

**Template Letter to the Zoning Administrator Regarding Verizon Cell Phone Tower in Reynier Village/Castle Heights (2512 S. Robertson Blvd.)**

Residents are encouraged to use this template/form letter to write the Zoning Administrator about their opposition to the proposed Verizon cell phone tower. Feel free to change details contained within if you wish to further personalize the letter.

The bracketed, highlighted areas should be changed/personalized by you.

**If you email, please CC:** [rvna@reyniervillage.org](mailto:rvna@reyniervillage.org)

There is a menu of 25 bullet points from which you can choose. We suggest using no more than 8–10. Feel free to write your own.

Re: Case Number ZA-2017-3013-CUW

Project Site: 2512 South Robertson Blvd.

Proposed Project: Wireless Telecommunications Facility (WTF)

[DATE]

To: Alam Choudhury, City Planner  
Los Angeles City Planning Department  
Office of Zoning Administration  
200 N. Spring Street, Room 720  
Los Angeles, CA 90012  
Via email: [alam.choudhury@lacity.org](mailto:alam.choudhury@lacity.org)

Dear Mr. Choudhury,

I am a resident who lives near 2512 South Robertson Blvd., Los Angeles, CA 90034.

I am opposed to a cell tower in this location. I ask that the City deny a conditional use permit to the applicant, Verizon Wireless SMSA, for the following reasons:

[Copy about 8–10 of the bullet points below of your choice, or write your own.]

- 2512 So. Robertson Blvd. is not zoned for a cell tower.
- The project does not substantially conform to the purpose, intent, and provisions of the General Plan, the applicable community plan, and any other specific plan.
- The cell tower would be in extreme close proximity to single-family homes. Residents should not be forced to live next to industrial equipment such as 12 panel antennas, 18 radios, 3 ray caps, and 1 GPS, and a 15-kilowatt/54-gallon diesel standby generator. It will be an unsightly and likely noisy intrusion!
- The tower will be 11'-6" higher than the existing public utility poles in the area! It will be higher than all the billboards! This height is unacceptable and would be totally incompatible with all other privately-built structures in our neighborhood.

- A cell phone tower will absolutely decrease property values. According to a study by the National Institute for Science, Law & Public Policy, an overwhelming majority (94%) of potential property owners and renters said they would be less interested and would pay less for a property located adjacent to a cell-phone tower.
- A 52-foot faux tree (with diesel generator and equipment cabinet) will not improve or harmonize with our neighborhood. Despite the tower being disguised as a tree, it still will not blend with the streetscape or with the neighborhood's existing trees. So. Robertson Blvd. and its commercial buildings do not have any trees that come close to the height of utility poles (let alone trees that are 11'-6" taller).
- A cell tower located at this rundown abandoned building will discourage investors from contributing to the area and revitalizing it. It would negatively impact the current environment and impede any future development.
- A cell tower will not enhance the built environment in our surrounding neighborhood nor will it perform a function or provide a service that is essential or beneficial to our community.
- The project's location, size, height, operations, and other significant features will not be compatible with and will adversely affect or further degrade adjacent properties and the surrounding residential neighborhood.
- The South Robertson Neighborhood Council (SORO NC) is currently working to improve Robertson Blvd. through Mayor Eric Garcetti's Great Streets project. SORO NC will receive \$500,000.00 for Phase 1 improvements. The installation of a 52-foot cell tower and industrial equipment would be located in the heart of the Great Streets project. Residents are doing everything they can to get this strip of South Robertson occupied by lively boutiques, restaurants, and coffee shops, with the hopes of making this area more pedestrian friendly, especially in light of the nearby Metro transit-oriented development.
- A 54-foot cell tower at 2512 So. Robertson Blvd. was previously proposed by Verizon (in 2014–16). A significant number of residents and 43 petition-signing local merchants were in opposition. The L.A. Zoning Administrator and the South Los Angeles Planning Commission denied Verizon's application and appeal. The redesigned 52-foot cell tower is not significantly different from the previously proposed tower.
- Many Verizon customers in our area claim they do not experience dropped calls or interruptions of service; thus there is no need for the proposed tower.
- A cell tower should not be allowed to be built at the site of an abandoned commercial property. 2512 So. Robertson has been intentionally kept vacant by an absentee property owner for more than 30 years. Should a cell tower and its equipment be allowed at this location, there would be no monetary incentive for the absentee property owner to ever improve the property or to lease the building to anyone else. I do not believe the City should reward the property owner (to get rent from Verizon) at the total expense of the entire community.

- The project's height and land use are not compatible with the existing community and would be an eyesore. It will not integrate itself into the landscape of the general area.
- Cumulative visual impact: It will not blend with the surrounding environment. The tower would add more blight to the dismal existing streetscape.
- Incompatible use to surrounding residential neighborhood: A cell tower would be a new intrusion and create associated impacts to the surrounding neighborhood, especially with its extreme close proximity to single-family homes.
- If the tower is built, it will immediately devalue and significantly damage or even prevent the vacant 2512 (a former restaurant space) to be appropriately developed.
- So. Robertson Blvd. is beset with embarrassing, distressing, and often unsafe problems. A 52-foot cell tower will only add to the blight and impede our path for progress. Our community is coming together to solve design and land use issues for So. Robertson Blvd. to make it better for residents and merchant stakeholders, visitors, and the City. From the councilmember's office all the way down to the neighborhood grassroots level, we want to help establish a more livable, safe city, one that honors the character and scale of our neighborhood. This is no time to go backwards and allow any facility a conditional use permit for a structure that is not compatible with our vision.
- From a compatibility perspective, Reynier Village and Castle Heights are located in a dense residential walking district comprising primarily of single-family dwellings and small single story businesses on So. Robertson. A 52-foot "fake tree" would be out of character with the overall aesthetics of a primarily residential area.
- From a land use perspective, the construction of a permanent structure at 2512 South Robertson would preclude developing the property into a more productive and higher-value use, such as a dining or retail establishment. Because of an absentee property owner, the property has been neglected and, over the years, has been the target of vandalism, graffiti, and squatters. Monitoring the structure and notifying the owner of a problem would become the responsibility of nearby businesses and residents.
- A more suitable location might be in one of the nearby commercial zones, parking lots, or Metro transportation corridors. That would put the structure on higher ground with more air space around it and would clash less with the surrounding environment.
- In our neighborhood, a giant fake tree cell tower will likely get covered in graffiti within 6 hours of being constructed, showing the public and any prospective business owner that So. Robertson Blvd. is a street not worth considering and best avoided.
- To allow a cell tower to be built at 2512 is a slap in the face to all the community members and city officials who have worked hard for years to try to improve this area.

- I want to see businesses and facilities that:
  - are zoned for our area
  - adhere to our City’s General and Community Plan
  - are in alignment with the SORO NC Great Streets Project
  - serve our community in direct, tangible, and beneficial ways
  - increase local and pedestrian use of So. Robertson Blvd.
  - protect commercial and residential property values
  - are in harmony with the single-family homes near So. Robertson Blvd.
  - enhance the public perception and enjoyment of the South Robertson area.

For all points made above, it is not reasonable, nor would it make any sense, to allow a 52-foot cell tower with a diesel standby generator and two equipment cabinets to be built at an abandoned (yet perfectly good) commercial property (that is in extreme close proximity to single family homes). The result would be more industrial blight and we would abandon all hopes that 2512 would ever be reoccupied by a useful neighborhood business.

[PERSONAL IMPACT STATEMENT: Tell the Zoning Administrator how you would personally be impacted by the cell tower. Note: We do not recommend mentioning health issues, as those are not considered by the federal, state, or local governments in their decisionmaking about cell towers.]

PLEASE help our community and DENY Verizon a conditional use permit at 2512 South Robertson Blvd.

Thank you for your time.

Sincerely,

[YOUR NAME]  
[YOUR ADDRESS]  
[YOUR EMAIL]