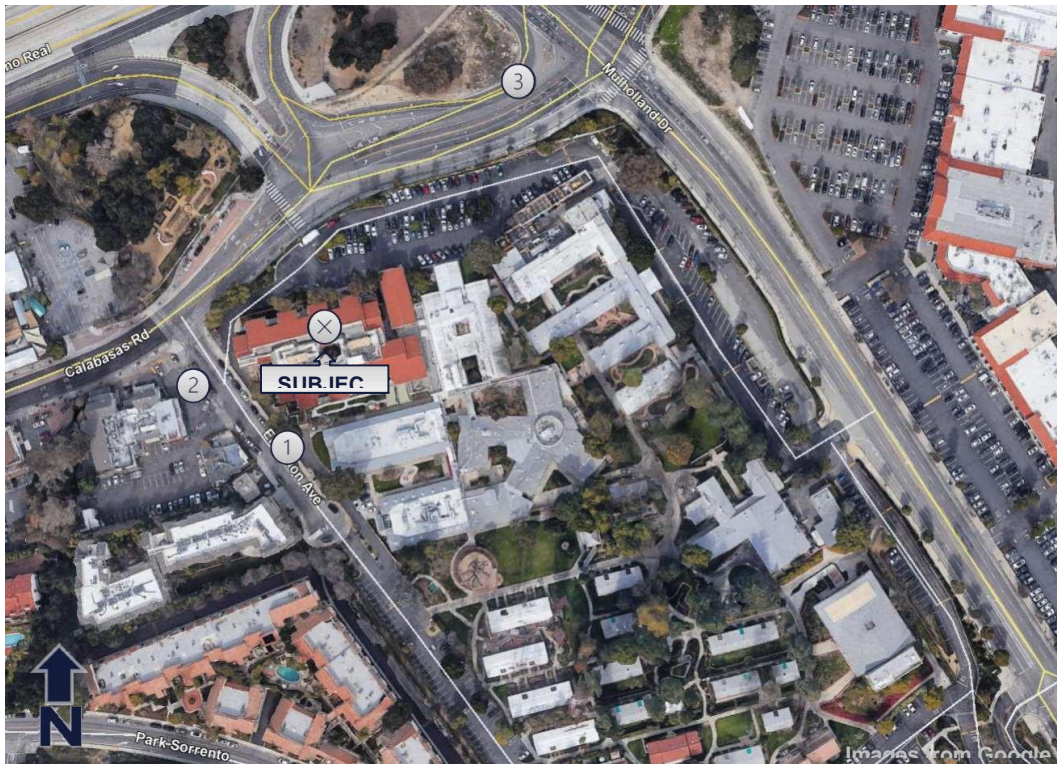


Planning, Land Use, and Mobility Committee
Case Report
Conditional Use Permit - Wireless
November 17th, 2022

Case No. ZA-2022-5065-CWW, ENV-2022—5066-CE Conditional Use - Wireless

Application for a Conditional Use Permit for an array of wireless antennas and a wireless telecommunications facility to be located at 23388 Mulholland Drive, Woodland Hills, on top of an existing facility at the Motion Picture Television Fund facilities.



PROJECT INFORMATION

AT&T Mobility requests approval of a Conditional Use Permit to operate and construct an unmanned wireless telecommunications facility.

Project Location

Address: 23388 Mulholland Drive, Woodland Hills, CA 91367 APN: 2068-001-004

Zoning: R3-1 (multiple dwelling residential)

Council District: CD-3

Project Authorized Representative: Jerry Ambrose, Eukon Group 805-637-7407

jambrose@wireless1.com

Property Owner: Motion Picture & Television Fund
23388 Mulholland Dr., Woodland Hills, CA 91364

Case Manager: Don Patterson

d.patterson@whcouncil.org

PROJECT DESCRIPTION

AT&T Mobility is proposing a roof mounted wireless telecommunications facility consisting of 16 panel antennas & 48 RRUs, arranged in four sectors of four antennas/12 RRUs each (all screened), and ancillary equipment atop the roof (also screened). The proposed design will mitigate any adverse visual impacts and blend with the design of the underlying building. (See attached simulations.)

PROJECT OBJECTIVES

Project: The proposed project will close a Significant Gap in coverage in the area surrounding the intersection of the 101 freeway and Mulholland Dr. and will significantly improve service to the surrounding area, including inside nearby stores and restaurants where AT&T service is virtually non-existent. In addition to the indoor service issues, the intersection and surrounding area has poor outdoor and vehicular service at all times. Installation of the proposed facility will close this significant gap in service in this high-traffic and neighborhood retail area. The proposed design accomplishes this with minimal visual impact.

Location: The Motion Picture & Television Fund location was selected because AT&T Mobility Radio Frequency (RF) engineers have identified a capacity gap in the area of the 101 freeway and Mulholland Drive. The proposed site seeks to fill a significant gap in coverage and improve the poor level of service in this high-traffic area. This new wireless telecom facility is the least intrusive option that will relieve surrounding facilities and improve overall service in the area for both Data and Phone service.

CUW Qualification and Findings Permitting the Project:

CUW Qualifications

The site is of adequate size, shape, topography, location, and access to utilities to accommodate the proposed wireless facility. The facility will be a small addition to the existing WTFs without adversely affecting adjacent properties, the surrounding neighborhood, public health, welfare, and safety.

The proposed project meets all requirements of the WTF standards in a manner that is efficient and within the height limits of the zone. The siting of the facility will best complement the surrounding built environment and directly benefits the public with improved service to the area.

Code Findings Permitting the Project

The sections of the LAC Municipal Code permitting the Wireless Telecommunications Facility in a commercial parcel zoned (WC)DOWNTOWN-SN include the following:

LAMC Section 12.24W-49: Allows conditional use of Wireless Telecommunications Facilities, including wireless antennas and associated equipment cabinets on a R3-1 zone if approved by the ZA as the initial decision-maker.

LAMC Section 11.5.7 F authorizes applications of Exceptions from Specific Plans for new WTF facilities proposed within a scenic corridor, scenic parkways, or roadways designated as scenic highways in the specific plan area.

LAMC Section 12.24 L and 12.24 M authorize Plan Approvals and deemed to be approved plan approvals for WTF at existing facilities.

FCC Requirements:

The antenna placement meets the minimum distances to habitable structures required by the FCC. The antennas will be screened, and the façade mounted to the building.

Safety – RF Radio

AT&T Mobility cell sites operate well below these standards, and the typical urban cell site works well below the FCC's limits for safe exposure.

Alternative Site Analysis

AT&T Mobility analyzed five alternate locations for the AT&T Mobility WTF and found the Motion Picture & Television Fund site as the only viable location with the requisite space, power, and telco utility, availability of leasing opportunity, and allowing optimal service.

- The alternate locations were:
 - 23335 Mulholland
 - CalTrans Right of Way
 - 23362 Avenue San Luis (Jehovah Witness Church)
 - 23475 Long Valley Road (Boething Nursery)

Supporting Statements

- The proposed use and development are consistent with the General Plan and Zoning Code.
- The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the use and development. The site is of sufficient size, shape, topography, location, and access to utilities to accommodate the proposed wireless facility in that all setbacks are met, and it has access to power and telephone connections.
- The location is developed, has adequate street access, and will not contribute to traffic.
- The proposed facility requires power and telephone service, which exist at the Motion Picture & Television Fund and will not impact existing development in the surrounding area.
- The facility represents a minor addition to the existing infrastructure of the parcel. Similar proposals have been approved elsewhere in the City on other rooftops. The facility will be fully screened and architecturally integrated into the color and texture of the existing building.

AT&T Mobility will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA), and the CPUC, governed by the Telecommunications Act of 1996 and other applicable laws.

RESOLUTION:

The Planning Land Use and Mobility committee of the Woodland Hills Warner Center Neighborhood Council (WHWCNC), having held one remote meeting via ZOOM on the proposed AT&T Mobility Wireless Telecommunications Facility (WTF) request and has made the following finds and recommends the support of the Board of the WHWCNC as follows:

WHEREAS: AT&T Mobility proposes installing a wireless facility consisting of 16 panel antennas, 48 RRUs, and equipment cabinets behind screening on an existing rooftop; and

WHEREAS: Existing service is insufficient to meet existing demand by customers in the West Valley due to overloaded existing facilities resulting in interrupted service, dropped calls, or complete denial of service inside nearby neighborhood retail centers; and

WHEREAS: The LAMC authorizes the Zoning Administrator to grant Conditional Uses, allows conditional use of Wireless Telecommunications Facilities; and

WHEREAS: AT&T Mobility has satisfied the conditions of LAMC Sections 12.24 and 11.5.7 that allow for the installation of wireless facilities in R3-1 Zones; and

WHEREAS: The location meets the minimum distances to habitable structures required by the FCC. The antennas will be painted matte in a non-reflective color to match the existing transmission tower where they will be installed. The proposed antennas meet setback requirements from all abutting streets, residential uses, and all zones; and

WHEREAS: AT&T Mobility emissions are regulated by the FCC to ensure public safety standards based on peer-reviewed scientific studies, including the Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH) ; and

WHEREAS: AT&T Mobility analyzed several alternate locations as candidates for a AT&T Mobility WTF, and the subject location is the only location that has the requisite space, power, telco utility availability on site, as well as land-lord interest in leasing space to AT&T Mobility for a new WTF; and

WHEREAS: The site is of adequate size, shape, topography, location, and access to utilities to accommodate the proposed wireless facility in that all setbacks are met, and it has access to power and telephone connections; and

WHEREAS: The use and development will be compatible with the intended character of the area and are similar to other rooftop approvals elsewhere in the City; and

WHEREAS: AT&T Mobility will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA), and the CPUC, governed by the Telecommunications Act of 1996 and other applicable laws.

THEREFORE, IT IS HEREBY RESOLVED; That the Planning, Land Use, and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans by AT&T Mobility for the proposed Conditional Use Permit at the Motion Picture & Television Fund, Woodland Hills, CA 91364, receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions. Further Neighborhood Council advises the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings and its subsequent supporting recommendation to approve this application as presented to the Board of the WHWCNC on December 12, 2022