MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. 2015-3099-CA  Existing Zone R4-1VL
District Map 1230165
APC WEST LOS ANGELES
Community Plan WEST LOS ANGELES
Census Tract 2696.00
APN 43111004074
Case Filed With DBC Staff
Date 8/20/15

CASE NO. 7A  2015-3099-CA

APPLICATION TYPE: Conditional Use Permit

1. PROJECT LOCATION AND SIZE
Street Address of Project: 3344 Castle Heights Avenue, Los Angeles, CA 90034
Zip Code: 90034
Legal Description: Lot FR23 Block B Tract Palm City Tract
Lot Dimensions: 150' x 150' x 150'
Lot Area (sq. ft.): 7509.9
Total Project Size (sq. ft.): 562

2. PROJECT DESCRIPTION
Describe what is to be done: Request to construct a rooftop wireless facility on an existing apartment building. See attached project narrative.

Present Use: Apartment building Proposed Use: Wireless telecommunications facility

Plan Check No. (if available)________ Date Filed:________

Check all that apply:
☐ New Construction ☐ Change of Use ☐ Alterations ☐ Demolition
☐ Commercial ☐ Industrial ☐ Residential ☐ Tier 1 LA Green Code

Additions to the building:
☐ Rear ☐ Front ☐ Height ☐ Side Yard

No. of residential units:
Existing ________ To be demolished ________ Adding ________ Total ________

3. ACTION(S) REQUESTED
Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.21.A
Code Section which authorizes relief: 12.24.F
Request relief from 12.21.A to establish a rooftop wireless telecommunications facility above the zone height limit.

Code Section from which relief is requested: 12.11.A
Code Section which authorizes relief: 12.24.W49
Request relief from 12.11.A to establish a rooftop wireless telecommunications facility in an R4-1VL zone.

List related or pending case numbers relating to this site:

________

________

________
4. OWNER/APPLICANT INFORMATION

Applicant's name: Verizon Wireless
Company: 
Address: 1505 Sand Canyon Avenue, Building D, Irvine, CA 92618
Telephone: (949) 285-7000, Fax: 

Property owner's name (if different from applicant): Castle Properties, LP
Address: 301 North Canon Drive, Suite 210, Beverly Hills, CA 90210
Telephone: (310) 968-3240, Fax: 

Contact person for project information: Melissa Samarin, Sequoia Deployment Services
Address: 22471 Aspen Street, Lake Forest, CA 92630
Telephone: (562) 458-1644, Fax: (949) 753-7203
E-mail: melissa.samarin@sequoia-ds.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation submit proof. (NOTE: for zone changes lease may not apply)

b. The information presented is true and correct to the best of my knowledge.

c. In exchange for the City's processing of the Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, cost aside, void or annul any approval given as a result of this Application.

Signature: 
Print: Melissa Samarin

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of 

On, before me, (insert Name of Notary Public and Title),

personally appeared , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by signing the name(s) thereon to the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. 

(Seal)

Signature

6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions Handbook. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one-time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or on an application.

Base Fee: 5294
Reviewed and Accepted by:
[Project Planner]
Date
Receipt No. 29704
Deemed Complete by:
[Project Planner]
Date
CP-1771 (09/08/2011)
**SIGNATURE SHEET**

Signatures of adjoining or neighboring property owners in support of the request, not required but helpful, especially for projects in single-family residential areas. (Attach additional sheet, if necessary)

<table>
<thead>
<tr>
<th>NAME (PHN#)</th>
<th>SIGNATURE</th>
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CP-7771 (09/09/2011)
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On Aug. 19, 2018 before me, Chelsea Shelton, Notary Public, personally appeared Melissa Samarin

who proved to me on the basis of satisfactory evidence to be the person whose name is signed subscribed to the within instrument and acknowledged me that he/she/they executed the same in their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent realtachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)
Signer’s Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer is Representing:

Signer’s Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer is Representing:

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CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: 2015-2100
EC Case No.: 2015-3099

PROJECT ADDRESS:
3844 Cahuenga Boulevard, Los Angeles, CA 90034

Major Cross Streets: Nationwide Blvd., Harbor Ave., Santa Monica Fwy
Name of Applicant: Verizon Wireless
Address: 10403 Sand Carson Avenue, Building D
Telephone No.: 249-285-7800

OWNER
Name: Castle Properties LP
Address: 301 North Canon Drive, Suite 210, Beverly Hills, CA 90210
Telephone No.: 310-963-3240

APPLICANTS REPRESENTATIVE
Name: Melissa Samarin, Service Deployment Services
Address: 22471 Aspen Street, Lake Forest, CA 92630
Telephone No.: 949-458-1944

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

A. 2 Vicinity Maps: (8½” x 11”) showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
B. 2 Radius/Land Use Maps: (1” = 100’) showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100’ radius line (excluding streets) okay for Coastal building permits 300’ for site plan review applications.
C. 2 Plot Plans: showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
D. Application: a duplicate copy of application for zone change, (including Exhibit “C” justification) batch filing form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivision’s statement, etc.
E. Pictures: two or more pictures of the project site showing walls, trees and existing structures.
F. Notice of Intent Fee: an UNDATED check in the amount of $75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
G. Hillsides Grading Areas/Haul Route Approval: Projects within a Hillsides Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to http://www.lacity.org/LADBS/forms/forms.htm).

APPLICATION ACCEPTED
BY: "J"
ENVIROMENTAL ASSESSMENT
APPROVED BY: 
RECEIPT NO.: 25404

DATE: 02-20-15
I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Request to construct a rooftop wireless facility with antennas and equipment screened within FRP screen boxes on an existing apartment building.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

No

II. Existing Conditions:

A. Project Site Area

<table>
<thead>
<tr>
<th>Area Type</th>
<th>Area Size</th>
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<tbody>
<tr>
<td>Net</td>
<td>502 sq ft</td>
</tr>
<tr>
<td>Gross</td>
<td>750 sq ft</td>
</tr>
</tbody>
</table>

B. Existing Zoning

B-3, R-1

C. Existing Use of Land

Residential single-family

D. Existing General Plan Designation

High Medium Residential

E. Number, type, and age of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units, # and average rent:

Number: 0
Type: N/A
Age: N/A

F. Number of existing trees. Trunk Diameter and type of tree:

Number: 0
Trunk Diameter: N/A
Type: N/A

G. Number of trees being removed (identify on plot plan):

Number: 0
Trunk Diameter: N/A
Type: N/A

H. Slope: State percent of property which is:

Less than 10% slope: 0
10-15% slope: 0
15% or over slope: 0

If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are ☐ natural or man-made drainage channels, ☐ rights of way and/or ☐ hazardous pipelines crossing or immediately adjacent to the property, or ☐ none of the above.

J. Grading: (specify the total amount of dirt being moved)

0-500 cubic yards.

I. Import/Export: Indicate the amount of dirt being imported or exported:

NA
III. Residential project (If not residential, do not answer)

A. Number of Dwelling Units:
   - Single Family
   - Apartment
   - Condominium

B. Number of Dwelling Units with:
   - One bedroom
   - Two bedrooms
   - Three bedrooms
   - Four or more bedrooms

C. Total number of parking spaces provided

D. List recreational facilities of project

E. Approximate price range of units $ to $

F. Number of stories height feet.

G. Type of appliances and heating (gas, electric, gas/electric, solar)
   - Gas heated swimming pool?

H. Describe night lighting of the project
   (Include plan for shielding light from adjacent uses, if available)

I. Percent of total project proposed for:
   - Building
   - Paving
   - Landscaping

J. Total Number of square feet of floor area

IV. Commercial, Industrial or Other Project (If project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

A. Type of use Wireless Telecommunications Facility

B. Total number of square feet of floor area sq ft

C. Number of units if hotel/motel

D. Number of stories height feet.

E. Total number of parking spaces provided

F. Hours of operation weekdays, days of operation

G. If fixed seats or beds involved, number

H. Describe night lighting of the project

I. Number of employees per shift
   - Unskilled
   - Skilled

J. Number of students/patrons/visitors

K. Describe security provisions for project

L. Percent of total project proposed for:
   - Building
   - Paving
   - Landscaping

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places
- California Register of Historic Resources
- City of Los Angeles Cultural Historic Monument
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ)
V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify: 

A. Regulatory Identification Number (if known) N/A
B. Licensing Agency N/A
C. Quantity of daily discharge N/A

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s): Santa Maria Freeway, appr 168 ft; National Blvd, appr 450 ft

B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment: FCC compliance, no removal of trees, and no ground disturbance

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.
APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I. ____________________________  I. ____________________________
   Owner (Owner in escrow)*  Consultant*
   (Please Print)             (Please Print)

Signed: ____________________________  Signed: ____________________________
   Owner                      Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*******************************************Space Below This Line for Notary's Use*******************************************

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ____________________________

On ____________________________ before me, ____________________________ personally appeared

(insert Name of Notary Public and Title)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

______________________________
(Signature)
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT  CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On Aug. 19, 2015 before me, Chelsea Shelton, Notary Public personally appeared Melissa Samann

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person whose name is/are subscribed to the within instrument and acknowledged to me that before their execution the same in handwriting was signed by the person or persons whose name is/are subscribed to the instrument, a person or persons authorized to act on behalf of the person or persons executing the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Chelsea Shelton

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Through this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: __________________________ Document Date: __________________________
Number of Pages: __________________________ Signer(s) Other Than Named Above: __________________________

Capacity(es) Claimed by Signer(s)
Signer’s Name: __________________________

☐ Corporate Officer — Title(s): __________________________
☐ Partner — Limited — General
☐ Individual — Attorney in Fact
☐ Trustee — Guardian or Conservator
☐ Other: __________________________

Signer is Representing: __________________________

☐ Corporate Officer — Title(s): __________________________
☐ Partner — Limited — General
☐ Individual — Attorney in Fact
☐ Trustee — Guardian or Conservator
☐ Other: __________________________

Signer is Representing: __________________________

City of Los Angeles Zoning Administration
Wireless Telecommunication Facility

Project Description & Findings

Applicant: Verizon Wireless
15505 Sand Canyon Avenue
Irvine, CA 92678

Owner: Castle Properties, LP.
301 North Canon Drive, Suite 210
Beverly Hills, CA 90210

Rep.: Sequoia Deployment Services, Inc.
22471 Aspian Street
Lake Forest, CA 92630
Melissa Samarin
562-458-1944

Site No.: Provon
Location: 3344 Castle Heights Avenue, Los Angeles, CA 90034

Project Description
Verizon Wireless is requesting the review and approval of a Conditional Use Permit for a wireless telecommunications facility at 3344 Castle Heights Avenue. The facility will consist of twelve (12) panel antennas, twelve (12) remote radio units (RRU) with A2 modules, three (3) raycap surge suppressors, one (1) generator, equipment cabinets, and hybrid cables mounted behind FRP screen boxes on the rooftop of an existing 48'0" apartment building. The twelve (12) panel antennas will be separated into three (3) sectors of four (4) antennas each. The antennas will be located on the roof of the building behind new antenna screens that are designed to match the building architecture and will be colored and textured to match the building. The radio equipment will be located on the roof of the building inside of a new screened enclosure designed to match the building.
The Property

The subject property is located on the north-west corner of Castle Heights Avenue and Hartow Avenue, which runs parallel to the Santa Monica Freeway in Castle Heights. The property is zoned R4-1VL and is located in Council District 5. The property is currently developed with multi-family residential apartment buildings.

The subject property is surrounded by the Santa Monica Freeway to the south, low-density residential single-family homes to the west, medium-density residential apartment buildings to the north, and medium-density residential apartment buildings and a commercial shopping center, including a Vons and Rite-Aid, to the east.

Objective

The purpose of locating a facility at this location is to provide network capacity coverage. The objective of this site is to help offload capacity from nearby site Oxen Corner. There is a gap in coverage in this area along the Santa Monica Freeway and LTE service and capacity is needed for business and residences of Beverlywood. A facility in this location is intended to primarily serve residences and business areas north of the Freeway. The facility is needed to meet the high demand for Verizon Wireless’s services in the immediate area surrounding the site.

Findings - Conditional Use Permit (CU)

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

The proposed project will be desirable to the public convenience and welfare by providing essential communication service in the area. The facility is proposed to be located in an R4-1VL zoned property and the proposed use is compatible with the existing uses of the subject property as well as the surrounding properties. Additionally, the subject property possesses unique characteristics that make it an ideal location for the proposed facility, which allows the facility to meet its objectives. Access to the site will require approximately one visit to the site per month. Therefore, the proposed use will not interfere with any existing activities or conveniences of the general public and will provide a desirable service to the public.

2. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.
The facility will not be readily recognized by the general public. The antenna sectors will be located on the roof of the existing building inside new FRP screen boxes designed to match the building architecture. The equipment cabinets will be located on the rooftop inside an FRP screen box setback sufficiently from the edge of the building allowing for maximum available rooftop setbacks and utilizing the height of the building to make it not readily noticeable. The view of the facility from the surrounding residential areas will be screened from view by proposed FRP screen boxes and existing trees on the property.

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

The proposed project is a minor change to the property that is innocuous in nature and therefore will not encourage marginal development within the neighborhood. It will not affect the residential nature of the area. It is a passive use and therefore will not adversely affect the policy and goals of the General Plan.

Additional Wireless Telecommunications Facilities CUP Findings

The site is of a size and shape sufficient to provide the following setbacks:

(i) For a monopole or tower, the tower setback requirements of Subparagraph (2) (Antenna Setback) of Paragraph (a) of this subdivision are met as to those portions of the property abutting the residential or public uses.

The proposed design is not a new tower. The facility will be located on the roof of an existing building.

(ii) For all towers or monopoles, the site shall be of sufficient size to provide the setback required in the underlying zone between the base of the tower, accessory structures, and uses, and guy anchors, if any, to all abutting property lines.

The proposed design is not a new tower. The facility will be located on the roof of an existing building.

The required setbacks shall be improved to meet the screening and landscaping standards of this subdivision to the extent possible within the area provided.
The proposed facility is located on the roof of an existing building. The antennas will be screened from view by new FRP screen walls that match the architecture of the building in color and materials. The equipment cabinets will be located on the rooftop inside an FRP screen box setback sufficiently from the edge of the building allowing for maximum available rooftop setbacks and utilizing the height of the building to make it not readily noticeable. No setback improvements are needed.

The visual impact standard of Subparagraph (4) of Paragraph (a) of this subdivision is met.

The proposed facility is located on the roof of an existing building. The antennas will be screened from view by new FRP screen walls that match the architecture of the building in color and materials. The equipment cabinets will be located on the rooftop inside an FRP screen box setback sufficiently from the edge of the building allowing for maximum available rooftop setbacks. The facility will blend in with the surrounding environment and not be readily noticeable to the general public.

An effort in good faith was made by the applicant to locate on existing sites or facilities in accordance with the guidelines of the WTF requirements.

An exhaustive candidate search was completed prior to selecting this site. Due to the nature of the built environment in this vicinity, and very specific engineering goals for the project, choices were limited. A drive through and visual survey of the search area identified other existing wireless telecommunications facilities, but those facilities were not selected for co-location due to various technical engineering and land use issues. Please see the Co-Location Efforts Evidence Statement included with this application for further discussion regarding co-location efforts.

The use would have no substantial adverse impact on properties or improvements in the surrounding neighborhood.

The proposed facility is designed to appear as part of the existing building as all antennas and equipment will be screened from view inside new FRP screen box structures designed to match the architecture of the building in material and color. These design characteristics will visually and physically blend the facility into the urban fabric of the surrounding area resulting in no substantial adverse impacts on property or improvements. The facility will not impact circulation in the surrounding nor affect the use or enjoyment of surrounding properties.
Prospective Co-location Statement

Efforts to collocate were undertaken when identifying the location for this Verizon Wireless facility. An SBA monopalm to the east of the site was investigated for potential collocation opportunities, but because there was no available ground space, this candidate was ultimately not deemed feasible for Verizon Wireless's facility. The location at 3344 Castle Heights Avenue is the primary candidate. Due to a lack of knowledge of other wireless telecommunications providers network needs and plans at this location and in the surrounding area speculation as to the viability of co-location is not possible. The applicant does not object to the future co-location of other wireless telecommunications service providers at the subject location as long as such co-location is technically feasible.

Required Findings when ZA Varies from WTF Standards

*The project is consistent with the general requirements of the WTF standards.*

This site does not vary from the WTF standards. The wireless facility will be located at the greatest feasible distance from the edge of the building and will not extend more than ten feet above the rooftop. The existing vent pipes on the building will be raised and will extend two feet above the top of the proposed FRP screen boxes, but the wireless facility will not exceed ten feet in height. The sectors will be screened by FRP screen boxes that will appear to be an integral part of the building in color and material.

*That the use would have no substantial impact on properties or improvements in the surrounding neighborhood.*

The proposed facility is located on the roof of an existing building. The antennas will be screened from view by new FRP screen walls that match the architecture of the building in color and materials. The equipment cabinets will be located on the rooftop inside an FRP screen box setback sufficiently from the edge of the building allowing for maximum available rooftop setbacks. The stealth design of this project mitigates any potential negative aesthetic impact.