

**DEPARTMENT OF
CITY PLANNING**

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(213) 978-1300

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**CITY OF LOS ANGELES
CALIFORNIA**



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

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

April 3, 2024

Property Owner

JR Colorado LLC
Joseph Ramani
1731 Colorado Boulevard
Los Angeles, CA 90041

Case Number: APCE-2022-8878-SPE-
DRB

CEQA: ENV-2022-8879-CE

Applicant

Los Angeles SMSA LP dba Verizon
Wireless
15505 Sand Canyon Ave
Irvine, CA 92618

**Application
Type:** Establishment of Wireless
Facility
**Project
Location:** 1731 W Colorado Blvd
90041

Project Contact

Delta Groups Engineering
Michael Hasegawa
2362 McGaw Ave
Irvine, CA 92614

Planning Area: Northeast Los Angeles
Colorado Boulevard
Specific Plan – Subarea II
Council District: 14

DEEMED APPROVED BY OPERATION OF LAW

The application for the property located at the project location referenced above was filed with the Department of City Planning on December 6, 2022, and the fees for the case were paid on February 13, 2023. A public hearing before the Zoning Administrator was scheduled for July 20, 2023, but the hearing was cancelled when it was identified that the project needed a Specific Plan Exception from the Colorado Boulevard Specific Plan. On August 1, 2023, the application was changed to a case for review by the East Los Angeles Area Planning Commission as the initial decision maker as per the Los Angeles Municipal Code. On March 4, 2024, the Project was reviewed by the Colorado Boulevard Specific Plan Design Review Board as required by the Colorado Boulevard Specific Plan.

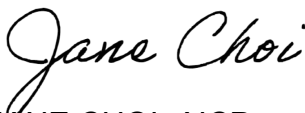
On February 28, 2024, the Applicant provided notice to the Department of City Planning that the deadline to act under federal law had expired.

The Federal Communications Commission (FCC) established a 150-day shot clock for this and other similar wireless facilities applications which propose using a new structure. 47 C.F.R. § 1.60003. No action was taken by the decision maker prior to the expiration of the time to act, which was July 13, 2023.

In view of the above, the application is deemed approved by operation of Government Code Section 65964.1 as of July 14, 2023. The Project shall conform substantially to Exhibit "A," attached.

Should you wish to respond to this matter, you may contact Linda Lou, City Planner, at Linda.Lou@lacity.org.

Sincerely,

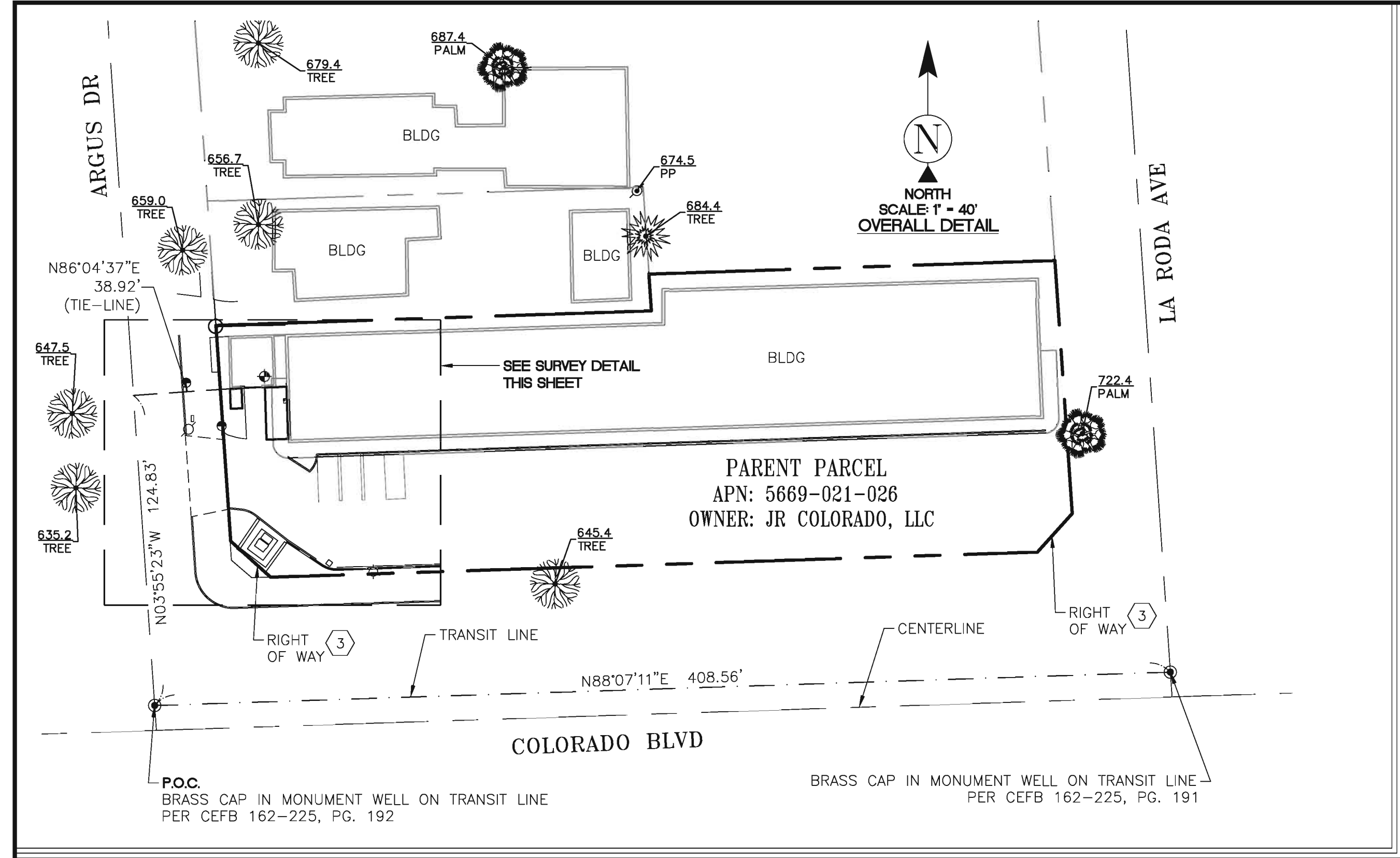
A handwritten signature in cursive script that reads "Jane Choi".

JANE CHOI, AICP
Principal City Planner
Central Project Planning Division

Enclosures

1. Exhibit "A" for Case No. APCE-2022-8878-SPE-DRB
2. Applicant's Notice of Lapse of Reasonable Time Period to Act

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BAR IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



SURVEY DATE
04/12/2022

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.999994763

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C1375F, DATED 09/26/2008

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

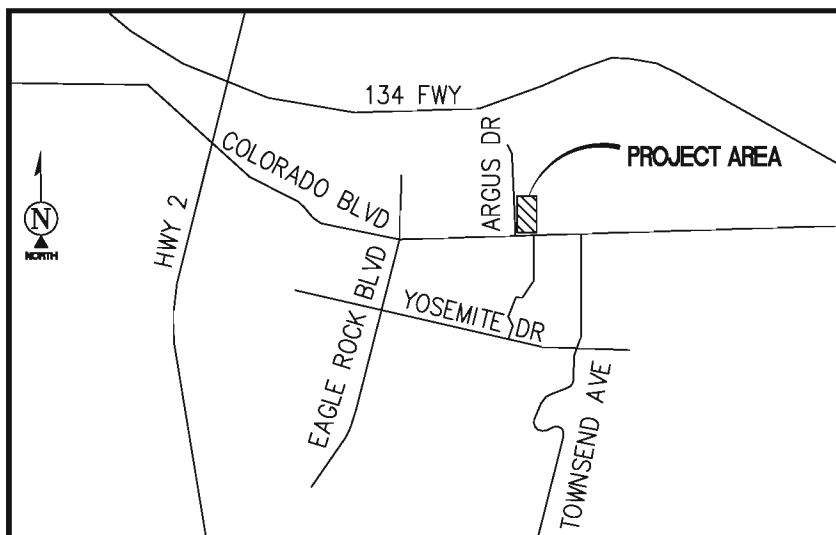
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 26 AND 27 OF TRACT NO. 785, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOTS 1 AND 2 OF LOS FLORES TRACT NO. 3, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



VICINITY MAP
N.T.S.

EXHIBIT "A"

Page No. 2 of 8

Case No. APCE-2022-8878-SPE-DRB

LEGEND

- | | | |
|------|-----------------|----------------------------------|
| BLDG | TOP OF BUILDING | UTILITY METER |
| CONC | CONCRETE | FIRE HYDRANT |
| FC | FACE OF CURB | UTILITY POLE |
| LP | LIGHT POLE | LIGHT POLE |
| R/W | RIGHT OF WAY | POSITION OF GEODETIC COORDINATES |
| ○ | BUSH / SHRUB | SPOT ELEVATION |
| ● | TREES | GUY WIRE |
| ● | PALM TREES | |
| ● | PINE TREES | |

- | | |
|---|------------------------|
| — | CMU WALLS |
| — | CURBLINES |
| — | EXISTING BUILDINGS |
| — | PARKING STRIPES |
| — | STREET CENTERLINES |
| — | RIGHT OF WAY LINES |
| — | SUBJECT PROPERTY LINE |
| — | ADJACENT PROPERTY LINE |
| — | TIE LINES |
| — | LEASE AREA LIMITS |
| — | MAJOR CONTOUR INTERVAL |
| — | MINOR CONTOUR INTERVAL |

POSITION OF GEODETIC COORDINATES
LATITUDE 34° 08' 23.07" (34.139742°) NORTH (NAD83)
LONGITUDE 118° 12' 21.16" (118.205878°) WEST (NAD83)
GROUND ELEVATION @ 625.4' (NAVD88)

LEASE AREA #1 LEGAL DESCRIPTION

A PORTION OF LOT 2 OF LOS FLORES TRACT NO. 3, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN MONUMENT WELL AT THE INTERSECTION OF THE CENTERLINE OF ARGUS DRIVE AND THE TRANSIT LINE OF COLORADO BOULEVARD AS SHOWN ON CITY OF LOS ANGELES ENGINEERS FIELD BOOK 162-225, PAGE 192 FROM WHICH A BRASS CAP IN MONUMENT WELL AT THE INTERSECTION OF THE CENTERLINE OF LA RODA AVENUE AND THE TRANSIT LINE OF COLORADO BOULEVARD AS SHOWN ON CITY OF LOS ANGELES ENGINEERS FIELD BOOK 162-225, PAGE 191 BEARS NORTH 88°07'11" EAST, 408.56 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 03°55'23" WEST, 124.83 FEET ALONG THE CENTERLINE OF SAID ARGUS DRIVE TO A POINT; THENCE LEAVING SAID CENTERLINE NORTH 86°04'37" EAST, 38.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°08'36" EAST, 4.67 FEET; THENCE SOUTH 01°51'24" EAST, 8.00 FEET; THENCE SOUTH 88°08'36" WEST, 4.67 FEET; THENCE NORTH 01°51'24" WEST, 8.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 37 SQUARE FEET (0.0008 ACRES) OF LAND, MORE OR LESS.

LEASE AREA #2 LEGAL DESCRIPTION

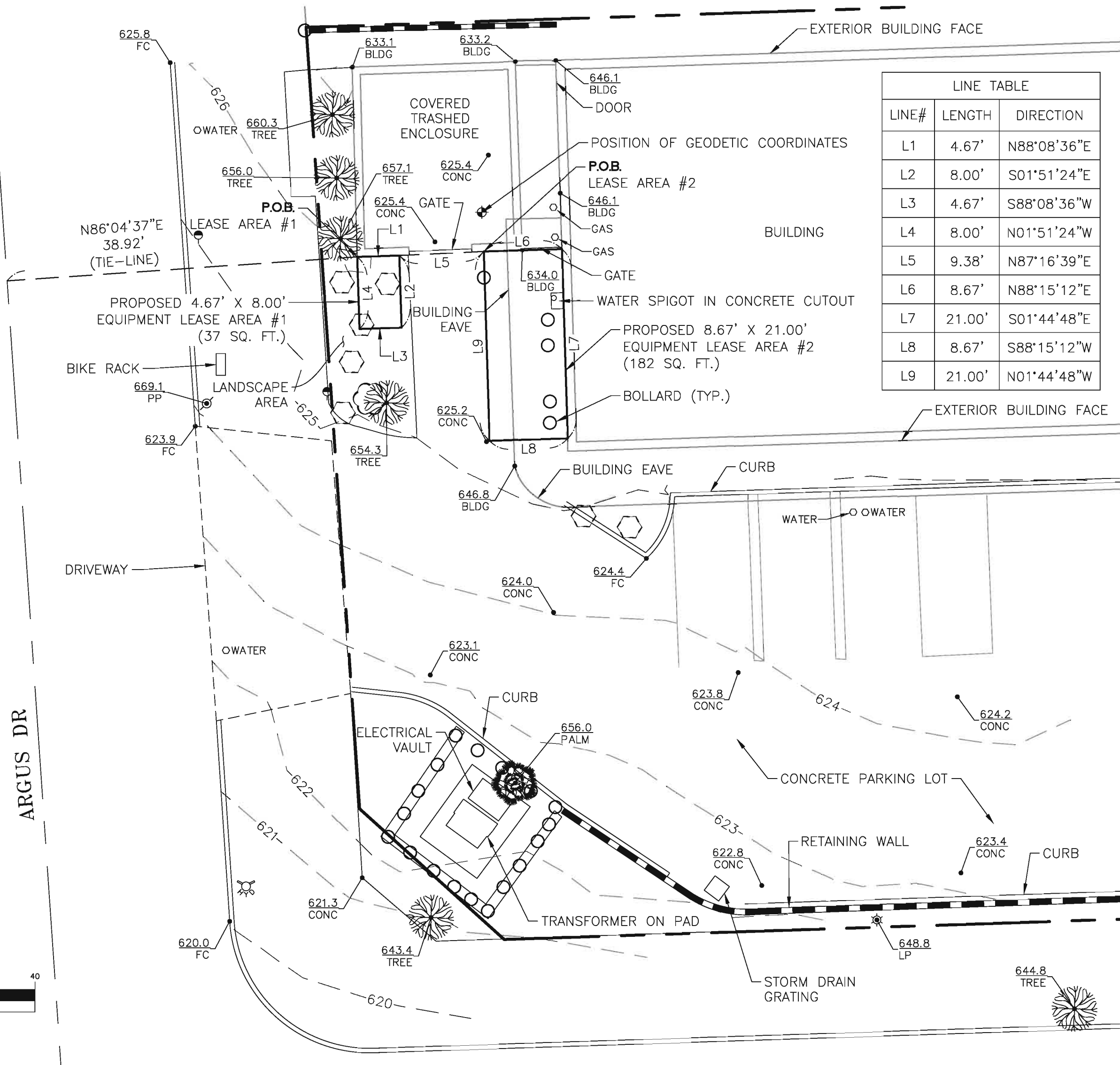
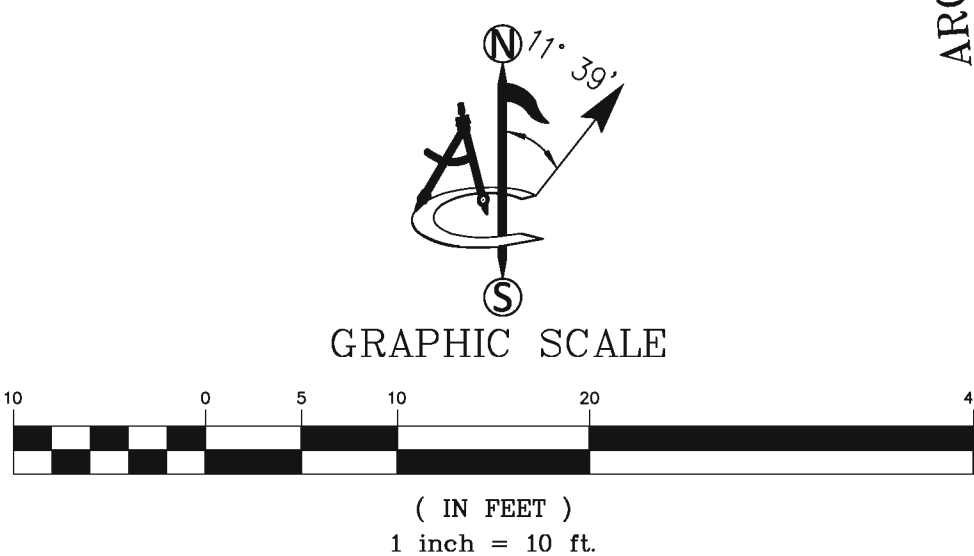
A PORTION OF LOT 2 OF LOS FLORES TRACT NO. 3, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN MONUMENT WELL AT THE INTERSECTION OF THE CENTERLINE OF ARGUS DRIVE AND THE TRANSIT LINE OF COLORADO BOULEVARD AS SHOWN ON CITY OF LOS ANGELES ENGINEERS FIELD BOOK 162-225, PAGE 192 FROM WHICH A BRASS CAP IN MONUMENT WELL AT THE INTERSECTION OF THE CENTERLINE OF LA RODA AVENUE AND THE TRANSIT LINE OF COLORADO BOULEVARD AS SHOWN ON CITY OF LOS ANGELES ENGINEERS FIELD BOOK 162-225, PAGE 191 BEARS NORTH 88°07'11" EAST, 408.56 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 03°55'23" WEST, 124.83 FEET ALONG THE CENTERLINE OF SAID ARGUS DRIVE TO A POINT; THENCE LEAVING SAID CENTERLINE NORTH 86°04'37" EAST, 38.92 FEET; THENCE NORTH 88°08'36" EAST, 4.67 FEET; THENCE NORTH 87°16'39" EAST 9.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°15'12" EAST, 8.67 FEET; THENCE SOUTH 01°44'48" EAST, 21.00 FEET; THENCE SOUTH 88°15'12" WEST, 8.67 FEET; THENCE NORTH 01°44'48" WEST, 21.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 182 SQUARE FEET (0.004 ACRES) OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF VERIZON IN APRIL OF 2022.

Patrick B. Donohoe
PATRICK B. DONOHOE P.L.S. NO. 9332



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/21/22	PRELIMINARY (C)	PD
1	05/06/22	DESIGN/LEGAL (C)	PD



delta groups
engineering, inc.
consulting engineers

2362 MCGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333
FAX: 949-622-0331

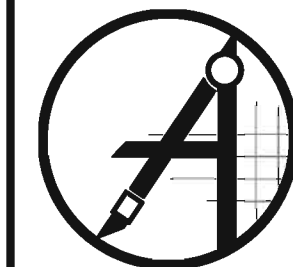
PROPRIETARY INFORMATION

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428 MAIN STREET
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www.ambitconsulting.us

ambit consulting

PAS 233

1731 COLORADO BLVD
LOS ANGELES, CA 90041
LOS ANGELES COUNTY

SHEET TITLE:

SITE SURVEY

LS-1

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92017574-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED MARCH 25, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

2. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.
RECORDING DATE: SEPTEMBER 18, 1984
RECORDING NO.: 84-1117836 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. (NOT A SURVEY MATTER – NOT SHOWN)

3. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR
PURPOSE(S): STREET OR HIGHWAY
RECORDING DATE: NOVEMBER 20, 1984
RECORDING NO: 84-1377332 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED SEPTEMBER 19, 1985, AS INSTRUMENT NO. 85-1089079 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)

4. AN INSTRUMENT ENTITLED "MASTER COVENANT AND AGREEMENT"
EXECUTED BY: JR COLORADO, LLC
IN FAVOR OF: CITY OF LOS ANGELES
RECORDING DATE: AUGUST 30, 2012
RECORDING NO: 2012-1302924 OF OFFICIAL RECORDS
WHICH AMONG OTHER THINGS PROVIDES: AS PROVIDED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. (NOT A SURVEY MATTER – NOT SHOWN)

5. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$3,100,000.00
DATED: SEPTEMBER 24, 2014
TRUSTOR/GRANTOR JR COLORADO, LLC
TRUSTEE: WILSHIRE BANK
BENEFICIARY: WILSHIRE BANK
LOAN NO.: 538828
RECORDING DATE: SEPTEMBER 29, 2014
RECORDING NO: 2014-1027112 OF OFFICIAL RECORDS
THE EFFECT OF A FULL RECONVEYANCE RECORDED DECEMBER 10, 2019 AT RECORDING NO. 2019-1371698 OF OFFICIAL RECORDS, WHICH PURPORTS TO RECONVEY THE ABOVE-MENTIONED DEED OF TRUST.
NO STATEMENT IS MADE HERETO AS TO THE EFFECT OR VALIDITY OF SAID RECONVEYANCE.
THE REQUIREMENT THAT THIS COMPANY BE FURNISHED WITH CONFIRMATION FROM THE LENDER THAT THE DEED OF TRUST HAS BEEN RELEASED PRIOR TO ISSUANCE OF A POLICY OF TITLE INSURANCE.

6. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$1,860,000.00
DATED: FEBRUARY 18, 2015
TRUSTOR/GRANTOR JR COLORADO, LLC
TRUSTEE: WILSHIRE BANK
BENEFICIARY: WILSHIRE BANK
LOAN NO.: 539821
RECORDING DATE: FEBRUARY 25, 2015
RECORDING NO: 2015-207667 OF OFFICIAL RECORDS
THE EFFECT OF A FULL RECONVEYANCE RECORDED MAY 24, 2017 AT RECORDING NO. 2017-571521 OF OFFICIAL RECORDS, WHICH PURPORTS TO RECONVEY THE ABOVE-MENTIONED DEED OF TRUST.
NO STATEMENT IS MADE HERETO AS TO THE EFFECT OR VALIDITY OF SAID RECONVEYANCE.
THE REQUIREMENT THAT THIS COMPANY BE FURNISHED WITH CONFIRMATION FROM THE LENDER THAT THE DEED OF TRUST HAS BEEN RELEASED PRIOR TO ISSUANCE OF A POLICY OF TITLE INSURANCE. (NOT A SURVEY MATTER – NOT SHOWN)

7. AN INSTRUMENT ENTITLED "MASTER COVENANT AND AGREEMENT"
EXECUTED BY: JR COLORADO, LLC
IN FAVOR OF: CITY OF LOS ANGELES
RECORDING DATE: SEPTEMBER 13, 2018
RECORDING NO: 2018-940681 OF OFFICIAL RECORDS
WHICH AMONG OTHER THINGS PROVIDES: AS PROVIDED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. (NOT A SURVEY MATTER – NOT SHOWN)

SCHEDULE "B" NOTE

8. AN INSTRUMENT ENTITLED "MASTER COVENANT AND AGREEMENT"
EXECUTED BY: JR COLORADO, LLC
IN FAVOR OF: CITY OF LOS ANGELES
RECORDING DATE: FEBRUARY 20, 2020
RECORDING NO: 2020-203108 OF OFFICIAL RECORDS
WHICH AMONG OTHER THINGS PROVIDES: AS PROVIDED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. (NOT A SURVEY MATTER – NOT SHOWN)

9. ANY INTEREST IN SAID LAND, OF THE PARTY NAMED BELOW, AS DISCLOSED BY A NOTICE OF NON-RESPONSIBILITY
DATED: FEBRUARY 23, 2021
EXECUTED BY: JR COLORADO, LLC
PARTY(S) NAMED: EPIFANIA D. QUIJANO "AN INDIVIDUAL"
PURPORTED INTEREST: LEASE
RECORDING DATE: MARCH 8, 2021
RECORDING NO: 2021-369917 OF OFFICIAL RECORDS (NOT A SURVEY MATTER – NOT SHOWN)

10. ANY INTEREST IN SAID LAND, OF THE PARTY NAMED BELOW, AS DISCLOSED BY A NOTICE OF NON-RESPONSIBILITY
DATED: FEBRUARY 23, 2021
EXECUTED BY: JR COLORADO, LLC
PARTY(S) NAMED: EARTHTONE NATURAL KITCHEN AND MARKET, LLC
PURPORTED INTEREST: LEASE
RECORDING DATE: MARCH 8, 2021
RECORDING NO: 2021-369918 OF OFFICIAL RECORDS (NOT A SURVEY MATTER – NOT SHOWN)

11. ANY INTEREST IN SAID LAND, OF THE PARTY NAMED BELOW, AS DISCLOSED BY A NOTICE OF NON-RESPONSIBILITY
DATED: FEBRUARY 23, 2021
EXECUTED BY: JR COLORADO, LLC
PARTY(S) NAMED: NHAN DINH "AN INDIVIDUAL"
PURPORTED INTEREST: LEASE
RECORDING DATE: MARCH 8, 2021
RECORDING NO: 2021-369919 OF OFFICIAL RECORDS (NOT A SURVEY MATTER – NOT SHOWN)

12. ANY INTEREST IN SAID LAND, OF THE PARTY NAMED BELOW, AS DISCLOSED BY A NOTICE OF NON-RESPONSIBILITY
DATED: MAY 27, 2021
EXECUTED BY: JR COLORADO, LLC
PARTY(S) NAMED: NHAN DINH "AN INDIVIDUAL"
PURPORTED INTEREST: LEASE
RECORDING DATE: JUNE 4, 2021
RECORDING NO: 2021-892110 OF OFFICIAL RECORDS (NOT A SURVEY MATTER – NOT SHOWN)

13. ANY INTEREST IN SAID LAND, OF THE PARTY NAMED BELOW, AS DISCLOSED BY A NOTICE OF NON-RESPONSIBILITY
DATED: MAY 27, 2021
EXECUTED BY: JR COLORADO, LLC
PARTY(S) NAMED: GOLDEN AGE STUDIO, INC.
PURPORTED INTEREST: LEASE
RECORDING DATE: JUNE 4, 2021
RECORDING NO: 2021-892111 OF OFFICIAL RECORDS (NOT A SURVEY MATTER – NOT SHOWN)

14. ANY INTEREST IN SAID LAND, OF THE PARTY NAMED BELOW, AS DISCLOSED BY A NOTICE OF NON-RESPONSIBILITY
DATED: DECEMBER 6, 2021
EXECUTED BY: JR COLORADO, LLC
PARTY(S) NAMED: SINA EDALAT DENTAL GROUP, INC.
PURPORTED INTEREST: LEASE
RECORDING DATE: DECEMBER 14, 2021
RECORDING NO: 2021-1852112 OF OFFICIAL RECORDS (NOT A SURVEY MATTER – NOT SHOWN)

15. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

EXHIBIT "A"

Page No. 3 of 8

Case No. APCE-2022-8878-SPE-DRB

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/21/22	PRELIMINARY (C)	PD
1	05/06/22	DESIGN/LEGAL (C)	PD



delta groups
engineering, inc.
consulting engineers

2362 MCGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333
FAX: 949-622-0331

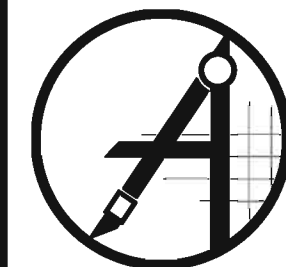
PROPRIETARY INFORMATION

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verizon

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428 MAIN STREET
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PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

PAS 233

1731 COLORADO BLVD
LOS ANGELES, CA 90041
LOS ANGELES COUNTY

SHEET TITLE:

NOTES

LS-2



	SCALE:
	1/8" = 1'-0"



1

PROPRIETARY INFORMATION

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DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
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1731 COLORADO BLVD.
LOS ANGELES, CA 90041

A-1.1

ISSUE STATUS



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15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PAS 233

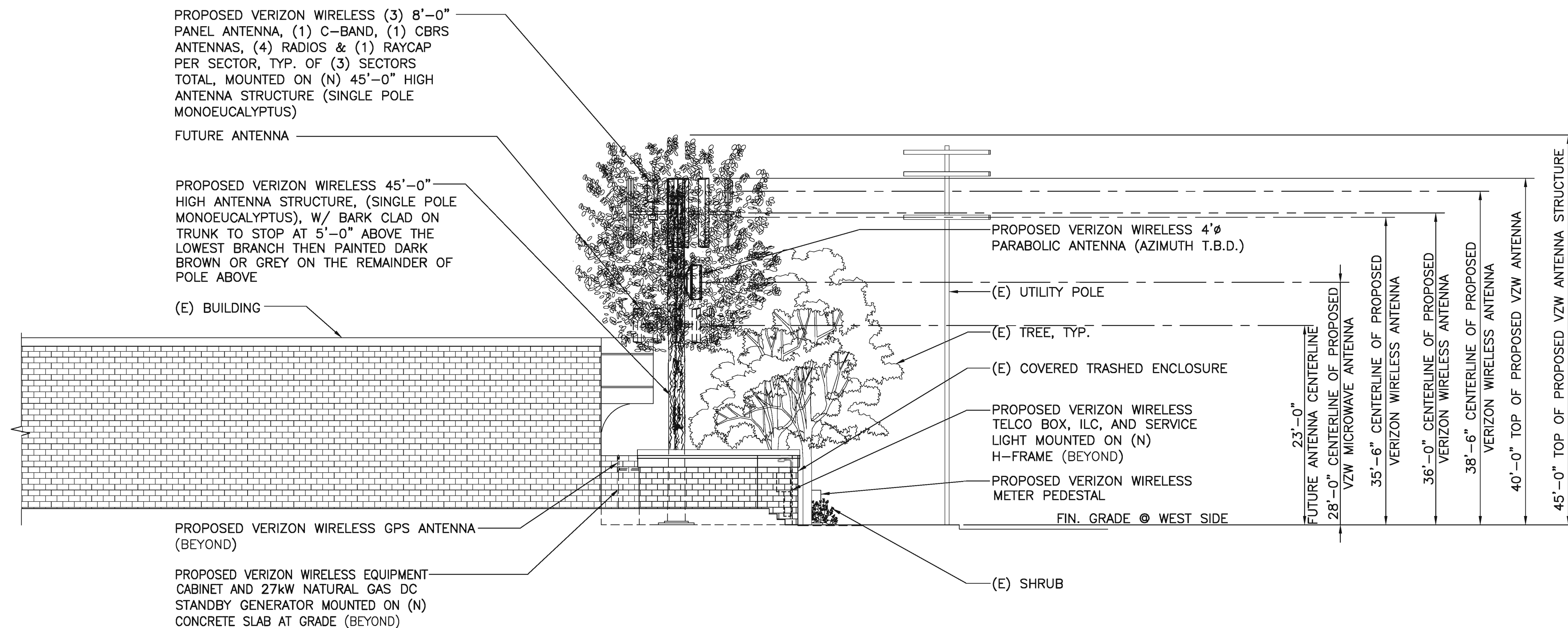
1731 COLORADO BLVD.
LOS ANGELES, CA 90041

EXHIBIT "A"
Page No. 7 of 8
Case No. APCE-2022-8878-SPE-DRE

SHEET TITLE:

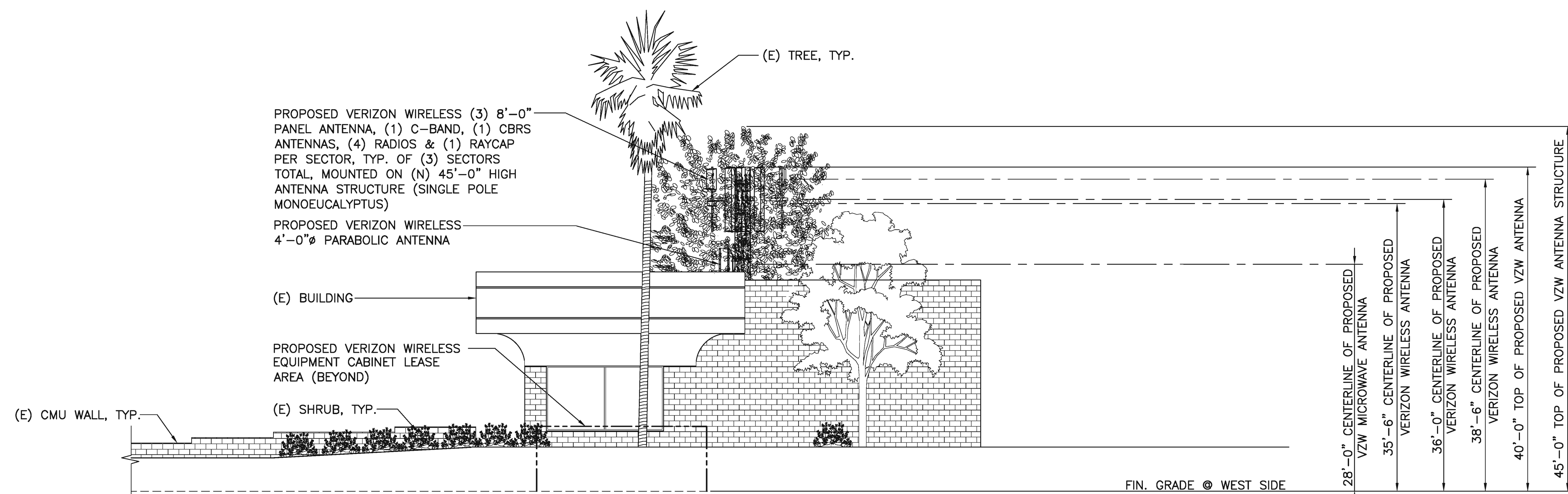
NORTH & EAST ELEVATIONS

A-3



NORTH ELEVATION

SCALE:
 $1/8" = 1'-0"$

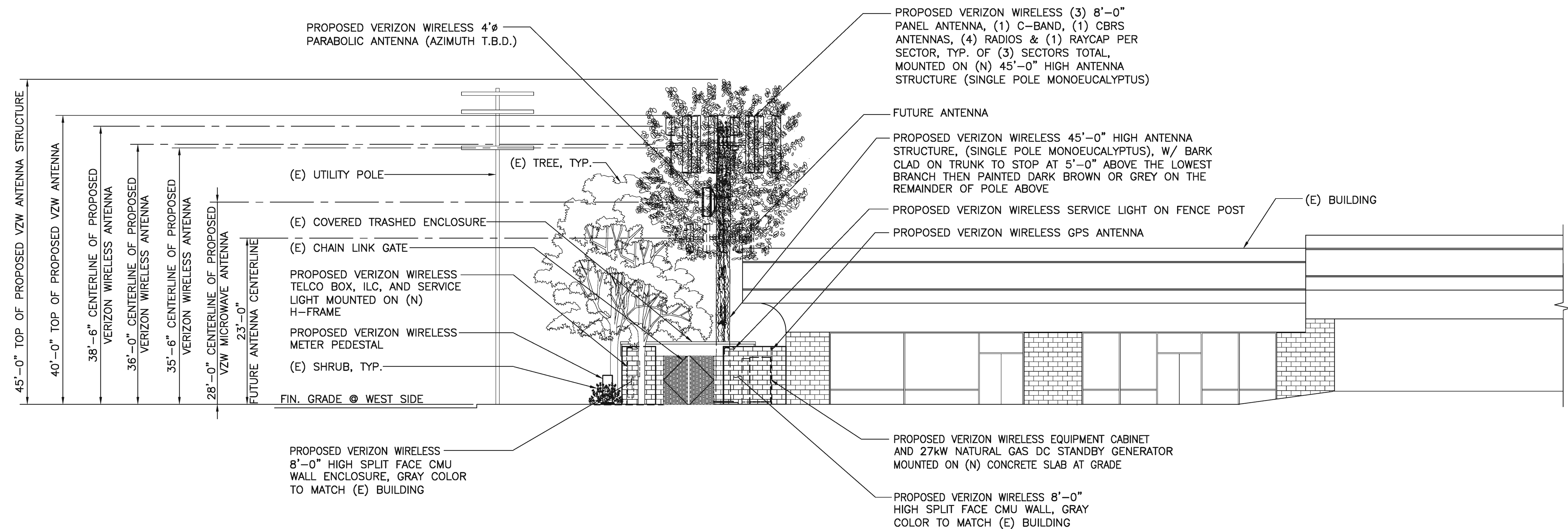


EAST ELEVATION

SCALE:
1/8" = 1'-0"



2



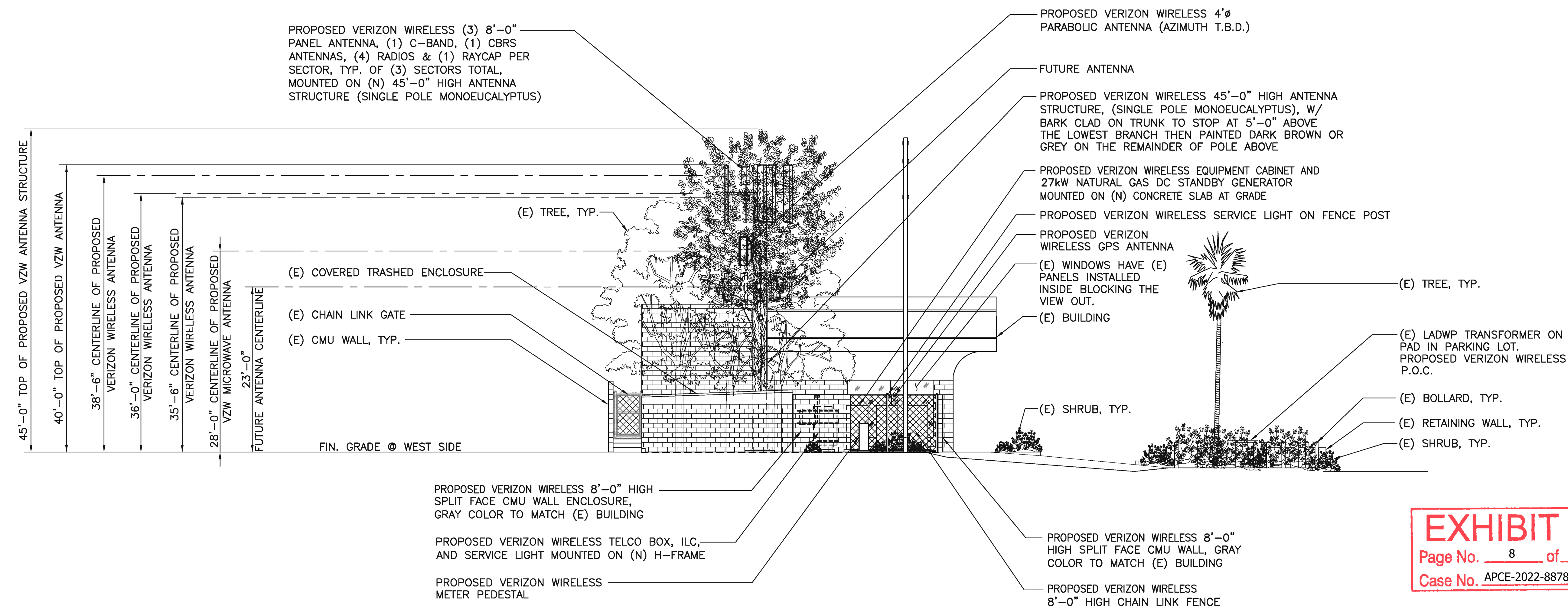
SOUTH ELEVATION

SCALE:
1/8" = 1' 0"

1/8" = 1'-0"



1



WEST ELEVATION

SCALE:
1/8" = 1'-0"

1/8" = 1'-0"



2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	05/11/2022	90% ZD_DRM REVIEW	JD
2	06/01/2022	100% ZD_DRM APPROVED	JD
3	10/12/2022	100% ZD_PLANNING COMMENTS ADD C-BAND & FUTURE ANTENNAS	JD
4	02/29/2024	100% ZD_PLANNING COMMENTS	

4	UNIT 2 OF SUB-1	AND FINAL FIBER		



**DELTA GROUPS
ENGINEERING, INC.**
CONSULTING ENGINEERS

18006 SKY PARK CIRCLE, SUITE 201
IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331
DGE JOB # I20V8002A

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15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PAS 233

1731 COLORADO BLVD.
LOS ANGELES, CA 90041

SHEET TITLE:

SOUTH & WEST ELEVATIONS

A-4



Nicholas Ayars <nicholas.ayars@lacity.org>

Fwd: Verizon Meeting Request: Wireless Applications

Flora Melendez <flora.melendez@lacity.org>

Wed, Feb 28, 2024 at 3:40 PM

To: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>, Nicholas Ayars <nicholas.ayars@lacity.org>

Cc: Lisa Webber <lisa.webber@lacity.org>, Anna Orellana <anna.orellana@lacity.org>

Hello.

I'm forwarding an email received by Vince and Lisa. The sender is requesting a meeting.

Thank you.

~ Angie

**Flora (Angie) Melendez**

Pronouns: She, Hers, Her

Executive Administrative Assistant III

Los Angeles City Planning

200 N. Spring St., Room 525

Los Angeles, CA 90012

T: (213) 978-1271 | F: (213) 978-1275

planning.lacity.gov

----- Forwarded message -----

From: **Veronica Perez (Mercury)** <vperez@mercuryllc.com>

Date: Wed, Feb 28, 2024 at 3:23 PM

Subject: Verizon Meeting Request: Wireless Applications

To: vince.bertoni@lacity.org <vince.bertoni@lacity.org>, lisa.webber@lacity.org <lisa.webber@lacity.org>CC: Hernandez, Randal J <randal.hernandez@verizon.com>, Veronica Perez (Mercury) <vperez@mercuryllc.com>

Vince and Lisa,

As you may know, I represent Verizon. I am writing to request a meeting with you and/or the appropriate member(s) of your team to discuss the timeline to process permits for wireless facilities. I have included background information, as well as specific examples below.

We would very much appreciate a meeting to discuss how we can work together going forward to ensure the efficient modernization of wireless network across Los Angeles. Thank you in advance!

Veronica

.....

Over the past 5 years, Verizon has invested significantly in expansion and modernization of its wireless network all across LA. Major expansion has included nearly 400 miles of new fiber and over 1,000 small cells co-located on LA street light poles (we have worked closely with the Bureau of Street Lighting and Bureau of Engineering on this deployment). Most recently, upgrades include deployment of new wireless facilities that are stand alone or located on commercial buildings that will allow for rapid increase in coverage and data capacity in local neighborhoods. These network enhancements are to accommodate the exponential demand for personal mobile devices and wireless internet for homes and small businesses. As you know, robust wireless networks are essential for day-to-day communications and critical during crises such as the recent floods and earthquake.

Verizon is requesting your immediate attention to wireless facility applications that have pending action before area planning commissions and zoning administrators for a long time (see current list below). As you may be aware, the Federal Communications Commission (FCC) established processing deadlines or a "Shot Clock" for approval. If a city fails to take final action by the Shot Clock deadline, the application is deemed approved pursuant to California Law. Given the demand for wireless service, we plan on submitting additional applications in 2024 - 2025 given the new wireless spectrum that was activated last year by the FCC.

Please let me know if you can assist or if we need to convene a meeting to further discuss.

Simonds – 16535 W Rinaldi Street, Granada Hills – ZA-2023-735-CUW (CD - 12)

Zap: 2/1/23

150 day shot clock expired: 7/1/23

Current at day 374 as of 2/12/24 still no ZA hearing forecasted, our vendor last followed up with the planner 2/12/24 (Still no update and this is high priority)

FLOREMONT – 7224 S. Vermont Avenue, Los Angeles (CD – 8)

ZAP: 8/25/23 – Heard from the planner 11/8/23 that the review of the application package was placed on hold since their Figueroa office is closed for pest control. Early December received a request for signing authority from the property owner which was provided 12/13/23.

150 day shot clock expired: 1/22/24

Current at day 171 as of 2/12/24

PAS 233 – 1731 Colorado Blvd., Los Angeles (CD – 14)

ZAP: 6/24/22

First Notice of Incomplete Outside the 30 day requirement, 8/3/22

150 day shot clock expired: 11/20/22

Current at day 599 as of 2/12/24

Site falls within the Colorado Blvd. Specific Plan

Design Review Board Meeting 3/4/24

Pending Neighborhood Council Meeting (Presented on 1/16/24 but NC didn't have quorum)

Then Area Planning Commission Hearing to follow and formal notice of determination

Jovan - 18206 Victory Blvd., Tarzana – ZA-2023-3208-CUW (CD – 3)

Zap: 7/14/23

First Notice of Incomplete: 8/22/23 (past the 30 days so the clock doesn't stop)

Zap deemed complete: 10/6/23 (although doesn't matter since clock never stopped)

150 day shot clock expired: 12/11/23

Currently at day 213 as of 2/12/24 (236 days as of 3/6/24 which is supposed to be our scheduled ZA hearing, but then depends when actually receive Letter of Determination and appeal period) (Neighborhood Council will meet w/ planning before hearing)

ANSHU – 656 E 79th St., Los Angeles (CD – 9)

ZAP: 12/11/23

First Notice of Incomplete Outside 30 day requirement to stop the clock, 1/26/24

150 Shot Clock Deadline: 5/8/24

Baird - 18473 Devonshire St, Northridge (CD – 12)

Zap: 2/28/22

Deemed Complete 3/24/24

150 day shot clock expired: 7/31/22

Notes: There was opposition from the neighborhood council. A ZA hearing was held on August 15th, 2023. ZA has delayed their decision on the site until alternate designs were requested from the JX's residents. We changed the design and were pending a hearing date from the neighborhood council so Delta could present the revised design and vote on it, but they have been unresponsive. Delta notified ZA and the staff was going to try to reach out to the neighborhood council and if they are not responsive, the understanding is that the ZA would render a decision based on the redesign. Notice of Determination was finally issued on 1/25/24 and the appeal period expired on 2/10/24. Pending APC appeal hearing date.



Veronica Perez

Partner & Co-Chair

304 S. Broadway | Suite 207

Los Angeles, CA 90013

213-205-1460 office | 626-644-5525 mobile

www.mercuryllc.com

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