

Date 2/17/09

Mr. Don Ashton
Deputy Executive Officer
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Mr. Ashton:

Subject: Project number R2007-02104-(4)

CUP 200700149-(4)
Use: CONSTRUCTION, OPERATION AND MAINTENANCE OF A WIRELESS TELECOMMUNICATION FACILITY

Address BETWEEN S FRAME AVE & S

HOLMES CIRCE IN THE HACIENDA HEIGHTS

4th HACIENDA HEIGHTS Zoned District

Related zoning matters:

Tract or Parcel Map No. #8289-019-803

Change of Zone Case No. _____

Other _____

This is a notice of appeal from the decision of the Regional Planning Commission on:
(Check One)

~~_____~~ The Denial of this request

CS The Approval of this request

_____ The following conditions of the approval:

Briefly, the reason for this appeal is as follows:

SEE ATTACHED

DISTURBANCE OF WILDLIFE & NATIVE PLANTS

ENVIRONMENTAL SENSITIVE SURROUNDINGS

(AS PER COUNTY PLANNING DRAFT REPORT 1-M)

ALTERNATE SITE NOT INVESTIGATED

AS PER 9TH CIRCUIT COURT OF APPEALS NO

WRITTEN PROOF OF BURDEN

INSTALLATION WILL REDUCE PROPERTY VALUE

WIRELESS CAPACITY & GAPS NOT TRUE

911 ISSUE VOID

Enclosed is a check (or money order) in the total amount of \$ 1755.00 ~~1548.00~~ ob.

The amount of \$1,548.00 for applicants or \$775.00 for non-applicants is to cover the Regional Planning Department's processing fee.

John Chen

(Signed)

Appellant

JOHN CHEN

President of Monrovia Home owner association

3554 HOLMES CIR

Address

Hacienda Heights CA 91745

562 - 789 - 0189

Day Time Telephone Number

PROJECT NO. R2007-02104-(4) APPEAL SIGNATURE FORM

Against T-Mobile to install 12 antennas between South Frame Ave and South Holmes Circle.

Appellant name: Krikor Arabian Signature [Signature]

Address: 3561 Holmes Circle, Hac. H13 CA 91145 Tel: 310 4893179

Appellant name: PHILIP MICALIZZI Signature Philip Micalizzi

Address: 1524 Metropol Dr. HAC. H13-91745 Tel: 562-698-3374

Appellant name: MANGLANI MOUTAN Signature Melan 017 (562) (98-22)

Address: _____ Tel: _____

Appellant name: Angela Shih Signature Angela Shih

Address: 4215 Hermitage Dr. Hacienda Heights Tel: 562-698-3993

Appellant name: Concepcion Sarne Signature [Signature]

Address: 3515 Holmes Circle, Hacienda H13-91745 Tel: 562-696-8970

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

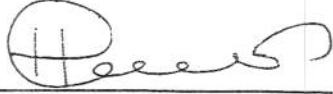
Address: _____ Tel: _____

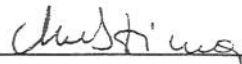
Appellant name: _____ Signature _____

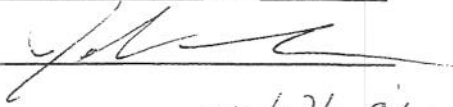
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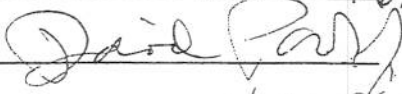
PROJECT NO. R2007-02104-(4) APPEAL SIGNATURE FORM


Against T-Mobile to install 12 antennas between South Frame Ave and South Holmes Circle.


Appellant name: Harry Gouma Signature: 
Address: 3531 Belle River Dr. Tel: 626-961-8769

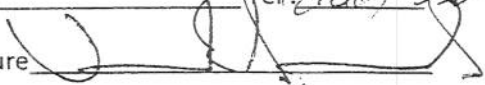
Appellant name: Christina Gouma Signature: 
Address: 3531 Belle River Dr. Tel: _____

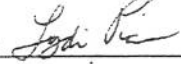
Appellant name: John Gouma Signature: 
Address: 3531 Belle River Tel: 626-961-8769

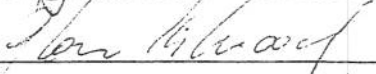
Appellant name: David Pavloff Signature: 
Address: 3517 Belle River Dr. Tel: 626-961-6779

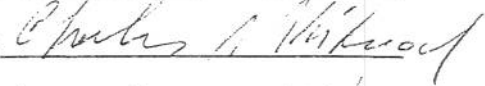
Appellant name: Tanya Pavloff Signature: 
Address: 3517 Belle River Tel: 626-961-6779

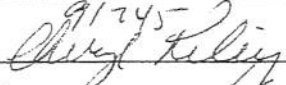
Appellant name: CHERYL SEWARDS Signature: 
Address: 3509 Belle River Dr Tel: (106) 330-8365

Appellant name: VERNON SEWARDS Signature: 
Address: 3509 Belle River DR HAC HTS Tel: 626 330-8365

Appellant name: LYDIA PADILLA Signature: 
Address: 3525 BELLE RIVER DR. HAC HTS Tel: _____

Appellant name: GLORIA KIRKWOOD Signature: 
Address: 3542 SOBELLE RIVER DR HAC HTS CA 91745 Tel: 626/961-2164

Appellant name: CHARLES M KIRKWOOD Signature: 
Address: 3542 SOBELLE RIVER DR HAC HTS CA Tel: 626/200-8963

Appellant name: Cheryl Riley Signature: 
Address: 3539 Belle River Dr., HAC. HTS, 91745 Tel: (626) 333-3855

PROJECT NO. R2007-02104-(4) APPEAL SIGNATURE FORM

Against T-Mobile to install 12 antennas between South Frame Ave and South Holmes Circle.

Appellant name: Robert W. Riley Signature R.W. Riley
Address: 3539 Belle River Dr. H.A. Hts. Tel: 626-333-3855

Appellant name: Ruby Moore Signature _____
Address: 6163 Southwind Dr, Whittier 90601 Tel: (562) 696-8666

Appellant name: Christopher Riley Signature Chris Riley
Address: 3539 Belle River Dr. H.A. Hts Tel: (626) 333-3855

Appellant name: Maxine Kensis Signature M. Kensis
Address: 3485 So. Belle River Dr Tel: _____

Appellant name: Richard Kensis Signature R. Kensis
Address: 3485 So. Belle River Dr. Tel: 626-968-8829

Appellant name: Carol Cossetto Signature Carol Cossetto
Address: 3466 Belle River Dr Tel: 698-4050

Appellant name: ROGER COSSETTE Signature Roger Cossetto
Address: 3466 Belle River Dr. Tel: 626-968-4050

Appellant name: Dennis Greenfield Signature Dennis Greenfield
Address: 3455 Belle River Dr. H. H. 91745 Tel: 626-333-8620


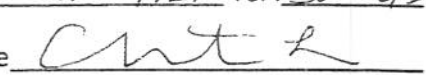
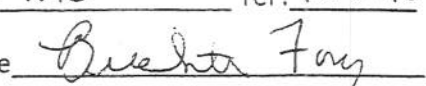
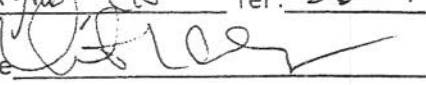
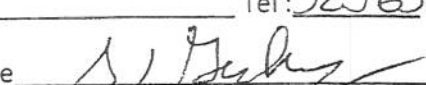
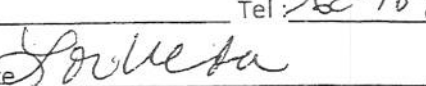
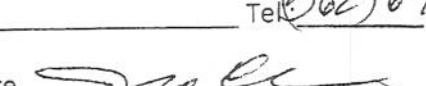

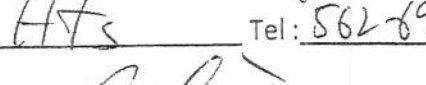
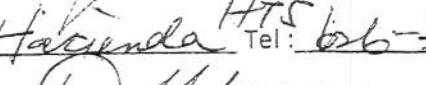
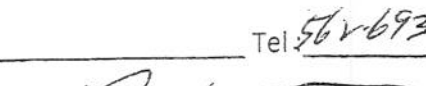
Appellant name: Angela Greenfield Signature Angela Greenfield
Address: 3455 Belle River Dr. H.H. 91745 Tel: 626-333-8620

Appellant name: Harry Im Signature Harry Im
Address: 3447 Belle River Dr. H.A. Hts. Tel: 626-336-5563

Appellant name: Suzanne Dahdne Signature S. Dahdne
Address: 3534 Belle River Dr. Hacienda Heights 91745 Tel: 626-757-2705

PROJECT NO. R2007-02104-(4) APPEAL SIGNATURE FORM

Against T-Mobile to install 12 antennas between South Frame Ave and South Holmes Circle.

- Appellant name: Mi Song Choi Signature 
Address: 4240 Hermitage Dr. Hacienda Hts. Tel: 62-683-1561
- Appellant name: Kenneth Lee Signature 
Address: 4220 Novel Court Hacienda Hts Tel: (310)710-5358
- Appellant name: Buektao Fong Signature 
Address: 4120 Novel Ct - Hacienda Hghts CA Tel: 562-945-1822
- Appellant name: Victor Alvarez Signature 
Address: 15265 Metropal Dr. Tel: 3236331772
- Appellant name: GEORGE GALVES Signature 
Address: 4125 MIRAMAR DR Tel: 562-789-5887
- Appellant name: Ornella Signature 
Address: 4215 MIRAMAR DR Tel: (562)698-5418
- Appellant name: Joseph Chen Signature 
Address: 4215 MIRAMAR Tel: (562)696-9630
- Appellant name: Geraldine Klempel Signature 
Address: 4235 Miramar Dr Hac Hts Tel: 562-698-8689
- Appellant name: JULIE YANG Signature 
Address: 4120 Miramar dr, Hacienda Hts Tel: 626-3791815
- Appellant name: DOLPHE MARCUS Signature 
Address: 4110 MIRAMAR DR Tel: 562-693-8646
- Appellant name: REGINALD BURNLEY Signature 
Address: 15300 CASINO DR. Tel: 562-789-1252

PROJECT NO. R2007-02104-(4) APPEAL SIGNATURE FORM

Against T-Mobile to install 12 antennas between South Frame Ave and South Holmes Circle.

Appellant name: Myraa CRAIG Signature Myraa Craig
Address: 3585 Holmes Circle, H. Heights Tel: (562) 698-1484

Appellant name: Cecilia LEE Signature [Signature]
Address: 3605 HOLMES CIR HAC. HTS, 91745 Tel: 562-698-2976

Appellant name: Sugjo & Susana Signature [Signature]
Address: 3573 Holmes Circle H-TH 91745 Tel: (562) 693-6703

Appellant name: Ani Kaprielian Signature [Signature]
Address: 3551 Holmes Circle, Hacienda HTS CA 91745 Tel: (310) 880-1456

Appellant name: James Liang Signature James Liang
Address: 4010 HERMITAGE DR. HACIENDA HTS Tel: (926) 593-9553

Appellant name: Erika Clew Signature [Signature]
Address: 3575 Holmes Circle Hacienda HTS Tel: (562) 696-8358
91745

Appellant name: Werdong Gao Signature [Signature]
Address: 3576 Holmes Cir Hacienda HTS CA 91745 Tel: 562-945-0888

Appellant name: Lily Runko Signature [Signature]
Address: 3564 HOLMES CIRCLE HACIENDA HTS Tel: _____

Appellant name: Kathleen Holmes Signature Kathleen Holmes
Address: 3525 Holmes Circle Hac HTS Tel: (562) 325-8387


Appellant name: Teresa Munoz Signature Teresa Munoz
Address: 4000 Hermitage Dr. Hacienda HTS Tel: 562 696 1911

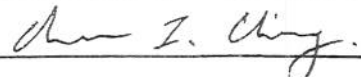
Appellant name: HOIS M. SEIRAFI Signature [Signature]
Address: 4015 HERMITAGE Tel: 626


256-9876

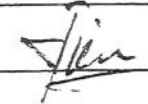
PROJECT NO. R2007-02104-(4) APPEAL SIGNATURE FORM

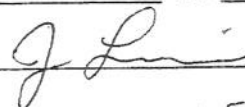
Against T-Mobile to install 12 antennas between South Frame Ave and South Holmes Circle.

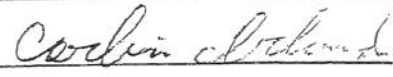
Appellant name: Jerry Wu Signature 
Address: 3625 Holmes Circle Tel: (562) 945-9529


Appellant name: Chen I. Chang Signature 
Address: 3625 Holmes circle, Hacienda Heights, CA Tel: 562-696-3039

Appellant name: ADEN Ting Signature 
Address: 3630 Holmes CR Tel: 562-696-414

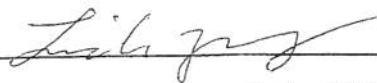
Appellant name: TAN TAO TIN Signature 
Address: 3640 HOLMES CIR Tel: 562-945-8189

Appellant name: Joyce Lim Signature 
Address: 3655 Holmes Cir H H Tel: 562 464-9903

Appellant name: Corbin T-land Signature 
Address: 3645 Holmes Circle Hacienda Heights Tel: (562) 873-0125

Appellant name: Shu Fang Chek Signature 
Address: 15231 Metropol Dr. H.H. Tel: 562-6936360

Appellant name: Paul C. Chow Signature _____
Address: 3650 HOLMES CR HACIENDA HEIGHTS CA Tel: 626966877

Appellant name: LINDA TZENG Signature 
Address: 3503 BELLE RIVER DR Tel: (626) 336-1188

Appellant name: _____ Signature _____
Address: _____ Tel: _____

Appellant name: _____ Signature _____
Address: _____ Tel: _____

PROJECT NO. R2007-02104-(4) APPEAL SIGNATURE FORM

Against T-Mobile to install 12 antennas between South Frame Ave and South Holmes Circle.

Appellant name: LEONARD BURTON Signature [Signature]
Address: 3620 Tel: 562-945-5164

Appellant name: Susan Nakayama Signature [Signature]
Address: 3624 Tel: 5407-3858

Appellant name: Ben Corrales Signature [Signature]
Address: 3615 Holmes Circle Tel: 5-789-5871

Appellant name: Main Liang Wu Signature [Signature]
Address: 3626 Holmes Circle H.H. Tel: 945-3100

Appellant name: Kang Hu Signature [Signature]
Address: 3606 Holmes Circle, H.H. Tel: 562-696-5796

Appellant name: RAJEEV PARIKH Signature [Signature]
Address: 3610 HOLMES CIRCLE H.H. Tel: 91745

Appellant name: _____ Signature _____
Address: _____ Tel: _____

Appellant name: _____ Signature _____
Address: _____ Tel: _____

Appellant name: _____ Signature _____
Address: _____ Tel: _____

Appellant name: _____ Signature _____
Address: _____ Tel: _____

Appellant name: _____ Signature _____
Address: _____ Tel: _____

PROJECT NO. R2007-02104-(4) APPEAL SIGNATURE FORM

Against T-Mobile to install 12 antennas between South Frame Ave and South Holmes Circle.

Pei-Chi Fan

Appellant name: Yu-Ping Wang Signature Yu P. Wang

Address: 15301 Metropal Dr Hacienda HTS CA Tel: (562) 945-3109

Appellant name: AL CASTILLO Signature AL CASTILLO

Address: 15281 METROPOL DR Tel: 562 696-8129

Appellant name: SAS JUNG LEE Signature Jung Lee

Address: 15255 Metropal Dr. Hacienda HTS Tel: (562) 789-0598

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

PROJECT NO. R2007-02104-(4) APPEAL SIGNATURE FORM

Against T-Mobile to install 12 antennas between South Frame Ave and South Holmes Circle.

Appellant name: JOHN CHEN Signature JOHN CHEN

Address: 3536 HOLMES CIR Tel: 562-789-0189

Appellant name: MINGHWA HAN Signature [Signature]

Address: 3545 Holmes Circle, Hacienda Heights, CA 91745 Tel: 562 945 1190

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

Appellant name: _____ Signature _____

Address: _____ Tel: _____

PROJECT NO. R2007-02104-(4) APPEAL SIGNATURE FORM

Against T-Mobile to install 12 antennas between South Frame Ave and South Holmes Circle.

Appellant name: Yi Chiang Tsai Signature Yi Chiang Tsai
Address: 4105 Hermitage Dr Hacienda HTS Tel: 562 696 8691

Appellant name: Tze chun cho Signature [Signature]
Address: 440 Hermitage Dr H.H. CA 91245 Tel: 562 693-8968

Appellant name: Yueh Ying Chang Signature Yueh Ying Chang
Address: 4115 Hermitage Dr. H.H. CA 91745 Tel: 562-7890987

Appellant name: ching chang Lai Signature ching chang Lai
Address: 15207 Matrapool Tel: _____

Appellant name: _____ Signature _____
Address: _____ Tel: _____

Appellant name: _____ Signature _____
Address: _____ Tel: _____

Appellant name: _____ Signature _____
Address: _____ Tel: _____

Appellant name: _____ Signature _____
Address: _____ Tel: _____

Appellant name: _____ Signature _____
Address: _____ Tel: _____

Appellant name: _____ Signature _____
Address: _____ Tel: _____

Appellant name: _____ Signature _____
Address: _____ Tel: _____



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Jason Kozora- Trillium Consulting, INC.
5912 Bolsa Avenue, Ste. 202
Huntington Beach, CA 92649

**Regarding: Project Number R2007-02104-(4)
Conditional Use Permit 200700149-(4)
Between S. Frame Avenue and S. Holmes Circle Hacienda Heights, CA, APN-8289-019-803**

Dear Applicant:

The Regional Planning Commission, by its action of February 4, 2009, **APPROVED** the above described Conditional Use Permit. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 3 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on February 18, 2009.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Diane Aranda in the Zoning Permits Section II at (213) 974-6435.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria
Acting Director of Planning


Maria Masis, Supervising Regional Planner
Zoning Permits II Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: Zoning Enforcement, Testifiers

MM:DA

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
LOS ANGELES COUNTY**

REQUEST: The applicant, T-Mobile, is requesting authorization for the construction, operation and maintenance of a wireless telecommunication facility consisting of (12) panel antennas mounted on the riser legs of an existing 151-ft lattice tower with associated equipment situated at the base located in a 300 sq ft lease area enclosed by a 6-ft high concrete block wall within the Hacienda Heights Zoned District.

REGIONAL PLANNING COMMISSION HEARING DATE: FEBRUARY 4, 2009

PROCEEDINGS BEFORE THE PLANNING COMMISSION:

February 4, 2009 Regional Planning Commission

A duly noticed public hearing was held on February 4, 2009 before the Regional Planning Commission. Commissioners Valdez, Bellamy, Helsley, Modugno were present and Commissioner Rew was absent. The applicant's agent, Jason Kozora from Trillium Consulting Inc., testified in favor of upholding the Hearing Officer's approval. Five area residents were sworn in and testified in opposition to the project, citing concerns such as aesthetic impacts on the neighborhood, diminishment of property values, potential health concerns, and negative impacts on the surrounding trails and the Red-tailed Hawk.

The Commission requested to change the proposed chainlink fence to an enclosed concrete block wall to buffer associated equipment from the surrounding single-family residences and to avoid constructing the facility during egg laying season for local raptors, as determined by the Audubon Society, which the applicant agreed to. There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to uphold the Hearing Officer's decision to approve project R2007-02104-(4) with changes to findings and conditions as agreed to by the applicant.

Findings

1. T-Mobile requests authorization for the construction, operation and maintenance of a wireless telecommunication facility consisting of (12) panel antennas (4 per sector, 3 sectors total) to be mounted on the riser legs of a 151-ft existing Southern California Edison lattice tower with (4) associated equipment cabinets within the 12'x25' lease area enclosed by a 6-ft high block wall.
2. This entitlement request was approved by a Hearing Officer on September 8, 2008.
3. On September 18, 2008 the case was appealed to the Regional Planning Commission. Reasons for the appeal were stated as: the project would cause a reduction in property values, health concerns, and that alternate sites be researched.
4. The subject property is located at parcel lot APN-8289-019-803 between S. Frame Avenue & S. Holmes Circle in the Hacienda Heights Zoned District.
5. The subject property is a 15-acre narrow rectangular-shaped parcel on relatively level land.
6. The project site is zoned A-2-1 (Heavy Agricultural—1-acre minimum lot size).
7. Surrounding properties are all zoned as follows:
North: R-A-12,000 (Residential Agricultural—12,000 sq ft minimum lot size)

South: R-1-15,000 (Single-Family—15,000 sq ft minimum lot size)
East: RPD-15,000 (Residential Planned Development—15,000 sq ft minimum lot size)
West: A-2-1 (Heavy Agricultural—1-acre minimum lot size), city of Whittier

8. Surrounding land uses consist of vacant land with the closest residential use being 150-ft from the subject property.
9. There are no previous zoning violations involving the subject property.
10. The subject property is located within the O (Open Space) classification of the Hacienda Heights Community Plan. The intent of this land use classification is for the conservation of open space for parks, riding and hiking trails, passive recreation, scientific study, sanitary landfills, and utility easements. There are no specific policies related to the proposed type of use in the Community Plan.
11. The site plan depicts a 151-ft existing lattice tower on a 15 acre lot. The proposed project is composed of (12) panel antennas (4 per sector, 3 sectors total) to be mounted on the riser legs of an existing lattice tower. Two sectors of the panel antennas are at 42-ft. and the third sector is at 50-ft. The plans illustrate (4) new BTS cabinets with a new GPS antenna located at the northern portion adjacent to the existing lattice tower surrounded by a new 6-ft high concrete block wall with 5-ft wide access gates at the northwestern portion of a concrete slab within the leasehold area. The proposed project site dimension is approximately 300 sq. ft. Access to the subject property is from South Frame Avenue.
12. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify a wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television tower. Under Section 22.32.190 of the Zoning Ordinance, radio or television towers are permitted uses in A-2 (Heavy – Agricultural) zone, with an approved CUP.
13. Section 22.52.1220 determines parking requirements for uses not specified. The proposed project is subject to provision of one parking space for the purpose of maintenance visits.

The site plan does not illustrate any parking spaces. South Frame Avenue has sufficient space to allow for the temporary parking of a maintenance vehicle. Access to the facility is with advance permission via a locked gate.
14. This project was determined to be Class 3 Categorical Exemption which exempts the installation of small new equipment in small structures from the California Environmental Quality Act.
15. Access to the subject property is via a secured entrance from South Frame Avenue.
16. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
17. Since May 15, 2008, staff has received four phone calls and thirty-two letters of opposition in form of a petition from the area's residents.

18. A community meeting was held on June 2, 2008 at the Steinmetz Senior Center to discuss possible options to the proposed wireless telecommunication facility. There was no decision that was agreed upon by the applicant and the opposed group.
19. The proposed project should not have an adverse visual impact on the surrounding neighborhood because the proposed wireless facility will utilize the existing Southern California lattice tower. The project size is approximately 300 sq. ft. on a 15 acre parcel lot within an open space area which is of adequate size to accommodate the proposed use while not impacting the current use of the property.
20. The project will not significantly affect the aesthetics and visual harmony of the area.
21. The Wireless Telecommunication Facility will serve the basic needs of the community for both personal and business providing coverage for personal use, business uses and during emergency situations where traditional telephone service is not available or becomes disrupted.
22. Applicant submitted coverage maps (Exhibit A and Exhibit B) illustrating that the coverage area is substandard without the installation of the proposed Wireless Telecommunication Facility. Exhibit A shows that the alternate site proposed by the community residents will not provide coverage for the intended area. Exhibit B depicts the intended area without the proposed project as having "marginal" coverage and with the proposed project as having "good" coverage.
23. Access to the project site will be limited to the maintenance crew by first acquiring permission from Southern California Edison to encourage public safety.
24. Prior to construction the applicant shall contact the "Audubon Society" to ensure installation of the wireless facility will not disrupt the nesting patterns of native bird species.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090,

Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact and conclusions presented above, the Regional Planning Commission upholds the Hearing Officer's **APPROVAL** decision of Conditional Use Permit No. 200700149-(4), Project R2007-02104-(4), subject to the attached conditions.

VOTE: 4-0

Concurring: Valadez, Bellamy, Helsley, Modugno

Dissenting:

Abstaining:

Absent: Rew

Action Date: February 4, 2009

**Attachments: Conditions
Affidavit**

cc: Zoning Enforcement, Building and Safety

1. This grant authorizes T-Mobile the use of the subject property for the construction, operation and maintenance of a wireless telecommunication facility consisting of (12) panel antennas mounted on the legs of an existing 151-ft lattice tower with associated equipment situated at the base located in a 300 sq ft lease area within the Hacienda Heights Zoned District. All facilities shall be maintained as depicted on the approved Exhibit "A" and subject to all of the following conditions of approval:
 - a. Any and all graffiti on the proposed wall and the facility shall be removed within 24 hours of its application;
 - b. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
 - c. Said facility shall be removed if in disuse for more than six months;
 - d. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time;
 - e. All structures shall conform with the requirements of the Building and Safety Division of the Department of Public Works;
 - f. All equipment shall be a neutral color excluding black to blend with its surroundings and shall be maintained in good condition at all times;
 - g. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning;
 - h. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities;
 - i. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight;
 - j. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner; and
 - k. The operator shall provide satisfactory safeguards to prevent unauthorized access to the lease area enclosure;

8. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant will terminate on February 4, 2019.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **5 (five) biennial** inspections. Inspections shall be unannounced.

If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about said premises.



Los Angeles County
Department of Regional Planning

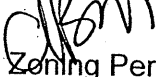


Planning for the Challenges Ahead

January 21, 2009

Jon Sanabria
Acting Director of Planning

TO: Leslie G. Bellamy, Chair
Wayne Rew, Vice-Chair
Esther Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Maria Masis 
Section Head, Zoning Permits II

SUBJECT: Project Number: R2007-02104-(4)
Case: Conditional Use Permit No. RCUP200700149 – (4)
APN-8289-019-803, BETWEEN S. FRAME AVENUE & S. HOLMES CIRCLE,
HACIENDA HEIGHTS ZONED DISTRICT
An appeal of the September 8, 2008 Hearing Officer decision to authorize
the installation, operation and maintenance of a wireless
telecommunication facility consisting of (12) antennas mounted on the legs
of an existing lattice tower with associated equipment located in a 300 sq ft
lease area within the Hacienda Heights Zoned District.
RPC Meeting: February 4, 2009 Public Hearing
Agenda Item: 5

The purpose of this memo is to provide the most current information available regarding the above project proposal, as well as a summary of the Hearing Officer proceedings.

Since May 15, 2008, staff has received four phone calls and thirty-two letters of opposition, and a petition with signatures, from the area's residents opposing the project. In general, they oppose the project based on property values and health concerns.

An initial public hearing was held by the Hearing Officer on May 20, 2008, who granted a continuance to June 3, 2008 to allow the applicant to conduct a community input meeting with area residents. A meeting was held on Monday, June 2, 2008 at the Steinmetz Senior Center, located at 1545 South Stimson Avenue, in Hacienda Heights. Approximately 32 area residents were in attendance. The specific issues voiced by the residents were concerns about health effects and radiation, aesthetics and decline in property values. Residents adjacent to the site also expressed concern about cumulative effects of Wireless Telecommunication Facilities emissions and dust that can be created

can be created by the once a month maintenance visit. Most of those who attended stated that they wanted no facility whatsoever in their neighborhood, although, an alternate location for the proposed project was discussed. The applicant researched the alternate site and found that it would not meet the intended coverage objective of T-Mobile due to geographical constraints. The RF engineer test results are included in the packet.

On June 3, 2008, Hearing Officer meeting was held and continued to Monday, September 8, 2008 in order to conduct an evening Hearing Officer meeting within the community of Hacienda Heights.

On September 8, 2008, a Hearing Officer public hearing was held at the Steinmetz Senior Center in Hacienda Heights. The applicants' representative, Tim Miller, was sworn in and testified in favor of the project. They confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval. Two area residents were sworn in and testified in opposition to the project, citing concerns such as aesthetic impacts on the neighborhood, diminishment of property values, potential health concerns, and dust created by the once a month maintenance visit. There was discussion regarding the dust that may be created by the maintenance vehicle during the once a month maintenance visit that may spread to adjacent residential properties. The applicant's agent agreed to mitigate the potential dust by having the maintenance vehicle park on the paved street and walk-in to the subject property to conduct the routine visit. The property will also be entered only with permission from the owner, Southern California Edison. There being no further testimony, the hearing officer closed the public hearing and approved the permit with changes to the findings and conditions of approval as agreed to by the applicant.

On September 18, 2008, John Chen, area resident and Board President of Broadmoor Monaco Crest Community Association, filed an appeal with the Commission Secretary of the approval of Conditional Use Permit R2007-02104-(4). The appeal form is attached stating reasons for the appeal such as a reduction in property values, health concerns and a request to move the project to another site.

Staff believes that the proposed project satisfies the development standards, and will not cause any further detriment to the health, peace, or general welfare of the area. This, combined with the other reasons cited in the previous Staff Analysis (attached), give's Staff cause to uphold the previous recommendation of **APPROVAL** for project number R2007-02104-(4), conditional use permit number RCUP200700149-(4), subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I move that the Regional Planning Commission close the public hearing, and uphold the Hearing Officer's decision to approve Project R2007-02104-(4) with the attached findings and conditions.

MM:DA

**T-Mobile • Proposed Base Station (Site No. IE25732B)
South Frame Avenue & South Holmes Circle • Hacienda Heights, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of T-Mobile, a personal wireless telecommunications carrier, to evaluate the base station (Site No. IE25732B) proposed to be located at South Frame Avenue & South Holmes Circle in Hacienda Heights, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar exposure limits. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

<u>Personal Wireless Service</u>	<u>Approx. Frequency</u>	<u>Occupational Limit</u>	<u>Public Limit</u>
Personal Communication (“PCS”)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio	855	2.85	0.57
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables about 1 inch thick. Because of the short wavelength of the frequencies assigned by the FCC for



**T-Mobile • Proposed Base Station (Site No. IE25732B)
South Frame Avenue & South Holmes Circle • Hacienda Heights, California**

wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by T-Mobile, including zoning drawings by Connell Design Group, LLC, dated August 21, 2007, it is proposed to mount twelve Andrew Model TMBX-6516-R2M directional panel antennas on an existing 151-foot SCE lattice tower located at South Frame Avenue and South Holmes Circle in Hacienda Heights, California. The antennas would be mounted at effective heights of about 40 and 50 feet above ground and would be oriented in groups of four toward 0°T, 70°T, and 140°T. The maximum effective radiated power in any direction would be 1,280 watts, representing the simultaneous operation of eight PCS channels at 160 watts each. Proposed to be mounted about 41 feet above ground is a microwave "dish" antenna, for interconnection of this site with others in the T-Mobile network. There are reported no other wireless telecommunications base stations installed nearby.

Study Results

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed T-Mobile operation is calculated to be 0.0040 mW/cm², which is 0.40% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence is 0.80% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels. The microwave antenna would be in point-to-point service and is so directional that it makes no significant contribution to RF exposure conditions at ground level.

**T-Mobile • Proposed Base Station (Site No. IE25732B)
South Frame Avenue & South Holmes Circle • Hacienda Heights, California**

No Recommended Mitigation Measures

Due to their mounting location, the T-Mobile antennas are not accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that SCE already takes adequate precautions to ensure that there is no unauthorized access to its tower. To prevent exposures in excess of the occupational limit by authorized SCE workers, it is expected that they will adhere to appropriate safety protocols adopted by that company.

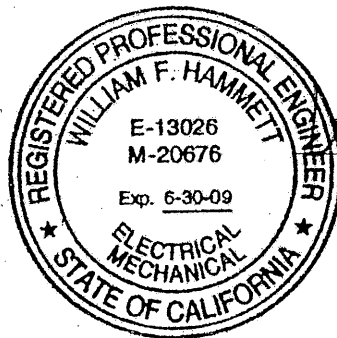
Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the base station proposed by T-Mobile at South Frame Avenue & South Holmes Circle in Hacienda Heights, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2009. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

May 30, 2008



William F. Hammett
William F. Hammett, P.E.

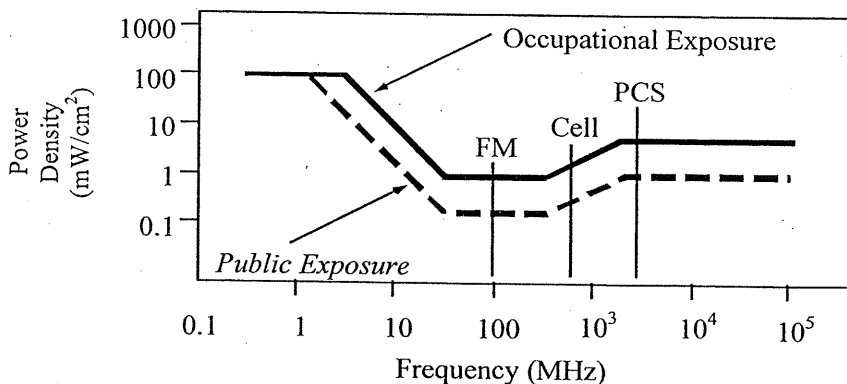


FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D^2 \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

- where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
 P_{net} = net power input to the antenna, in watts,
 D = distance from antenna, in meters,
 h = aperture height of the antenna, in meters, and
 η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

- where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



● =Alternate (community Proposed) candidate location

T-Mobile stick together™

Confidential and Proprietary Information of T-Mobile USA

•The Alternate(community referred) candidate is approx. at 1067 ft.

•The terrain continues to be around the same height at approx 0.15 miles from the candidate location on the North and East Side. After that there is sudden drop in the terrain to around 600ft. Since most of the coverage objective lies around 600ft and below, this candidate location is not good as the signal gets blocked by the terrain. The RF propagation maps and the drive test show this behavior.

T-Mobile stick together™

Confidential and Proprietary Information of T-Mobile USA



● = T-mobile candidate location

T-Mobile stick together™

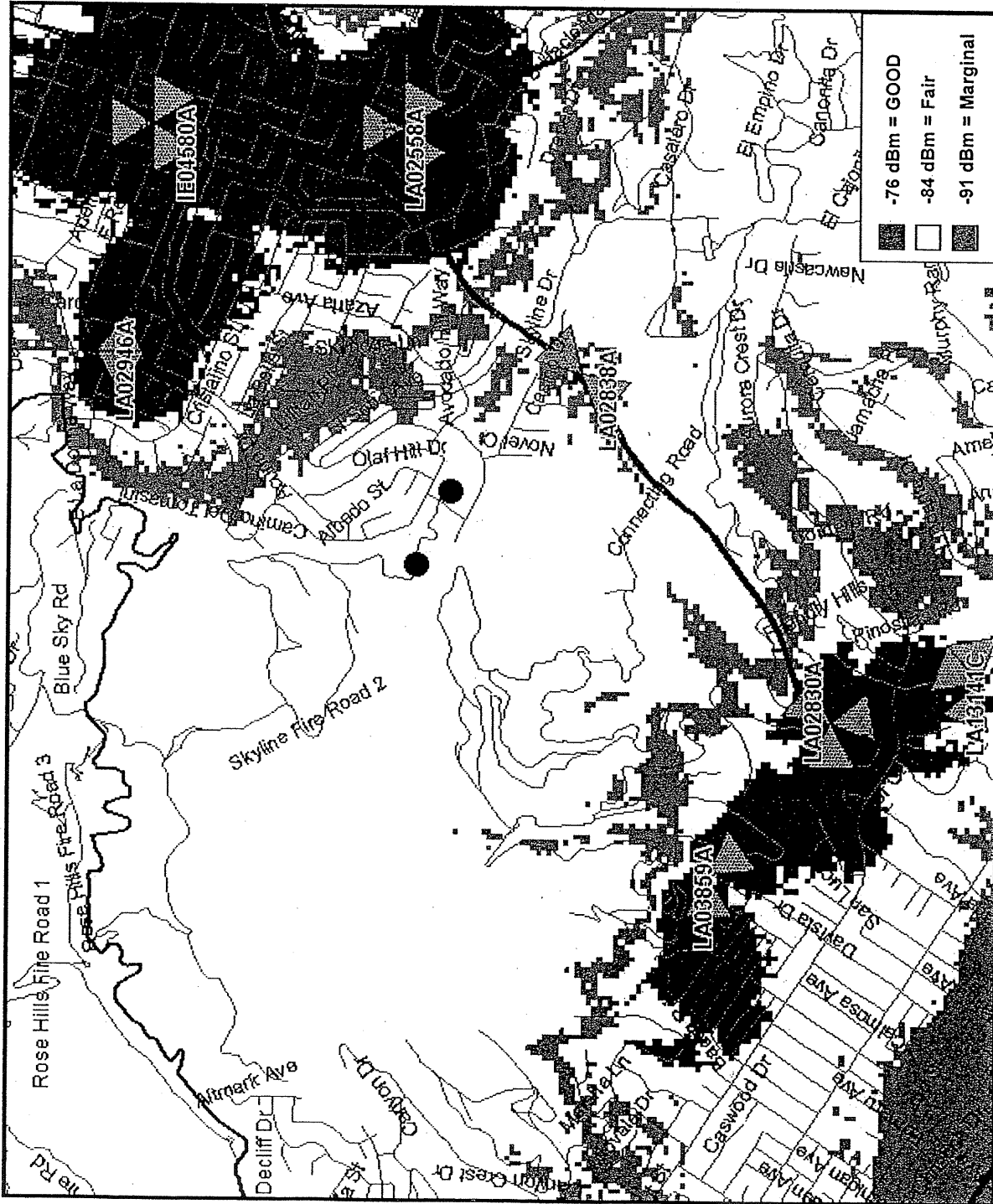
•The T-mobile Preferred candidate is approx. at 1005 ft.

•The terrain in this case continues to go down steeply rather than being flat or higher near the candidate location. This helps signal to spread out better as it is not blocked by the terrain. The coverage Maps and the drive test done show the behavior of this pattern

T-Mobile stick together™

Confidential and Proprietary Information of T-Mobile USA

Coverage of neighboring sites without IE25732 on air

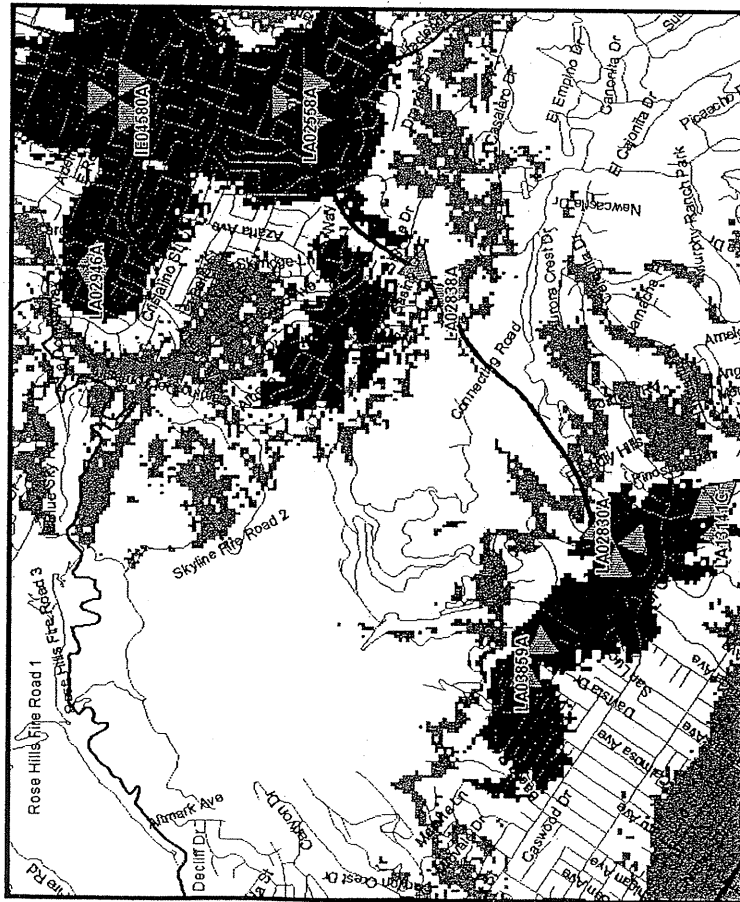


- = Proposed Cell location
By Community
- = Proposed Cell location
By T-mobile

T-Mobile stick together™

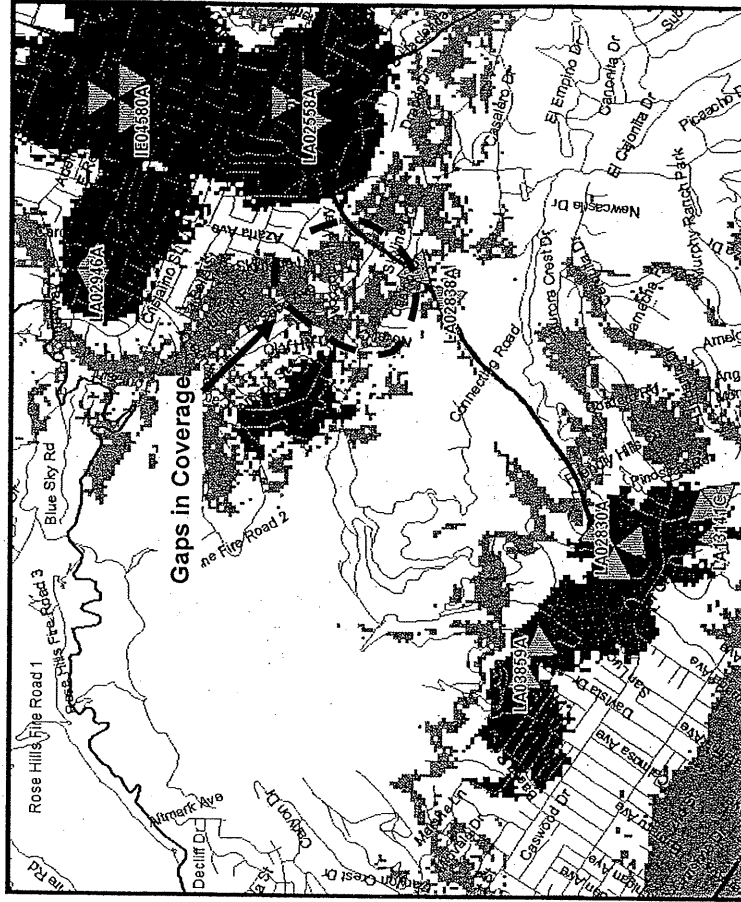
Confidential and Proprietary Information of T-Mobile USA

Coverage of neighboring sites with IE25732
T-mobile Preferred Location on air



● = Proposed Cell location
By T-mobile

Coverage of neighboring sites with IE25732
Community Proposed Location on air



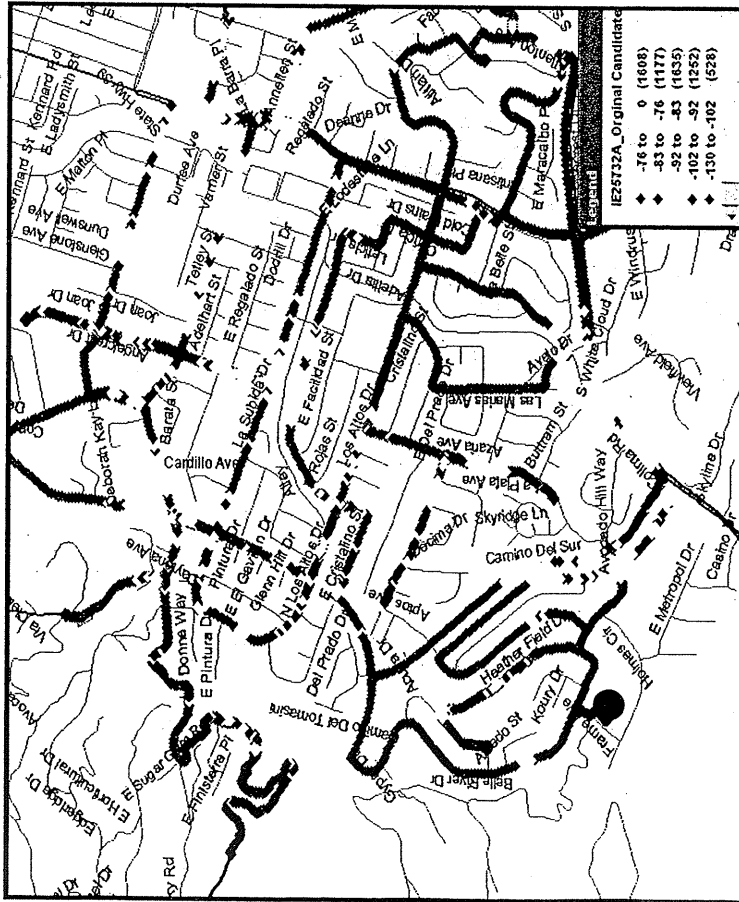
● = Proposed Cell location
By Community

T-Mobile stick togetherSM

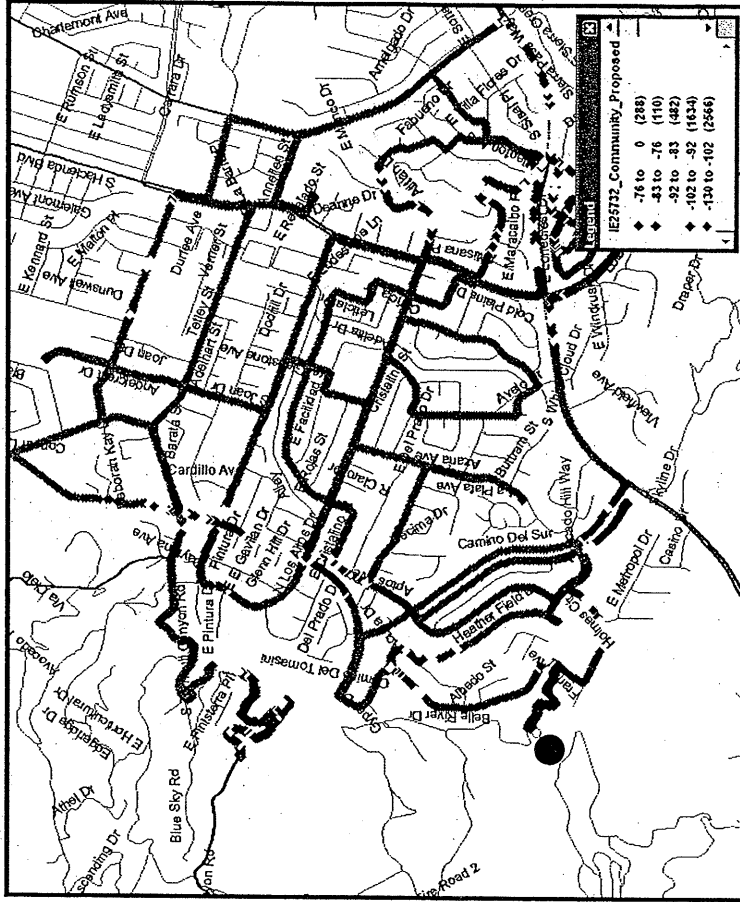
Confidential and Proprietary Information of T-Mobile USA

Comparison of The drive test between both the candidates

T-mobile Proposed Candidate drive data



Community Proposed Candidate Drive Data



T-Mobile stick together



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon, FAICP
Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Jason Kozora- Trillium Consulting, INC.
5912 Bolsa Avenue, Ste. 202
Huntington Beach, CA 92649

**Regarding: Project Number R2007-02104-(4)
Conditional Use Permit 200700149-(4)
Between S. Frame Avenue and S. Holmes Circle Hacienda Heights, CA, APN-8289-019-803**

Dear Applicant:

Hearing Officer John Gutwein, by his action of September 8, 2008, **APPROVED** the above described Conditional Use Permit. The attached documents contain the Hearing Officer's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 3 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant or and other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on September 22, 2008.** Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Diane Aranda in the Zoning Permits Section II at (213) 974-6435.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning


Maria Masis, Supervising Regional Planner
Zoning Permits II Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)
c: Zoning Enforcement, Testifiers

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant, T-Mobile, is requesting authorization for the construction, operation and maintenance of a wireless telecommunication facility consisting of (12) panel antennas mounted on the riser legs of an existing 151-ft lattice tower with associated equipment situated at the base located in a 300 sq ft lease area surrounded by a 6-ft high chain link fence within the Hacienda Heights Zoned District.

PROCEEDINGS BEFORE THE HEARING OFFICER:

September 8, 2008 Public Hearing

A duly noticed public hearing was held on September 8, 2008 at the Steinmetz Senior Center in Hacienda Heights. The applicants' representative, Tim Miller, was sworn in and testified in favor of the project. They confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval. Two area residents were sworn in and testified in opposition to the project, citing concerns such as aesthetic impacts on the neighborhood, diminishment of property values, potential health concerns, and dust created by the once a month maintenance visit. There being no further testimony, the hearing officer closed the public hearing and approved the permit with changes to the findings and conditions of approval as agreed to by the applicants.

PREVIOUS HEARINGS

The case was first heard at the hearing officer meeting on May 20, 2008 and was continued to June 3, 2008 to allow time for a community meeting held on June 2, 2008 at the Steinmetz Center within the community of Hacienda Heights. The hearing officer meeting held on June 3, 2008 was closed to the public and continued to Monday, September 8, 2008 to hold the meeting within the community of Hacienda Heights to encourage community involvement and to allow for maximum attendance.

Findings

1. T-Mobile requests authorization for the construction, operation and maintenance of a wireless telecommunication facility consisting of (12) panel antennas (4 per sector, 3 sectors total) to be mounted on the riser legs of a 151-ft existing Southern California Edison lattice tower with (4) associated equipment cabinets within the 12'x25' lease area surrounded by a 6-ft high chain link fence.
2. The subject property is located at parcel lot APN-8289-019-803 between S. Frame Avenue & S. Holmes Circle in the Hacienda Heights Zoned District.
3. The subject property is a 15 acre narrow rectangular-shaped parcel on relatively level land.
4. The project site is zoned A-2-1 (Heavy Agricultural—1-acre minimum lot size).
5. Surrounding properties are all zoned as follows:
North: R-A-12,000 (Residential Agricultural—12,000 sq ft minimum lot size)
South: R-1-15,000 (Single-Family—15,000 sq ft minimum lot size)
East: RPD-15,000 (Residential Planned Development—15,000 sq ft minimum lot size)
West: A-2-1 (Heavy Agricultural—1-acre minimum lot size), city of Whittier
6. Surrounding land uses consist of vacant land with the closest residential use being 150-ft from the subject property.

7. The only previous case on the subject property is for Plot Plan 200400323 for the installation of two lattice towers were approved on October 5, 2004.
8. There are no previous zoning violations involving the subject property.
9. The subject property is located within the O (Open Space) classification of the Hacienda Heights Community Plan. The intent of this land use classification is for the conservation of open space for parks, riding and hiking trails, passive recreation, scientific study, sanitary landfills, and utility easements. There are no specific policies related to the proposed type of use in the Community Plan.
10. The site plan depicts a 151-ft existing lattice tower on a 15 acre lot. The proposed project is composed of (12) panel antennas (4 per sector, 3 sectors total) to be mounted on the riser legs of an existing lattice tower. Two sectors of the panel antennas are at 42-ft. and the third sector is at 50-ft. The plans illustrate (4) new BTS cabinets with a new GPS antenna located at the northern portion adjacent to the existing lattice tower surrounded by a new 6-ft high chain link fence with 5-ft wide access gates at the northwestern portion of a concrete slab within the leasehold area. The proposed project site dimension is approximately 300 sq. ft. Access to the subject property is from South Frame Avenue.
11. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify a wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television tower. Under Section 22.32.190 of the Zoning Ordinance, radio or television towers are permitted uses in A-2 (Heavy – Agricultural) zone, with an approved CUP.
12. Section 22.52.1220 determines parking requirements for uses not specified. The proposed project is subject to provision of one parking space for the purpose of maintenance visits.

The site plan does not illustrate any parking spaces. South Frame Avenue has sufficient space to allow for the temporary parking of a maintenance vehicle. Access to the facility is with advance permission via a locked gate.
13. This project was determined to be Class 3 Categorical Exemption which exempts the installation of small new equipment in small structures from the California Environmental Quality Act.
14. Access to the subject property is via a secured entrance from South Frame Avenue.
15. A total of (123) public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on April 9, 2008 regarding the subject proposal. The notice was published in *La Opinion* and the San Gabriel Valley Tribune on April 10, 2008. Case-related materials were sent on April 12, 2008, to the Hacienda Heights Library at 16010 La Monde Street, Hacienda Heights, CA 91745. The public hearing notice was posted at the project site on April 18, 2008.
16. Since May 15th, staff has received four phone calls and thirty-two letters of opposition in form of a petition from the area's residents.
17. A community meeting was held on June 2, 2008 at the Steinmetz Senior Center to discuss possible options to the proposed wireless telecommunication facility. There was no decision

that was agreed upon by the applicant and the opposed group.

18. The proposed project should not have an adverse visual impact on the surrounding neighborhood because the proposed wireless facility will utilize the existing Southern California lattice tower. The project size is approximately 300 sq. ft. on a 15 acre parcel lot within an open space area which is of adequate size to accommodate the proposed use while not impacting the current use of the property.
19. The Wireless Telecommunication Facility will serve the basic needs of the community for both personal and business providing coverage for personal use, business uses and during emergency situations where traditional telephone service is not available or becomes disrupted.
20. Applicant submitted coverage maps (Exhibit A and Exhibit B) illustrating that the coverage area is substandard without the installation of the proposed Wireless Telecommunication Facility. Exhibit A shows that the alternate site proposed by the community residents will not provide coverage for the intended area. Exhibit B depicts the intended area without the proposed project as having "marginal" coverage and with the proposed project as having "good" coverage.
21. Access to the project site will be limited to the maintenance crew by first acquiring permission from Southern California Edison to encourage public safety.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15301 of the State CEQA Guidelines and Class 3 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.

PROJECT NO. 2007-02104-(4) /
CONDITIONAL USE PERMIT NO. 200700149-(4)

FINDINGS
PAGE 4 OF 4

2. In view of the findings of facts presented above, Project No. 2007-02104-(4) / Conditional Use Permit Case No. 200700149 is **APPROVED**, subject to the attached conditions.

Attachments: Conditions
Affidavit

cc: Zoning Enforcement, Building and Safety

1. This grant authorizes T-Mobile the use of the subject property for the construction, operation and maintenance of a wireless telecommunication facility consisting of (12) panel antennas mounted on the legs of an existing 151-ft lattice tower with associated equipment situated at the base located in a 300 sq ft lease area within the Hacienda Heights Zoned District. All facilities shall be maintained as depicted on the approved Exhibit "A" and subject to all of the following conditions of approval:
 - a. Any and all graffiti on the proposed wall and the facility shall be removed within 24 hours of its application;
 - b. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
 - c. Said facility shall be removed if in disuse for more than six months;
 - d. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time;
 - e. All structures shall conform with the requirements of the Building and Safety Division of the Department of Public Works;
 - f. All equipment shall be a neutral color excluding black to blend with its surroundings and shall be maintained in good condition at all times;
 - g. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning;
 - h. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities;
 - i. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight;
 - j. The operators shall submit an annual maintenance report to the Department of Regional Planning by January 1, 2009 verifying the continued operation and maintenance of the said facility;

- k. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner; and
 - l. The operator shall provide satisfactory safeguards to prevent unauthorized access to the lease area enclosure;
 - m. All development shall take place within the area confined by the chain link fence due to the environmentally sensitive surrounding.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing before the expiration date.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant will terminate on September 8, 2018.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **5 (five) biennial** inspections. Inspections shall be unannounced.

If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to

protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.

13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about said premises.
15. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. General maintenance (once a month maintenance visit) by the maintenance crew will be serviced by walking onto the subject property only. Vehicular access will not be permitted within the site to reduce dust particles.
17. Parking of the maintenance vehicle will be permitted along Frame Avenue and Holmes Circle.

MM:DA
9/8/08



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. R2007-02104-(4)

CONDITIONAL USE PERMIT CASE NO. 200700149

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 9.	
PUBLIC HEARING DATE May 20, 2008	

APPLICANT T-Mobile USA, Inc.	OWNER Southern California Edison	REPRESENTATIVE Jason Kozora-Trillium Telecom SVC
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REQUEST
Conditional Use Permit: To authorize the installation, operation and maintenance of a wireless telecommunication facility consisting of (12) antennas mounted on the legs of an existing lattice tower with associated equipment situated at the base located in a 300 sq ft lease area within the Hacienda Heights Zoned District.

LOCATION/ADDRESS South Frame Avenue & South Holmes Circle, APN-8289-019-803	ZONED DISTRICT Hacienda Heights
ACCESS South Holmes Circle and South Frame Avenue	COMMUNITY Hacienda Heights
SIZE 15 acres	EXISTING ZONING A-2-1 (Heavy Agricultural Zone-One Acre Required Area)
EXISTING LAND USE SCE Transmission Lattice Tower	SHAPE Regular
	TOPOGRAPHY Slight Slope

SURROUNDING LAND USES & ZONING
 North: Single-Family Residence— R-A-12,000 (Residential Agriculture-12,000 sq. ft. lot).
 East: Single-Family Residence— R-A-12,000 (Residential Agriculture-12,000 sq. ft. lot), RPD (residential Planned Development)-15,000-3.2U.
 South: Single-Family Residence —R-1-15,000 (Single-family residence-15,000 sq. ft. lot).
 West: Single-Family Residence— R-A-12,000 (Residential Agriculture-12,000 sq. ft. lot), A-2-1 (Heavy Agricultural Zone-One Acre Required Area).

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	O-S (Open Space)	N/A	See Staff Analysis
Hacienda Heights Community Plan Area	O (Open Space)	N/A	See Staff Analysis

ENVIRONMENTAL STATUS
 Class 1 Categorical Exemption – New Construction or Conversion of Small Structure.

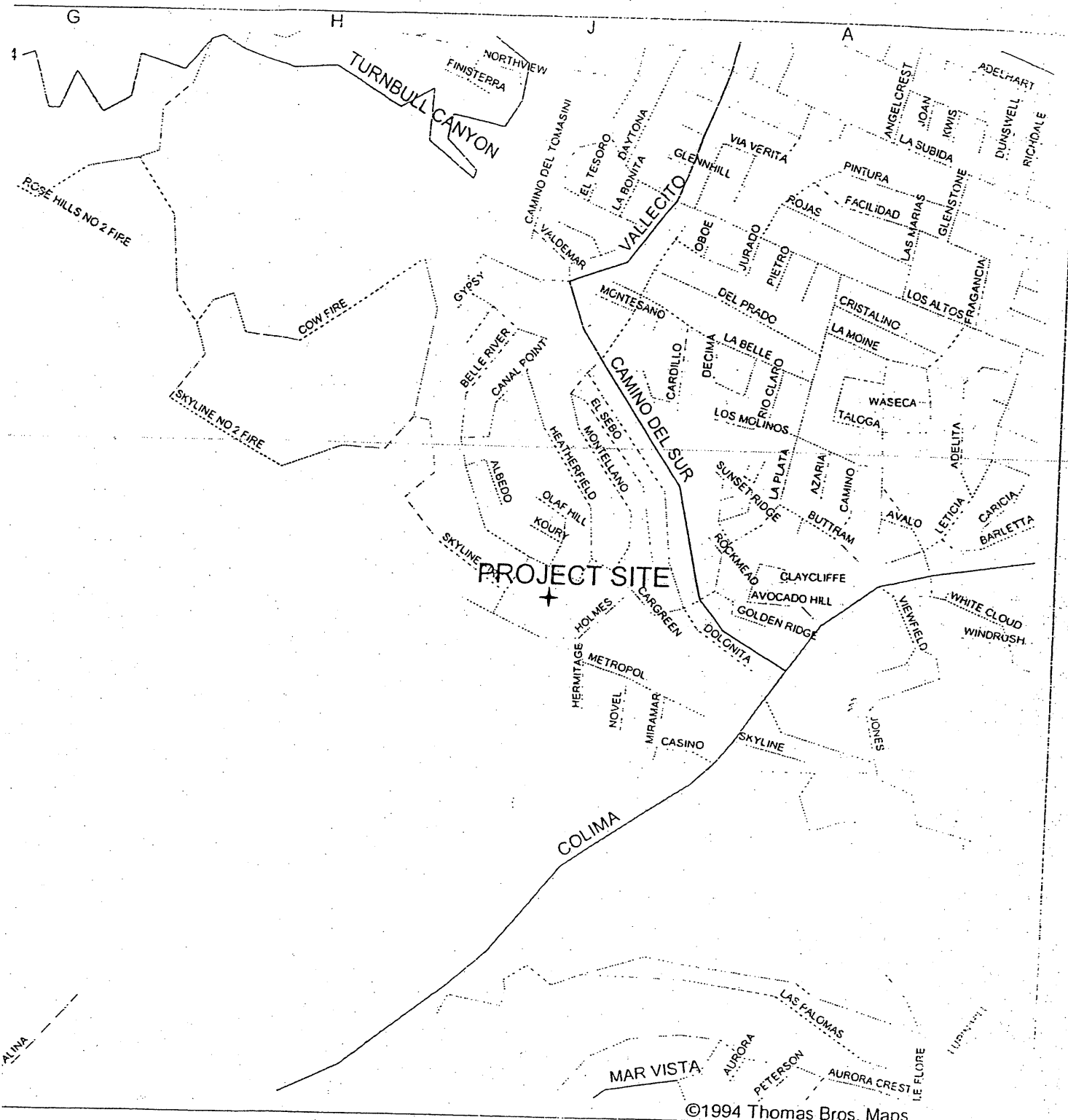
DESCRIPTION OF SITE PLAN
 The site plan depicts a 151-ft existing lattice tower on a 15 acre lot. The proposed project is composed of (12) panel antennas (4 per sector, 3 sectors total) to be mounted on the riser legs of an existing lattice tower. Two sectors of the panel antennas are at 42-ft. and the third sector is at 50-ft. The plans illustrate (4) new BTS cabinets with a new GPS antenna located at the northern portion adjacent to the existing lattice tower surrounded by a new 6-ft high chain link fence with 5-ft wide access gates at the northwestern portion of a concrete slab within the leasehold area. The proposed project site dimension is approximately 300 sq. ft.

KEY ISSUES

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* ()	PETITIONS (O)	LETTERS (O)
(F)	(F)	(F)



©1994 Thomas Bros. Maps

VICINITY MAP

SITE : FRAME AVENUE - IE25732B

STAFF ANALYSIS
PROJECT NUMBER R2007-02104 – (4)
CONDITIONAL USE PERMIT No. RCUP200700149 – (4)

ENTITLEMENT REQUEST

The applicant, T-Mobile, is requesting a conditional use permit to allow the construction, operation and maintenance of an unmanned wireless telecommunications facility, consisting of (12) panel antennas mounted on the legs of an existing lattice tower with associated equipment situated at the base located in a 300 sq ft lease area within the Hacienda Heights Zoned District.

PROJECT DESCRIPTION

The proposed project is composed of (12) panel antennas (4 per sector, 3 sectors total) to be mounted on the riser legs of an existing lattice tower. Two sectors of the directional antennas are at 42-ft. and the third sector is at 50-ft. located between South Frame Avenue & South Holmes Circle, APN-8289-019-803 within the unincorporated portion of Los Angeles County. In addition, the proposed project would place the (4) associated electronic equipment cabinets at the base of the tower within the 12'x25' lease area surrounded by a 6-ft high chain link fence.

PROJECT LOCATION

The proposed project is located at S. Frame Avenue & S. Holmes Circle in the Hacienda Heights Zoned District within the unincorporated portion of Los Angeles County.

SITE DESCRIPTION

The project lease area is located near the western edge of a large vacant parcel, approximately 15 acres in total, containing two existing Southern California Edison lattice towers. The proposed project utilizes an existing 151-ft lattice tower situated on a relatively leveled parcel surrounded by open space with the nearest residential properties 150-ft away. Access to the 300 sq. ft. leasehold area is from a 5-ft wide access gate at the northwestern portion on a concrete slab, and access to the project site is from S. Frame Avenue.

Temporary parking for the monthly maintenance site visit is provided along South Frame Avenue west of the subject property.

ENVIRONMENTAL DETERMINATION

Staff has determined that the proposed project is eligible for a Class 3 Categorical Exemption which exempts the installation of small new equipment in small structures from the California Environmental Quality Act.

Existing Zoning

Subject Property

The project site is zoned A-2-1 (Heavy Agricultural—1-acre minimum lot size).

Surrounding Zones

Surrounding properties are all zoned as follows:

North: R-A-12,000 (Residential Agricultural—12,000 sq ft minimum lot size)

South: R-1-15,000 (Single-Family—15,000 sq ft minimum lot size)

East: RPD-15,000 (Residential Planned Development—15,000 sq ft minimum lot size)

West: A-2-1 (Heavy Agricultural—1-acre minimum lot size), city of Whittier

Existing Land Uses

Subject Property

The subject property is currently on an approximately 15 acre lot of vacant, agricultural land 150-ft from the closest single-family residential property. Single family residences surround the project from the north, south, east and west. There is another existing Southern California Edison lattice tower approximately 60-ft from the project site with power transmission lines.

Surrounding Land Use

Surrounding land uses consist of:

North: Single family residences

East: Single family residences, vacant land

South: Single family residences, vacant land

West: Single family residences, vacant land, city of Whittier

PREVIOUS CASES/ZONING HISTORY

Plot Plan 200400323 for the installation of two lattice towers were approved on October 5, 2004.

SITE PLAN

The site plan depicts a 151-ft existing lattice tower on a 15 acre lot. The proposed project is composed of (12) panel antennas (4 per sector, 3 sectors total) to be mounted on the riser legs of an existing lattice tower. Two sectors of the panel antennas are at 42-ft. and the third sector is at 50-ft. The plans illustrate (4) new BTS cabinets with a new GPS antenna located at the northern portion adjacent to the existing lattice tower surrounded by a new 6-ft high chain link fence with 5-ft wide access gates at the northwestern portion of a concrete slab within the leasehold area. The proposed project site dimension is approximately 300 sq. ft. Access to the subject property is from South Frame Avenue.

GENERAL PLAN CONSISTANCY

The subject property is located within the O (Open Space) classification of the Hacienda Heights Community Plan. The intent of this land use classification is for the

conservation of open space for parks, riding and hiking trails, passive recreation, scientific study, sanitary landfills, and utility easements. There are no specific policies related to the proposed type of use in the Community Plan.

There are no specific policies related to wireless telecommunication facilities in the Hacienda Community Plan. The equipment of the proposed wireless telecommunication facility will be located within the existing leasable area and will not adversely impact the viability of surrounding areas for the maintenance or expansion of agricultural activities. Staff's opinion is that the project is consistent with the Community Plan.

ZONING ORDINANCE & DEVELOPMENT STANDARDS COMPLIANCE

The property on which the proposed project is to be located is within the A-2 (Heavy – Agricultural) zone. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify WTF as a land use. The land use most closely corresponding to a WTF specified in the Zoning Ordinance is a radio or television tower. Under Section 22.32.190 of the Zoning Ordinance, radio or television towers are permitted uses in A-2 (Heavy – Agricultural) zone, with an approved CUP.

Parking

Section 22.52.1220 determines parking requirements for uses not specified. The proposed project is subject to provision of one parking space for the purpose of maintenance visits.

The site plan does not illustrate any parking spaces. South Frame Avenue has sufficient space to allow for the temporary parking of a maintenance vehicle. Access to the facility is with advance permission via a locked gate.

Development Standards

According to Section 22.24.170 of the County Code the following zone specific development standards apply:

Section 22.24.170 provides development standards for uses in A-2 zoning designation:

- A. Front, side and rear yards shall be provided as required in Zone R-1.
- B. Single-family residential uses shall be subject to all development standards applying to Zone R-1, except as otherwise specified in this Title 22.

Neither of the above mentioned standards will apply to the proposal.

- C. Premises in Zone A-2 shall provide the required area as specified in Part 2 of Chapter 22.52.

The wireless facility will utilize the existing height of the Southern California lattice tower and not add additional height. The directional antennas are placed on the tower legs of the existing lattice tower one sector of four antennas at 50-ft and the other two sectors (four antennas per sector) at approximately 40-ft in height. These requirements will be addressed with the conditional use permit.

STAFF EVALUATION

Neighborhood Impact/Land Use Compatibility

The project site is surrounded by single family residences and vacant land. The proposed project should not have an adverse visual impact on the surrounding neighborhood because the proposed wireless facility will utilize the existing Southern California lattice tower. The project size is approximately 300 sq. ft. on a 15 acre parcel lot within an open space area which is of adequate size to accommodate the proposed use while not impacting the current use of the property.

The proposed project will be unmanned and will not create additional traffic to the existing residential community.

The applicant proposes to match the color and design of the 12 directional antennas and associated equipment to the existing lattice tower in order to minimize visual impact from the single family residences that are approximately 150 feet from the project. The proposed project should not have an adverse visual impact on the single family residences because of the industrial nature of the property, and the Southern California lattice towers and transmission lines surrounding the area.

The proposed project will provide improved coverage for personal use, business uses and during emergency situations where traditional telephone service is not available or becomes disrupted.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Due to the nature of the request, consultation with other County Departments was not necessary.

PUBLIC COMMENTS

No comments received

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning website posting.

A total of (123) public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on April 9, 2008 regarding the subject proposal. The notice was published in *La Opinion* and the San Gabriel Valley Tribune on April 10, 2008. Case-related materials were sent on April 12, 2008, to the Hacienda Heights Library at 16010 La Monde Street, Hacienda Heights, CA 91745. The public hearing notice was posted at the project site on April 18, 2008.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **Approval** of project number R2007-02104-(4), Conditional Use permit number RCUP200700149-(4), subject to the attached conditions.

Prepared by Diane Aranda, Zoning Permits II Section

Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits II Section

Attachments:

Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Site Photographs
Site Plan
Land Use Map
MM:DA

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant, T-Mobile, is requesting authorization for the construction, operation and maintenance of a wireless telecommunication facility consisting of (12) panel antennas mounted on the riser legs of an existing 151-ft lattice tower with associated equipment situated at the base located in a 300 sq ft lease area surrounded by a 6-ft high chain link fence within the Hacienda Heights Zoned District.

PROCEEDINGS BEFORE THE HEARING OFFICER:

May 20, 2008 Public Hearing

A duly noticed public hearing was held on May 20, 2008. The applicant was sworn in and testified in favor of the project. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

There being no further testimony, the Hearing Officer closed the public hearing, expressed her intent to approve the subject project, subject to the conditions recommended by staff, and directed staff to prepare the findings and conditions for approval.

Findings

1. T-Mobile requests authorization for the construction, operation and maintenance of a wireless telecommunication facility consisting of (12) panel antennas (4 per sector, 3 sectors total) to be mounted on the riser legs of a 151-ft existing Southern California Edison lattice tower with (4) associated equipment cabinets within the 12'x25' lease area surrounded by a 6-ft high chain link fence.
2. The subject property is located at parcel lot APN-8289-019-803, between S. Frame Avenue & S. Holmes Circle in the Hacienda Heights Zoned District.
3. The subject property is a 15 acre narrow rectangular-shaped parcel on relatively level land.
4. The project site is zoned A-2-1 (Heavy Agricultural—1-acre minimum lot size).
5. Surrounding properties are all zoned as follows:
North: R-A-12,000 (Residential Agricultural—12,000 sq ft minimum lot size)
South: R-1-15,000 (Single-Family—15,000 sq ft minimum lot size)
East: RPD-15,000 (Residential Planned Development—15,000 sq ft minimum lot size)
West: A-2-1 (Heavy Agricultural—1-acre minimum lot size), city of Whittier
6. Surrounding land uses consist of vacant land with the closest residential use being 150-ft from the subject property.
7. The only previous case on the subject property is for Plot Plan 200400323 for the

installation of two lattice towers were approved on October 5, 2004.

8. There are no previous zoning violations involving the subject property.
9. The subject property is located within the O (Open Space) classification of the Hacienda Heights Community Plan. The intent of this land use classification is for the conservation of open space for parks, riding and hiking trails, passive recreation, scientific study, sanitary landfills, and utility easements. There are no specific policies related to the proposed type of use in the Community Plan.
10. The site plan depicts a 151-ft existing lattice tower on a 15 acre lot. The proposed project is composed of (12) panel antennas (4 per sector, 3 sectors total) to be mounted on the riser legs of an existing lattice tower. Two sectors of the panel antennas are at 42-ft. and the third sector is at 50-ft. The plans illustrate (4) new BTS cabinets with a new GPS antenna located at the northern portion adjacent to the existing lattice tower surrounded by a new 6-ft high chain link fence with 5-ft wide access gates at the northwestern portion of a concrete slab within the leasehold area. The proposed project site dimension is approximately 300 sq. ft. Access to the subject property is from South Frame Avenue.
11. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify a wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television tower. Under Section 22.32.190 of the Zoning Ordinance, radio or television towers are permitted uses in A-2 (Heavy – Agricultural) zone, with an approved CUP.
12. Section 22.52.1220 determines parking requirements for uses not specified. The proposed project is subject to provision of one parking space for the purpose of maintenance visits.

The site plan does not illustrate any parking spaces. South Frame Avenue has sufficient space to allow for the temporary parking of a maintenance vehicle. Access to the facility is with advance permission via a locked gate.
13. This project was determined to be Class 3 Categorical Exemption which exempts the installation of small new equipment in small structures from the California Environmental Quality Act.
14. Access to the subject property is via a secured entrance from South Frame Avenue.
15. A total of (123) public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on April 9, 2008 regarding the subject proposal. The notice was published in *La Opinion* and the San Gabriel Valley Tribune on April 10, 2008. Case-related materials were sent on April 12, 2008, to the Hacienda Heights Library at 16010 La Monde Street, Hacienda

Heights, CA 91745. The public hearing notice was posted at the project site on April 18, 2008.

16. Staff did not receive any public comments for or against this project.
17. The proposed project should not have an adverse visual impact on the surrounding neighborhood because the proposed wireless facility will utilize the existing Southern California lattice tower. The project size is approximately 300 sq. ft. on a 15 acre parcel lot within an open space area which is of adequate size to accommodate the proposed use while not impacting the current use of the property.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15301 of the State CEQA Guidelines and Class 1 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
2. In view of the findings of facts presented above, Project No. 2007-02104-(4) / Conditional Use Permit Case No. 200700149 is **APPROVED**, subject to the attached conditions.

PROJECT NO. 2007-02104-(4) /
CONDITIONAL USE PERMIT NO. 200700149-(4)

DRAFT FINDINGS
PAGE 4 OF 4

BY: _____ DATE: _____
JOHN GUTWEIN, AICP, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

Attachments: Conditions
Affidavit

cc: Zoning Enforcement, Building and Safety

1. This grant authorizes T-Mobile the use of the subject property for the construction, operation and maintenance of a wireless telecommunication facility consisting of (12) panel antennas mounted on the legs of an existing 151-ft lattice tower with associated equipment situated at the base located in a 300 sq ft lease area within the Hacienda Heights Zoned District. All facilities shall be maintained as depicted on the approved Exhibit "A" and subject to all of the following conditions of approval:
 - a. Any and all graffiti on the proposed wall and the facility shall be removed within 24 hours of its application;
 - b. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
 - c. Said facility shall be removed if in disuse for more than six months;
 - d. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time;
 - e. All structures shall conform with the requirements of the Building and Safety Division of the Department of Public Works;
 - f. All equipment shall be a neutral color excluding black to blend with its surroundings and shall be maintained in good condition at all times;
 - g. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning;
 - h. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities;
 - i. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any

- cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight;
- j. The operators shall submit an annual maintenance report to the Department of Regional Planning by January 1, 2009 verifying the continued operation and maintenance of the said facility;
 - k. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner; and
 - l. The operator shall provide satisfactory safeguards to prevent unauthorized access to the lease area enclosure;
 - m. All development shall take place within the area confined by the chain link fence due to the environmentally sensitive surrounding.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
 3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.
 4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
 5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing before the expiration date.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant will terminate on May 20, 2018.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **5 (five) biennial** inspections. Inspections shall be unannounced.

If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about said premises.
15. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

Conditional Use Permit Case - Burden of Proof per Section 22.56.040

- A. That the requested use at the location proposed will not: 1) adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 2) be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3) jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The proposed wireless telecommunications facility is unmanned and will be located on an existing lattice tower. The proposed wireless facility will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area insofar as ~~the proposed use will not add to the ambient noise level, it will not generate any~~ obnoxious odors or solid waste and will not generate a notable level of additional traffic. The proposed use will also not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site insofar as the proposed use will be unmanned and will require only periodic maintenance visits following construction of the facility. Furthermore, the proposed facility will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare insofar as the proposed facility is unmanned and is part of a regional network of antennas providing ubiquitous wireless telecommunications service.

The proposed facility is designed to provide T-Mobile customers that reside, work and travel through the immediate area with improved wireless telecommunication services. Currently, T-Mobile coverage in the area is substandard resulting in dropped and/or blocked calls. The proposed facility will provide improved coverage and capacity to T-Mobile's wireless network ensuring fewer blocked and dropped calls as well as providing customers with the latest in wireless services.

It should also be noted that wireless communications technology has proven to be convenient for personal use, necessary for business and essential during emergency situations where traditional telephone service is not available or becomes disrupted or overloaded in the event of a natural disaster. To that end, the proposed wireless telecommunications facility will contribute to the public health, safety and general welfare.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

The proposed wireless telecommunication consists of the placement of antennas on lattice tower legs and the equipment to be placed at the base of the tower. The facility will consist of twelve (12) approximately 8.5"(W) by 51.5"(H) by 7"(D) directional antennas

mounted to the towers legs. The equipment will be placed at the base of the tower. The necessary equipment will consist of four (4) approximately 51.25"(W) by 64.5"(H) by 36"(D) cabinets. The subject site is within an open space area which is of adequate size to accommodate the proposed use while not impacting the current use of the property. The proposed facility will not introduce any new vertical elements into the community as it is utilizing the height of the existing SCE lattice tower. The installation of the proposed facility will not preclude other wireless facilities from being established at this same location.

Section 22.52.1220 of the Los Angeles County Zoning Ordinance requires that one parking space be provided for the monthly maintenance site visits. South Frame Avenue has more than sufficient space to allow for the temporary parking of a maintenance vehicle. ~~There is an access gate that leads to the SCE tower that maintenance personal would use. Because the gate remains locked, personnel would obtain advance permission before visiting the site.~~

- C. That the proposed site is adequately served: 1) by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2) by other public or private service facilities as are required**

The proposed wireless telecommunications facility will be unmanned, will not create an increase in traffic and will not require any public or private services beyond single-phase 110V electrical and telephone service.

LOS ANGELES COUNTY LETTERGRAM

TO	Maria Masis Zoning Permits II	FROM	Diane Aranda Zoning Permits II
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**SUBJECT: PROJECT NO. 2007-02104-(4)
CONDITIONAL USE PERMIT 200700149-(4)**

DATE: 05/7/2008

The applicant is requesting to authorize CUP-2007-02104-(4) for the construction, operation and maintenance of an unmanned wireless telecommunications facility, consisting of (12) panel antennas mounted on the riser legs of an existing lattice tower with associated equipment situated at the base located in a 300 sq ft lease area within the Hacienda Heights Zoned District adjacent to heavy agricultural uses.

This request is exempt from the California Environmental Quality Act based on Section 15301 (Chapter 3, Title 14, California Code of Regulations) because the proposed project is for a 300 sq ft wireless facility utilizing an existing structure; and as such, it meets the criteria set forth under Class 3 Categorical Exemption which exempts the installation of small new equipment in small structures from the California Environmental Quality Act.

If you have any questions regarding the above determination or environmental document preparation, please contact Diane Aranda of the Zoning Permits II Section at (213) 974-6435

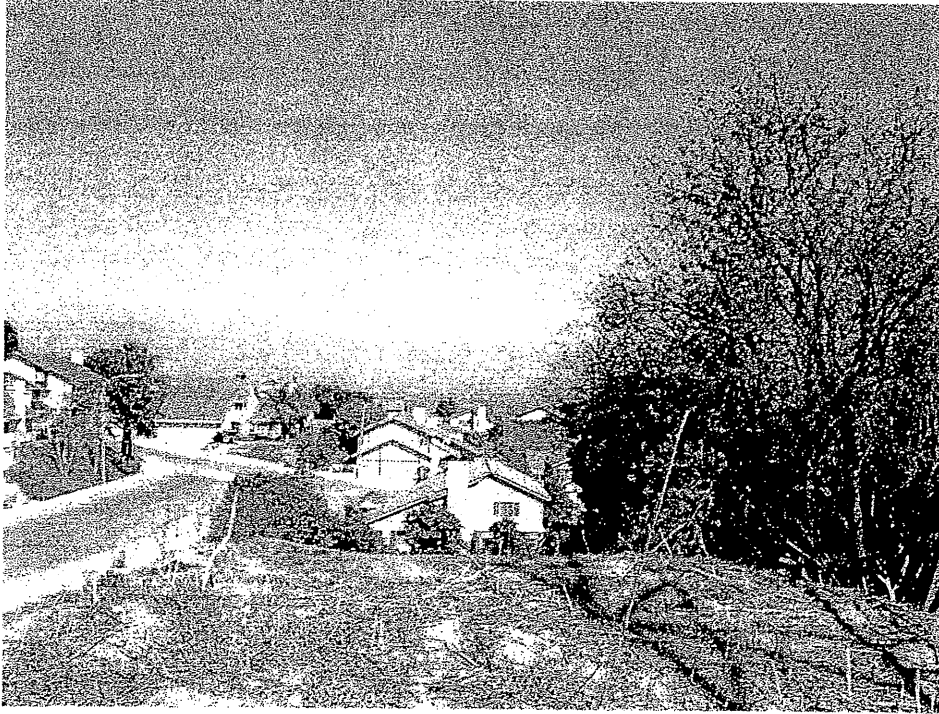
A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.

Comments:

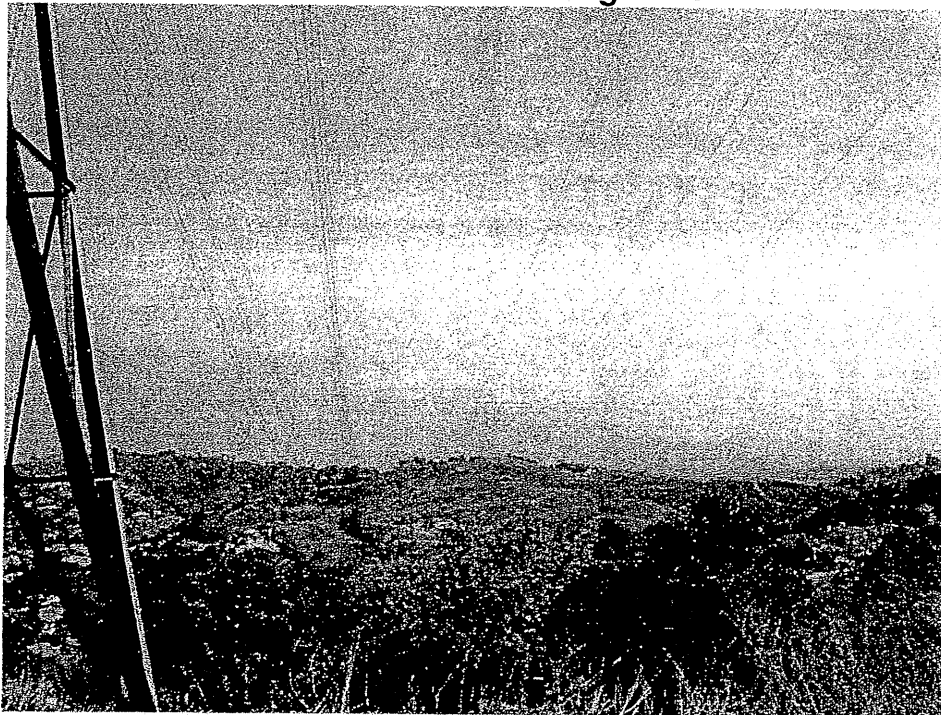
T-Mobile

2008 McGaw Avenue, Irvine, CA 92614

View from site looking North



View from site looking East



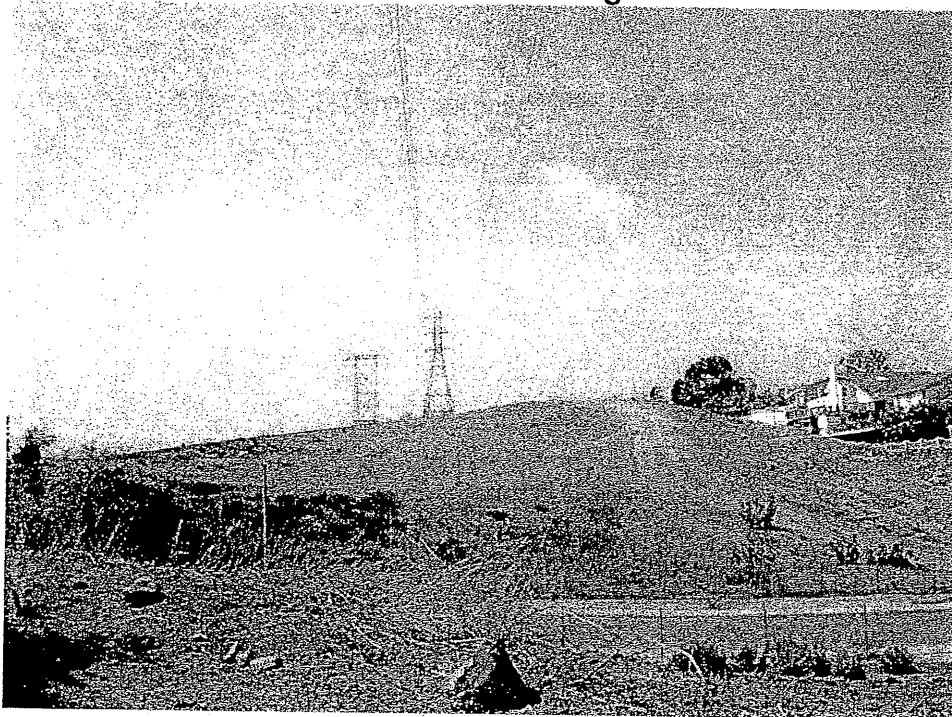
T-Mobile

2008 McGaw Avenue, Irvine, CA 92614

View from site looking South



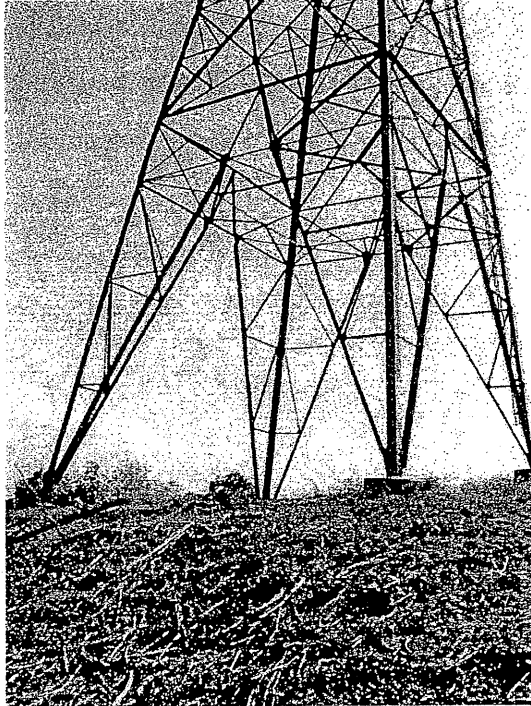
View from site looking West



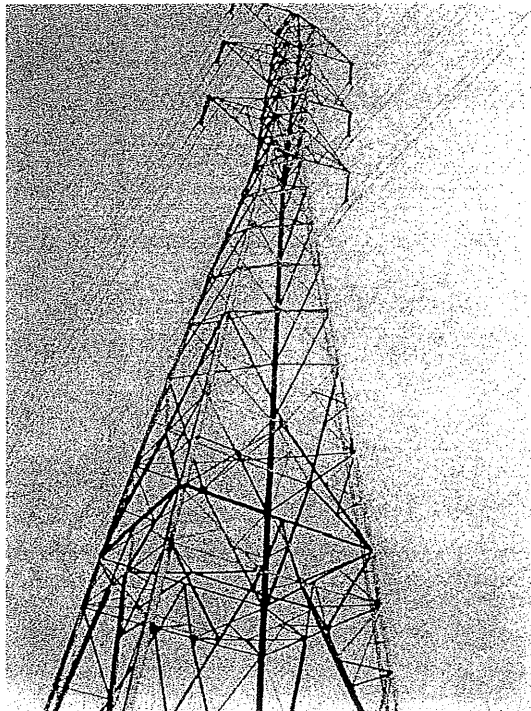
T-Mobile

2008 McGaw Avenue, Irvine, CA 92614

View of Site from North



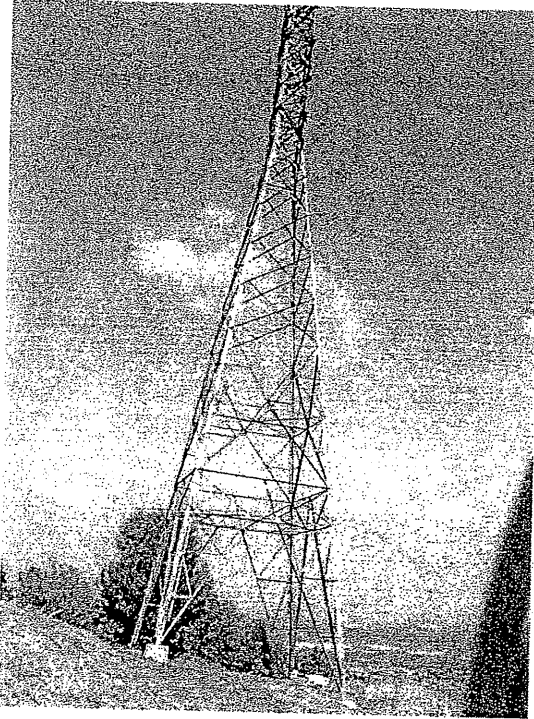
View of Site from East



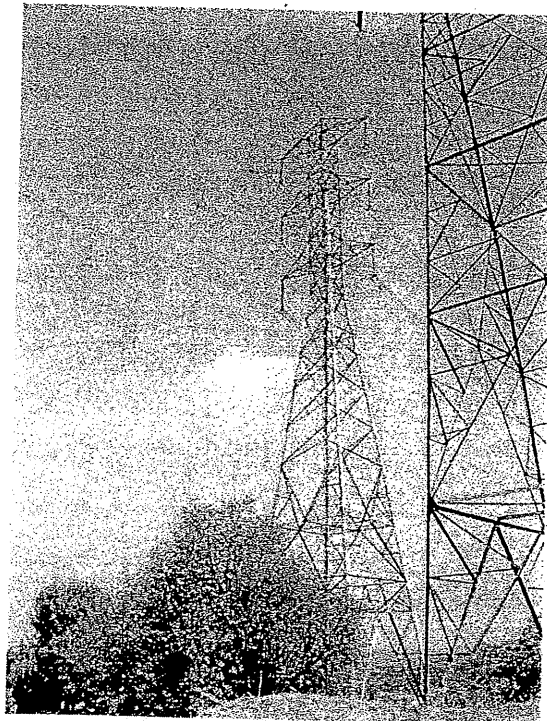
T-Mobile

2008 McGaw Avenue, Irvine, CA 92614

View of Site from South



View of Site from West

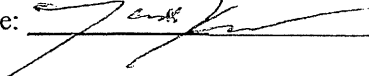


OAK TREE STATEMENT

No oak tree protected zone(s) are located on the subject property or access thereto. The protected zone is measured five feet from the outer dripline or 15 feet from the trunk, whichever is greater.

Oak tree protected zone(s), are located on the subject property or access thereto. However, I certify that no activity (grading, paving, construction, landscaping, and/or trimming of tree branches greater than two inches in diameter) will take place within the protected zone of any oak tree. The protected zone is measured five feet from the outer dripline or 15 feet from the trunk, whichever is greater. All oak trees and their driplines and protected zones drawn to scale, are depicted on the site plans. Trunk diameter(s) are also indicated.

Oak tree protected zone(s), or portions thereof, are located on the subject property. I propose activity (grading, paving, construction, landscaping, and/or trimming of tree branches greater than two inches in diameter) within the protected zone(s) of the oak tree(s). I am concurrently applying for an oak tree permit for such activity. All oak trees and their protected zones, drawn to scale, are depicted on the site plans. Trunk diameter(s) are indicated. **I certified that all encroachment and removal of oak tree(s) will take place only on property owned by the applicant or for which the applicant has an easement.**

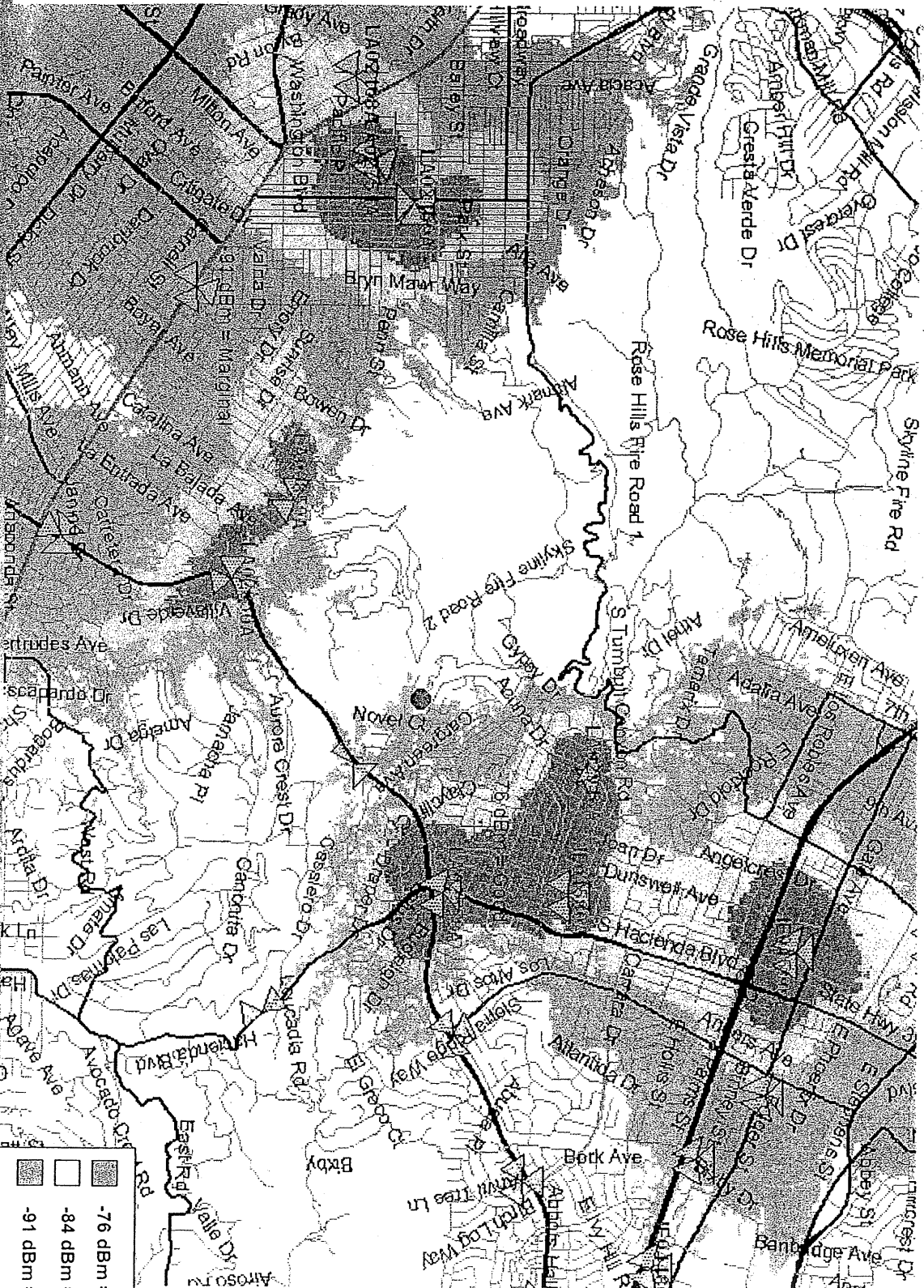
Signature: 




Date: 6/15/07

Mobile

Coverage of neighboring sites without IE25732A

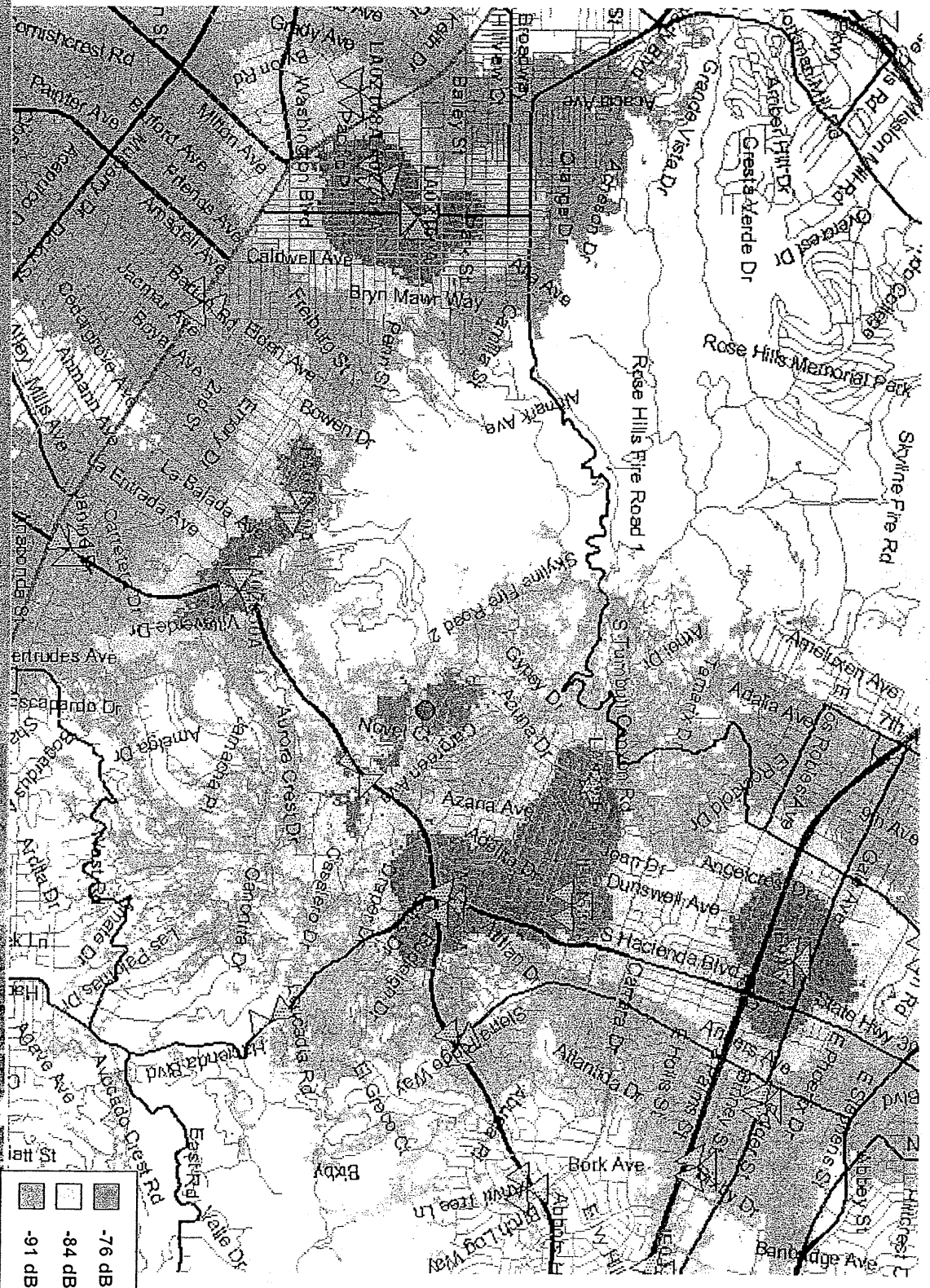
Proposed Cell Location



	-76 dBm = GOOD
	-84 dBm = Fair
	-91 dBm = Marginal

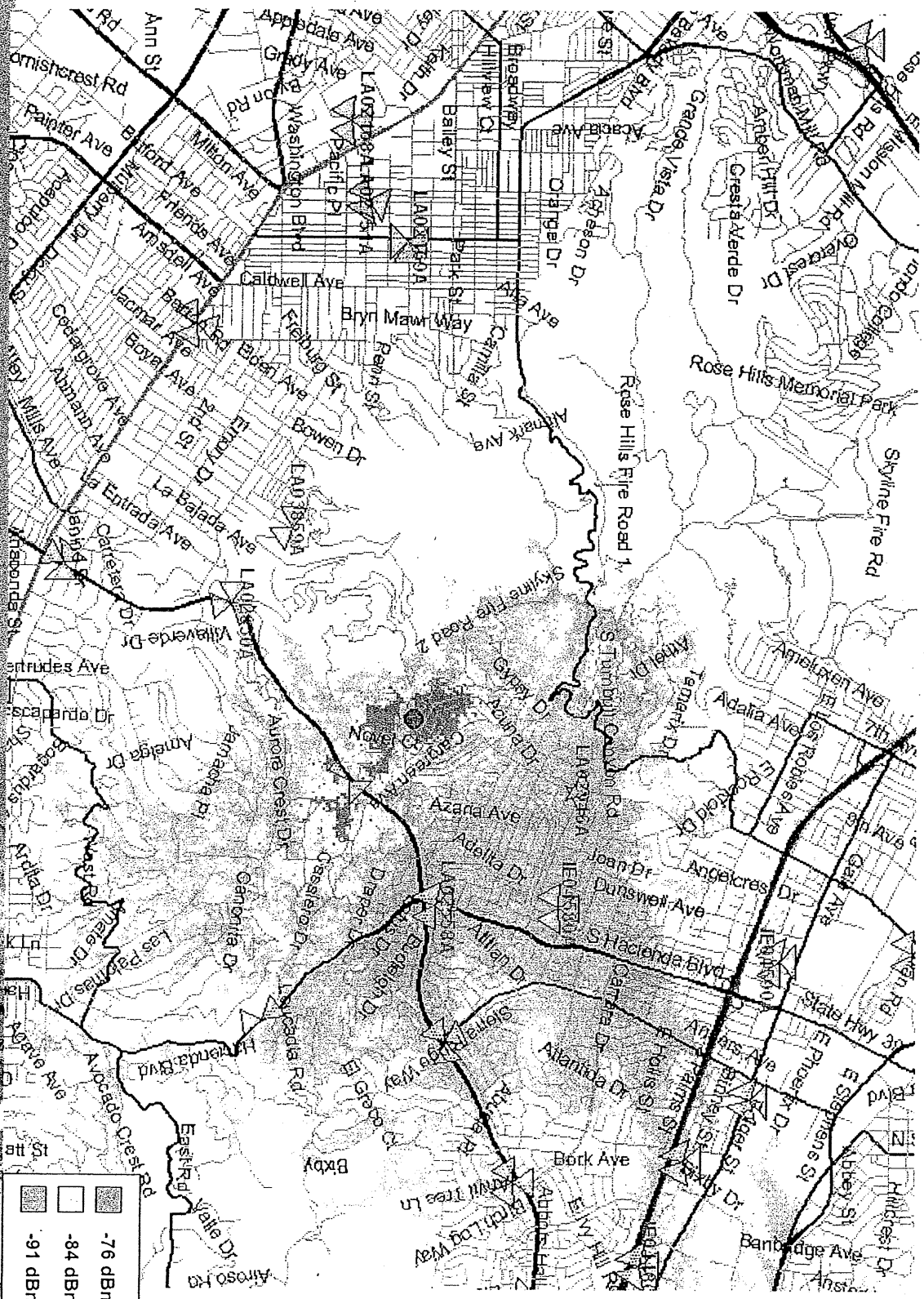
T-Mobile

Coverage of neighboring sites with IE25732A



	-76 dBm = GOOD
	-84 dBm = Fair
	-91 dBm = Marginal

= Proposed Cell location



● = Proposed Cell location

	-76 dBm = GOOD
	-84 dBm = Fair
	-91 dBm = Marginal

COUNTY OF LOS ANGELES ♦ BOARD OF SUPERVISORS



DON KNABE
SUPERVISOR, FOURTH DISTRICT

FACSIMILE TRANSMITTAL

DATE: 5/14/08

TO: DIANE ARANDA

AGENCY: DRP

TELEPHONE: 213 9246435 FACSIMILE: 213 - 626 0434

FROM: Duckie Simmons - 909 5846561

SUBJECT: CUP 200700149-4
Wireless telecommunications in H.A.

NOTE: COPIES GIVEN TO JULIE MOORE AS WELL
Due to petitions - we MAY want to continue
hearing to review AND communicate with
constituents.

NUMBER OF PAGES, INCLUDING COVER SHEET: 6

PETITION

May 12, 2008

Los Angeles County Supervisor - Don Knabe
822 Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

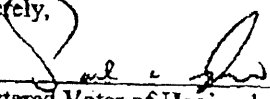
Dear Supervisor Knabe:

Los Angeles County Regional Department is planning to install 12 telecommunication antennas between South Frame Ave. and South Holmes Circle in the city of Hacienda Heights (Case #200700149-4). That location is at the center of hundreds of homes of local residents.

Installing 12 antennas of wireless telecommunication in this residential area is hazardous to the health of the local residents. Long hours of exposure to the Electromagnetic Field (EMF) will cause brain tumors, leukemia, birth defects, miscarriages, chronic fatigue, and cancer. A recent study concluded that radio-frequency EMF from cell phones, at intensities similar to those emitted from contemporary cell phone, directly damages DNA. Children and senior citizens will be the victims, since they are the ones who are at home the most.

According to the Environmental Protection Agency, EMF is a real and immediate hazardous threat to our health. Life is invaluable. We hereby request your office take strong action against the proposal to install these 12 telecommunication antennas in this residential area at the public hearing on Tuesday, May 20, 2008, 9:00 A.M. in Room 150, Hall of Record, 320 West Temple Street, Los Angeles, California 90012. Your earliest execution will be greatly appreciated.

Sincerely,

 Paul C. Chow

Registered Voter of Hacienda Heights, California

Address: 3650 Holmes Circle
Hacienda Heights, CA 91745

- Cc:
- KABC-TV Channel 7 Eyewitness News
- KCBS- TV Channel 2
- Los Angeles Times
- California Public Utilities Commission
- Federal Communications Commission (FCC)
- California State Assemblyman (Six District) - Pacheco Bob
- Congressman Gary Miller
- Environment Protection Agency
- Hacienda Heights Improvement Association
- San Gabriel Valley Tribune News

PETITION

FILED
MAY 12 AM 10:54
JULIE HANCOCK
SUPERVISOR
4TH DISTRICT

May 6, 2008

Los Angeles County Supervisor - Don Knabe
822 Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Dear Supervisor Knabe:

Installing 12 Antennas of wireless telecommunication in the residential area **IS MURDER** (pictures are attached). Long hours of being exposed under the Electromagnetic Field (EMF) will cause brain tumors, leukemia, birth defects, miscarriages, chronic fatigue, and cancer. A recent study concluded that radio-frequency EMF from cell phones, at intensities similar to those emitted from contemporary cell phone, directly damages the DNA. **Children and senior citizens will be the victims, since they are the ones who are at home the most.**

By law, it is our privilege to have and view the Environmental Impacts Report. **Life is invaluable**; Even EPA says the EMF is a real and immediate hazardous threat to our health. We hereby request your office take strong action to stop the proposal of installing telecommunication facility of (12) antennas in the residential area **at the public hearing on May 20, 2008, Tuesday, 9:00 a.m. in Room 150, Hall of Record, 320 West Temple Street, Los Angeles, California 90012.** Your earliest execution will be greatly appreciated.

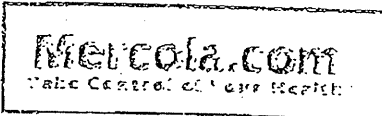
Sincerely,

Board Directors of Broadmoor Monaco Crest Homeowner Association

Registered Voters of Hacienda Heights, California

- Cc:
- KABC-TV Channel 7 Eyewitness News
- KCBS- TV Channel 2
- Los Angeles Times
- California Public Utilities Commission
- Federal Communications Commission (FCC)
- California State Assemblyman (Six District) - Pacheco Bob
- Congressman Gary Miller
- Environment Protection Agency
- Hacienda Heights Improvement Association
- San Gabriel Valley Tribune News

*Boards of Directors
Broadmoor Monaco Crest
Homeowners Assoc.
P.O. Box 5834
Hacienda Heights
91745*



Sign in | Join | Help
Make this your Homepage
SEARCH:

Are EMFs Hazardous to Our Health?

Can electromagnetic fields (EMF) from power lines, home wiring, airport and military radar, substations, transformers and appliances cause brain tumors, leukemia, birth defects, miscarriages, chronic fatigue, headaches, heart problems, stress, nausea, chest pain, forgetfulness, cancer and other health problems?

Numerous studies have produced contradictory results, yet some experts are convinced that the threat is real.

Dr. David Carpenter, Dean at the School of Public Health, State University of New York believes it is likely that up all childhood cancers come from exposure to EMFs. The Environmental Protection Agency (EPA) warns "There is concern" and advises prudent avoidance".

Martin Halper, the EPA's Director of Analysis and Support says "I have never seen a set of epidemiological studies remotely approached the weight of evidence that we're seeing with EMFs. Clearly there is something here."

Concern over EMFs exploded after Paul Brodeur wrote a series of articles in the New Yorker Magazine in June 1989. Because of Paul Brodeur's reputation, his articles had a catalytic effect on scientists, reporters and concerned people throughout the world.

In November 1989, the Department of Energy reported that "It has now become generally accepted that there are biological effects due to field exposure."

The EMF issue gained more publicity in 1990 when alarming reports appeared in Time, the Wall Street Journal, Business Week and popular computer publications. ABC's Ted Koppel and CBS's Dan Rather both aired special segments.

In addition to the long-term health concerns, buying a house with high fields will be an economic disaster. In a few years when power line radiation is as well known as asbestos and radon, a house with high fields will be practically impossible to sell. Already there are hundreds of lawsuits regarding EMFs and property devaluation.

EPA Says the Threat is Real

By 1990, over one hundred studies had been conducted worldwide. Of these, at least two dozen epidemiological studies on humans indicated a link between EMFs and serious health problems. In response to public pressure, the Environmental Protection Agency (EPA) began reviewing and evaluating the available literature.

In a draft report issued in March 1990, the EPA recommended that EMFs be classified as a Class B carcinogen -- "probable human carcinogen and joined the ranks of formaldehyde, DDT, dioxins and PCBs.

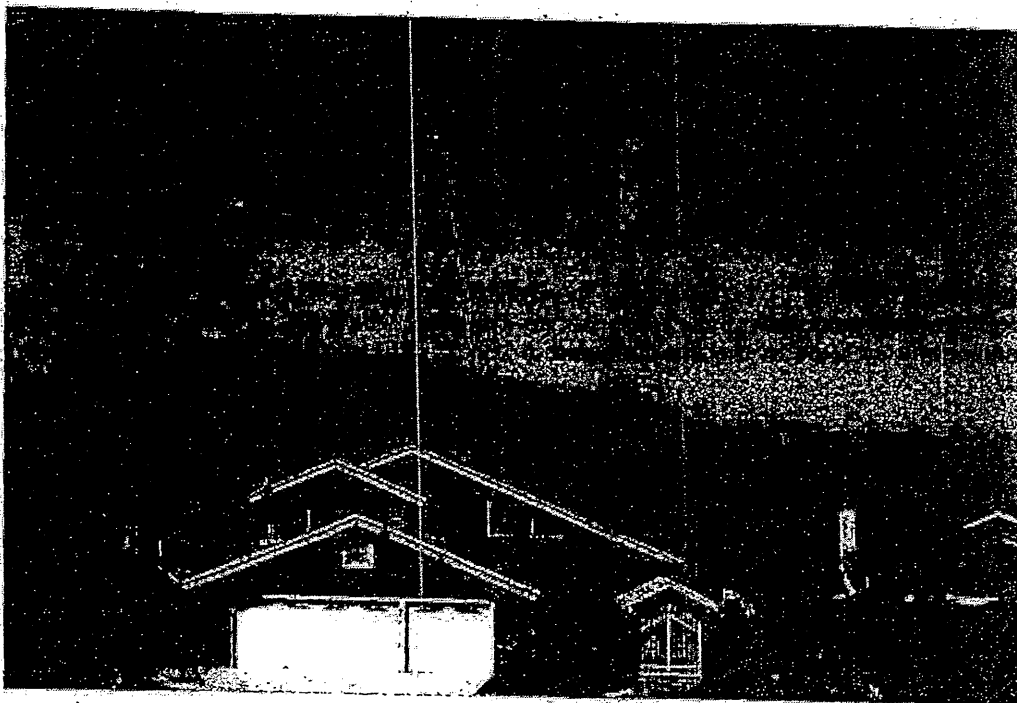
After the EPA draft report was released, utility, military and computer lobbyists came down hard on the EPA. The EPA's revision did NOT classify EMFs as a Class B carcinogen. Rather, the following explanation was added:

At this time such a characterization regarding the link between cancer and exposure to EMFs is not appropriate because the basic nature of the interaction between EMFs and biological processes leading to cancer is not understood."

Curiously, this rather unusual logic appears on the same page as the following: "In conclusion, several studies showing leukemia, lymphoma and cancer of the nervous system in children exposed to EMFs are supported by similar findings in adult occupational studies also involving electrical power frequency exposures, show a consistent pattern of results that suggest a causal link."

When questioned about the contradictory nature of these statements, the EPA responded that it was "not appropriate."

South Frame Avenue and South Holmes Circle
Hacienda Heights, CA.



THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING

PROJECT NO. R2007-02104-(4)
CONDITIONAL USE PERMIT CASE NO. 200700149-(4)

Notice is hereby given that the Hearing Officer will conduct a public hearing concerning this land use proposal on Tuesday, May 20, 2008 at 9:00 a.m. in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify.

CONDITIONAL USE PERMIT: To authorize the installation, operation and maintenance of a wireless telecommunication facility consisting of (12) antennas mounted on the legs of an existing lattice tower with associated equipment situated at the base located in a 300 sq ft lease area within the Hacienda Heights Zoned District.

LOCATION OF SUBJECT PROPERTY: The subject property is located between South Frame Avenue and South Holmes Circle, APN-8289-019-803

This case does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Hearing Officer, 320 West Temple Street, Los Angeles, California 90012. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Hearing Officer at or prior to the public hearing.

This project has been determined to be categorically exempt from the environmental reporting requirements of the California Environmental Quality Act (CEQA).

Case materials, including the environmental documentation, are available for review between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) in the offices of the Department of Regional Planning, Hall of Records, Room 1348, 320 West Temple Street, Los Angeles, California 90012. Selected materials are also available on the Regional Planning website at <http://planning.lacounty.gov/case.htm> and at the following location:

Hacienda Heights Library, County of Los Angeles
16010 La Monde Street
Hacienda Heights, CA 91745 (626) 968-9356

~~Additional information concerning this case may be obtained by telephoning Diane Aranda at (213) 974-6435 between 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed on Fridays. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) toll free and then request a connection to 974-6435.~~

Este es un aviso de una audiencia pública de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es un Permiso de Uso Condicional para autorizar la instalación, operación, y mantenimiento de una facilidad de telecomunicaciones inalámbricas. Una audiencia pública para considerar el proyecto tendrá lugar el 20 de Mayo, 2008. Si necesita más información, o si quiere este aviso español, favor llamar al Departamento de Planificación al (213) 974-6466.

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.

PETITION

May 6, 2008

Los Angeles County
The Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

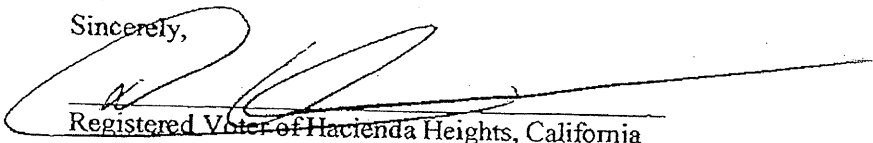
Dear Board of Supervisors :

Los Angeles County Regional Department is planning to install 12 telecommunication antennas between South Frame Ave. and South Holmes Circle in the city of Hacienda Heights (Case #200700149-4). That location is at the center of hundreds of homes of local residents.

Installing 12 antennas of wireless telecommunication in this residential area is hazardous to the health of the local residents. Long hours of exposure to the Electromagnetic Field (EMF) will cause brain tumors, leukemia, birth defects, miscarriages, chronic fatigue, and cancer. A recent study concluded that radio-frequency EMF from cell phones, at intensities similar to those emitted from contemporary cell phone, directly damages DNA. **Children and senior citizens will be the victims, since they are the ones who are at home the most.**

According to the Environmental Protection Agency, EMF is a real and immediate hazardous threat to our health. **Life is invaluable.** We hereby request your office take strong action against the proposal to install these 12 telecommunication antennas in this residential area **at the public hearing on Tuesday, May 20, 2008, 9:00 A.M. in Room 150, Hall of Record, 320 West Temple Street, Los Angeles, California 90012.** Your earliest execution will be greatly appreciated.

Sincerely,



Registered Voter of Hacienda Heights, California

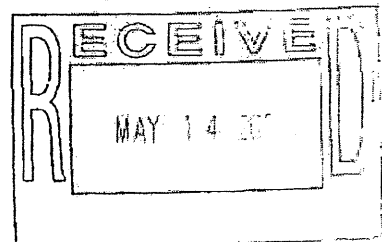
Address:

P. O. Box 5834 Hacienda Heights, CA 91745

Cc:

KABC-TV Channel 7 Eyewitness News
KCBS-TV Channel 2
Los Angeles Times
California Public Utilities Commission
Federal Communications Commission (FCC)
California State Assemblyman (Six District) - Pacheco Bob
Congressman Gary Miller
Environment Protection Agency
Hacienda Heights Improvement Association
San Gabriel Valley Tribune News

*HIRE OFCR 5/20/08
D. Aranda*



PETITION

From

Citizens and Registered Voters of Hacienda Heights, California
May 21, 2008

Bruce McClendon
Attn: Diane Aranda
Director of the Dept. of Regional Planning
County of Los Angeles,
Attn: Diane Aranda
Assistant Regional Planner II

Dear Diane Aranda:

The government's duty is serve and protect. President Ronald Reagan said, "If the government could not solve the problem, the government itself is the problem." We are the taxpayers, and we deserve the protection from our government, especially if it concerns our health. Los Angeles County Department of Regional Planning has tried to give T-Mobile land use permit, Project No. R2007-02104-(4), to Install 12 antennas of wireless telecommunication in the center of the residential area without an updated "Environmental Impact Report" that is supposed to be displayed to the homeowners during the public hearing held on Jun 3, 2008.

Dr. David Carpenter, Dean at the School of Public Health, State University of New York believes it is likely that all childhood **CANCER** comes from exposure to **EMFs**; **The EPA says the this threat is real.** Long hours of being exposed under the Electromagnetic Field (EMF) will cause brain tumors, leukemia, birth defects, miscarriages, chronic fatigue, and cancer. **Children and senior citizens will be the victims, since they are the ones who stay at home the most.**

It is against Federal and State of California law to install antennas of wireless telecommunication without the homeowners viewing the Environmental Impacts Report first; **The Los Angeles County Supervisor Don Knabe has asked Bruce McClendon, Director of Regional Planning to postpone the schedule public hearing. Life is precious;** We hereby to request your office to take strong action to stop this proposal of installing telecommunication (12) antennas in the residential area and investigate which parties are involved in this project. Your earliest execution will be highly appreciated.

Sincerely,

x

Registered Voter of Hacienda Heights, California

Address

Cc.

United States President - Gorge W. Bush

US Attorney General - Michael B. Mukasey

US EPA

California State Attorney General - Edmund G. Brown Jr.

Senator Barbara Boxer

Senator Dianne Feinstein

US EPA

ABC News - 20/20 Division

CBS News - 60 Minutes Division

CNN News - Tonight On 360

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Are EMFs Hazardous to Our Health?

Can electromagnetic fields (EMF) from power lines, home wiring, airport and military radar, substations, transformers, computers and appliances cause brain tumors, leukemia, birth defects, miscarriages, chronic fatigue, headaches, heart problems, stress, nausea, chest pain, forgetfulness, cancer and other health problems?

Numerous studies have produced contradictory results, yet some experts are convinced that the threat is real.

Dr. David Carpenter, Dean at the School of Public Health, State University of New York believes it is likely that up all childhood cancers come from exposure to EMFs. The Environmental Protection Agency (EPA) warns "There is concern" and advises prudent avoidance".

Martin Halper, the EPA's Director of Analysis and Support says "I have never seen a set of epidemiological studies remotely approached the weight of evidence that we're seeing with EMFs. Clearly there is something here."

Concern over EMFs exploded after Paul Brodeur wrote a series of articles in the New Yorker Magazine in June 1990. Because of Paul Brodeur's reputation, his articles had a catalytic effect on scientists, reporters and concerned people throughout the world.

In November 1989, the Department of Energy reported that "It has now become generally accepted that there are biological effects due to field exposure."

The EMF issue gained more publicity in 1990 when alarming reports appeared in Time, the Wall Street Journal, Business Week and popular computer publications. ABC's Ted Koppel and CBS's Dan Rather both aired special segments on

In addition to the long-term health concerns, buying a house with high fields will be an economic disaster. In a few years when power line radiation is as well known as asbestos and radon, a house with high fields will be practically impossible to sell. Already there are hundreds of lawsuits regarding EMFs and property devaluation.

EPA Says the Threat is Real

By 1990, over one hundred studies had been conducted worldwide. Of these, at least two dozen epidemiological studies on humans indicated a link between EMFs and serious health problems. In response to public pressure, the Environmental Protection Agency (EPA) began reviewing and evaluating the available literature.

In a draft report issued in March 1990, the EPA recommended that EMFs be classified as a Class B carcinogen — "probable human carcinogen and joined the ranks of formaldehyde, DDT, dioxins and PCBs.

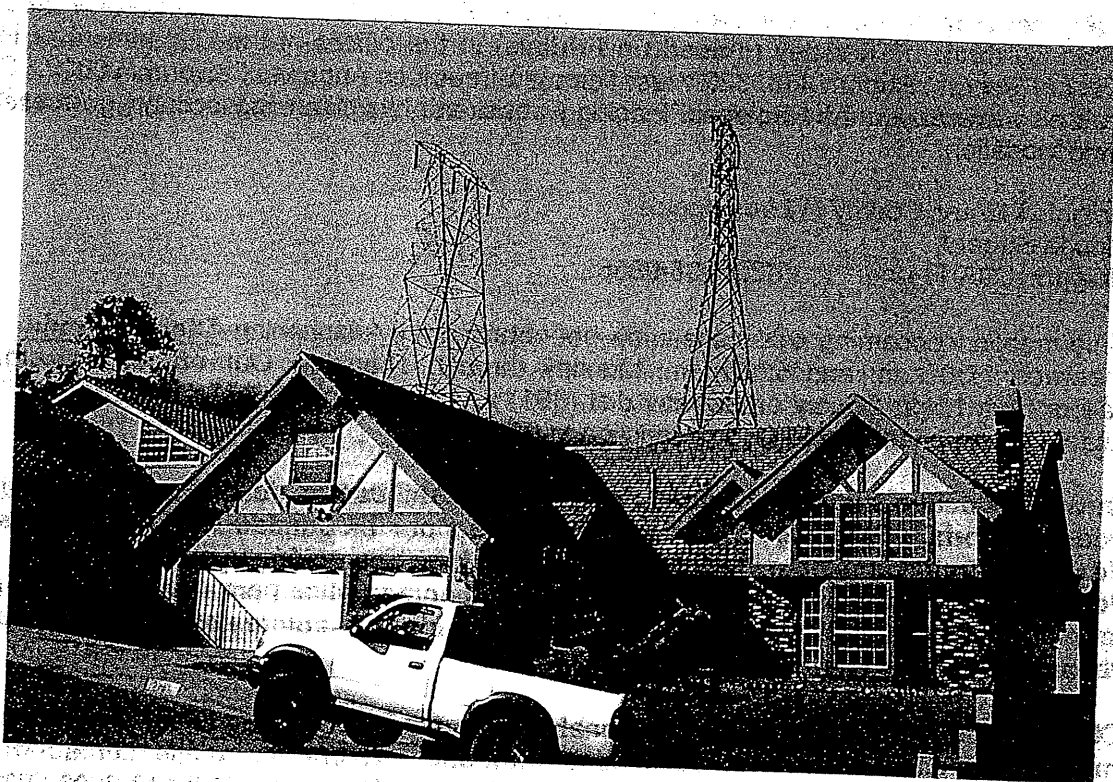
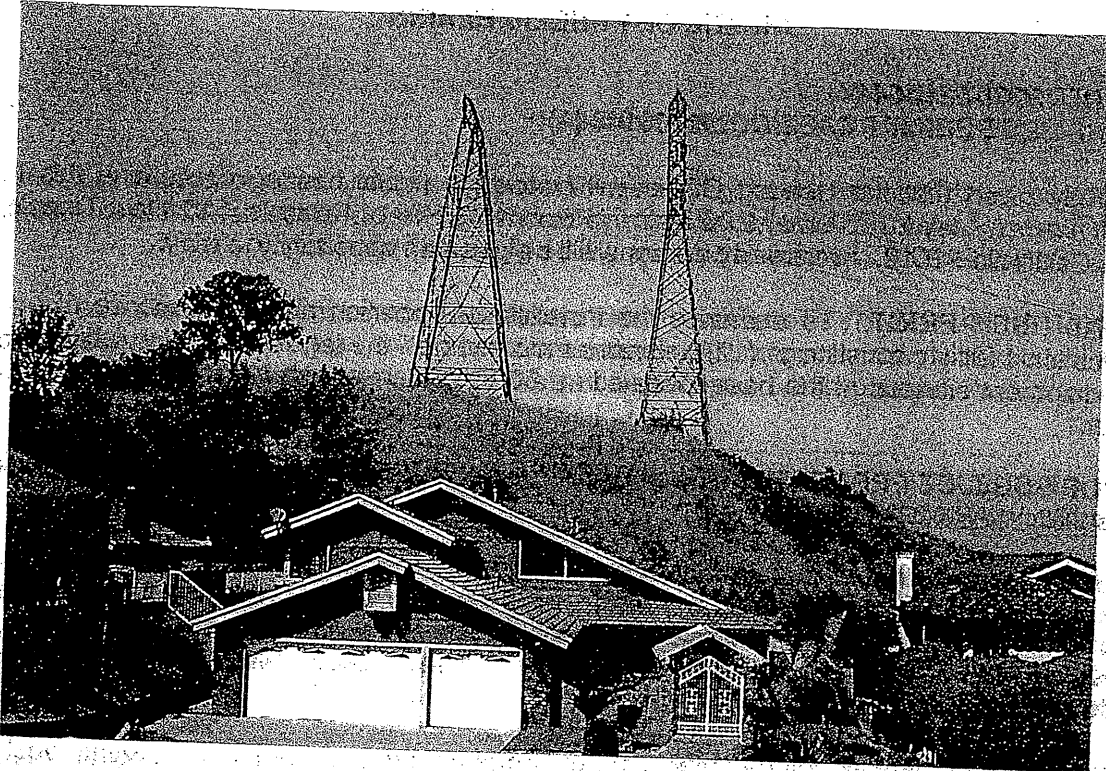
After the EPA draft report was released, utility, military and computer lobbyists came down hard on the EPA. The EPA's revision did NOT classify EMFs as a Class B carcinogen. Rather, the following explanation was added:

"At this time such a characterization regarding the link between cancer and exposure to EMFs is not appropriate because the basic nature of the interaction between EMFs and biological processes leading to cancer is not understood."

Curiously, this rather unusual logic appears on the same page as the following: "In conclusion, several studies showing leukemia, lymphoma and cancer of the nervous system in children exposed to EMFs are supported by similar findings in adult occupational studies also involving electrical power frequency exposures, show a consistent pattern of results that suggest a causal link."

When questioned about the contradictory nature of these statements, the EPA responded that it was "not appropriate

Wireless Telecommunication 12 antennas location:
South Frame Avenue and South Holmes Circle
Hacienda Heights, CA



THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES

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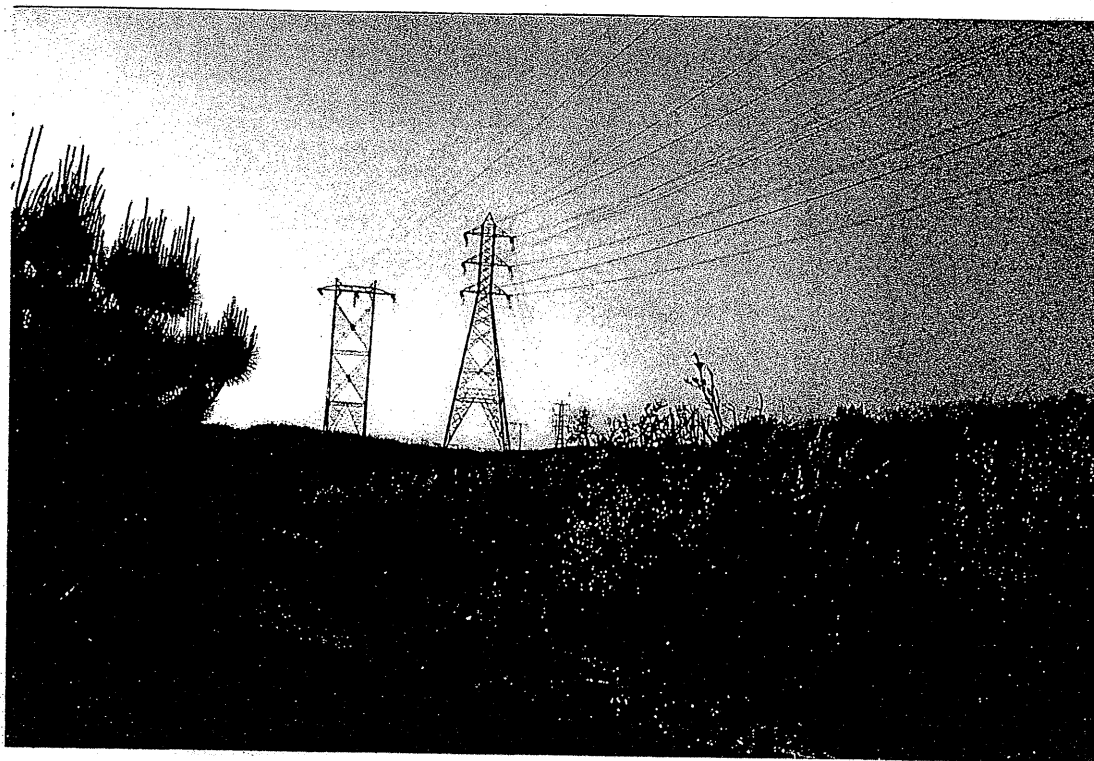
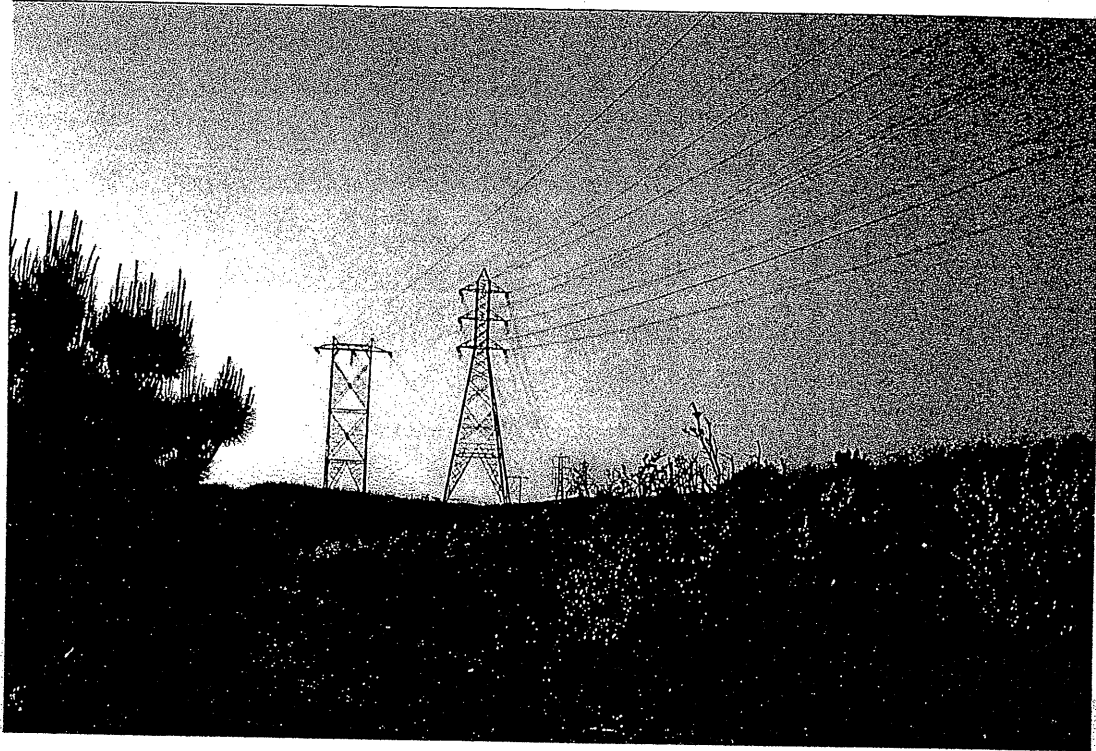
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**Suggested Proposal Site for 12 Antennas of Wireless
Telecommunication at Remote Area**
(West Frame Avenue and North Holmes Circle)
Hacienda Heights, CA 91745



Things To Do

<input type="checkbox"/>	Name	Address	#Telephone
<input checked="" type="checkbox"/>	Concepcion Same	3515 Holmes Circle, Hae. Hts. 91745	562-696-8970
<input checked="" type="checkbox"/>	Richard Teng	3503 Belle River Dr. Hacienda Hts 91745	626-215-8228
<input checked="" type="checkbox"/>	Diane Chen	3570 Holmes Circle, Hacienda Hts	CA 91745 626-157-9815
<input checked="" type="checkbox"/>	Joseph Chen	3570 Holmes Circle H.H. CA	91745
<input checked="" type="checkbox"/>	JOHN CHEN	3534 HOLMES CIR	H.H. CA 91745
<input checked="" type="checkbox"/>	WON CHOUNG	4425 HERMITAGE DR	H.H. CA 91745
<input checked="" type="checkbox"/>	Ant Perez	3492 Belle River Dr H.H. CA	91745
<input checked="" type="checkbox"/>	SYLVIA PEREZ	3492 BELLE RIVER DR	H.H. CA 91745
<input checked="" type="checkbox"/>	Benedicto Soriano	3477 Belle River Dr. H.H. CA	91745
<input checked="" type="checkbox"/>	Sergio Mejia	3573 Holmes Circle H.H. CA	91745
<input checked="" type="checkbox"/>	Shawn Kaprielian	3551 Holmes circle Hacienda, Hts, CA	91745
<input checked="" type="checkbox"/>	Krikor Arshian	3561 Holmes Circle	" " " 91745
<input checked="" type="checkbox"/>	Jack Wang	3665 Holmes circle Hacienda Hts	CA 91745
<input type="checkbox"/>	K Tachikawa	3502 BELLE RIVER DR Hacienda Hts	CA 91745
<input type="checkbox"/>	SEUNG OLIVER	3339 OLIVE HILL DR	HAC. Hts CA 91795
<input type="checkbox"/>	DENNIS K. LEE	3605 Holmes Circle H.H.	91745
<input type="checkbox"/>	SPI FALA LEE	15255 METROPOL DRIVE	HACIENDA Hts CA 91745
<input checked="" type="checkbox"/>	WON LIN WU	3626 HOLMES CIR.	H.H. 91745 (562) 945-3300
<input checked="" type="checkbox"/>	JAMES AREHART	3660 Holmes Cir	H.H. 91745
<input checked="" type="checkbox"/>	DAVID PAVLOFF	3517 Belle River Dr. HH	91745
<input type="checkbox"/>	CLEO O'CAMPO	4220 HERMITAGE DR	HH 91745
<input checked="" type="checkbox"/>	MEI LI HWANG	4105 Hermitage Dr H.H.	91745
<input checked="" type="checkbox"/>	Bao-sim Sung Lai	15207 Metropol Dr. HH	91745
<input checked="" type="checkbox"/>	shu Fang Chen	15231 Metropol Dr. HH	91745
<input checked="" type="checkbox"/>	Yueh Ying Chang	4115 Hermitage Dr. HH	91745
<input type="checkbox"/>	chi Tung Lin	" " "	" " "
<input type="checkbox"/>	ROBIN TSOU	3206 Belle River	HH, CA 91745
<input type="checkbox"/>	willy yang	3009 Belle River	HH, CA 91745
<input type="checkbox"/>	Michelle Lin	15669 Los Altos Dr., HH,	CA 91745
<input checked="" type="checkbox"/>	GEORGE C BOCARCA	4005 S HERMITAGE DR,	HH, CA 91745
<input type="checkbox"/>			
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PETITION

From
Citizens and Registered Voters of Hacienda Heights, California

We against installing telecommunication (12) antennas in the residential area &
By law, it is our privilege to have and view the Environmental Impacts Report.

June 2, 2008

1. Richard Feng *Richard Feng*
Print & Sign Your Name

Address: 3503 Belle River Dr. Hacienda HTS

2. Jack Wang *Jack Wang*
Print & Sign Your Name

Address: 3661 Holmes Cir Hacienda HTS.

Print & Sign Your Name

2. 3. Address: 15255 METROPOL DRIVE URBAN HTS CA 91745

SA Fela Lee *Fela Lee*
Print & Sign Your Name

2. 4. Address: 4210 S MIDWAY DR HTS CA 91745

Pubby
Print & Sign Your Name

2. 5. Address: 4110 Novel Ct 91745

Hugo Rivas *Hugo Rivas*
Print & Sign Your Name

6. Address: 4105 Hermitage Dr Hacienda HTS CA 91745

Mei Li Yi Chiang Tsui
Print & Sign Your Name

7. Address: 15207 Metropal Dr. Hacienda HTS CA 91745

Baozin S. J. Lai Ching Chang Lai

- 8. ✓ 15231 Metropol Dr Hacienda Hts CA 91745
shu Fang Chen cl I, cl
- 9. ✓ CHERYL SEWARDS Cheryl Seward
3509 Belle River Dr Hac Hts CA 91745
- 10. ✓ VERNON SEWARDS
3509 Belle River Dr Hac Hts CA 91745
- 11. CLEO O'CAMPO
4220 Newbridge Dr. Hac Hts 91745
- 12. ✓ DAVID & TANYA PAVLOFF
3517 Belle River Dr. Hac. Hts
- 13. ✓ JAMES E. ARLEHART
3660 Holmes Cir H.H. 91745
- 14. ✓ WON LIN WU
3626 Holmes Cir. H.H. 91745
- 15. ✓ 15255 METROPOL DRIVE HACIENDA HILLS CA. 91745 Su Feng
- 16. ✓ Tsao ming wei Tsao ming wei
3326 Montellano Ave. H.H. 91745
- 17. ✓ 4210 S. Miramonte Dr. H.H. ca 91745
- 18. ✓ RAJEEV PARIKH
3610 HOLMES CIRCLE H.H. HTS CA 91745
- 19. ✓ BEN COBARRAS
3615 Holmes Circle 91745
- 20. ✓ SOPHY TZENG
3503 Belle River Dr CA 91745
- 21. ✓ sha-lan wei
3326 Montellano Ave. H.H. 91745

22 ✓ LINDA TZENGT
3503 BELLE RIVER DR HT HT CA 91745

23 YU-PING WANG

? 15301 Metropal Dr Hacienda HT 91745

↓ PH

Pei-Chi Fan

15301 Metropal Drive, Hacienda HTS. CA 91745

25 MYRNA CRAIG

✓ 3885 Holmes Circle

Hacienda Heights, CA 91748

26. KUANG LIET HAN

✓ 3545 Holmes Circle

Hacienda Heights CA 91745

27 Ron Ben Huang

? 15101 E. Claycliffe Ct

Hacienda Heights CA 91745

28. Yueh Ying Chang

? 6115 Hermicage Dr.

Hacienda Heights

29 Michelle Lin

? 15689 Los Altos Drive

Hacienda Heights, CA 91745

30 Robin Tsou

? 3206 Belle River

? Hacienda Heights, CA 91745

31

Willy Yang

3009 Belle River

2.

Hacienda Hgts, CA 91745

32

~~George C Berra~~

✓

4005 S HERMITAGE DR

✓

Hacienda Heights, CA 91745



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

Revised
PROJECT NO. R2007-02104-(4)
CONDITIONAL USE PERMIT CASE NO. 200700149

RPC/HO MEETING DATE 02/04/09	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE	

APPLICANT T-Mobile USA, Inc.	OWNER Southern California Edison	REPRESENTATIVE Jason Kozora-Trillium Telecom SVC
--	--	--

REQUEST
 The applicant requests authorization for the installation, operation and maintenance of a wireless telecommunication facility consisting of (12) antennas mounted on the legs of an existing lattice tower with associated equipment situated at the base located in a 300 sq ft lease area within the Hacienda Heights Zoned District.

LOCATION/ADDRESS South Frame Avenue & South Holmes Circle, APN-8289-019-803	ZONED DISTRICT Hacienda Heights
ACCESS South Holmes Circle and South Frame Avenue	COMMUNITY Hacienda Heights
	EXISTING ZONING A-2-1 (Heavy Agricultural Zone-One Acre Required Area)

SIZE 15 acres	EXISTING LAND USE SCE Transmission Lattice Tower	SHAPE Regular	TOPOGRAPHY Slight Slope
-------------------------	--	-------------------------	-----------------------------------

SURROUNDING LAND USES & ZONING North: Single-Family Residence— R-A-12,000 (Residential Agriculture-12,000 sq. ft. lot).	East: Single-Family Residence— R-A-12,000 (Residential Agriculture-12,000 sq. ft. lot), RPD (Residential Planned Development)-15,000-3.2U.
South: Single-Family Residence —R-1-15,000 (Single-family residence-15,000 sq. ft. lot).	West: Single-Family Residence— R-A-12,000 (Residential Agriculture-12,000 sq. ft. lot).

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	O-S (Open Space)	N/A	See Staff Analysis
Hacienda Heights Community Plan Area	O (Open Space)	N/A	See Staff Analysis

ENVIRONMENTAL STATUS
 Class 3 Categorical Exemption – New Construction or Conversion of Small Structure.

DESCRIPTION OF SITE PLAN
 The site plan depicts a 151-ft existing lattice tower on a 15 acre lot. The proposed project is composed of (12) panel antennas (4 per sector, 3 sectors total) to be mounted on the riser legs of an existing lattice tower. Two sectors of the panel antennas are at 42-ft. and the third sector is at 50-ft. The plans illustrate (4) new BTS cabinets with a new GPS antenna located at the northern portion adjacent to the existing lattice tower surrounded by a new 6-ft high chain link fence with 5-ft wide access gates at the northwestern portion of a concrete slab within the leasehold area. The proposed project site dimension is approximately 300 sq. ft.

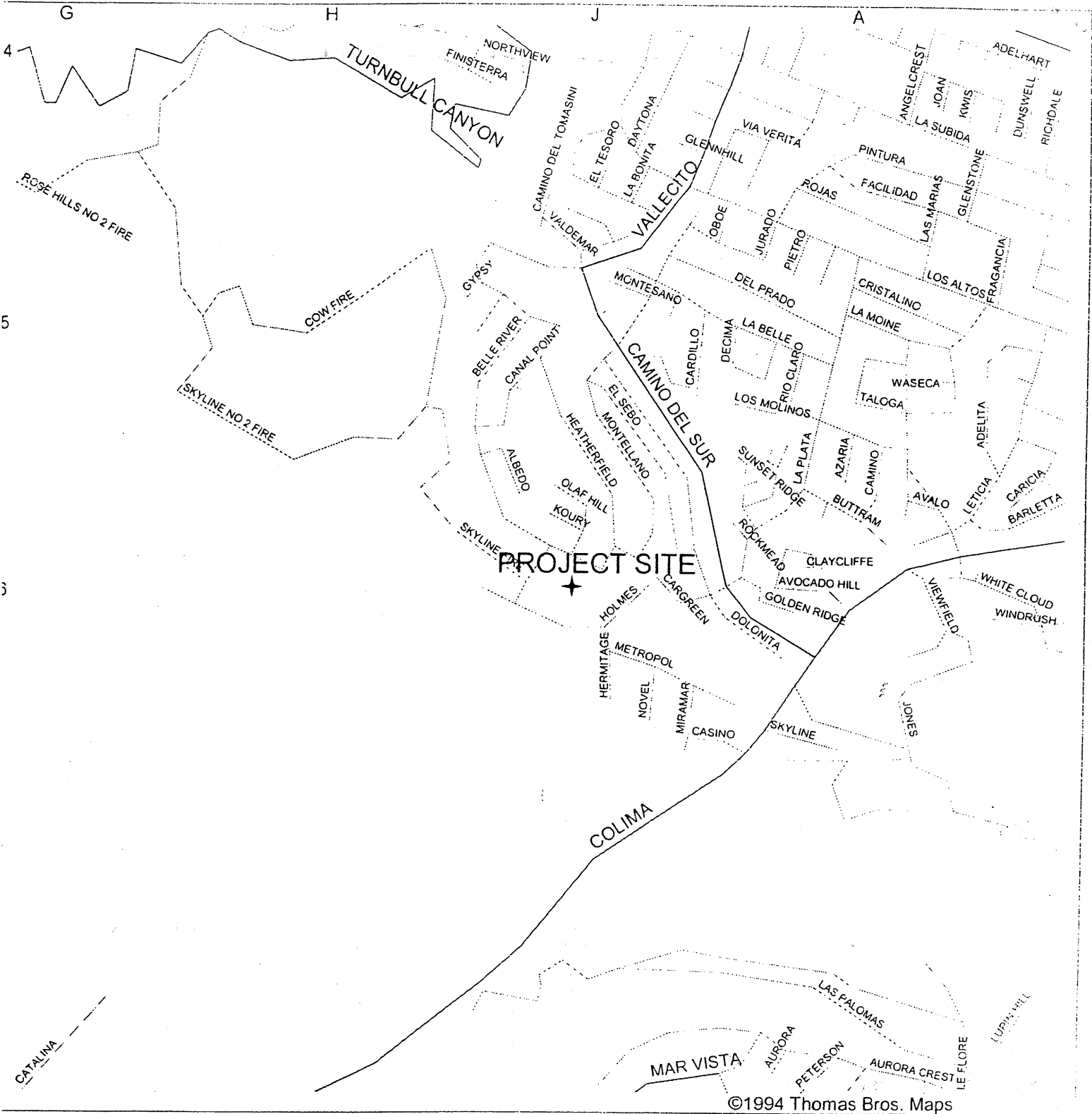
KEY ISSUES

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON Diane Aranda- Zoning Permit Section II		
RPC HEARING DATE(S) February 4, 2009	RPC ACTION DATE February 4, 2009	RPC RECOMMENDATION To uphold the Hearing Officer's approval with changes to findings and conditions
MEMBERS VOTING AYE Valdez, Bellamy, Helsley and Modugno	MEMBERS VOTING NO None	MEMBERS ABSTAINING None
STAFF RECOMMENDATION (PRIOR TO HEARING) Uphold the Hearing Officer's decision to approve Project R2007-02104-(4) with attached findings and conditions.		
SPEAKERS* (O) 5 (F) 2	PETITIONS (O) 32 signatures (F) 0	LETTERS (O) 36 (F) 0

* (O) = Opponents (F) = In Favor



VICINITY MAP

SITE : FRAME AVENUE - IE25732B