-2008-4683-CA
CPC-2002-6583-SP
CPC-1998-170-DRB
CPC-1965-18760
ORD-181128
ORD-167943
ORD-132416
ORD-129279
ORD-128730
DIR-2025-1863-SPPC-DRB-MSP
DIR-2008-3968-DRB-SPP-MSP
DIR-2006-5275-DRB
ZAI-1836
ZA-1987-904-YV
ENV-2025-1864-CE
ENV-2019-1743-EIR
ENV-2009-832-CE
ENV-2008-4684-ND
ENV-2008-3969-CE
ENV-2006-5276-CE
ENV-2005-8253-ND
ENV-2003-2626-CE
ENV-1985-67-SP

Address/Legal Information	
PIN Number	159B137 616
Lot/Parcel Area (Calculated)	29,401.5 (sq ft)
Thomas Brothers Grid	PAGE 561 - GRID E7
Assessor Parcel No. (APN)	2286011027
Tract	TR 23521
Map Reference	M B 618-83/86
Block	None
Lot	42
Arb (Lot Cut Reference)	None
Map Sheet	162B137
	159B137
Jurisdictional Information	
Community Plan Area	Encino - Tarzana
Area Planning Commission	South Valley APC
Neighborhood Council	ENCINO NC
Council District	CD 4 - Nithya Raman
Census Tract #	1397.05000000
LADBS District Office	Van Nuys
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	RE15-1-H
Zoning Information (ZI)	ZI-1224 Specific Plan: Mulholland Scenic Parkway (Outer Corridor)
General Plan Land Use	Very Low II Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	Yes
Specific Plan Area	MULHOLLAND SCENIC PARKWAY (OUTER CORRIDOR)
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Neighborhood	Encino
Residential Market Area	Low
Commercial Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	2286011027
APN Area (Co. Public Works)*	0.440 (ac)
Use Code	0101 - Residential - Single Family Residence - Pool
Assessed Land Val.	$298,718
Assessed Improvement Val.	$780,203
Last Owner Change	01/26/2010
Last Sale Amount	$305,000
Tax Rate Area	16
Deed Ref No. (City Clerk)	746396
	7-374
	6-162
	3067599
	1931221
	1860035
	1729704
	1-901
Building 1	
Year Built	1958
Building Class	D9C
Number of Units	1
Number of Bedrooms	6
Number of Bathrooms	64

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Building Square Footage	964.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2286011027]
Additional Information	
Airport Hazard	480' Height Limit Above Elevation 747
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No
Environmental	
Santa Monica Mountains Zone	Yes
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	Yes
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	5.8183272
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

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Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 2286011027]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2286011027
Address	16309 ROYAL HILLS DR
Year Built	1958
Use Code	0101 - Residential - Single Family Residence - Pool
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act and Resident Protections Ordinance Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Valley
Division / Station	West Valley
Reporting District	1099
Bureau	Valley
Division / Station	West Valley
Reporting District	1097
Fire Information	
Bureau	Valley
Battallion	10
District / Fire Station	109
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2019-1745-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2008-4683-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	CPC-2002-6583-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Description(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	CPC-1998-170-DRB
Required Action(s):	DRB-DESIGN REVIEW BOARD
Project Description(s):	DESIGN REVIEW BOARD APPEAL.
Case Number:	CPC-1965-18760
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	DIR-2025-1863-SPPC-DRB-MSP
Required Action(s):	SPPC-PROJECT COMPLIANCE DRB-DESIGN REVIEW BOARD MSP-MULHOLLAND SPECIFIC PLAN
Project Description(s):	Mulholland Specific Plan Outer Corridor project review requested for the installation of an AGF power meter pedestal in the public right-of-way at address 3622 1/2 Sapphire Dr. Encino, CA 91436. Latitude: 34.136242, Longitude: -118.487882.
Case Number:	DIR-2008-3968-DRB-SPP-MSP
Required Action(s):	DRB-DESIGN REVIEW BOARD SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE MSP-MULHOLLAND SPECIFIC PLAN
Project Description(s):	INSTALLATION OF A NEW 30-FOOT WIRELESS TELECOMMUNICATIONS FACILITY POLE AND UNDERGROUND VAULT CONTAINING CABINETS. THE PROJECT PROPOSES NO GRADING. THE PROJECT IS IN THE OUTER CORRIDOR, DOWNSLOPE, AND VISIBLE FROM MULHOLLAND DRIVE.
Case Number:	DIR-2006-5275-DRB
Required Action(s):	DRB-DESIGN REVIEW BOARD
Project Description(s):	INSTALLATION OF A NEW 35-FOOT TALL STEEL POLE AND A POWER METER PEDESTAL, UTILIZING 144 SQUARE FEET FOR A WIRELESS TELECOMMUNICATIONS FACILITY. THE PROJECT PROPOSES NO GRADING. THE PROJECT IS IN THE OUTER CORRIDOR, DOWNSLOPE, AND NOT VISIBLE FROM MULHOLLAND DRIVE.
Case Number:	ZA-1987-904-YV
Required Action(s):	YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE
Project Description(s):	TO PERMIT A 0-FOOT REAR YARD SETBACK FOR A DISTANCE OF 28 FEETFOR A LATTICE AND A 12-FOOT REAR YARD SETBACK FOR A DISTANCE OF 23 FEET FOR AN ATRIUM.
Case Number:	ENV-2025-1864-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	Mulholland Specific Plan Outer Corridor project review requested for the installation of an AGF power meter pedestal in the public right-of-way at address 3622 1/2 Sapphire Dr. Encino, CA 91436. Latitude: 34.136242, Longitude: -118.487882.
Case Number:	ENV-2019-1743-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2009-832-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	ENVIVRONMENT CLEARANCE TO ADD SUSTAINIBILITY GUIDELINES TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN AND PRESERVATION GUIDELINES
Case Number:	ENV-2008-4684-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	ENV-2008-3969-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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Project Description(s):	INSTALLATION OF A NEW 30-FOOT WIRELESS TELECOMMUNICATIONS FACILITY POLE AND UNDERGROUND VAULT CONTAINING CABINETS. THE PROJECT PROPOSES NO GRADING. THE PROJECT IS IN THE OUTER CORRIDOR, DOWNSLOPE, AND VISIBLE FROM MULHOLLAND DRIVE.
Case Number:	ENV-2006-5276-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	INSTALLATION OF A NEW 35-FOOT TALL STEEL POLE AND A POWER METER PEDESTAL, UTILIZING 144 SQUARE FEET FOR A WIRELESS TELECOMMUNICATIONS FACILITY. THE PROJECT PROPOSES NO GRADING. THE PROJECT IS IN THE OUTER CORRIDOR, DOWNSLOPE, AND NOT VISIBLE FROM MULHOLLAND DRIVE.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2003-2626-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	ENV-1985-67-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Description(s):	ENVIRONMENTAL IMPACT REPORT FOR THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN AND ASSOCIATED RECREATIONAL AND ROADWAY IMPROVEMENTS.

DATA NOT AVAILABLE

CPC-9708

ORD-181128

ORD-167943

ORD-132416

ORD-129279

ORD-128730

ZAI-1836

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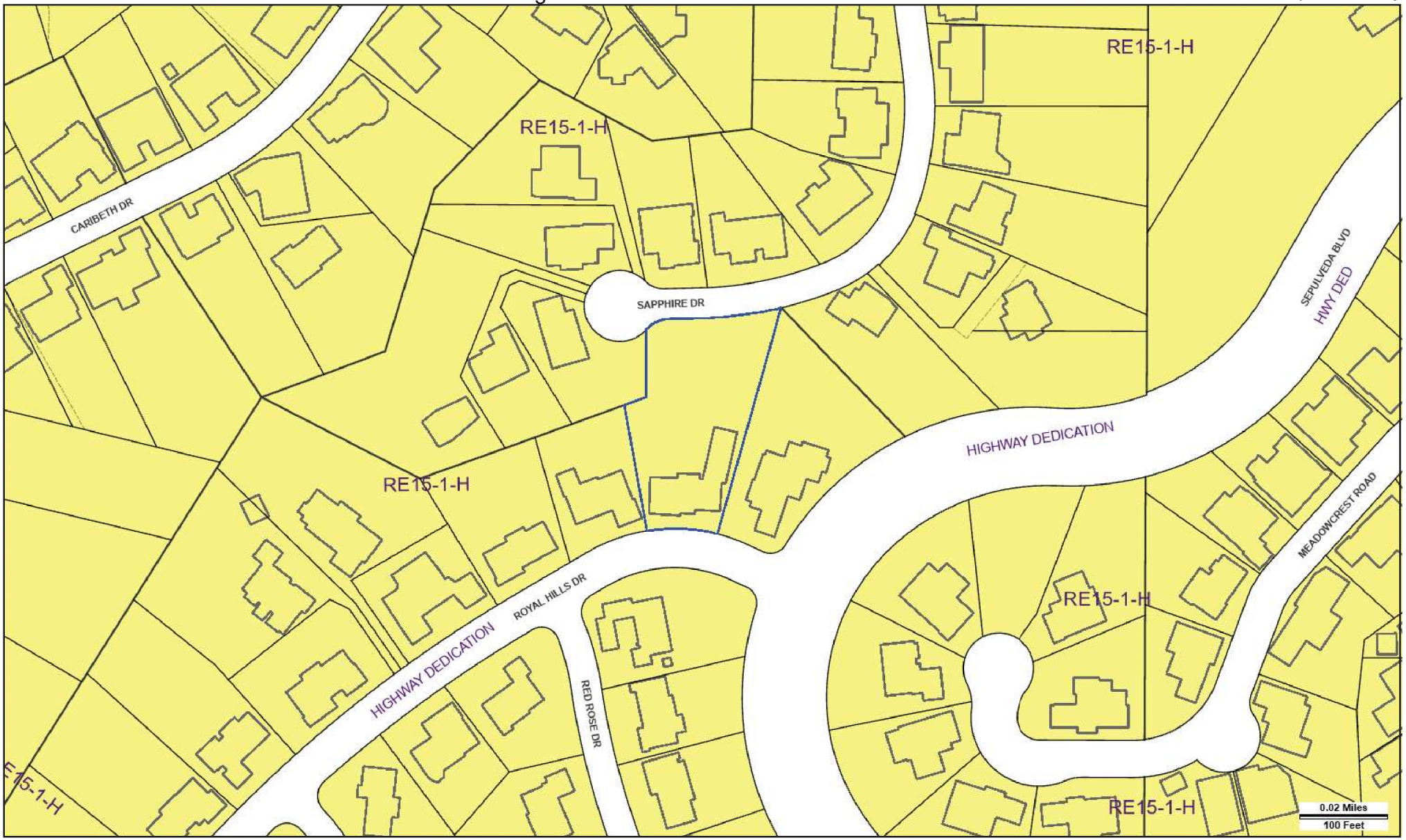
ZIMAS PUBLIC

Generalized Zoning

05/24/2026

City of Los Angeles
Department of City Planning



Address: 3610 N SAPPHIRE DR
APN: 2286011027
PIN #: 159B137 616

Tract: TR 23521
Block: None
Lot: 42
Arb: None

Zoning: RE15-1-H
General Plan: Very Low II Residential

ZIMAS Legend Zoning

Original Zoning Code (Chapter 1)

- Open Space
- Agriculture
- Single Family Residential
- Multiple Family Residential
- Commercial
- Manufacturing
- Parking
- Public Facilities

New Zoning Code (Chapter 1A)

- Open Space
- Agricultural
- Residential Multiple Family
- Residential-Mixed
- Commercial
- Commercial-Mixed
- Industrial
- Industrial-Mixed
- Public
- Freeway

ZIMAS Legend General Plan Land Use

General Plan Land Use (Chapter 1)

Residential

- Minimum Residential
- Very Low I Residential; Very Low Residential
- Very Low II Residential
- Low I Residential; Low Residential
- Low II Residential
- Low III Residential
- Low Medium Residential
- Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Density Residential
- High Medium Residential
- Very High Medium Residential

Commercial

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial; Community Commercial (Framework)
- Community Commercial - Mixed High Residential
- General Commercial (Framework)
- Neighborhood Commercial (Framework)
- Regional Commercial (Framework); Regional Center Commercial
- Regional Mixed Commercial (Framework)

Industrial

- Light Manufacturing; Light Industrial (Framework)
- Limited Industrial (Framework); Limited Manufacturing
- Industrial Commercial
- Hybrid Industrial
- Heavy Manufacturing
- Heavy Industrial (Framework)
- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- Commercial Manufacturing

Parking

- Parking Buffer

Port of Los Angeles

- General / Bulk Cargo - Hazardous (Industrial / Commercial)
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

Los Angeles International Airport

- Airport Airside
- Airport Landside
- Airport Landside Support
- LAX Airport Northside

Open Space / Public Facilities

- Open Space
- Other Public Open Space
- Public / Quasi-Public Open Space
- Public Facilities
- Public I Open Space

General Plan Land Use (Chapter 1A)

- Medium Neighborhood Residential
- Village
- Community Center
- Traditional Core
- Transit Core
- Hybrid Industrial
- Markets
- Production
- Open Space
- Public Facilities
- Public Facilities - Freeways

ZIMAS Legend Points of Interest

- Animal Shelter
- Area Library
- Bridge
- Campground
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Park
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural Art Center
- Cultural Historical Site
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- HQ Fire Department Headquarters
- Fire Station
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Gate To Wildlife Preserve
- Health Center Medical Facility
- Helistop
- Historic Monument
- Historical/Cultural Monument
- Horsekeeping Area
- Horticultural Center
- Hospital
- HW House Of Worship
- e Important Ecological Area
- JC Junior College
- M MTA Station
- M MTA/Metrolink Station
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- Oil Collection Center
- P Parking Enforcement
- HQ Police Headquarters
- Police Station
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Receiving Station
- C Private College
- E Private Elementary School
- Private Golf Course
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- Proposed Alternative Youth Hostel
- Proposed Area Library
- Proposed Campground
- Proposed Community Library
- Proposed Community Park
- Proposed Cultural Cultural/Hist Site
- Proposed Expansion Community Library
- Proposed Expansion Community Park
- Proposed Expansion Fire Station
- Proposed Expansion Neighborhood Park
- Proposed Expansion Police Station
- E Proposed Expansion Public Elementary
- Proposed Expansion Public Housing
- JH Proposed Expansion Public Junior HS
- SH Proposed Expansion Public Senior HS
- Proposed Expansion Regional Library
- Proposed Fire Station
- Proposed Horsekeeping Area
- Proposed Hospital
- e Proposed Important Ecological Area
- Proposed Interpretive Center
- Proposed Neighborhood Park
- Proposed Police Station
- Proposed Power Distribution Station
- Proposed Power Receiving Station
- Proposed Private Golf Course
- E Proposed Public Elem School
- Proposed Public Golf Course
- JH Proposed Public Junior HS
- SH Proposed Public Senior HS
- Proposed Pumping Station
- Proposed Regional Library
- Proposed Regional Park
- Proposed Scenic View Site
- SC Proposed School Unspecified Loc/Type
- SF Proposed Special Sch Facility
- Proposed Trail & Assembly Area
- E Public Elementary School
- Public Golf Course
- Public Housing
- JH Public Junior High School
- MS Public Middle School
- SH Public Senior High School
- Pumping Station
- RTD Stop
- Refuse Collection Center
- Regional Library
- Regional Park
- RPD Residential Plan Development
- Scenic View Site
- ADM School District Headquarters
- Skill Center
- SS Social Services
- Special Feature
- Special Recreation (a)
- SF Special School Facility
- Steam Plant
- sm Surface Mining
- Trail & Assembly Area
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor

ZIMAS Legend Basemap and Lines

Basemap Symbols

- Wells - Active
- Wells - Not Active
- Lot Line
- Tract Line
- Lot Cut
- Easement Information Line
- Zoning Boundaries Line
- Building Line Information Line
- Case Lines
- Arb Circle
- Ortho Easement Information Line
- Ortho Zoning Boundaries Ortho
- Building Outlines
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault_Zone
- Fire District No. 1
- Sub-Division Tract Map
- Sub-Division Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone

Miscellaneous Lines

- Airport Boundary
- Alternate Use
- Bus Line
- Century City
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Commercial Planned Development
- Community Redevelopemnt Project Area
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Non-Designated
- Park Road
- Rapid Transit Line
- Residential Planned Development
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power Line
- Special Study Area
- Stagecoach Line
- Wildlife Corridor

Freeway Lines

- Freeway
- Interchange
- Non-Designated
- On-Ramp / Off-Ramp
- Railroad
- Scenic Freeway Highway

ZIMAS Legend Other Programs

500 Ft. School / Park Zone

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Courses
- Historic Sites
- Horticulture / Gardens
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Skate Parks
- Special Education
- Charter School
- Early Education Center
- Elementary School
- Middle School
- Opportunity School
- Senior High School
- Span School

Coastal Zone

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

Waiver of Dedication or Improvement

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

AB 2097

- Entitlement Eligible

Transit Oriented Communities

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Mixed Income Incentive Program

Transit Oriented Incentive Areas (TOIA)

- T-1
- T-2
- T-3
- Outside of TOIA

Opportunity Corridors (OC)

- OC-1
- OC-2
- OC-3

Corridor Transitions (CT)

- CT-1
- CT-2
- CT-3

Case Summary & Documents

Case Number: ENV-2025-1864-CE Search

Case Number: ENV-2025-1864-CE
Case Filed On: 04/03/2025
Accepted For Review On: N/A
Assigned Date: 04/23/2025
Staff Assigned: CLAUDIA RODRIGUEZ
Hearing Waived / Date Waived : No
Hearing Location:
Hearing Date N/A
ENV Action:
ENV Action Date: N/A
End of Appeal Period: N/A
Appealed: No
BOE Reference Number:
Case on Hold?: No

Approved Documents

Initial Submittal Documents

0 Approved Documents found for Case Number: ENV-2025-1864-CE

	Scan Date	Signed	

No Approved Documents Found

Primary Address

Address	CNC	CD
3610 N SAPPHIRE DR	Encino	CD 4

View All Addresses

Project Description:	Installation of an AGF power meter pedestal in the public right-of-way.
Requested Entitlement:	Mulholland Specific Plan Outer Corridor project review requested for the installation of an AGF power meter pedestal in the public right-of-way at address 3622 1/2 Sapphire Dr. Encino, CA 91436. Latitude: 34.136242, Longitude: -118.487882.
Applicant:	Colt Waterbury [Company: T-Mobile]
Representative:	

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Case Summary & Documents

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Case Number: ENV-2025-1864-CE
Case Filed On: 04/03/2025
Accepted For Review On: N/A
Assigned Date: 04/23/2025
Staff Assigned: CLAUDIA RODRIGUEZ
Hearing Waived / Date Waived : No
Hearing Location:
Hearing Date N/A
ENV Action:
ENV Action Date: N/A
End of Appeal Period: N/A
Appealed: No
BOE Reference Number:
Case on Hold?: No

Approved Documents

Initial Submittal Documents

0 Initial Submittal Documents found for Case Number: ENV-2025-1864-CE

Type	Scan Date	

No Initial Submittal Documents Found

Primary Address

Address	CNC	CD
3610 N SAPPHIRE DR	Encino	CD 4

View All Addresses

Project Description:	Installation of an AGF power meter pedestal in the public right-of-way.
Requested Entitlement:	Mulholland Specific Plan Outer Corridor project review requested for the installation of an AGF power meter pedestal in the public right-of-way at address 3622 1/2 Sapphire Dr. Encino, CA 91436. Latitude: 34.136242, Longitude: -118.487882.
Applicant:	Colt Waterbury [Company: T-Mobile]
Representative:	

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SOUTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: JUNE 03, 2026

Case No.: DIR-2025-1863-SPPC-DRB-MSP-1A Council District: 4 – Raman
CEQA: ENV-2025-1864-CE
Plan Area: Encino – Tarzana

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

Applicant: T-Mobile
Representative: Colt Waterbury, Network Connext

Appellant: Heather W. Bernstein

At its meeting of **April 23, 2026**, the South Valley Area Planning Commission took the actions below in conjunction with the following 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 four feet in height, 17.25 inches in length, and 20.25 inches depth. The proposed is approximately five 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.

1. **Determined,** based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 (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;
2. **Denied** the appeal and **sustained** the Planning Director's determination dated February 5, 2026;
3. **Approved** with **conditions**, pursuant to Sections 11.5.7 C and 16.50 of the Los Angeles Municipal Code (LAMC) and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholand Design Review Board, 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 along the public right-of-way of Sapphire Drive. The meter pedestal is proposed to have a height of four 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;
4. **Approved** with **conditions**, pursuant to LAMC Section 62.08. II.B., and based on the recommendation of the Mulholland Design Review Board, an Above Ground Facility that is located within a specific plan;
5. **Adopted** the attached Conditions of Approval; and

6. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved:	Barraza
Second:	Mather
Ayes:	Gourdikian
Absent:	Crockett, Karadjian

Vote: **3 – 0**

Alma Sandoval

Alma Sandoval, Commission Executive Assistant I
South Valley Area Planning Commission

APPEAL PERIOD- EFFECTIVE DATE

The decision of the South Valley Area Planning Commission is not further appealable and shall become final upon the mailing of this determination letter.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination on the CEQA clearance is an appealable clearance under Section 13F.11.1.F.2. (EIR, ND, MND, SCEA, Exemption/No Project) made by a decisionmaker other than the City Council; all available appeals on the entitlement approval(s) have been taken; and the Determination on the entitlement(s) is final and not further appealable.

WHO CAN FILE AN APPEAL

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

HOW TO FILE AN APPEAL

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

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Attachments: Director or Planning Determination dated February 5, 2026

cc: Blake Lamb, Principal City Planner
Claudia Rodriguez, Senior City Planner
Renata Ooms, City Planner
Jude Hernandez, Planning Assistant

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CALIFORNIA

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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 Connext
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 actives, 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.I.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.I.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

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Office	Address	Phone Number	Email
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Van Nuys DSC	6262 Van Nuys Boulevard Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC *Tuesday and Thursday Only*	8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

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.

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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

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See instructions on how to prepare for your appointment at 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

Claudia Rodriguez, Senior City Planner

Prepared by:

Jude Hernandez, Planning Assistant
jude.hernandez@lacity.org

cc: Council Office, District 4
Adjoining Property Owners

CEQA APPEAL: ENV-2025-1864-CE-1A

Received by Planning on June 15, 2026
Determination issued by SVAPC

SOUTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: JUNE 03, 2026

Case No.: DIR-2025-1863-SPPC-DRB-MSP-1A Council District: 4 – Raman
CEQA: ENV-2025-1864-CE
Plan Area: Encino – Tarzana

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

Applicant: T-Mobile
Representative: Colt Waterbury, Network Connext

Appellant: Heather W. Bernstein

At its meeting of **April 23, 2026**, the South Valley Area Planning Commission took the actions below in conjunction with the following 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 four feet in height, 17.25 inches in length, and 20.25 inches depth. The proposed is approximately five 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.

1. **Determined,** based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 (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;
2. **Denied** the appeal and **sustained** the Planning Director's determination dated February 5, 2026;
3. **Approved** with **conditions**, pursuant to Sections 11.5.7 C and 16.50 of the Los Angeles Municipal Code (LAMC) and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholand Design Review Board, 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 along the public right-of-way of Sapphire Drive. The meter pedestal is proposed to have a height of four 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;
4. **Approved** with **conditions**, pursuant to LAMC Section 62.08. II.B., and based on the recommendation of the Mulholland Design Review Board, an Above Ground Facility that is located within a specific plan;
5. **Adopted** the attached Conditions of Approval; and

6. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved:	Barraza
Second:	Mather
Ayes:	Gourdikian
Absent:	Crockett, Karadjian

Vote: **3 – 0**

Alma Sandoval

Alma Sandoval, Commission Executive Assistant I
South Valley Area Planning Commission

APPEAL PERIOD- EFFECTIVE DATE

The decision of the South Valley Area Planning Commission is not further appealable and shall become final upon the mailing of this determination letter.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination on the CEQA clearance is an appealable clearance under Section 13F.11.1.F.2. (EIR, ND, MND, SCEA, Exemption/No Project) made by a decisionmaker other than the City Council; all available appeals on the entitlement approval(s) have been taken; and the Determination on the entitlement(s) is final and not further appealable.

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	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC Tuesday and Thursday Only	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

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 Los Angles Municipal Code (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.

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS

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 LAMC.

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 after the effective date of the determination.

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Director or Planning Determination dated February 5, 2026

cc: Blake Lamb, Principal City Planner
Claudia Rodriguez, Senior City Planner
Renata Ooms, City Planner
Jude Hernandez, Planning Assistant