

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



# TH12a

Filed: 5/16/12  
180th Day: 11/12/12  
Staff: A. Padilla-LB  
Staff Report: 8/21/12  
Hearing Date: 9/12-14/12

## STAFF REPORT: REGULAR CALENDAR

**Application Number:** 5-12-139

**Applicant:** Verizon Wireless

**Agent:** Rob Searcy

**Project Location:** Palisades Drive, approximately 300 feet south of Palisades Circle and in front of Los Angeles Department of Water and Power pumping station (APN: 4431-008-900, within Public Right-of-Way)

**Project Description:** The applicant proposes to install a new 24'-6" (above average grade) steel monopole with one 28" diameter by 72" high radome on top; and an approximately 12" x 10" x 50" utility cabinet and power meter on existing concrete sidewalk.

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## SUMMARY OF STAFF RECOMMENDATION

Verizon Wireless proposes to install a single monopole for wireless telecommunications in a residentially developed area and approximately 2.5 miles from the coast. The antenna will not have any adverse visual impact to coastal views. Staff recommends **approval** of the proposed development with **three special conditions** including: **1)** require the applicant to cooperate with other communication companies in co-locating additional antennas and/or equipment on the project site in the future; **2)** require the applicant to modify the development if future technological advances would allow for reduced visual impacts; and **3)** permit compliance.

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### **EXHIBITS**

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Exhibit 4-- Site Plan

Exhibit 5—Aerial View of Other Telecommunication Poles

Exhibit 6-- Equipment Details

Exhibit 7—Utility Box

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## I. MOTION AND RESOLUTION:

Motion:

*I move that the Commission **approve** Coastal Development Permit No. 5-12-139 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

*The Commission hereby approves coastal development permit no. 5-12-139 and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.*

## II. STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. SPECIAL CONDITIONS

1. **Co-Location of Future Antennas.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall agree in writing to cooperate with other communication companies in co-locating additional antennas and/or equipment on the project site in the future, providing such shared use does not impair the operation of the approved facility. Upon the Executive Director's request, the permittee shall provide an independently prepared technical analysis to substantiate the existence of any practical technical prohibitions against the operation of a co-use facility.
2. **Future Redesign.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall agree in writing that where future technological advances would allow for reduced visual impacts resulting from the proposed telecommunication facility, the applicant shall make those modifications which would reduce the visual impact of the proposed facility. In addition, the applicant agrees that if, in the future, the facility is no longer needed, the applicant shall abandon the facility and be responsible for removal of all permanent structures and restoration of the site as needed to re-establish the area consistent with the character of the surrounding area. Before performing any work in response to the requirements of this condition, the applicant shall contact the Executive Director of the California Coastal Commission to determine if an amendment to this coastal development permit or a new coastal development permit is necessary.
3. **Permit Compliance.** All development must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions imposed herein. Any deviation from the approved plans must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations.

#### **IV. FINDINGS AND DECLARATIONS**

##### **A. PROJECT DESCRIPTION**

The applicant proposes to install a new 24'-6" (above average grade) steel monopole with one 28" diameter by 72" high radome on top; and an approximately 12" x 10" x 50" utility cabinet and power meter on existing concrete sidewalk, for wireless telecommunications. (see **Exhibit No. 6 & 7**). The purpose of the antenna is to provide improved wireless telecommunication coverage in an area that had little to no coverage.

The project site is located on the western side of Palisades Drive, approximately 300 feet south of Palisades Circle in the Pacific Palisades area of the City of Los Angeles. The area is known as the Palisades Highlands, which is a residential community consisting of various subdivisions that were created in the early and late 1970's. There are over 1,000 single-family dwellings within the Highlands area along with multi-family units. The residential community is surrounded by Topanga State Park. The proposed project site is approximately 2.5 miles from the Pacific Coast Highway and Will Rogers State Beach. The area surrounding the proposed site is residentially developed with single-family and multi-family residences and a City of Los Angeles Department of Water and Power pumping station.

The proposed antenna is one of three recently proposed in this residential area by the applicant (see **Exhibit No. 5**). All three are located along Palisades Drive and range between .3 miles to .6 miles from each other. Two of the antennas were approved by the Commission in August 2012. The proposed project was originally scheduled for last month's (August 2012) Commission hearing; however, the project address (1451 Palisades Drive) provided by the applicant caused confusion with the neighboring residents as to the exact location. Since public right-of-ways, or the adjacent public work facility, are not assigned addresses by the City, the applicant provided the address of the nearest adjacent residential structure, however, the provided address was over 200 feet away from the actual location and since the address could have caused a public noticing issue, the project was postponed by Commission staff and rescheduled for the following hearing. For the project location on the report and public notices, instead of using an approximate address, the project location is described based on location of the nearest street intersection and proximity to the LADWP facility, along with the assessor's parcel number, as was given in the original notice.

Nearby residents have submitted a number of letters addressing the concern of the location of the telecommunication facility to their residences (see **Exhibit No. 8**). Although some of the concerns may have stemmed from the incorrect address, a number of residents are still concerned with the proximity of the facility to their residential units and the health concerns. Residents that are opposed to the project contend that the project would threaten the health of the public who are or will be in the vicinity of the project. The contention is that the wireless facilities broadcast electromagnetic radiation at unsafe levels that will adversely impact the health of nearby residents.

Over the years there has been extensive public discussion about the potential health affects from electromagnetic radiation that is emitted from wireless communication devices and equipment.

Numerous studies have been conducted on these effects, often with contradictory or inconclusive results. However, the Federal Telecommunications Act of 1996 includes restrictions regarding what state and local governments can and cannot do with regards to wireless communications facilities (WCF), including prohibiting state and local governments from regulating WCFs on the basis of the health effects of radio frequency emissions. However, the standard of review remains the Coastal Act and under the Act, the siting and design can be regulated when there are adverse impacts to coastal views, coastal resources or public access.

## **B. VISUAL RESOURCES**

Section 30251 of the Coastal Act requires that the scenic and visual qualities of this coastal area shall be protected. Section 30251 of the Coastal Act states, in part:

*The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas...*

The proposed project site is located within the public right-of-way of Palisades Drive and approximately 2.5 miles from the beach in the Pacific Palisades area of the City of Los Angeles. The area is residentially developed with single-family and multi-family residences. Palisades Drive is a four lane street with landscaped medians and 30 foot high light poles on either side of the street.

The proposed 24'-6" (above average grade) single pole will be located in front of an existing Los Angeles Department of Water and Power pumping station, which consists of a single-story, approximately 18 foot high building and small maintenance yard (see **Exhibit No. 2**). The nearest residential structures include a multi-family complex approximately 100 feet to the north, single-family residences 140 feet to the east across Palisades Drive, and a multi-family complex 500 feet to the south.

Because of surrounding development and distance from the beach, the proposed project will not have a significant impact on public views to or along the ocean or to the nearby Topanga State Park. The nearest public trail within Topanga State Park is over .5 miles to the southwest. Because of the distance and surrounding development, the proposed telecommunication pole will not be visible from any public trails within the park. However, in past Commission permit actions on similar wireless telecommunication facility sites, the Commission has been concerned with the proliferation of antennas and the adverse cumulative impacts on visual resources [Coastal Development Permits: 5-07-375(T-Mobile); 5-92-415(Los Angeles Cellular Telephone Co.); 5-97-130(Los Angeles Cellular); 4-08-035(AT&T Mobility; 5-09-103(Verizon)]. As demand for wireless communication facilities increases and service providers continue to try to cover every area with signal coverage, it is likely that other service providers will be interested in placing additional structures, antennas, and equipment in the project area and other

surrounding areas. The Commission is concerned that individually and cumulatively, installation of additional similar projects in the area could have adverse impacts on visual resources and detract from the public's enjoyment of those resources.

Co-location is the preferred way to provide future telecommunication services. If co-location is not possible, then the visual impacts of such structures must be mitigated either through project design or siting so as not to result in adverse cumulative visual impacts. As such, **Special Conditions No. 1 and 2** are imposed on this permit. **Special Condition No. 1** requires that the applicant submit a written statement agreeing to cooperate with other communication facilities in co-locating additional antenna on the proposed development, unless the applicant can demonstrate a substantial technical conflict in doing so. **Special Condition No. 2** requires the applicant to submit a written statement agreeing to modify the facility if new technological advances would reduce the visual impact of the equipment or remove the facility and restore this site in the future should technological advances make this facility obsolete. In this way, it can be assured that the proliferation of these types of facilities can be limited to appropriate locations, and that the area will not be littered with outdated and obsolete facilities in the future. Therefore, as conditioned, the Commission finds the project is consistent with the certified LUP and with the Chapter 3 policies of the Coastal Act with respect to protecting visual resources.

### **C. PUBLIC ACCESS AND RECREATION**

One of the basic goals stated in the Coastal Act is to maximize public access and recreation along the coast. The public access and recreation policies of the Coastal Act require that maximum access and recreational opportunities be provided and that development shall not interfere with public access. The proposed project does not block physical or visual access to or along the coast or to the nearby State Park property. Therefore, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

### **D. LOCAL COASTAL PROGRAM**

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program (LCP) that conforms with Chapter 3 policies of the Coastal Act:

*(a) Prior to certification of the Local Coastal Program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200). A denial of a coastal development permit on grounds it would prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the*

*provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.*

Coastal Act section 30604(a) states that, prior to certification of a local coastal program (“LCP”), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Pacific Palisades area of the City of Los Angeles has neither a certified LCP nor a certified Land Use Plan. As conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. Approval of the project will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the Coastal Act.

#### **E. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project, as conditioned, has been found consistent with the Chapter 3 policies of the Coastal Act. All adverse impacts have been minimized by the recommended conditions of approval and there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned, can be found consistent with the requirements of the Coastal Act to conform to CEQA.



Google

Address 1367 Palisades Dr  
Los Angeles, CA 90272

VICINITY

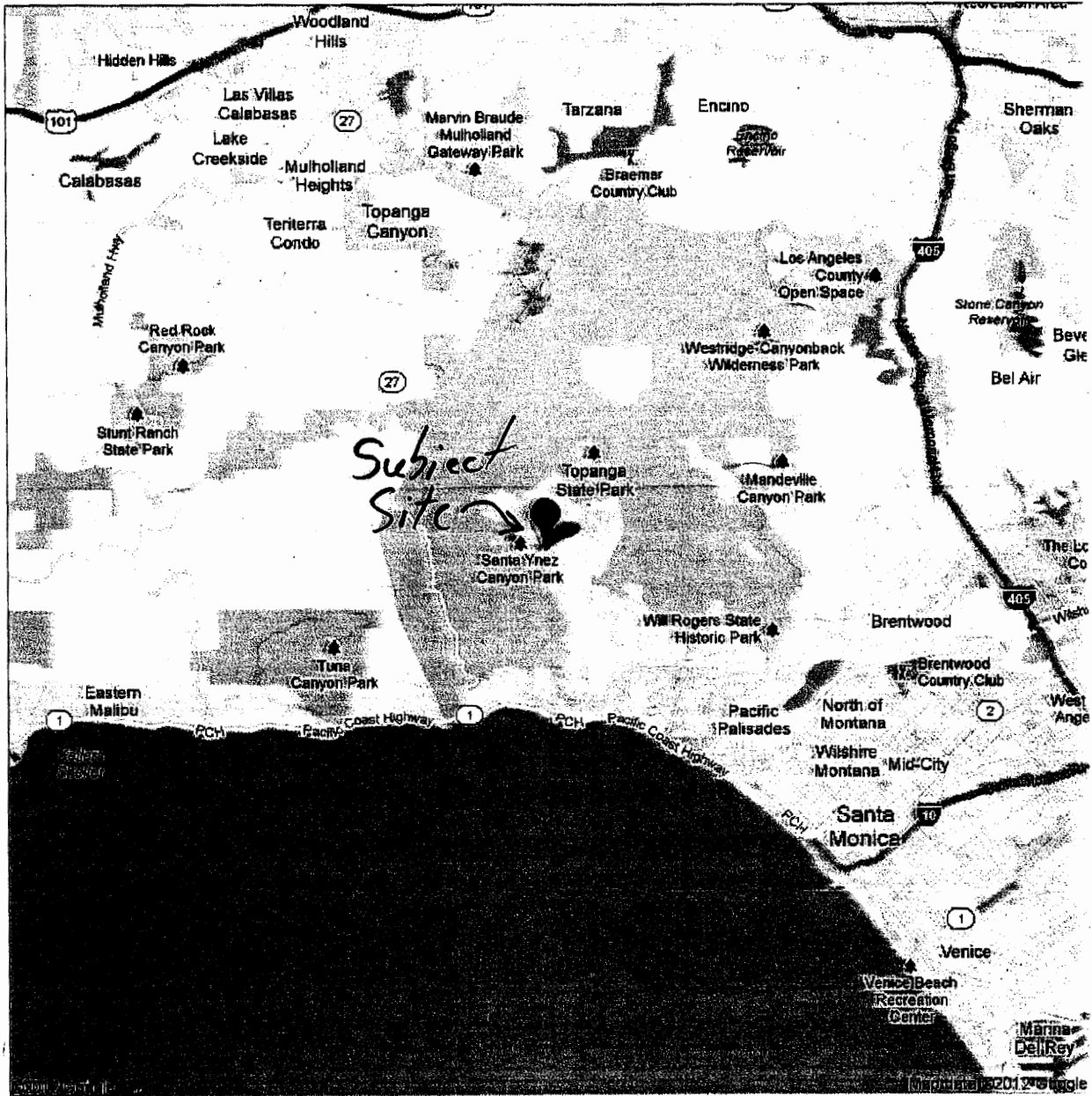
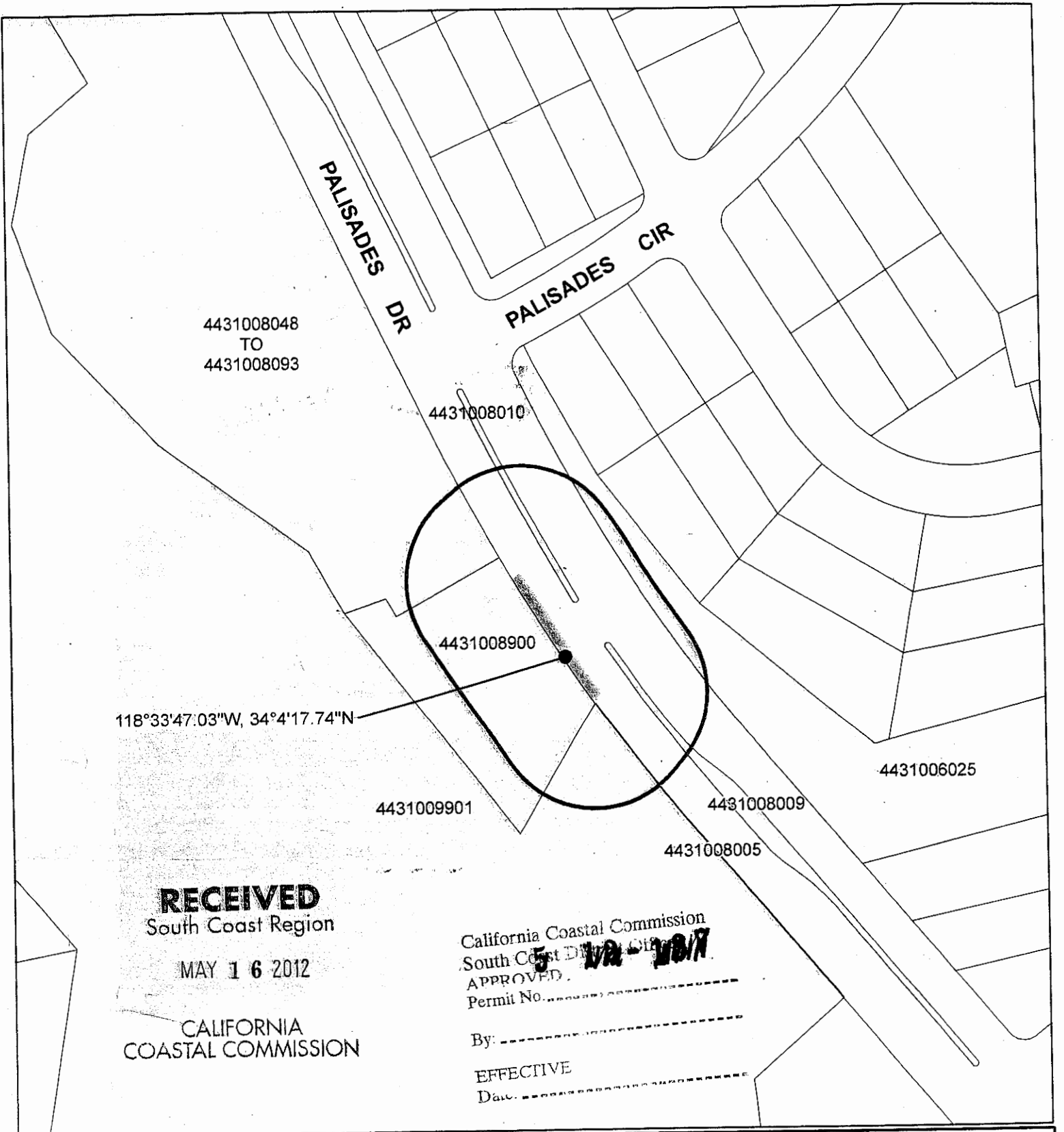


EXHIBIT NO. <i>1</i>
Application Number <i>5-12-139</i>
<i>Vicinity Map</i>
California Coastal Commission



EXHIBIT NO. 2
Application Number 5-12-139
Aerial View



**RECEIVED**  
 South Coast Region  
 MAY 16 2012  
 CALIFORNIA  
 COASTAL COMMISSION

California Coastal Commission  
 South Coast District Office  
 APPROVED  
 Permit No. \_\_\_\_\_  
 By: \_\_\_\_\_  
 EFFECTIVE  
 Date: \_\_\_\_\_

CALIFORNIA COASTAL COMMISSION		100' OWNERS	
EXHIBIT NO. <b>3</b>		B7	
Application Number <b>5-12-139</b>	Map Prepared by: Leon Mapping & GIS Services 15031 Chatsworth St, Ste 17 Mission Hills, CA 91345 818-235-7649 Fax 866-299-7934 leonmapping@hotmail.com www.laradiusmaps.com	CASE # DATE: 05/13/2012 UPDATE: _____	
<b>Parcel Map</b>		CONTACT: CES. ROB SEARCY PHONE: 1-818-489-1034	

PROPRIETARY INFORMATION  
 THE INFORMATION CONTAINED IN THIS SET OF  
 CONSTRUCTION DOCUMENTS IS PROPRIETARY & UNLAWFUL  
 TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY  
 MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,  
 RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL  
 SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

**PALISADES B7**  
 145 PALISADES DR. UNIT C411  
 LOS ANGELES, CA 90027

C.E.S. PROJECT NO.  
**10000621-15**

CITY/LOCAL  
**20090002585**

SITE INFORMATION  
 ISSUE DATE: 03-13-09  
 ENGINEERED BY: C.E.S.  
 DRAFTED BY: C.E.S.



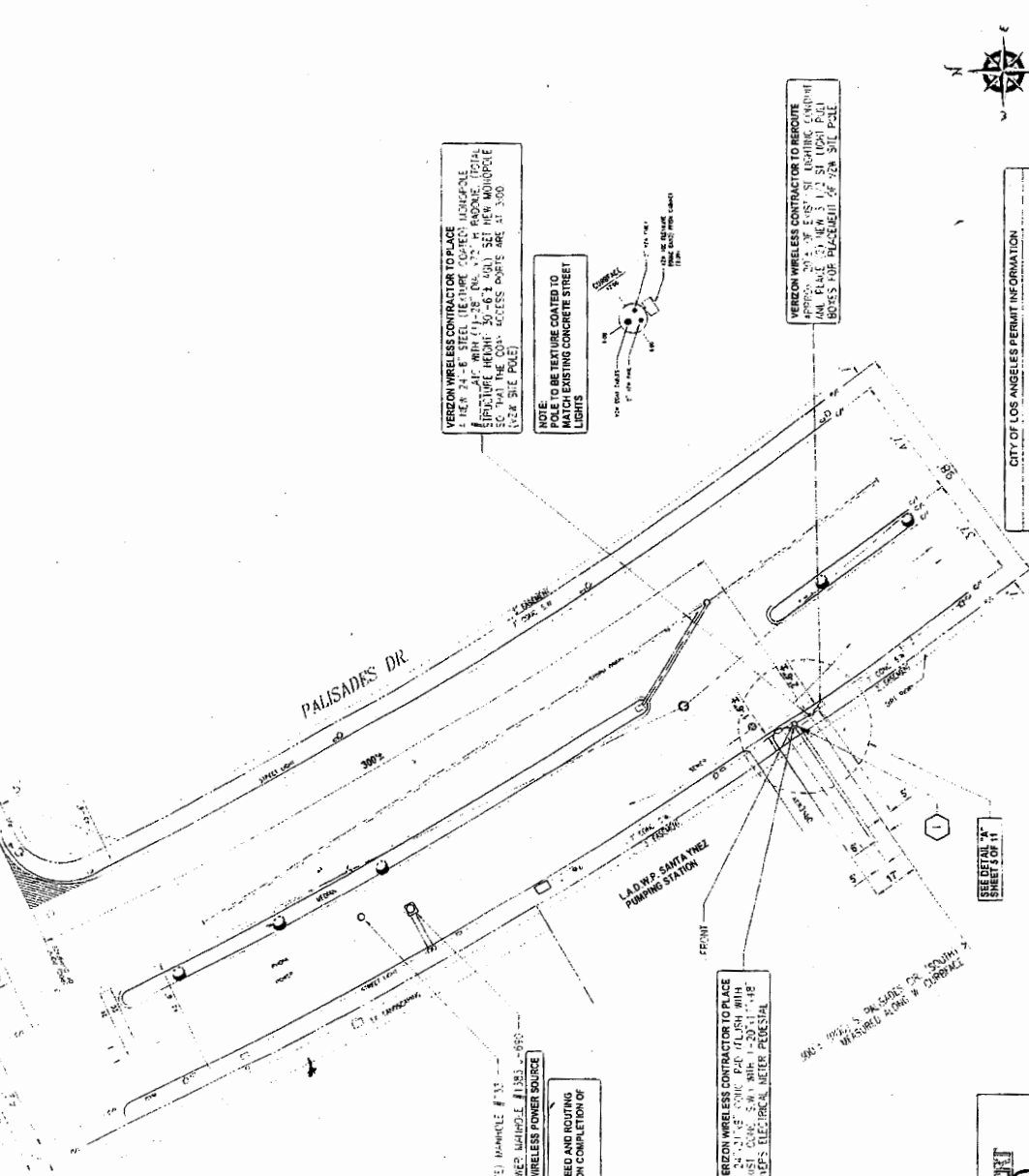
PLANS PREPARED BY:  
**CES** cable engineering services  
 PRESCOTT COMMUNICATIONS INC.  
 10640 Sepulveda Blvd Suite 1, Mission Hills, CA 91345  
 Phone No. (818)894-2025 Fax No. (818)894-2106

REVISIONS	DATE	DESCRIPTION
1	03-10-09	PRELIMINARY
2	10-22-10	REVISED PER CITY
3	06-11-11	REVISED PER L.A. SUBMITTAL
4	07-24-12	REVISED PER CITY
5	08-14-12	REVISED PER CITY
6	08-14-12	REVISED PER CITY
7	08-14-12	REVISED PER CITY
8	08-14-12	REVISED PER CITY
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15	08-14-12	REVISED PER CITY
16	08-14-12	REVISED PER CITY
17	08-14-12	REVISED PER CITY
18	08-14-12	REVISED PER CITY
19	08-14-12	REVISED PER CITY
20	08-14-12	REVISED PER CITY

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**4 OF 12**  
 C.E.S. DWG. NO. 10000621-15

DESCRIPTION  
 1-0' WIRELESS ELECTRICAL WIRE PERMISSIBLE TO SIGN POST  
 1-2' SIGN TO SIGN CONCRETE 1/2" DIA. POST

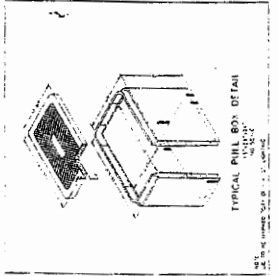


CITY OF LOS ANGELES PERMIT INFORMATION

HDD / OPEN TRENCH FOOTING	0'-0"
HDD / OPEN TRENCH CONCRETE FOOTING	7'-5"
HDD / OPEN TRENCH GRASSY FOOTING	0'-0"
HDD / OPEN TRENCH TOTAL PROJECT FOOTAGE	7'-5"



**NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC) PRIOR TO THE START OF CONSTRUCTION.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC) PRIOR TO THE START OF CONSTRUCTION.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC) PRIOR TO THE START OF CONSTRUCTION.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC) PRIOR TO THE START OF CONSTRUCTION.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC) PRIOR TO THE START OF CONSTRUCTION.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC) PRIOR TO THE START OF CONSTRUCTION.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC) PRIOR TO THE START OF CONSTRUCTION.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC) PRIOR TO THE START OF CONSTRUCTION.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC) PRIOR TO THE START OF CONSTRUCTION.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC) PRIOR TO THE START OF CONSTRUCTION.



EXIST. 1-0' P.E. POWER MAINLINE #183-690  
 POSSIBLE VERIZON WIRELESS POWER SOURCE  
 NOTE: SOURCE OF FEED AND ROUTING TO BE PROVIDED UPON COMPLETION OF POWER MEET.

VERIZON WIRELESS CONTRACTOR TO PLACE 1-24' x 24' x 4' CONCRETE PAD WITH 1-1/2" DIA. SIGN POST TO BE PLACED ALONG & CONFORMANCE WITH ELECTRICAL WIRE PERMISSIBLE TO SIGN POST

VERIZON WIRELESS CONTRACTOR TO PLACE 1-24' x 24' x 4' CONCRETE PAD WITH 1-1/2" DIA. SIGN POST TO BE PLACED ALONG & CONFORMANCE WITH ELECTRICAL WIRE PERMISSIBLE TO SIGN POST

UNDERGROUND UTILITIES NOTICE  
 THE LOCATIONS AND DEPTHS OF ALL UTILITIES ARE SHOWN ON THIS PLAN AND ARE OBTAINED BY A RECENT UTILITY LOCATING SERVICE. THERE MAY BE UNDETECTED UTILITIES NOT SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND FOR PROTECTING THEM FROM DAMAGE.



**EXHIBIT NO. 4**

Application Number  
**5-12-139**

Site Plan

California Coastal Commission



EXHIBIT NO.	5
Application Number	5-12-139
	Aerial - Project Site
	two other locations
	California Coastal Commission

PROPRIETARY INFORMATION  
 THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELIES ON A TRADE SECRET IS STRICTLY PROHIBITED.

**PALISADES B9**  
 1875 PALISADES DRIVE, SUITE 1  
 LOS ANGELES, CALIFORNIA 90028  
 TEL: (310) 440-1139  
 FAX: (310) 440-1140  
 WWW.PALISADES.COM

PROJECT NO: 10000622-15  
 CITY: LOS ANGELES  
 STATE: CA  
 DATE: 05/11/10  
 ENGINEERED BY: J.E.S.  
 CHECKED BY: J.E.S.

PLANS PREPARED BY:  
**verizonwireless**  
 15005 Santa Monica Blvd, Suite 200, Santa Monica, CA 90405  
 (310) 595-7000

DESIGNED BY:  
**Ces**  
 Cable Engineering Services  
 PRESCOTT COMMUNICATIONS INC.  
 10840 Sepulveda Blvd Suite 1, Van Nuys, CA 91413  
 Phone: (818) 889-3332 Fax: (818) 889-9186

REVISIONS

NO.	DATE	DESCRIPTION
1	05/11/10	ISSUE FOR PERMITS
2	05/12/10	REVISED PERMITS
3	05/25/10	REVISED PERMITS
4	06/01/10	REVISED PERMITS
5	06/01/10	REVISED PERMITS
6	06/01/10	REVISED PERMITS

SHEET TITLE:  
**EQUIPMENT DETAILS & ELEVATIONS**

SHEET NUMBER:  
**8 OF 11**

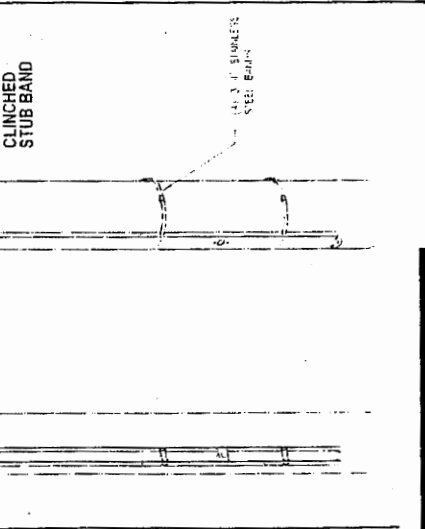
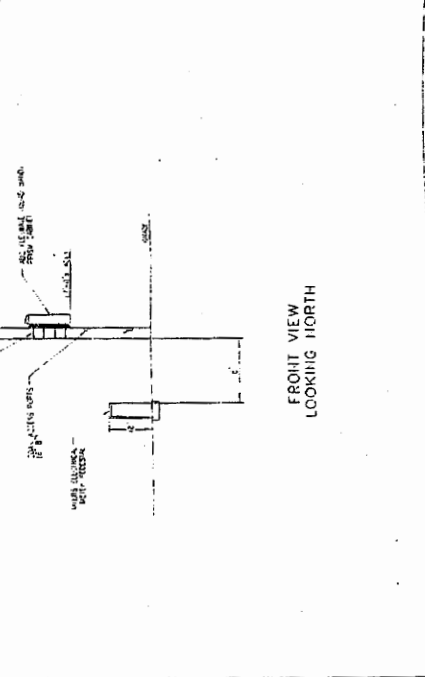
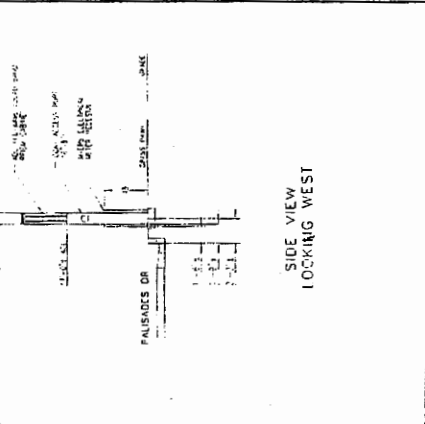
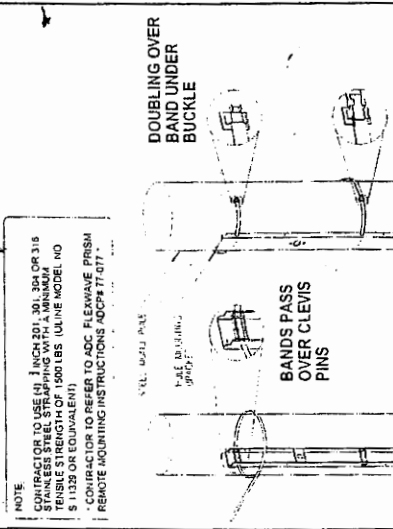
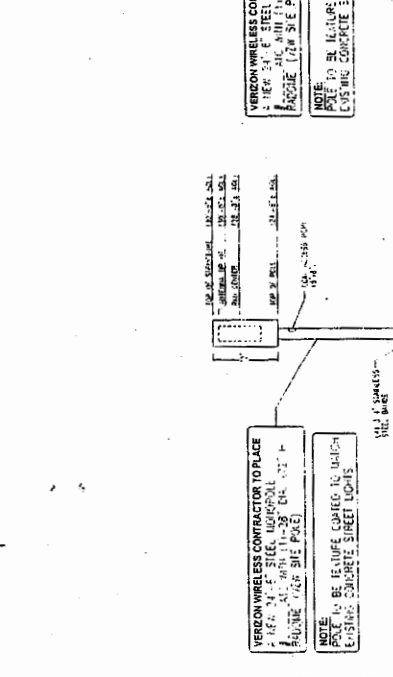
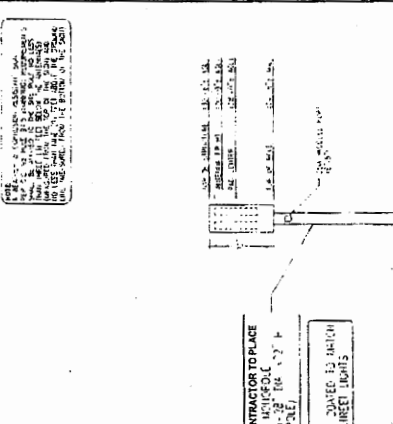
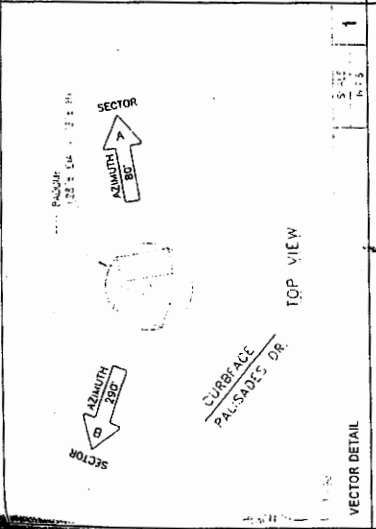
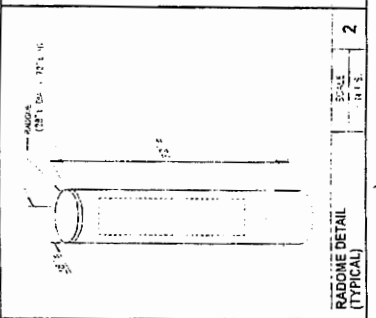
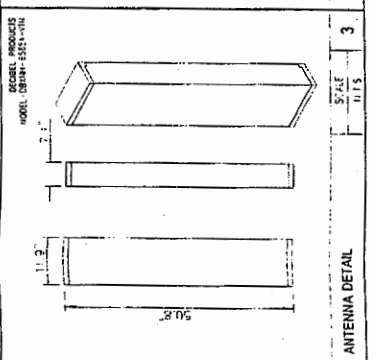
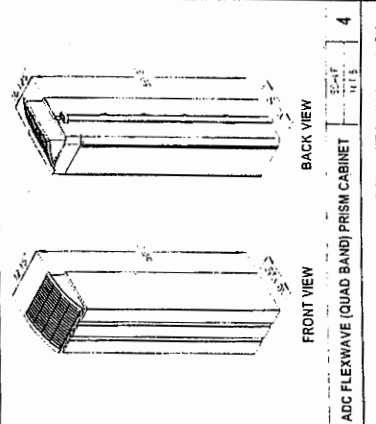


EXHIBIT NO. 6

Application Number  
**5-12-139**

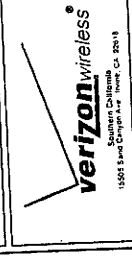
Equipment Details

California Coastal Commission

PROPRIETARY INFORMATION  
 THE INFORMATION CONTAINED  
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 BY THE ISSUING OFFICE  
 UNLESS INDICATED OTHERWISE  
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 UNLESS INDICATED OTHERWISE  
 BY THE ISSUING OFFICE

**PALISADES B9**  
 181 PALISADES DR. UNIT C6.1  
 LOS ANGELES, CA 90077

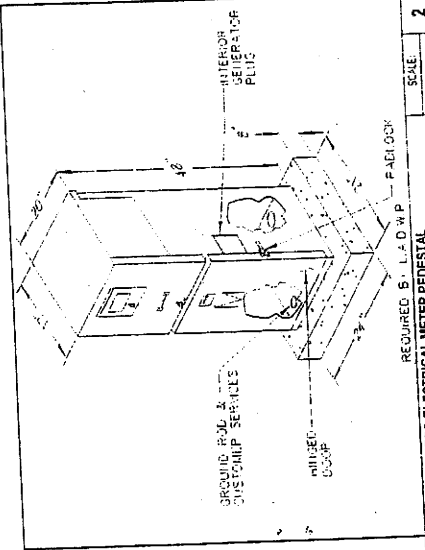
ISSUE DATE: 03-10-09  
 ENGINEERED BY: C.E.S.  
 DRAWN BY: C.E.S.



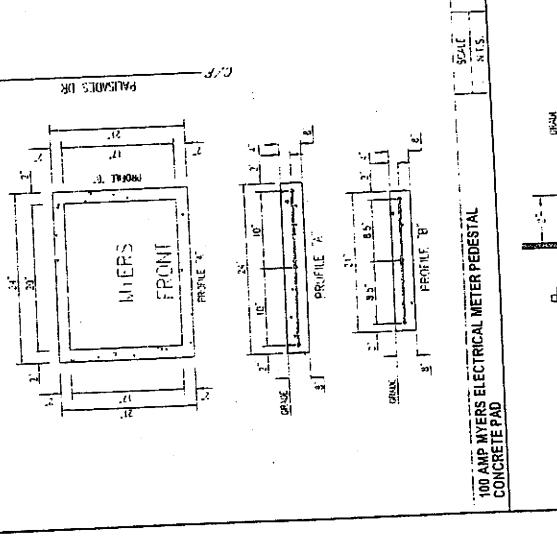
PLANS PREPARED BY:  
**CES** cable engineering services  
 PRESCOTT COMMUNICATIONS INC.  
 1000 SHAW BLVD. SUITE 1, MASON, MO, CA 91345  
 PHONE NO. (818) 892-3332 FAX NO. (818) 892-3118

NO.	DATE	DESCRIPTION
1	03-10-09	PRELIMINARY
2	03-22-09	ISSUE FOR PERMITS
3	04-23-11	REVISED PER PERMITS
4	07-23-11	REVISED PER PERMITS
5	07-23-12	REVISED PER PERMITS
6	04-10-13	REVISED PER PERMITS

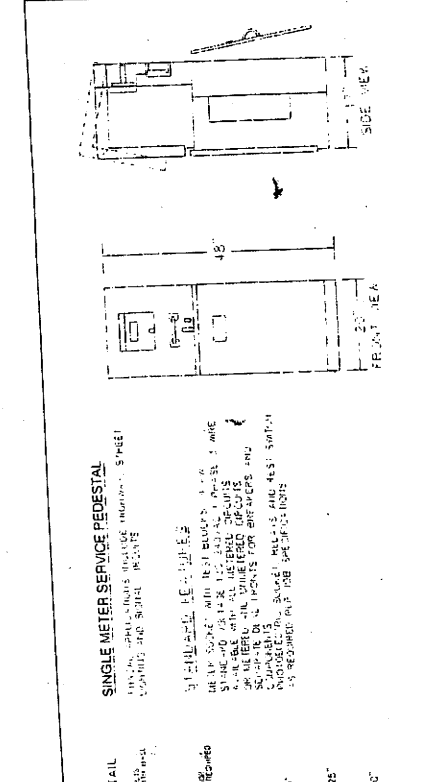
SHEET TITLE  
**POWER PEDESTAL**



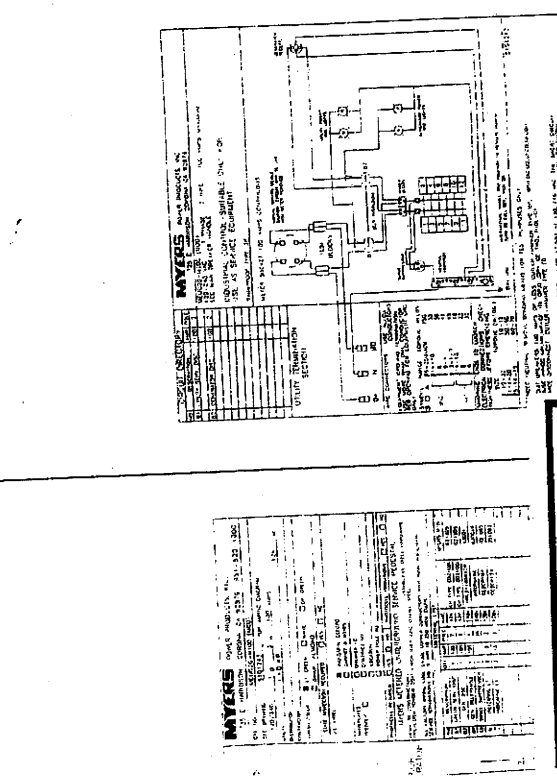
REQUIRED BY: L.D. 91 P  
 100 AMP MYERS ELECTRICAL METER PEDESTAL (ISOMETRIC)  
 SCALE: 1/8" = 1'-0" (VERT. MAX. GRID)  
 NOTES: 1. PERMITS TO BE OBTAINED FROM THE CITY OF LOS ANGELES. 2. METER LOCK INSTALLATION TO BE PERFORMED BY THE CONTRACTOR. 3. METER LOCK TO BE CONDUCTED WITH S.C.C.



100 AMP MYERS ELECTRICAL METER PEDESTAL CONCRETE PAD  
 SCALE: 1/8" = 1'-0" (VERT. MAX. GRID)  
 NOTES: 1. PERMITS TO BE OBTAINED FROM THE CITY OF LOS ANGELES. 2. METER LOCK INSTALLATION TO BE PERFORMED BY THE CONTRACTOR. 3. METER LOCK TO BE CONDUCTED WITH S.C.C.



100 AMP MYERS ELECTRICAL METER PEDESTAL CONCRETE PAD  
 SCALE: 1/8" = 1'-0" (VERT. MAX. GRID)  
 NOTES: 1. PERMITS TO BE OBTAINED FROM THE CITY OF LOS ANGELES. 2. METER LOCK INSTALLATION TO BE PERFORMED BY THE CONTRACTOR. 3. METER LOCK TO BE CONDUCTED WITH S.C.C.



100 AMP MYERS ELECTRICAL METER PEDESTAL CONCRETE PAD  
 SCALE: 1/8" = 1'-0" (VERT. MAX. GRID)  
 NOTES: 1. PERMITS TO BE OBTAINED FROM THE CITY OF LOS ANGELES. 2. METER LOCK INSTALLATION TO BE PERFORMED BY THE CONTRACTOR. 3. METER LOCK TO BE CONDUCTED WITH S.C.C.

TITLE: SINGLE METER SERVICE PEDESTAL  
 DRAWN: C.E.S.  
 CHECKED: C.E.S.  
 DATE: 03-10-09

EXHIBIT NO. 7  
 Application Number  
 5-12-139  
 Utility Box  
 California Coastal Commission

RECEIVED  
South Coast Region

AUG 2 2012

Al Padilla  
California Coastal Commission  
South Coast Area Office  
200 OceanGate, Suite 1000  
Long Beach, CA 90802-4302

Aug. 8, 2012: Item No. W6C,  
Permit No. 5-12-139  
Applicant: Verizon  
Nancy Spiller and Thomas  
Weitzel  
Position: Opposed

August 1, 2012

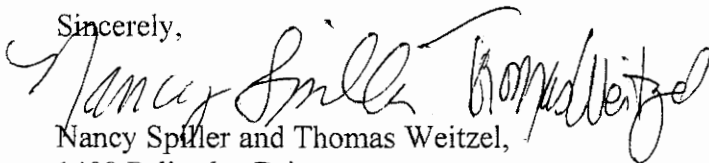
Dear Al Padilla,

I am writing in anticipation of the Coastal Commission Hearing of August 8, 2012, to be held in Santa Cruz, CA, to consider agenda item no. W6C, regarding the placement of a Verizon Cell Phone tower on the property erroneously identified in residents' notification as 1351 Palisades Drive. The actual placement of the tower will be in the vicinity of the DWP pumping station on Palisades Drive, south of the stated address.

I consider the tower, part of a five tower project that will be running up the length of our canyon from Sunset to a northern address on Palisades Drive, to be unnecessary blight in our coastal canyon. Three of the towers will be placed along the length of what is now a preserved wilderness area that runs for 2.2 miles north of Sunset Drive, and two more towers will be placed along Palisades Drive, within the developed residential part of the canyon. My concern is for more than just a single tower, but the trend this five tower project represents. Those unsightly poles will be visible from the scenic mountain trails of our canyon. AT & T, in contrast, services our canyon with a single tower disguised as a tree and tucked into a hillside by the reservoir. It is barely visible.

I am also asking that you not approve the placement of the tower, incorrectly identified as being at 1351 Palisades Drive, but in fact on the DWP property just south of that address, because residents in the town home complex that includes 1351 Palisades Drive were never notified of community hearings regarding the matter by the city of Los Angeles Department of Public Works. According to Jeff Ladeau of Los Angeles City Public Works Department of Engineering, Verizon Cable Engineering consultant Rob Searcy sent notice of the hearings to an HOA other than our own. According to Mr. Ladeau, Mr. Searcy sent them to the Palisades Circle HOA, which has no relation to our property. This is a matter that our community will now have to take up with the appropriate city agencies; but until that is settled, I ask that you not approve Verizon's tower on Palisades Drive south of our Upper Woodies complex based on their failure to properly notify residents of their proposed project.

Sincerely,



Nancy Spiller and Thomas Weitzel,  
1409 Palisades Drive,  
Pacific Palisades, CA 90272

EXHIBIT NO. 8
Application Number 5-12-139
Public letters
California Coastal Commission

1058



August 1, 2012

Mr. Al Padilla  
Coastal Program Analyst  
California Coastal Commission  
South Coast Area Office  
200 OceanGate, Suite 1000  
Long Beach, CA 90802

RE: Aug. 8, 2012: Item No. W6C,  
Permit No. 5-12-139  
Applicant: Verizon Wireless  
Victoria K. Warren  
Position: Opposed

Dear Mr. Padilla,

I am writing in response to the notification letter dated July 20, 2012 regarding the public Coastal Commission hearing regarding the application by Verizon Wireless to install a new 24-foot cellular communications antenna. I object to this application based on the following points:

- The July 20, 2012 letter is the first notification I have personally received regarding this proposed cellular communications antenna. I am a homeowner and resident of the condominium complex adjacent to the location of the proposed antenna, Palisades HOA #1 (located at 1383 - 1473 Palisades Drive and also known as the "Upper Woodies"). Apparently, the homeowners and residents of Palisades HOA #1 were not properly notified of the proposed cellular antenna by the Los Angeles Department of Public Works and were therefore not given the appropriate opportunity to attend a public hearing on this matter. According to Jeff Ladeau of Los Angeles City Public Works Department of Engineering, Verizon consultant Rob Searcy sent notice of the hearings to different HOA, not Palisades HOA #1. According to Mr. Ladeau, Mr. Searcy sent notices to a Palisades Circle HOA, which has no relation to our property. This is a matter that our community will now have to take up with the appropriate city agencies, but until that is settled, I ask that you not approve Verizon's tower placement on Palisades Drive adjacent to Palisades HOA #1 based on their failure to properly notify residents of the proposed project.
- The July 20, 2012 letter from the Coastal Commission appears to have incorrectly identified the project location. The letter states that the location of the project is 1451 Palisades Drive. However, the parcel number referenced in the letter correlates to 1367 Palisades Drive, which is the DWP pumping station immediately south of the Palisades HOA #1 complex. I ask that you not approve Verizon's application until the exact location is confirmed and correctly communicated to all relevant parties.
- As I understand it, the Coastal Commission is charged with preserving the coastal

2/8

regions of California, including natural and open spaces, for the benefit of the citizens of this state. The proposed cellular communications antenna will unnecessarily detract from the natural condition of the surrounding area, including views from Palisades Drive and the surrounding residential and recreational areas (including Topanga State Park). The Verizon Wireless antenna project in the Palisades Highlands area consists of five antenna towers placed along Palisades Drive, causing significant detractation from the natural condition and scenery in the area. The lower part of the canyon, where three of the proposed antennas would be located, does not even have street lights. The Palisades Highlands area is already served by other cellular communications providers. It is my understanding that AT&T Wireless, for example, serves the area using a single tower designed to look like a natural tree and placed near the Santa Ynez Reservoir, well away from residences and public roads. Given that the area already has cellular communications service, and that it is technologically possible to serve the area using a single natural-looking antenna, I ask that you not approve Verizon's application because it unnecessarily detracts from the natural condition of this coastal canyon.

In addition to the important points I have noted above, I am concerned that this matter is scheduled for a Coastal Commission hearing located in Santa Cruz, California. Although the July 20 letter invites people to appear at the August 8 hearing to testify on this matter, it seems to me that local property owners and residents should have an opportunity to appear at a hearing in the local area.

Sincerely yours,

*Victoria K. Warren*

Victoria K. Warren  
1431 Palisades Drive  
Pacific Palisades, CA 90272  
213-709-3922  
[vicki90272@aol.com](mailto:vicki90272@aol.com)

cc: Councilmember Bill Rosendahl

3/8

Verdict Number  
5-12-139

Alexandra Paul

AGAINST

**RECEIVED**  
South Coast Region

*Alexandra Elizabeth Paul*

JUL 30 2012

CALIFORNIA  
COASTAL COMMISSION

July 25, 2012

To whom it may concern:

I am writing about the Verizon cell tower being erected on Palisades Drive in Pacific Palisades, California 90272. I live in a condo which is next to the tower, and I want to protest this location. There is quite a bit of open land just up Palisades Drive, on the other side of our units and before the traffic light which would not be so close to where people live, and would probably give better reception for everyone as it is higher up the hill. ATT has put their tower farther from where people live (there is a lot of open land around here) and we get excellent reception on our iphones.

I think it is mean spirited that this is being discussed so far away from where the cell tower is being situated, so none of us affected can come to the meeting and state our feelings in person. This doesn't seem right, somehow. I also just received this notice and that doesn't give us much time to mobilize (no pun intended). That is also unfair.

I want to vociferously protest the placement of this tower and beseech you to move it somewhere else farther from homes. I am worried about health issues. This tower will also affect our property values as a lot of people want to avoid being near these cell towers.

Sincerely,



Alexandra Paul  
1411 Palisades Drive  
Pacific Palisades CA 90272  
310-753-7545

7/8

**RECEIVED**  
South Coast Region

AUG 1 2012

CALIFORNIA  
COASTAL COMMISSION

Re: Agenda Item No: **W6c**  
Application Number **5-12-139**

From: Henry M. Gwiazda and Nancy J. Beach  
Letter in opposition to applicant Verizon Wireless Tower proposal

California Coastal Commission  
Attn: Commission Staff  
200 OceanGate  
10th Floor  
Long Beach, California 90802-4416

To the California Coastal Commissioners:

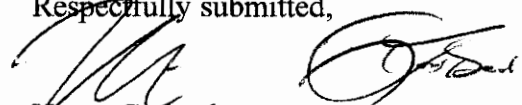
This letter is in strong opposition to the proposed construction of a cellular communications 24-foot monopole tower and accompanying utility box adjacent to 1451 Palisades Drive, Pacific Palisades California 90272 (APN 4431-008-900).

While we understand the need to expand valuable cellular service in this residential community, the construction of such towers would severely mar the aesthetic environment in this attractive Santa Ynez canyon community. The AT&T units that facilitate present cellular service are effectively camouflaged and designed to look like trees and brush near the Topanga Reservoir located in the adjacent hillside. These are, in our opinion, preferable to exposed roadside towers adjacent to residential homes on Palisades Drive.

As homeowners in this community, we respectfully request that you take action that requires Verizon orient any such similar tower construction proposals to camouflage and conceal their design so that they blend with the existing plentiful vegetation and might be located in the mountains, rather than protruding openly along Palisades Drive.

Thank you for the opportunity to express our opposing views to your staff report recommendation, and we look forward to your action in this matter.

Respectfully submitted,



Henry Gwiazda  
Nancy Beach  
1461 Palisades Drive  
Pacific Palisades, California 90272

5/8

5

August 1, 2012

Mr. Al Padilla  
Coastal Program Analyst  
California Coastal Commission  
South Coast Area Office  
200 OceanGate, Suite 1000  
Long Beach, CA 90802

**RECEIVED**  
South Coast Region

AUG 3 2012

CALIFORNIA  
COASTAL COMMISSION

RE: Aug. 8, 2012: Item No. W6C,  
Permit No. 5-12-139  
Applicant: Verizon Wireless  
Victoria K. Warren  
Position: Opposed

Dear Mr. Padilla,

I am writing in response to the notification letter dated July 20, 2012 regarding the public Coastal Commission hearing regarding the application by Verizon Wireless to install a new 24-foot cellular communications antenna. I object to this application based on the following points:

- The July 20, 2012 letter is the first notification I have personally received regarding this proposed cellular communications antenna. I am a homeowner and resident of the condominium complex adjacent to the location of the proposed antenna, Palisades HOA #1 (located at 1383 - 1473 Palisades Drive and also known as the "Upper Woodies"). Apparently, the homeowners and residents of Palisades HOA #1 were not properly notified of the proposed cellular antenna by the Los Angeles Department of Public Works and were therefore not given the appropriate opportunity to attend a public hearing on this matter. According to Jeff Ladeau of Los Angeles City Public Works Department of Engineering, Verizon consultant Rob Searcy sent notice of the hearings to different HOA, not Palisades HOA #1. According to Mr. Ladeau, Mr. Searcy sent notices to a Palisades Circle HOA, which has no relation to our property. This is a matter that our community will now have to take up with the appropriate city agencies, but until that is settled, I ask that you not approve Verizon's tower placement on Palisades Drive adjacent to Palisades HOA #1 based on their failure to properly notify residents of the proposed project.
- The July 20, 2012 letter from the Coastal Commission appears to have incorrectly identified the project location. The letter states that the location of the project is 1451 Palisades Drive. However, the parcel number referenced in the letter correlates to 1367 Palisades Drive, which is the DWP pumping station immediately south of the Palisades HOA #1 complex. I ask that you not approve Verizon's application until the exact location is confirmed and correctly communicated to all relevant parties.
- As I understand it, the Coastal Commission is charged with preserving the coastal

C/S

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regions of California, including natural and open spaces, for the benefit of the citizens of this state. The proposed cellular communications antenna will unnecessarily detract from the natural condition of the surrounding area, including views from Palisades Drive and the surrounding residential and recreational areas (including Topanga State Park). The Verizon Wireless antenna project in the Palisades Highlands area consists of five antenna towers placed along Palisades Drive, causing significant detracton from the natural condition and scenery in the area. The lower part of the canyon, where three of the proposed antennas would be located, does not even have street lights. The Palisades Highlands area is already served by other cellular communications providers. It is my understanding that AT&T Wireless, for example, serves the area using a single tower designed to look like a natural tree and placed near the Santa Ynez Reservoir, well away from residences and public roads. Given that the area already has cellular communications service, and that it is technologically possible to serve the area using a single natural-looking antenna, I ask that you not approve Verizon's application because it unnecessarily detracts from the natural condition of this coastal canyon.

In addition to the important points I have noted above, I am concerned that this matter is scheduled for a Coastal Commission hearing located in Santa Cruz, California. Although the July 20 letter invites people to appear at the August 8 hearing to testify on this matter, it seems to me that local property owners and residents should have an opportunity to appear at a hearing in the local area.

Sincerely yours,



Victoria K. Warren  
1431 Palisades Drive  
Pacific Palisades, CA 90272  
213-709-3922  
[vicki90272@aol.com](mailto:vicki90272@aol.com)

cc: Councilmember Bill Rosendahl

7/8  
7

Al Padilla  
California Coastal Commission  
South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302

Aug. 8, 2012: Item No. W6C,  
Permit No. 5-12-139  
Applicant: Verizon  
Seem and Jason Wolsefer  
Position: Opposed

**RECEIVED**  
South Coast Region

August 2, 2012

AUG 6 2012

CALIFORNIA  
COASTAL COMMISSION

Dear Al Padilla,

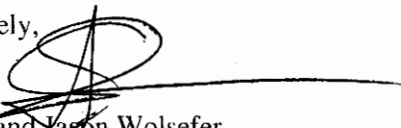
We are writing regarding the Coastal Commission Hearing of August 8, 2012, to be held in Santa Cruz, CA, to consider agenda item no. W6C, regarding the placement of a Verizon Cell Phone tower on the property erroneously identified in residents' notification as 1351 Palisades Drive. The actual placement of the tower will be in the vicinity of the DWP pumping station on Palisades Drive, south of the stated address. Our unit, 1383, directly faces the DWP Pumping Station and we have concerns about the placement and the approval process of said proposed tower.

First, as stated above, our unit directly faces the pumping station. We live in a state park with thousands of acres of wilderness surrounding our home. Why Verizon would place a tower so close to a residential complex is beyond us. We have two babies and two dogs that are home most of the day. While some studies show there are no harmful effects emanating from cell phone towers there are enough studies that say otherwise. It is our position that the result are inconclusive and we have major concerns about a tower being placed so close to where very young children, seniors, pets, etc. live. Again, why so close to a residential area? AT & T services our canyon with a single tower disguised as a tree and tucked into a hillside by the reservoir. It is barely visible.

Secondly, why were we never notified of community hearings regarding the matter by the city of Los Angeles Department of Public Works? According to Jeff Ladeau of Los Angeles City Public Works Department of Engineering, Verizon Cable Engineering consultant Rob Searcy sent notice of the hearings to an HOA other than our own. According to Mr. Ladeau, Mr. Searcy sent them to the Palisades Circle HOA, which has no relation to our property. This is a major oversight. Why would the residential community closest to the placement of the tower not be notified? In addition, why is the Coastal Commission hearing scheduled in Santa Cruz? It seems to be this would prohibit the people most affected by this proposal to attend. This is a matter that our community will now have to take up with the appropriate city agencies, but until that is settled, we ask that you not approve Verizon's tower placement on Palisades Drive south of our Upper Woodies complex based on their failure to properly notify residents of their proposed project.

Thank you for your attention to this matter.

Sincerely,

  
Seem and Jason Wolsefer  
1383 Palisades Drive,  
Pacific Palisades, CA 90272

8/8

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