Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon, FAICP
Director of Planning

December 4, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Joe Spieler
Avila, Inc.
6254 Avila Road
Yucca Valley, CA 92284

Regarding: **Project Number R2006-02294-(5)**
Conditional Use Permit No. 2006-00216-(5)
Oak Tree Permit No. 2008-00038-(5)
Environmental Assessment Case No. 2006-00172-(5)
1885 North Lake Avenue, Altadena

Dear Applicant:

The Regional Planning Commission, by its action of December 3, 2008, **ADOPTED** the Negative Declaration associated with the Conditional Use Permit and Oak Tree Permit, **APPROVED** the above described Conditional Use Permit and **DENIED** the above described Oak Tree 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 December 17, 2008**. 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 actions, please contact Anne Russett in the Housing Section at (213) 974-6425.

Sincerely,

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

Marja Masis, AICP, Supervising Regional Planner
Zoning Permits II Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)
c: BOS; DPW (Building and Safety); Zoning Enforcement, Testifiers, etc

MM:AR

PROJECT NUMBER R2006-02294-(5)
CONDITIONAL USE PERMIT NO. 2006-00216-(5)
OAK TREE PERMIT NO. 2008-00038

REGIONAL PLANNING COMMISSION HEARING DATE: December 3, 2008

REQUEST:

The applicant, Omnipoint Communications, Inc. is requesting:

- A Conditional Use Permit (CUP) to allow the installation of an unmanned wireless telecommunications facility (WTF) that includes the installation of a 56 foot imitation palm tree antenna support (monopalm) and four (4) equipment cabinets. The equipment cabinets will be located within an enclosed area 459 square feet in size and screened by extending the existing six (6) foot stucco wall. The lease area is located on the surface parking lot of the existing property; and
- An Oak Tree Permit since the proposed project falls within five feet of the dripline of a heritage oak.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

December 3, 2008
A duly noticed public hearing was held on December 3, 2008 before the Regional Planning Commission. Commissioners Bellamy, Valadez, Helsley, and Modugnowere present, Commissioner Rew was absent. The applicant's representative, Joe Spieler, presented testimony in favor of the request and answered questions presented by the Commission. Preet Singh, another representative was also present to answer technical questions. Two members of the public, Mark Mariscal and Mary Andrues, testified in favor of the request.

Fourteen members of the public, including: Robert Fundter, Steve Escovar, Francesca Cappucci-Fordyce, Mark Sauter, Iris de Anda, Trina Chen, Christina Escovar, Deva Anderson, Sheryl McDaniel, Sandra Miller, Miriam Nakamura, Bo Astrup, Joe Aguirre, and Carol Sharky testified in opposition to the project

In addition, three members of the Altadena Town Council; Michelle Zack, Sarah Fuller, and Susan Goldman, testified to affirm the Council's disapproval of this project.

There being no further testimony, the Regional Planning Commission closed the public hearing and adopted the Negative Declaration in association with the Conditional Use Permit and Oak Tree Permit, approved the Conditional Use Permit, and denied the Oak Tree Permit,

Findings

1. The project site is located at 1885 North Lake Avenue in the unincorporated community of Altadena in the Altadena zoned district.

2. The proposed project consists of one 56 foot monopalm, six (6) panel antennas, and four (4) equipment cabinets. The dimensions of the equipment cabinets are as follows:

63 ½" x 51 ½" x 37". The antennas will be mounted to the monopalm and painted to match palm fronds. A six foot stucco wall, created by extending an existing wall, will enclose the equipment cabinets.

3. A wireless telecommunications facility is not a use specified in Title 22 of the Los Angeles County Code, but may be permitted through a Conditional Use Permit.

4. The subject area is a 459 square foot lease space on the surface parking lot of the subject property, which is located at 1885 N. Lake Avenue in the unincorporated community of Altadena.

5. The subject property is accessed via a non-exclusive access easement located off of Woodbury Road.

6. Per the Altadena Community Plan, the existing land use category for the property is Institutions (I). Building types with this land use designation include public and private schools, private institutions, churches, temples, hospitals, and government facilities. The project can be found consistent with the goals and polices of the Plan.

7. The subject property is located within the Altadena Community Standards District (CSD) and the CSD's Lake Avenue Area. Three zoning classifications exist on the property and include R-3 (Limited Multiple Residence), R-3-P (Limited Multiple Residence-Parking), and C-2 (Neighborhood Business Zone). The project, as conditioned, will satisfy the intent of the underlying zoning.

8. Part 16 (Oak Tree Permits) of Chapter 22.56 of the Los Angeles County Code seeks to preserve and maintain healthy oak trees as a significant historical, aesthetic and ecological resource. The removal of any oak tree or the encroachment within the protected zone of any tree of the oak genus which is 25 inches or more in circumference is prohibited except in accordance with a valid oak tree permit.

9. A new site plan, labeled Exhibit A-1A, presented at the Regional Planning Commission public hearing, outlined an alternate power utility connection. The Commission finds that an oak tree permit is no longer necessary with this alternate site plan.

10. The proposed development is a necessary public utility and convenience.

11. Three buildings exist on the subject property. They include a religious institution, a rectory, and a parish center. According to the Altadena Community Standards District, these properties located at 1849-1879 Lake Avenue may be of historic or architectural significance.

12. No cases are on file with the Department of Regional Planning regarding the buildings on the project site. According to the Assessor's Office, the rectory was built in 1923,

the church in 1926, and the parish center in 1940. Building permits are on file for all of the existing buildings.

13. No enforcement cases have been filed on the subject site.

14. The site plan identifies the 10,656 square foot parish center, 6,916 square foot rectory, 12,240 square foot church, and the 459 square foot lease space. The proposed 56 foot monopalm and associated equipment is to be located in the 459 square foot lease space located in the parking lot of the facility. The four (4) equipment cabinets will be screened by a 6 foot stucco wall, created by extending the existing wall.

15. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation for this project under the California Environmental Quality Act (CEQA) reporting requirements. A revised draft Initial Study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the County of Los Angeles. The revised draft Initial Study concluded that there is no substantial evidence that the project may have a significant effect on the environment.

16. The visual impacts of the project have been reduced through the project design. The wireless telecommunications facility will be disguised through the installation of an imitation palm tree antenna support (monopalm) and the equipment cabinets will be located within an enclosed lease area 459 square feet in size and screened by extending the existing stucco wall.

17. The Altadena Land Use Committee and the Altadena Town Council recommended approval of this project in the summer of 2007. In reviewing the same plans a second time, the Altadena Land Use Committee and the Altadena Town Council recommended denial on May 8 and May 20, 2008 respectively.

18. 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.

19. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 10 years.

20. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

Regarding the Conditional Use Permit:

A. That the proposed use is consistent with the adopted Altadena Community Plan; and

B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will 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 or general welfare;

C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

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

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Section 22.56.010 of the Los Angeles County Code.

Regarding the Oak Tree Permit:

A. That the proposed construction of proposed use will be accomplished without endangering the health of the oak tree subject to this Part 16, if any, on the subject property; and

B. That the proposed construction will not result in the removal or relocation of the heritage oak; and

C. That the removal or relocation of the oak tree proposed is necessary as continued existence at present location frustrates the planned improvement or proposed use of the subject property.

D. That the oak tree proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree; and

E. That the condition of the oak tree proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing does not substantiate the required findings and burden of proof for an Oak Tree Permit as set for in Section 22.56.2100 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the revised draft Initial Study and Negative Declaration together with any comments received during the public review process, finds on the basis on the whole record before the Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commisison, and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit number 2006-00216-(5) is APPROVED and Oak Tree Permit 2008-00038 is DENIED subject to the attached conditions.

VOTE: 3 -1 - 1
Concurring: Modugno, Helsley, Valadez
Dissenting: Bellamy
Abstaining: None
Absent: Rew
Action Date: December 3, 2008

c: Each Commissioner, Zoning Enforcement, Building and Safety

1. This grant authorizes the construction and operation of an unmanned wireless telecommunication facility consisting of a 56 foot imitation palm tree antenna support (monopalm) with six (6) mounted panel antennas and four (4) equipment cabinets located on the subject property, located at 1885 North Lake Avenue in the unincorporated community of Altadena, as depicted on the approved, alternative Exhibit "A," labeled A-1A, subject to all of the following conditions of approval:

    a. The six (6) panel antennas mounted to the monopalm shall be painted to match the color of palm fronds;

    b. The lease space shall include the monopalm and four (4) equipment cabinets, which shall be concealed by extending the existing six foot stucco wall. The new stucco wall shall be painted to match the existing stucco wall and shall be maintained in good condition at all times;

    c. The property shall be developed and maintained in substantial conformance with the approved, alternative Exhibit "A," labeled A-1A. In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner;

    d. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;

    e. Said facility shall be removed if in disuse for more than six months;

    f. All structures shall conform with the requirements of the Building and Safety Division of the Department of Public Works;

    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. Said facility, including any lighting, fences, shields, screen walls, palm fronds and antenna panels 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 visual blight;

i. The operators shall submit an annual maintenance report to the Department of Regional Planning by January 1, verifying the continued operation and maintenance of said facility; and

j. The operator shall provide satisfactory safeguards to prevent unauthorized access to the facility enclosure.

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 and Condition No. 22.

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 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

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 in accordance with Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to 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 December 3, 2018.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this permit, whether or not any modification of the use is requested 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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of $750.00. These monies 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, including adherence to development in accordance with the approved site plan on file. The fund provides for 5 biennial inspections. Inspections shall be unannounced.

    If additional inspections are required to ensure compliance with the conditions of this grant, or 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 inspections and for any 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 the amount equal to the recovery cost at the time of payment (currently $150 per inspection).

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 health and safety or so as to be a nuisance.

12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

13. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

15. In the event of an occurrence of such extraneous markings, drawings, or signage, the permittee shall remove or cover them 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.

16. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.

17. Said facility shall be removed if in disuse for more than six months.

18. 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.

19. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted Federal Communications Commission (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 FCC requirements, to the Department of Regional Planning.

20. 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.

21. All structures, including the antenna and equipment cabinets, shall be a neutral or earth-tone color, excluding black, and/or a color that is identical to other similar structures in the proximity, to blend in and harmonize with the surroundings. The colors and materials of the surface shall not be glossy or reflective in nature and shall be maintained in good condition at all times.

22. Within 15 days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for the proposed project, which includes Project Number 2006-02294-(5), Conditional Use Permit Number 2006-00216-(5). The current fee amount for a Negative Declaration is $1,876.75 plus a $50.00 posting fee. No land use project subject to this requirement is final, vested or operative until the fee is paid.

MM:AR
December 4, 2008

Regional Planning Commission Transmittal Checklist

Hearing Date	December 3, 2008
Agenda Item Number	8

Project Number: 2006-02294-(5)
Case(s): Conditional Use Permit No. 2006-00216-(5)
Oak Tree Permit No. 2008-00038-(5)
Contact Person: Anne Russett, Housing Section

Included	NA/None	Document
☒	☐	Factual
☒	☐	Property Location Map
☒	☐	Staff Report
☒	☐	Draft Findings
☒	☐	Draft Conditions
☐	☒	DPW Letter
☒	☐	FD Letter
☒	☐	Burden Of Proof Statement(s)
☒	☐	Environmental Documentation (IS, MMP, EIR)
☒	☐	Opponent And Proponent Letters
☒	☐	Photographs
☒	☐	Land Use Radius Map
☒	☐	Site Plan And Elevations
☒	☐	Arborist's Report
☒	☐	Coverage Maps
☒	☐	Altadena Land Use Committee & Town Council Mtg Minutes
☒	☐	Community Meeting Notes
☒	☐	Other Correspondence
☒	☐	Public Exhibits from Hearing Officer Public Hearings

Reviewed By: Anna B. Davis

Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6425 **PROJECT NUMBER R2006-02294-(5)** **CUP No. 200600216(5)** **OAK TREE PERMIT No. 2008-00038(5)**	PUBLIC HEARING DATE December 3, 2008	AGENDA ITEM 8
	RPC CONSENT DATE	CONTINUE TO

APPLICANT	**OWNER**	**REPRESENTATIVE**
Omnipoint Communications Inc.	Archdiocese of LA Education and Welfare Corporation, St. Elizabeth	Avila Inc., Joseph Spieler

ENTITLEMENT REQUEST
Conditional use permit and Oak tree permit

PROJECT DESCRIPTION
The proposed project is for a conditional use permit to allow the installation of an unmanned wireless telecommunication facility that includes the installation of a 56' imitation palm tree antenna support (monopalm) and four (4) equipment cabinets. The project is also located within the protected zone of an oak tree, and therefore, is also requesting an oak tree permit.

LOCATION/ADDRESS
1885 N. Lake Avenue; Altadena, CA 91001

ACCESS Access from Woodbury Road	**ZONED DISTRICT** Altadena
ASSESSORS PARCEL NUMBER 5848001008	**COMMUNITY** Altadena
SIZE 460 square feet	**COMMUNITY STANDARDS DISTRICT** Altadena CSD

	EXISTING LAND USE	EXISTING ZONING
Project Site	I	R-3, R-3-P, C-2
North	3, CB, 2	R-3, R-3-P, C-2
East	I, CB	C-2, R-3-P, R-4
South	City of Pasadena	City of Pasadena
West	2	R-1-7500

GENERAL PLAN	**DESIGNATION**	**MAXIMUM DENSITY**
Altadena Community Plan	I - Institutions	N/A

ENVIRONMENTAL DETERMINATION
Negative Declaration

RPC LAST MEETING ACTION SUMMARY

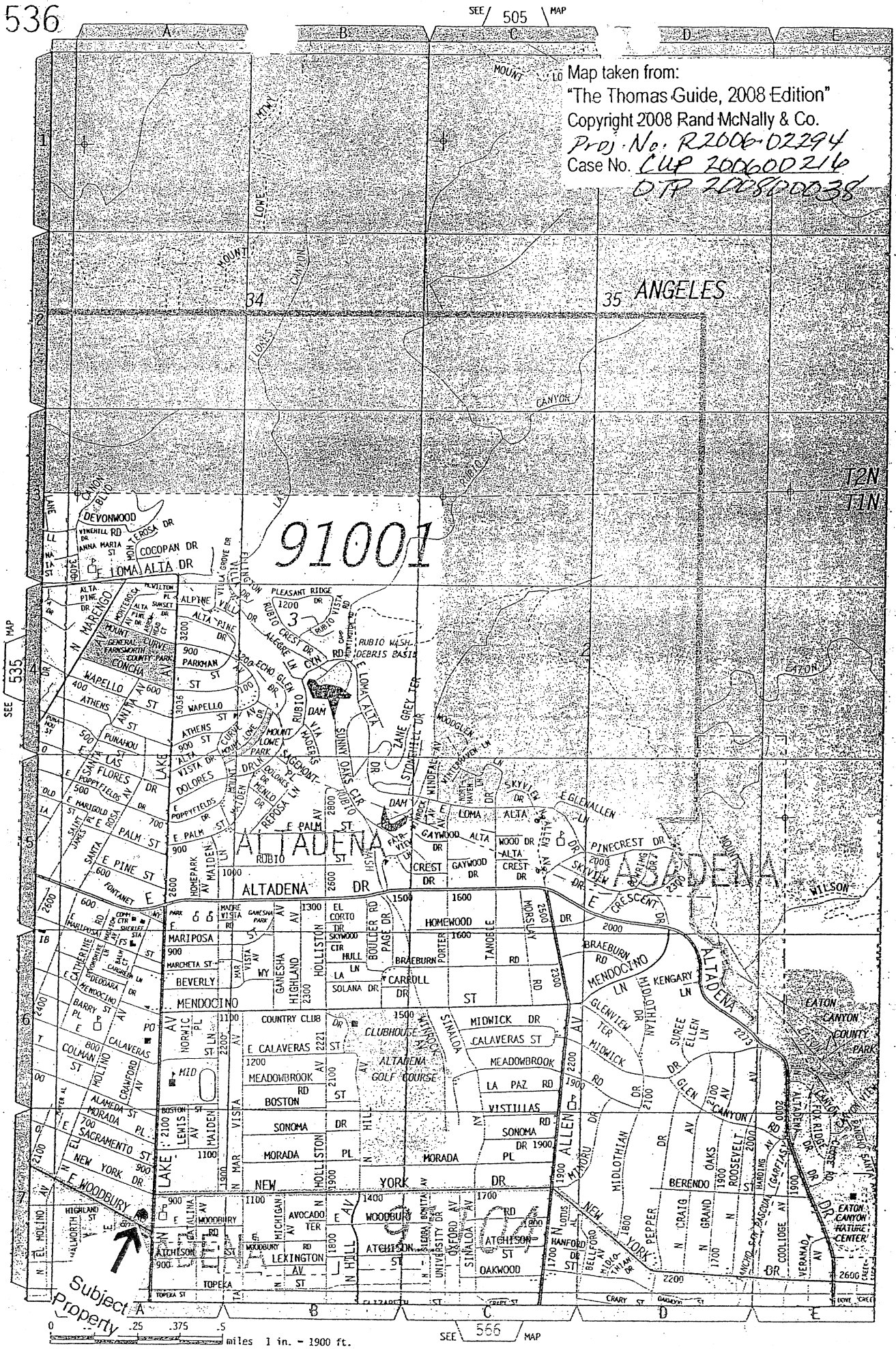
LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

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

536


SEE 505 MAP
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Map taken from:
"The Thomas Guide, 2008 Edition"
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Proj. No: R2006-02294
Case No. CUP 200600216
DTP 200800038
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91001
ANGELES
34
35
T2N
T1N
ALTADENA
PASADENA
EATON
EATON CANYON COUNTY PARK
EATON CANYON NATURE CENTER
ALTADENA GOLF COURSE
RUBIO WASH DEBRIS BASIN
DAM
Subject Property
0 .25 .375 .5 miles 1 in. = 1900 ft.

STAFF ANALYSIS
PROJECT NUMBER 2006-02294-(5)
CONDITIONAL USE PERMIT NUMBER 2006-00216-(5)
OAK TREE PERMIT NUMBER 2008-00038-(5)

ENTITLEMENT REQUESTS
The applicant, Omnipoint Communications, Inc., is requesting a Conditional Use Permit (CUP) to allow the installation of an unmanned wireless telecommunications facility (WTF) that includes the installation of a 56 foot imitation palm tree antenna support (monopalm) and four (4) equipment cabinets. The proposed project falls within five feet of the dripline of a heritage oak, and therefore, is also requesting an Oak Tree Permit.

PROJECT DESCRIPTION
The applicant, Omnipoint Communications, Inc., is requesting entitlements to allow the installation of an unmanned wireless telecommunications facility (WTF) that includes the installation of a 56 foot imitation palm tree antenna support (monopalm) and four (4) equipment cabinets. The equipment cabinets will be located within an enclosed 459 square foot lease area and screened by extending the existing six (6) foot stucco wall. The project site is located on the surface parking lot of the existing property. The subject property is located within the Altadena Community Standards District (CSD) and the CSD's Lake Avenue Area. Three zoning classifications exist on the property which include R-3 (Limited Multiple Residence), R-3-P (Limited Multiple Residence-Parking), and C-2 (Neighborhood Business Zone). Per the Altadena Community Plan, the existing land use category for the property is Institutions (I).

This project was heard by the Hearing Officer on March 4, 2008 and April 1, 2008. Due to extensive testimony in opposition, the Hearing Officer referred the case to the Regional Planning Commission.

LOCATION
The subject property is located at 1885 N. Lake Avenue, at the intersection of Lake Avenue and Woodbury Road, in the unincorporated community of Altadena.

Existing Zoning
The subject property is bordered by the following zoning classifications:
North: R-3 (Limited Multiple Residence), R-3-P (Limited Multiple Residence –Parking), and C-2 (Neighborhood Business)
East: C-2, R-3-P and R-4 (Unlimited Residence)
South: City of Pasadena
West: R-1-7500 (Single-Family Residence)

Existing Land Use Policy
Per the Altadena Community Plan, the subject property is bordered by the following land use classifications:

North: 3 (Low/Medium Density Residential), CB (Commercial/Business), 2 (Low Density Residential)
East: I (Institutions), CB
South: City of Pasadena
West: 2

SITE DESCRIPTION

The subject property, which is part of the St. Elizabeth's Church complex, is located at the intersection of Lake Avenue and Woodbury Road in the unincorporated community of Altadena. There are four parcels that make up the church complex. The proposed project is located on a parcel that includes the church's surface parking lot and a garden, which includes multiple palm trees and other vegetation. The proposed project is located behind the St. Elizabeth's Parish Center and on the eastern portion of the parking lot. The historically significant Saint Elizabeth's Catholic Church, designed by Wallace Neff and built in 1924, is located on a parcel adjacent to the proposed project.

In terms of topography, the subject property, including the 459 square foot lease area, is relatively flat. Access to the project site is provided by Woodbury Road. Established single-family residential is located just west of the project site, while institutional uses, including the parish's elementary school, are located to the south and east. To the north and northeast of the project site are commercial and office uses. The City of Pasadena lies directly south of the subject property.

BURDEN OF PROOF

Oak Tree Permit Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.2100.A of the Los Angeles County Code.

Staff is of the opinion that the applicant has met the burden of proof for an oak tree permit, subject to compliance with the County Forester's conditions and conditions of approval. Staff has included as a condition of approval that the applicant follow the mitigation measures outlined in the arborist report, as well as the requirements contained in the County Forestry letter dated September 18, 2008. The arborist report concludes that if certain measures are taken, including manual trenching using hand tolls, the oak tree will survive the impacts of the project with very little damage. The applicant's burden of proof responses, the arborist report, and the County Forestry letter are attached.

Conditional Use Permit 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.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The revised Initial Study concluded that there is no evidence that the project may have a significant effect on the environment.

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 DRP website posting. Per the request of the hearing officer, the applicant posted the property notice on all three street frontages of the property in both English and Spanish.

PREVIOUS CASES/ZONING HISTORY

1. Project No. 2006-02294 / Certificate of Compliance No. 200700257
   Legalized lots located at 1885 N. Lake Avenue, 1879 N. Lake Avenue,1845 N. Lake Avenue, and 1849 N. Lake Avenue.
   Recorded October 12, 2007.

2. Project No. 2006-03238 / Temporary Use Permit 200700029
   Temporary use permit for the church's annual festival from October 26 through October 28, 2007.
   Approved October 25, 2007.

3. Project No. 2005-02799 / Zoning Conformance Review 200500704
   This case is for the zoning conformance review of the church's annual festival.

STAFF EVALUATION

Altadena Community Plan
The subject property is located within the Institutions (I) land use classification of the Altadena Community Plan. This land use designation allows for the following uses: public and private schools, private institutions, religious institutions, hospitals, and governmental facilities (i.e. Public Works Department and Flood Control District sites, Sheriff Station, Fire Station, Water Reservoirs, etc.).

The proposed use is less intensive than what is currently allowed in this land use designation. However, wireless telecommunications facilities, specifically, are not mentioned in the plan, which was adopted in 1986. In addition, the plan notes the following issue in its infrastructure section:

6.1.2: Existing overhead electrical and telephone lines conflict with the unique visual quality and backdrop of the San Gabriel Mountains.

Site Plan
The site plan depicts the existing buildings, including St. Elizabeth's Parish Center, rectory, and church to the east and the parking lot to the west of the proposed project. Enclosed by extending the existing six (6) foot stucco wall, the 459 square foot lease area includes the 56 foot monopalm and the four (4) equipment cabinets. Mounted to the monopalm are six (6) panel antennas, which will be painted to match palm fronds. The site plan also depicts the non-exclusive access easement which will be used by T-Mobile. This access easement connects with the existing drive way off of Woodbury Road.

Since the Hearing Officer public hearing, the applicant has submitted a revised site plan, which depicts the oak tree canopy. In addition, the revised site plan also includes a work area safety light, and the re-use of the existing trash enclosure screen.

Zoning Ordinance and Development Standards Compliance
The subject property is located in the Altadena Community Standards District (CSD) and the Lake Avenue Area. Per the Altadena CSD, certain historically or architecturally significant buildings, including Saint Elizabeth's Catholic Church, are not subject to the design standards and zone specific development standards. Modifications to the identified historically and architecturally significant buildings must be reviewed by the county of Los Angeles historical landmarks and records commission, as well as the Altadena Heritage. The proposed wireless telecommunications facility does not make any alterations to the historically significant buildings.

The property on which the proposed wireless telecommunications facility is to be located is zoned R-3 (Limited Multiple Residence Zone), R-3-P (Limited Multiple Residence Zone-Parking), and C-2 (Neighborhood Business Zone). A wireless telecommunications facility is not a defined use within Title 22 of the Los Angeles County code, however, staff has traditionally utilized the defined use of "radio and television stations and towers" as a comparable use. Radio and television stations and towers are allowed subject to a conditional use permit in the C-2 and R-3 zones. The CUP process also supersedes the general height limit of structures in these zones.

Neighborhood Impact

The proposed wireless telecommunications facility is located in the parking lot of the church behind its parish center. The proposed monopalm is 56 feet in height, which is lower than the palms trees in the immediate area. It is also lower in height than the church's tower. To the immediate west of the project site is a single-family residential neighborhood and the monopalm will be visible to the adjacent property owners. It will also be visible from Woodbury Road and those entering the church parking lot. The applicant has attempted to minimize these visual impacts through the monopalm's design and color.

PUBLIC COMMENTS RECEIVED PRIOR TO HEARING OFFICER PUBLIC HEARINGS

Comments in Favor

Staff received one email from a member of the public stating that the camouflaged cell tower should not be an eyesore, that the location is appropriate, and that the improved reception is needed.

Comments in Opposition

Prior to the March 4th hearing, staff also received five phone calls, five emails, and 24 letters from members of the public concerned about the proposed project. Although the majority (19 letters and three emails) were concerned about the health effects of the wireless telecommunications facility's emissions, issues regarding the project's visual impact on the neighborhood were also noted.

Prior to the April 1st continued hearing, staff received an additional seven phone calls, 12 emails, and 12 letters from members of the public expressing their opposition to this project. Fourteen members of public expressed their concerns regarding the health impacts of radiation. Other individuals expressed that the project would decrease their property values, have an overall negative impact on the neighborhood, and create visual blight. Furthermore, a couple of residents were not convinced that the additional coverage was necessary. Staff also received a letter from Congressman Adam Schiff that requested the concerns of the public be thoroughly evaluated.

TESTIMONY PRESENTED BEFORE THE HEARING OFFICER

Summary of Testimony at the March 4, 2008 Hearing Officer Public Hearing

At the March 4th public hearing, nine individuals testified in opposition to the project. Members of the public stated various concerns regarding the proposed cell tower, including that the potential health effects. However, the main concern was that the proposed placement of the tower is inappropriate due to its close proximity to predominately single-family residential neighborhoods and a nearby elementary school. Furthermore, there was concern that the historic nature of the community would be

adversely affected, as well as the view corridors that policies within the Altadena Community Plan aim to protect.

Summary of Testimony at the April 1, 2008 Continued Hearing Officer Public Hearing

At the April 1st public hearing, 23 members of the public testified in opposition to the project. Testimony focused on the visual impacts of the project. Others expressed fear that property values would decline and that the project would attract nuisances like graffiti artists. One member of the public displayed the "balloon test" she conducted and expressed her concerns regarding the visual impacts of the project. In addition, another member of the public testified that an oak tree permit would be needed because the project would encroach on the oak tree. Members of the public also expressed their belief that the applicant did not seriously consider other potential sites, and at least one member of the public expressed her preferences for a roof-mounted project.

The Hearing Officer referred this case to the Regional Planning Commission on April 1, 2008.

TOWN COUNCIL COMMENTS AND RECOMMENDATIONS

At the time of the Hearing Officer public hearings, both the Altadena Land Use Committee and Altadena Town Council had reviewed the proposed project. At the land use committee's April 3, 2007 meeting, the committee recommended approval of the project. On the April 17, 2007 meeting of the Altadena Town Council, the Council recommended approval of the project.

Prior to the April 1st hearing officer public hearing, staff received an email from one member of the town council stating that both the Land Use Committee and the Altadena Town Council carefully reviewed all aspects of this project when it was before them in the summer of 2007. The member, a self-described historic preservationist, also stated that the proposed project would not impact the historically significant St. Elizabeth's Church. He wrote that the project is "not an impact to the historic portions of the design or site"

Subsequent to the April 1st hearing, staff also spoke with members of the Land Use Committee and Altadena Town Council and informed them that project had been referred to the Regional Planning Commission.

Despite the Hearing Officer's request that this project be referred to the Regional Planning Commission, the Altadena Land Use Committee and the Altadena Town Council once again reviewed the proposed project. In reviewing the same project the second time, the Land Use Committee recommended denial of the project at their May 8, 2008 meeting. At the May 20, 2008 meeting of the Altadena Town Council, the Council recommended denial of this project.

CORRESPONDENCE FROM ALTADENA HERITAGE

Staff also received a letter in regards to this project from Altadena Heritage. In the attached letter dated May 10, 2007 Altadena Heritage is of the opinion that this project "will not produce untoward impacts on the historically significant site".

PUBLIC COMMENTS RECEIVED PRIOR TO RPC HEARING

At the time of this report, staff received one petition and one letter in opposition to the project. The letter cites potential negative impacts on the view shed and the historical nature of the church.

COMMUNITY MEETINGS / PUBLIC OUTREACH

The applicant held a community meeting at St. Elizabeth's Church on March 13, 2008. The meeting convened at 7:00 p.m. and approximately 36 members of the public were present, including two Altadena Town Council members. The applicant's representative explained that the meeting was an opportunity for members of the public to ask any questions about the proposed project. Those in attendance brought up multiple concerns regarding the project, including the health impacts, effect on property values, and impacts on community views. The community meeting notes are attached in the lettergram dated March 18, 2008 to the hearing officer.

STAFF ANALYSIS

FEES/DEPOSITS

If approved, the following fees will apply unless modified by the Hearing Officer:

Zoning Enforcement

1. Inspection fees of $750.00 to cover the costs of five (5) recommended biennial zoning enforcement inspections.

2. Fish and Game Fees of $1,876.75 plus a $50.00 processing fee due at the time of filing the Notice of Determination (NOD).

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 **Project No. 2006-02294-(5), Conditional Use Permit No. 200600216-(5)**, and Oak Tree Permit No. 2008-00038- (5) subject to the attached conditions.

Prepared by Anne Russett, Regional Planning Assistant II

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

RECOMMENDED MOTIONS

I move that the Regional Planning Commission close the public hearing and APPROVE Conditional Use Permit Number 2006-00216-(5) and Oak Tree Permit Number 2008-00038-(5) with findings and conditions.

I move that the Regional Planning Commission adopt the Negative Declaration associated with Conditional Use Permit Number 2006-00216-(5) and Oak Tree Permit Number 2008-00038-(5).

Attachments:

- Draft Findings
- Draft Conditions of Approval
- Applicant's Conditional Use Permit Burden of Proof
- Applicant's Oak Tree Burden of Proof
- Arborist Report
- Letter from County Forestry
- Revised Initial Study and Negative Declaration
- Site Photographs
- Site Plan
- Land Use Map
- Coverage Maps
- Altadena Land Use Committee meeting minutes
- Altadena Town Council meeting minutes
- Community Meeting Notes (Lettergram dated March 18, 2008)
- Correspondence in Support
- Correspondence in Opposition
- Other Correspondence
- Exhibits, Correspondence and Petitions from Hearing Officer Public Hearings

MM:AR
November 17, 2008

PROJECT NUMBER R2006-02294-(5)
CONDITIONAL USE PERMIT NO. 2006-00216-(5)
OAK TREE PERMIT NO. 2008-00038

REGIONAL PLANNING COMMISSION HEARING DATE: December 3, 2008

REQUEST:

The applicant, Omnipoint Communications, Inc. is requesting:

- A Conditional Use Permit (CUP) to allow the installation of an unmanned wireless telecommunications facility (WTF) that includes the installation of a 56 foot imitation palm tree antenna support (monopalm) and four (4) equipment cabinets. The equipment cabinets will be located within an enclosed area 459 square feet in size and screened by extending the existing six (6) foot stucco wall. The lease area is located on the surface parking lot of the existing property; and
- An Oak Tree Permit since the proposed project falls within five feet of the dripline of a heritage oak.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The project site is located at 1885 North Lake Avenue in the unincorporated community of Altadena in the Altadena zoned district.

2. The proposed project consists of one 56 foot monopalm, six (6) panel antennas, and four (4) equipment cabinets. The dimensions of the equipment cabinets are as follows: 63 ½" x 51 ½" x 37". The antennas will be mounted to the monopalm and painted to match palm fronds. A six foot stucco wall, created by extending an existing wall, will enclose the equipment cabinets.

3. A wireless telecommunications facility is not a use specified in Title 22 of the Los Angeles County Code, but may be permitted through a Conditional Use Permit.

4. The subject area is a 459 square foot lease space on the surface parking lot of the subject property, which is located at 1885 N. Lake Avenue in the unincorporated community of Altadena.

5. The subject property is accessed via a non-exclusive access easement located off of Woodbury Road.

6. Per the Altadena Community Plan, the existing land use category for the property is Institutions (I). The project will be visible to the residence directly west of the subject property.

7. The subject property is located within the Altadena Community Standards District (CSD) and the CSD's Lake Avenue Area. Three zoning classifications exist on the

property and include R-3 (Limited Multiple Residence), R-3-P (Limited Multiple Residence-Parking), and C-2 (Neighborhood Business Zone). The project, as conditioned, will satisfy the intent of the underlying zoning.

8. The proposed project encroaches on one heritage oak tree. The heritage oak tree will neither be removed or relocated. The impacts to the tree will be mitigated in compliance with the mitigation measures outlined in the arborist's report and the County Forester's recommended conditions of approval (attached).

9. The proposed development is a necessary public utility and convenience.

10. Three buildings exist on the subject property. They include a religious institution, a rectory, and a parish center. According to the Altadena Community Standards District, these properties located at 1849-1879 Lake Avenue may be of historic or architectural significance.

11. No cases are on file with the Department of Regional Planning regarding the buildings on the project site. According to the Assessor's Office, the rectory was built in 1923, the church in 1926, and the parish center in 1940. Building permits are on file for all of the existing buildings.

12. No enforcement cases have been filed on the subject site.

13. The subject property is designated I (Institutions) under the Altadena Community Plan. Building types with this land use designation include public and private schools, private institutions, churches, temples, hospitals and government facilities.

14. The site plan identifies the 10,656 square foot parish center, 6,916 square foot rectory, 12,240 square foot church, and the 459 square foot lease space. The proposed 56 foot monopalm and associated equipment is to be located in the 459 square foot lease space located in the parking lot of the facility. The four (4) equipment cabinets will be screened by a 6 foot stucco wall, created by extending the existing wall.

15. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation for this project under the California Environmental Quality Act (CEQA) reporting requirements. A revised draft Initial Study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the County of Los Angeles. The revised draft Initial Study concluded that there is no substantial evidence that the project may have a significant effect on the environment.

16. The visual impacts of the project have been reduced through the project design. The wireless telecommunications facility will be disguised through the installation of an imitation palm tree antenna support (monopalm) and the equipment cabinets will be

located within an enclosed lease area 459 square feet in sizeand screened by extending the existing stucco wall.

17. The Altadena Land Use Committee and the Altadena Town Council recommended approval of this project in the summer of 2007. In reviewing the same plans a second time, the Altadena Land Use Committee and the Altadena Town Council recommended denial on May 8 and May 20, 2008 respectively.

18. 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.

19. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 10 years.

20. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

Regarding the Conditional Use Permit:

A. That the proposed use is consistent with the adopted Altadena Community Plan; and

B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will 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 or general welfare;

C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

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

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Section 22.56.010 of the Los Angeles County Code.

Regarding the Oak Tree Permit:

A. That the proposed construction of proposed use will be accomplished without endangering the health of the oak tree subject to this Part 16, if any, on the subject property; and

B. That the proposed construction will not result in the removal or relocation of the heritage oak.

AND, THEREFORE, the information submitted by the applicant and presented at tye public hearing substantiates the required findings and burden of proof for an Oak Tree Permit as set for in Section 22.56.2100 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the revised draft Initial Study and Negative Declaration together with any comments received during the public review process, finds on the basis on the whole record before the Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commisison, and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit number 2006-00216-(5) and Oak Tree Permit 2008-00038 is APPROVED subject to the attached conditions.

VOTE:
Concurring:
Dissenting:
Abstaining:
Absent:
Action Date:

c: Each Commissioner, Zoning Enforcement, Building and Safety

1. This grant authorizes the construction and operation of an unmanned wireless telecommunication facility consisting of a 56 foot imitation palm tree antenna support (monopalm) with six (6) mounted panel antennas and four (4) equipment cabinets located on the subject property, located at 1885 North Lake Avenue in the unincorporated community of Altadena, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval:

    a. The six (6) panel antennas mounted to the monopalm shall be painted to match the color of palm fronds;

    b. The lease space shall include the monopalm and four (4) equipment cabinets, which shall be concealed by extending the existing six foot stucco wall. The new stucco wall shall be painted to match the existing stucco wall and shall be maintained in good condition at all times;

    c. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner;

    d. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;

    e. Said facility shall be removed if in disuse for more than six months;

    f. All structures shall conform with the requirements of the Building and Safety Division of the Department of Public Works;

    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. Said facility, including any lighting, fences, shields, screen walls, palm fronds and antenna panels 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 visual blight;

i. The operators shall submit an annual maintenance report to the Department of Regional Planning by January 1, verifying the continued operation and maintenance of said facility; and

j. The operator shall provide satisfactory safeguards to prevent unauthorized access to the facility enclosure.

2. This grant authorizes the encroachment within the protected zone of one oak tree to accommodate the development of the wireless telecommunications facility at 1885 North Lake Avenue, subject to the following conditions:

a. The permittee shall comply with all conditions and requirements contained in the County Forester letter dated 09-18-2008 (attached hereto), to the satisfaction of the County Forester, except as otherwise modified or required by the County Forester.

b. The permittee shall also comply with all mitigation measures outlined in the arborist report dated April 24, 2008, including:

i. The permittee shall retain the author of the report or another qualified individual as the Arborist of Record for this project.

ii. The permittee shall locate the trench between the tower area and the front of the Rectory as far away from the oak tree as possible.

iii. The permittee shall only use hand tools where the above trench passes within 25 feet of the oak tree. No power tools shall be used within 25 feet of the oak tree trunk.

iv. The permitee shall clear any pruning of the oak with the Arborist of Record.

v. 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.

vi. The permittee shall plant one acorn of the Quercus agrifolia variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.

3. 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.

4. 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. 9, and until all required monies have been paid pursuant to Condition No.11 and Condition No. 23.

5. 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 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

6. 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 in accordance with Los Angeles County Code Section 2.170.010.

7. This grant shall expire unless used within two (2) years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.

8. 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.

9. 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.

10. **This grant will terminate on December 3, 2018.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.

11. 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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of $750.00. These monies 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, including adherence to development in accordance with the approved site plan on file. The fund provides for 5 biennial inspections. Inspections shall be unannounced.

    If additional inspections are required to ensure compliance with the conditions of this grant, or 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 inspections and for any 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 the amount equal to the recovery cost at the time of payment (currently $150 per inspection).

12. 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 health and safety or so as to be a nuisance.

13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

14. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

15. 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

16. In the event of an occurrence of such extraneous markings, drawings, or signage, the permittee shall remove or cover them 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.

17. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.

18. Said facility shall be removed if in disuse for more than six months.

19. 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.

20. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted Federal Communications Commission (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 FCC requirements, to the Department of Regional Planning.

21. 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.

22. All structures, including the antenna and equipment cabinets, shall be a neutral or earth-tone color, excluding black, and/or a color that is identical to other similar structures in the proximity, to blend in and harmonize with the surroundings. The colors and materials of the surface shall not be glossy or reflective in nature and shall be maintained in good condition at all times.

23. Within 15 days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for the proposed project, which includes Project Number 2006-02294-(5), Conditional Use Permit Number 2006-00216-(5), and Oak Tree Permit Number 2008-00038-(5).

The current fee amount for a Negative Declaration is $1,876.75 plus a $50.00 posting fee. No land use project subject to this requirement is final, vested or operative until the fee is paid.

MM:AR
November 10, 2008

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF — SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

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 site is an unmanned wireless telecommunications facility and will not generate noise, oder, or have an impact on the comfort or welfare of the surrounding area. The project will not reduce property values, and does not jeopardize the public health. The facility will meet all FCC requirements.

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 facility is unmanned and will not have an impact on parking or landscaping. The site is located behind an existing trash dumpster area, and there is adequate area to support the proposed equipment and Imitation palm tree.

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

There are paved streets to the proposed facility which is located at the side of an existing parking lot. The facility will be unmanned and will not increase traffic in the area. Telephone and electric services are located in the immediate area and can be extended to the proposed site, via underground conduits.

PROJECT DESCRIPTION
T-MOBILE WIRELESS TELECOMMUNICATIONS FACILITY
IE04998B SC617 ST. ELIZABETH

INTRODUCTION

Omnipoint Communications Inc., a subsidiary of T-Mobile USA Inc., is a registered public utility, receiving licensing and regulation from the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). T-Mobile is developing its wireless network in Southern California. T-Mobile utilizes an all digital high frequency system that operates between 1800 and 1900 MHz range. Avila Inc. seeks land use entitlements, for the location, installation and operation of an unmanned T-Mobile wireless telecommunications facility which is proposed to be located at 1885 Lake Avenue, Altadena, CA 91001 in Los Angeles County, and having APN 5848-001-008.

PROJECT OVERVIEW

T-Mobile is proposing to locate and build a wireless telecommunications facility, to solve a specific adjacent area wireless coverage problem, while also attempting to locate and design the site to be attractive, and as unnoticeable as reasonably possible. The proposed unmanned wireless telecommunications facility location includes the installation of a new T-Mobile 56' high imitation palm tree antenna support (Monopalm) and four equipment cabinets on the ground, hidden from view within a new block wall enclosure. An existing trash dumpster at this location, would be relocated a few feet to the West, to accommodate the proposed equipment space lease area, which comprises approximately 460 sq. ft.. The existing site and the proposed T-Mobile facility can be seen in the attached photo simulations.

OVERVIEW OF COVERAGE OBJECTIVE

Radio frequency (RF) engineers at T-Mobile have identified the proposed facility as an integral site in improving T-Mobile's wireless network coverage in and around the Woodbury/Lake Avenue area. T-Mobile radio engineering objectives are to infill coverage as well as add increased capacity to the network. The attached 'Existing' and 'Proposed' RF coverage propagation maps further illustrate the 'Existing' coverage deficiency, and the 'Proposed' local coverage improvement.

COMPATIBILITY OF DESIGN

The location, size, and design of the proposed imitation palm tree antenna support (Monopalm), while lower than the immediately adjacent and existing palm trees, tends to blend in with the other trees in the area. The proposed block wall equipment enclosure, at the base of the Monopalm, is designed to hide the equipment, and will be textured and painted to match the adjacent wall. The operational characteristics of the proposed wireless facility will not create unusual noise, traffic, or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The equipment does not emit fumes, smoke, or odors that could be considered objectionable. The use will have no substantial adverse impact on properties or improvements in the surrounding neighborhood. The proposed telecommunications facility is unmanned and only requires periodic maintenance, approximately 4 times per year. The proposed communications facility will not result in conditions or circumstances contrary to the public health, safety and general welfare.

THE BENEFITS TO LOS ANGELES COUNTY

Wireless telecommunications systems have proven to be an invaluable communications tool, in business communications, everyday personal use, and in the event of emergencies (such as reporting medical emergencies, traffic accidents and fires), and natural disasters (earthquakes, floods, etc.) where normal landline communications are often disrupted, overlooked or inaccessible after such events have occurred. Wireless technology is utilized by numerous governmental and quasi-governmental agencies that provide emergency service. The proposed wireless telecommunication facility location, and resulting wireless coverage improvement, will be desirable to the Altadena Woodbury Road / Lake Avenue area and public convenience. Installation of the proposed wireless telecommunications facility will help provide a seamless integration of a communication network, an inherently beneficial use where the general public will benefit by the improved service. The number of dropped and blocked calls in the area surrounding the site will be reduced. Further, the existing T-Mobile customers, and those who are on the other end of the wireless phone call, will have better service once this site becomes operational.

Request for
OAK TREE PERMIT

Los Angeles County DEPARTMENT OF
320 West Temple Street, Los Angeles, Ca, 90012 **Regional Planning**

CONCURRENT CASES: _____

NOTE: It is the applicant's responsibility to notify the Planning Director of any change of the principals involved in this case prior to the completion of processing.

CUP No: 200600216 (5) Project# R2006-02294(5)

APPLICANT

Name	Joe Spieler for Omnipoint Communications Inc. a subsidiary of T-Mobile USA Inc.
Address	6254 Avila Road
City	Yucca Valley, CA 92284
Telephone	805 689-6259

PROPERTY OWNER

Name	Archdiocese of LA Education Welfare Corporation
Address	3424 Willshire Blvd
City	Los Angeles, CA 90010
Telephone	626-797-1167

OWNER'S AUTHORIZATION:

I certify that I am the owner of the herein described property and permit the application to file this request.

Please see attached letter of authorization

Location (i.e. address or general description of location) and legal description of property in question: (use additional sheets as necessary) 1885 N. Lake Avenue, Altadena, CA 91001

Block: 6 Abbreviated Description: Resub of blks 4 to 9 and 16 to 21 and 28 to 30 Altadena Map 1 Lot Com at inter section of NE line or Woodbury Rd with (more)

How many oak trees will be cut, removed, relocated, damaged or will have encroachments into their protected zone? 1

How many oak trees will remain? 1

Will trees be replaced? 0 If yes, indicate the proposed size, type, location (indicate on site plan) and schedule planting.

BURDEN OF PROOF

Submit additional sheets describing how the following findings will be satisfied.

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property, and

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which can not be satisfactorily mitigated, and

C. That in addition to the above facts at least one of the following findings apply:
   1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planed improvement or proposed use of the subject property to such an extent that::
      a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
      b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
   2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or
   3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practice.
   4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

Date: 7/21/08 Applicant's Signature _____

Burden of Proof

A. The proposed construction, by following the mitigation measures as outlined in the attached arborist report, will be followed and thus the health of the existing Oak tree is to be preserved, with very little damage.
B. There is only one existing Oak tree and it is to remain. Thus there are no soil erosion issues from the proposed project.
C. The existing Oak trees is to remain in place, and no Oak trees are to be removed or relocated.

The following steps will be adhered to closely to minimize any damage to the oak tree.

Arborist of Record- The applicant agrees to retain the author or another qualified individual as the Arborist of Record for this project.

The Arborist of Record (AOR) will be summoned to the site immediately prior to 1) the commencement of trenching between the tower area and the Rectory or 2) any clearance pruning to be done to the oak tree. The purpose of this AOR visit is to instruct the contractor on the procedures outlined below. At least 96 hours notice will be given the AOR prior to this visit.

Trench location- The trench between the tower area and the front of the Rectory will be located as far as possible from the oak tree. ***At no point will this trench pass within less than ten feet of the oak tree.***

Trenching method- At the point where the trench above passes within twenty-five feet of the oak tree or closer, all trenching shall be done using hand tools only. Great care shall be exercised to avoid damaging oak roots with shovels, picks, bars, etc. No power tools, including trenchers, jackhammers, root cutters, or stump grinders shall be used within this twenty-five foot distance from the oak trunk. No roots larger than two inches in diameter will be severed. Conduit shall be placed on the trench floor beneath uncut roots.

Pruning- Any clearance pruning required by this project shall be cleared first with the AOR as stated above. All pruning shall conform to the standards of the International Society of Arboriculture "Best Management Practices-Tree Pruning" and ANSI A300-2001 "Standard Practices (pruning)."

Protective fencing- No protective fencing will be required as long as the enclosed yard where the oak is located is not accessible to the contractor.

CONCLUSION

If the steps outlined above are carried out fully and as outlined, it is my opinion that this heritage oak tree will survive the impacts of this project with very little damage.

As the applicant will follow the steps listed above, we request approval of the Oak Tree Permit.

Jan C. Scow Consulting Arborists, LLC

Disease and Pest Diagnosis, Hazard Evaluation, Restorative Pruning Advice, Value Assessment

3887 Woodcliff Rd.
Sherman Oaks, CA 91403
(818) 789-9127
FAX 789-9128

4/24/08

Mario Gaytan (applicant)
National Engineering & Consulting , Inc.
22362 Gilberto, Suite 200
Rancho Santa Margarita, CA 92688

SUBJECT: Preliminary Arborist Report, T-Mobile cell tower at 1885 N. Lake Ave

BACKGROUND

The applicant is proposing the installation of a T-Mobile cell phone tower behind the St. Elizabeth Parish Center (Center) at the subject address. There is a protected oak tree in the vicinity requiring an oak tree permit to satisfy the LA County oak tree protection ordinance. I have been retained to provide an oak tree report pursuant to acquiring the necessary oak tree permit.

I visited the site on 4/23/08 and assessed the tree and the likely impacts. The information below is based on my personal observations, on the drawing provided to me by the applicant, and on conversation with the applicant.

ASSIGNMENT

To provide an oak tree report that is adequate to allow the applicant to obtain an oak tree permit from LA County for this project.

OBSERVATIONS

Site description: The tower will be located in the back of the Parish Center at St. Elizabeth Church on Lake Avenue in Altadena just north of the Pasadena City limits. The site is currently a utility area between the back yard of the Center and the back parking lot. There are two tall palm trees in the near vicinity and a large coast live oak nearby. West of the site is a large asphalt parking lot that serves the church.

Project description: The project involves the installation of a single cell tower and related equipment and facilities. It will require the demolition of a few existing structures and the construction of a new 6' high block wall to match the existing architecture. There will be a trench to accommodate underground telephone utilities through the back parking lot and another to accommodate electrical utilities toward Lake Avenue between the Center and the Rectory. This

second trench will require cutting paving away and trenching beneath the oak canopy, installing conduit, backfilling, and patching the pavement cut.

Tree description: All required tree data is shown below as required by the LA County Oak Tree Ordinance. There is only one oak tree affected.

Species-	Coast live oak (*Quercus agrifolia*)
DBH-	51 inches at 2' above grade
Special status-	**Heritage oak**
Impact status-	Encroachment certain
Canopy (n/e/s/w)-	25/33/44/35 (in feet)
Aesthetics-	Above average aesthetic value (10 of 12 where 8 is average)
Health-	B (good health)
Disease-	None observed
Insects-	None observed
Vigor-	Above average vigor (11 of 15 where 10 is average)
Structural defects-	Excessive end weight
Other issues-	**Root crown of this tree buried and should be excavated**

Tree safety:
We have not evaluated trees on this property for safety. Without a thorough and focused "hazard evaluation," it is difficult to estimate the likelihood that a tree may fail and cause damage to life or property. Even with such an evaluation, there are no guarantees that a tree will not fail unexpectedly. Trees are dynamic living organisms subject to many influencing factors. All trees are potentially hazardous, regardless of their apparent health and vigor. It is impossible to be certain that a tree is absolutely safe.

IMPACTS

There are two possible sources of impact to this oak tree.

Trenching- There will be a trench within about 10-15 feet of the trunk of this oak at its closest. This could damage or cut tree roots. Depending on how severe the damage, this could be a minor or a major impact. The mitigation recommended below will limit the impacts.

Pruning- It seems conceivable that some minor canopy clearance may be required to allow some of the construction to proceed without damaging the tree canopy. At most this would be a very minor impact, providing mitigation recommendations are followed.

MITIGATION

The following steps will be adhered to closely to minimize any damage to the oak tree.

Arborist of Record- The applicant agrees to retain the author or another qualified individual as the Arborist of Record for this project.

The Arborist of Record (AOR) will be summoned to the site immediately prior to 1) the commencement of trenching between the tower area and the Rectory or 2) any clearance pruning to be done to the oak tree. The purpose of this AOR visit is to instruct the contractor on the procedures outlined below. At least 96 hours notice will be given the AOR prior to this visit.

Trench location- The trench between the tower area and the front of the Rectory will be located as far as possible from the oak tree. ***At no point will this trench pass within less than ten feet of the oak tree.***

Trenching method- At the point where the trench above passes within twenty-five feet of the oak tree or closer, all trenching shall be done using hand tools only. Great care shall be exercised to avoid damaging oak roots with shovels, picks, bars, etc. No power tools, including trenchers, jackhammers, root cutters, or stump grinders shall be used within this twenty-five foot distance from the oak trunk. No roots larger than two inches in diameter will be severed. Conduit shall be placed on the trench floor beneath uncut roots.

Pruning- Any clearance pruning required by this project shall be cleared first with the AOR as stated above. All pruning shall conform to the standards of the International Society of Arboriculture "Best Management Practices-Tree Pruning" and ANSI A300-2001 "Standard Practices (pruning)."

Protective fencing- No protective fencing will be required as long as the enclosed yard where the oak is located is not accessible to the contractor.

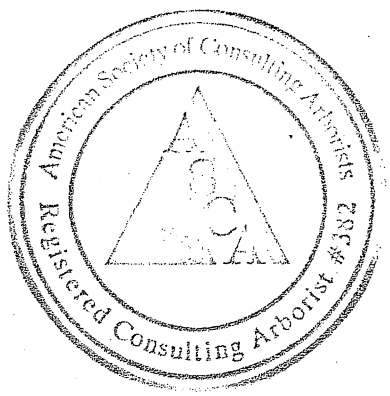
CONCLUSION

If the steps outlined above are carried out fully and as outlined, it is my opinion that this heritage oak tree will survive the impacts of this project with very little damage.

Please feel free to call should there be any questions regarding this report. Our goal is to assist in the timely completion of this project with as little damage to the oak resource as possible. We look forward to working with you toward that goal!

Sincerely,

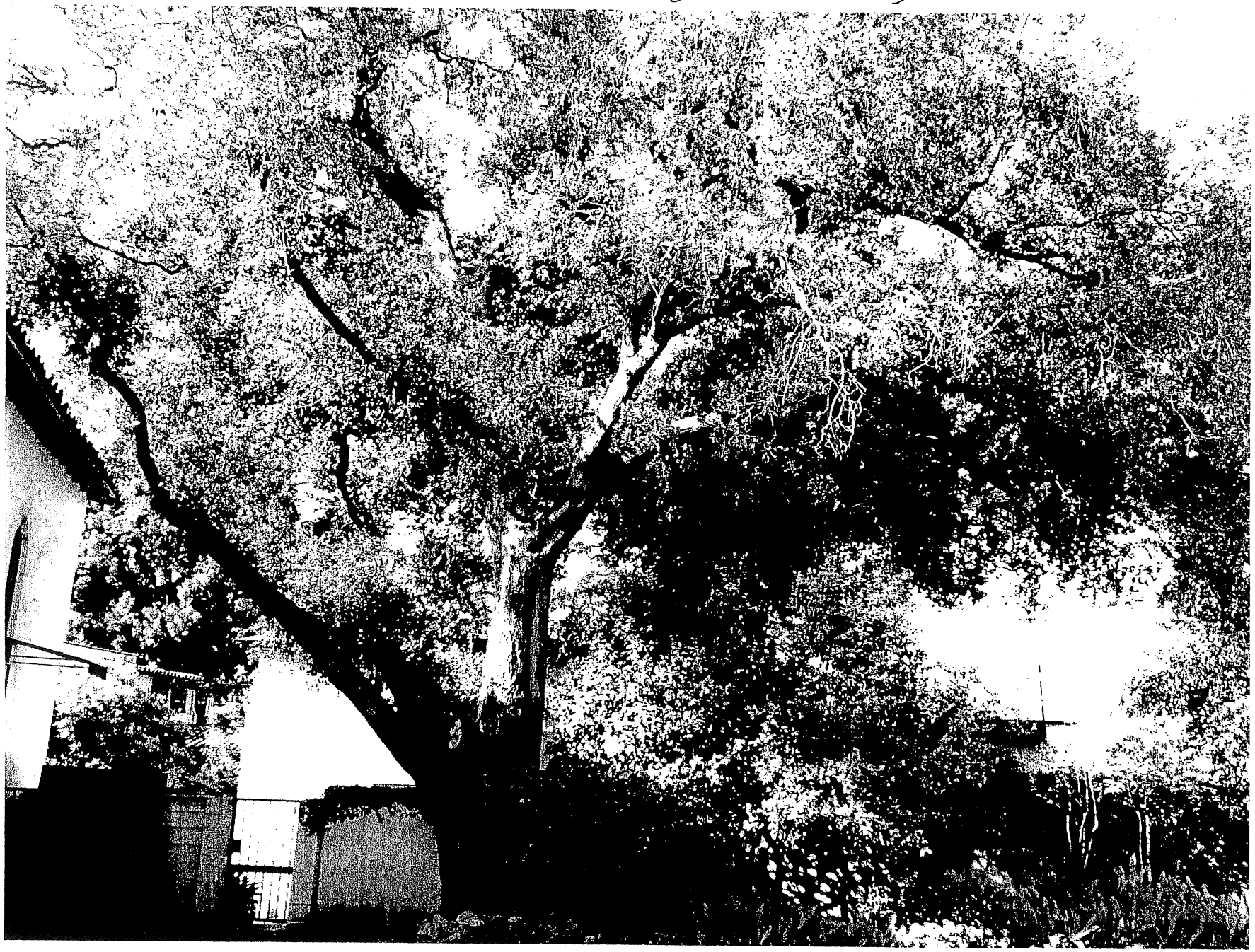
Jan C. Scow
ASCA Registered Consulting Arborist #382
ISA Certified Arborist # WC1972



Attached: Photos (4)
T-Mobile sheet T-1 (site location)
T-Mobile sheet A-1 (showing oak location)
T-Mobile sheet A-2 (enlarged site plan)
Oak canopy detail sheet (showing tree protection zone and trench paths)

Enclosed: Arborist of Record Agreement
Arborist Disclosure Statement

SUBJECT HERITAGE OAK (LOOKING SOUTH)



PROPOSED CELL TOWER SITE (NOTE OAK CANOPY ON RT. OF PALMS)

PROPOSED CELL TOWER SITE SHOWING SUBJECT OAK IN BACKGROUND

ALLEY WHERE TRENCHING WILL PASS UNDER OAK

T-Mobile®

SITE NUMBER: IE04998B
SITE NAME: ST. ELIZABETH
SITE TYPE: RAW LAND

CITY: ALTADENA
COUNTY: LOS ANGELES
JURISDICTION: LOS ANGELES COUNTY

PROJECT SUMMARY:

SITE ADDRESS:
1885 NORTH LAKE AVENUE
ALTADENA, CA 91001

PROPERTY OWNER:
ROMAN CATHOLIC ARCHBISHOP OF LA
3424 WILSHIRE BLVD.
LOS ANGELES, CA 90010
PHONE: 626-797-1167

APPLICANT:
T-MOBILE USA
3 IMPERIAL PROMENADE SUITE 1100
SANTA ANA CA 92707

	NAME:	CELL #
REPRESENTATIVE:		
ZONING MANAGER:	JOE SPEILER	805.689.6259
CONSTRUCTION MANAGER:	XXXXXXXXXXXXX	XXX.XXX.XXX
DEVELOPMENT MANAGER:	XXXXXXXXXXXXX	XXX.XXX.XXX
PROJECT MANAGER:	TRAVIS HAMPTON	714-391-4210

PROJECT DESCRIPTION:
THE PROJECT ENTAILS:
THE INSTALLATION OF T-MOBILE EQUIPMENT CABINETS AND A 58 FOOT HIGH MONOPALM INSIDE A CMU ENCLOSURE. A NEW TRASH ENCLOSURE TO REPLACE EXISTING. POWER AND TELCO FROM AND EXISTING UTILITY POLE ON PROPERTY.

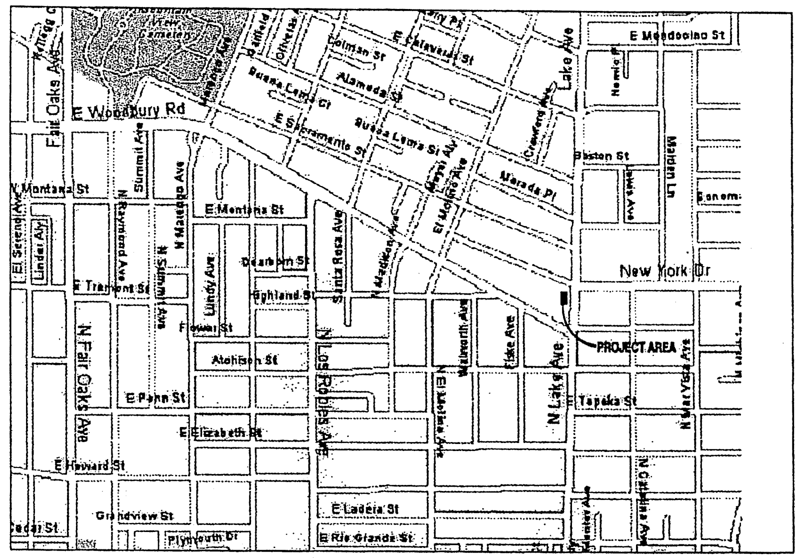
BUILDING SUMMARY:

OCCUPANCY CLASSIFICATION:	B
TYPE OF CONSTRUCTION:	V-N
ZONING:	R-3 (RESIDENTIAL)
AREA OF CONSTRUCTION:	522 SQ. FT.
ASSESSORS PARCEL NUMBER:	5848-001-008

SHEET INDEX:

SHEET:	DESCRIPTION:
T-1	TITLE SHEET
T-2	ABBREVIATIONS, SYMBOLS, GENERAL NOTES & SPECIFICATIONS
T-3	GENERAL NOTES & SPECIFICATIONS
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS
A-5	ARCHITECTURAL DETAILS
A-6	ARCHITECTURAL DETAILS
E-1	ELECTRICAL SITE PLAN, POWER & LIGHTING PLAN, AND RF CONFIGURATION
E-2	GROUNDING PLAN, GROUNDING NOTES, AND COAX CABLE GROUNDING SCHEMATIC DIAGRAM
E-3	GENERAL NOTES, PANEL SCHEDULE AND SINGLE LINE DIAGRAM
E-4	ELECTRICAL DETAILS
E-5	ELECTRICAL DETAILS

VICINITY MAP:



DIRECTIONS FROM T-MOBILE OFFICE:
TAKE I-5 NORTH TO I-605 NORTH. GO TO I-210 WEST TOWARDS PASADENA. EXIT LAKE AVENUE, TURN RIGHT. GO 1.8 MILES TO SITE ON LEFT SIDE

THOMAS GUIDE
REGION: RIVERSIDE COUNTY
PAGE: 773
GRID #: E5

CONSULTING TEAM:

SAC/ZONING/PERMITTING:
AVILA INC.
8254 AVILA ROAD
YUCCA VALLEY, CA 92284

PHONE: (805) 689-6259
FAX:
CONTACT: JOSEPH SPIELER

SURVEY:
BERT HAZE AND ASSOCIATES
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA CA 92626
PHONE: (714) 557-1567
FAX: (714) 557-1568
CONTACT: BERT HAZE

STRUCTURAL ENGINEER:
NATIONAL ENGINEERING & CONSULTING, INC.
22382 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA 92688
PHONE: (949) 589-8888
FAX: (949) 589-8888

ARCHITECTURAL & ENGINEERING:
NATIONAL ENGINEERING & CONSULTING, INC.
22382 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA 92688
PHONE: (949) 589-8888
FAX: (949) 589-8888

ELECTRICAL ENGINEER:
NATIONAL ENGINEERING & CONSULTING, INC.
22382 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA 92688
PHONE: (949) 589-8888
FAX: (949) 589-8888

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. MGR			
PROJECT MGR			
SR. RF ENGINEER			
RF ENGINEER			
OPERATIONS			
SAC REP.			

APPLICABLE CODES

CALIFORNIA ADMINISTRATIVE CODE
2001 CALIFORNIA BUILDING CODE
UNIFORM MECHANICAL CODE
ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
2001 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

POWER & TELCO UTILITY CONTACTS

POWER:
COMPANY NAME
CONTACT: SCE
PHONE: (XXX) XXX-XXXX

TELCO:
COMPANY VERIZON
CONTACT: XXXXXXXX
PHONE: (XXX) XXX-XXXX

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SANTA ANA, CA 92707

PLANS PREPARED BY:

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22382 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA 92688-2158
PHONE: (949) 589-8888
FAX: (949) 589-8888
www.nationaleng.com

NO.	DATE	DESCRIPTION	BY
1	7/21/06	90% CONSTRUCTION	FRF
2	1/16/07	PLAN CHECK CORRECTIONS	MG
3	4/04/07	PLAN CHECK CORRECTIONS	HFA
4	4/27/07	PLANNING DEPT. CORRECTIONS	HFA

SITE INFORMATION:
IE04998B
ST. ELIZABETH
1885 NORTH LAKE AVENUE
ALTADENA, CA 91001

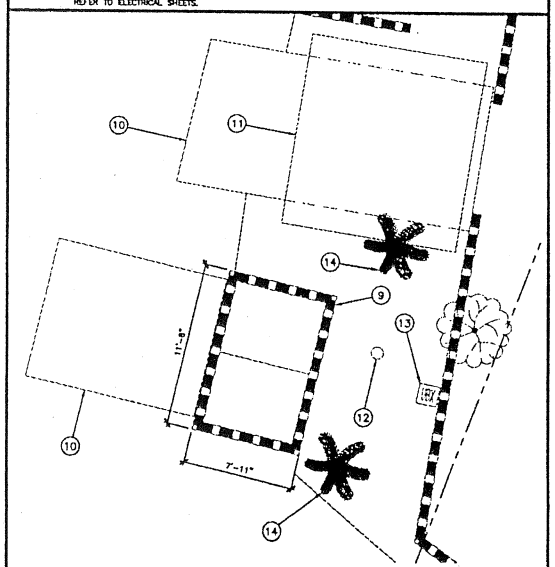
STAMP:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

NOTES:

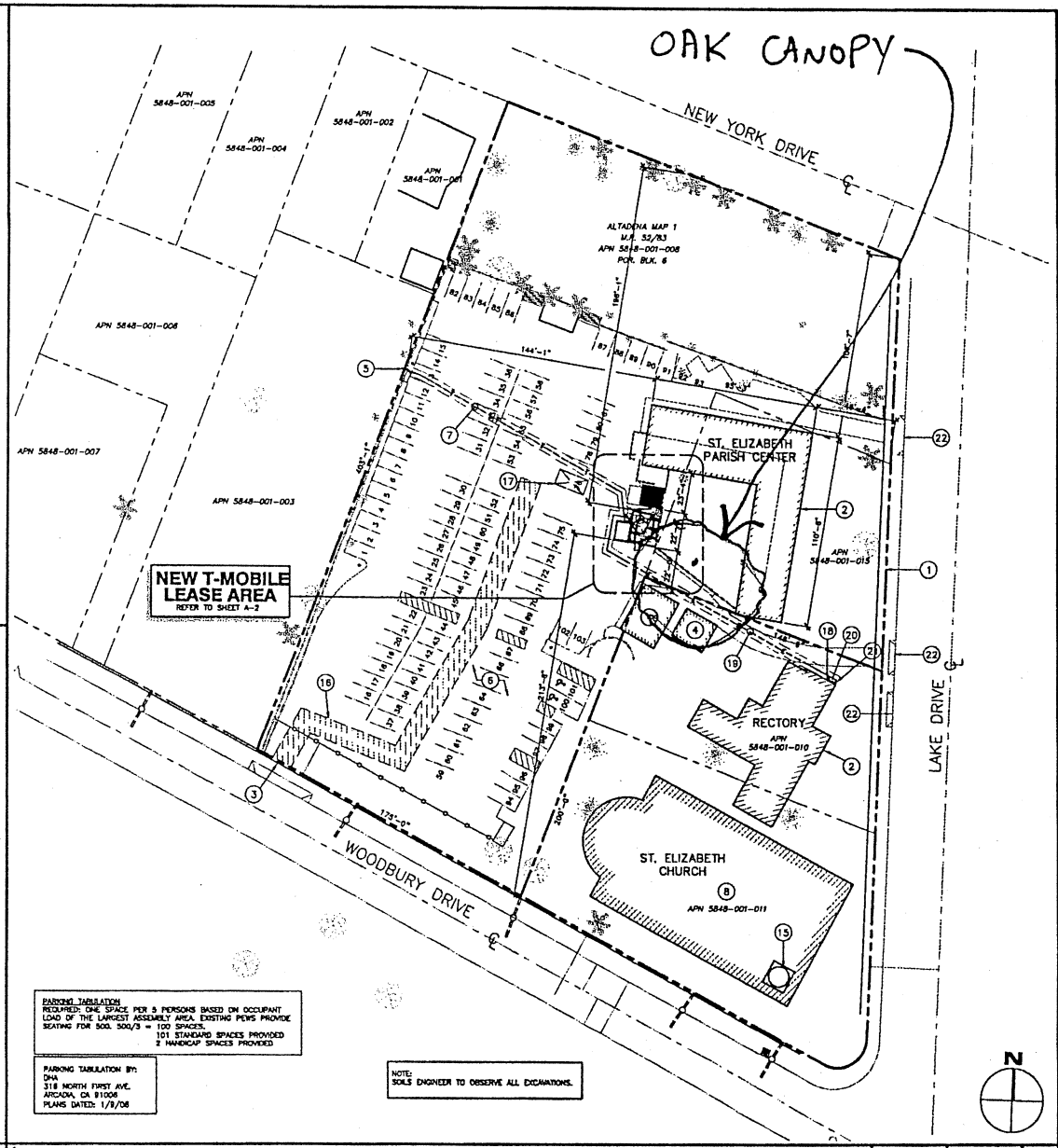
1. EXISTING PROPERTY LINE.
2. EXISTING 2 STORY BUILDING.
3. EXISTING DRIVE WAY ACCESS TO BE USED BY T-MOBILE.
4. EXISTING BUILDING.
5. EXISTING UTILITY POLE AND NEW T-MOBILE TELCO POINT OF CONNECTION.
6. EXISTING ASPHALT PARKING LOT.
7. NEW T-MOBILE UNDERGROUND TELCO RUN TO T-MOBILE EQUIPMENT, (± 158'). REFER TO ELECTRICAL SHEETS.
8. EXISTING CHURCH BUILDING.
9. EXISTING TRASH ENCLOSURE TO BE REMOVED.
10. EXISTING CONCRETE PAD.
11. EXISTING TRELLIS TO REMAIN.
12. EXISTING POLE TO BE REMOVED.
13. EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED AND/OR RELOCATED.
14. EXISTING PALM TREE TO REMAIN.
15. EXISTING TOWER.
16. NEW T-MOBILE 12' WIDE NON-EXCLUSIVE ACCESS EASEMENT.
17. NEW T-MOBILE NON-EXCLUSIVE PARKING LOCATION.
18. NEW T-MOBILE 200A METER MOUNTED ON WALL. REFER TO ELECTRICAL SHEETS.
19. NEW T-MOBILE UNDERGROUND ELECTRICAL RUN IN 5' WIDE UTILITY EASEMENT (±185'). REFER TO ELECTRICAL SHEETS.
20. EXISTING WALL MOUNTED METER.
21. EXISTING WALL MOUNTED PULL CAN AND NEW T-MOBILE ELECTRICAL POINT OF CONNECTION. REFER TO ELECTRICAL SHEETS.
22. EXISTING DRIVEWAY ACCESS FROM PUBLIC RIGHT OF WAY.



DEMO PLAN

SCALE: 1/4"=1'-0"

2



PARKING TABULATION
REQUIRED: ONE SPACE PER 5 PERSONS BASED ON OCCUPANT LOAD OF THE LARGEST ASSEMBLY AREA. EXISTING PEWS PROVIDE SEATING FOR 500. 500/3 = 100 SPACES.
101 STANDARD SPACES PROVIDED
2 HANDICAP SPACES PROVIDED

PARKING TABULATION BY:
DHA
318 NORTH FIRST AVE.
ARCADIA, CA 91006
PLANS DATED: 1/9/08

NOTE:
SOILS ENGINEER TO OBSERVE ALL EXCAVATIONS.

SITE PLAN

SCALE: 1"=30'-0"

1

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3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:

NATIONAL ENGINEERING & CONSULTING, INC.
22382 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA. 92688-2183
PHONE: (949) 888-3558
FAX: (949) 888-3668
www.nationaleng.com

NO.	DATE	DESCRIPTION	BY
1	7/21/08	90% CONSTRUCTION	FRF
2	1/16/07	PLAN CHECK CORRECTIONS	MG
3	4/04/07	PLAN CHECK CORRECTIONS	HFA
4	4/27/07	PLANNING DEPT. CORRECTIONS	HFA

SITE INFORMATION:

IE04998B

ST. ELIZABETH

1865 NORTH LAKE AVENUE
ALTADENA, CA 91001

STAMP:

SHEET TITLE:

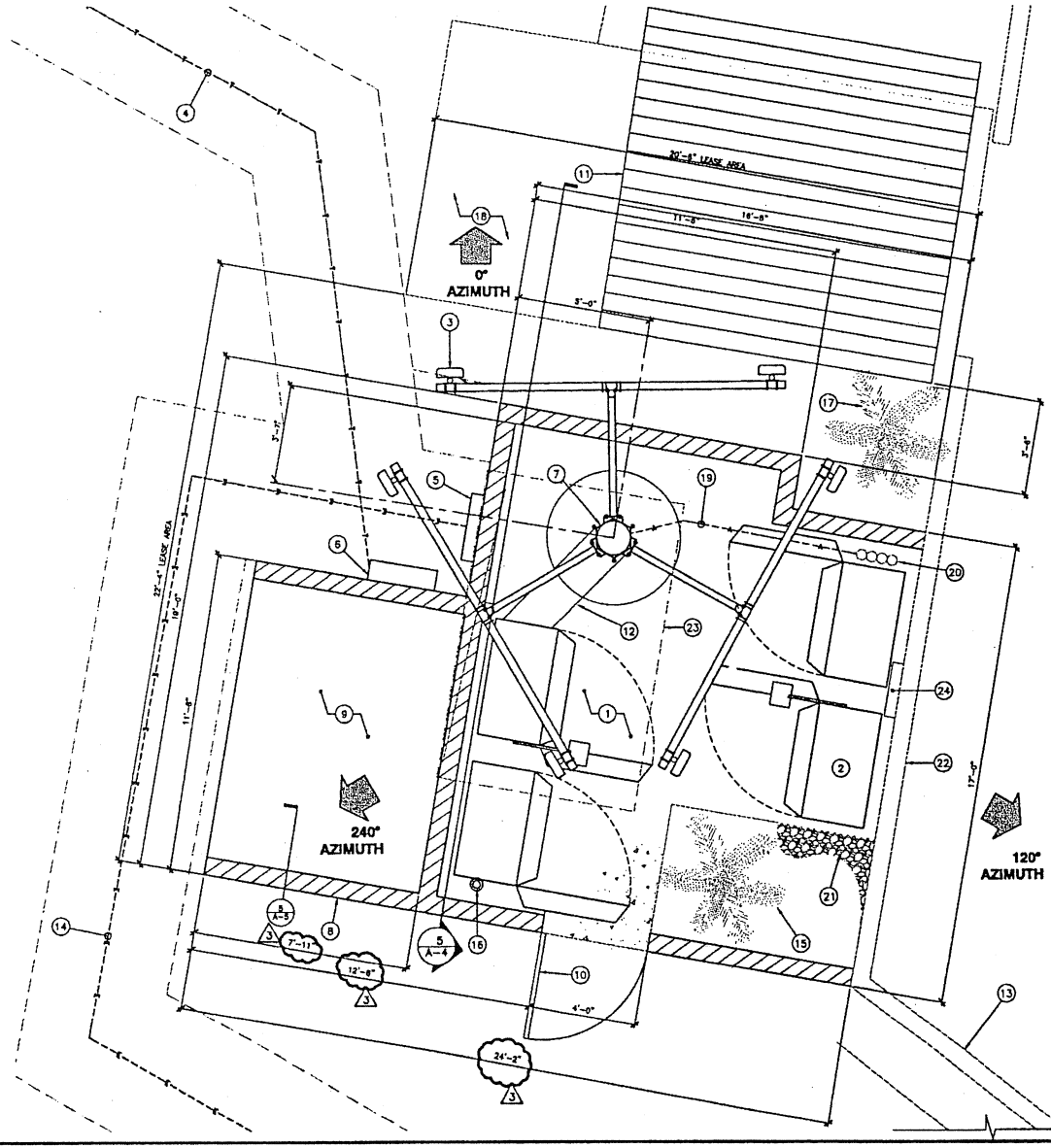
SITE PLAN

SHEET NUMBER:

A-1

NOTES:

1. NEW T-MOBILE 459 SQ.FT. LEASE AREA.
2. NEW T-MOBILE (4) ERICSSON RBS 2106 EQUIPMENT CABINETS. (3/A-5) (1/A-6)
3. NEW T-MOBILE PANEL ANTENNAS MOUNTED ON 58' HIGH MONOPALM. PAINTED TO MATCH PALM FRONDS.
4. NEW T-MOBILE UNDERGROUND TELCO UTILITY RUN IN 5' WIDE UTILITY EASEMENT (±158'). REFER TO ELECTRICAL SHEETS.
5. NEW T-MOBILE ELECTRICAL PANEL MOUNTED ON WALL. REFER TO ELECTRICAL SHEETS.
6. NEW T-MOBILE TELCO PANEL MOUNTED ON WALL. REFER TO ELECTRICAL SHEETS.
7. NEW T-MOBILE 58' HIGH MONOPALM WITH ARTIFICIAL PALM FRONDS AND TEXTURED TRUNK CLADDING TO RESEMBLE MEXICAN PALM.
8. NEW T-MOBILE 6' HIGH CMU WALL TO MATCH EXISTING. (3/A-5)
9. NEW CMU TRASH ENCLOSURE TO REPLACE EXISTING AND MEET CURRENT ENCLOSURE IN SIZE AND DESIGN. (3)
10. NEW 4' WIDE WROUGHT IRON ACCESS GATE. (2/A-5)
11. EXISTING TRELLIS.
12. NEW T-MOBILE COAX CABLE TRAY.
13. EXISTING 6' HIGH CMU WALL.
14. NEW T-MOBILE UNDERGROUND ELECTRICAL RUN (±185') IN 5' WIDE UTILITY EASEMENT. REFER TO ELECTRICAL SHEETS.
15. EXISTING 60' HIGH PALM TREE TO REMAIN.
16. NEW T-MOBILE GPS ANTENNA MOUNTED ON CABINET. (3/A-5)
17. EXISTING 70' HIGH PALM TREE.
18. EXISTING CONCRETE SLAB.
19. NEW UNDERGROUND COAX CABLE RUN. (3/A-5)
20. NEW COAX CONDUIT STUB-UP. (8/A-5)
21. NEW T-MOBILE GRAVEL PLANTER. (8/A-5)
22. EXISTING WALL TO REMAIN.
23. EXISTING CMU TRASH ENCLOSURE TO BE REMOVED (SHOWN DASHED).
24. EXISTING UNUSED UTILITY BOX TO BE REMOVED AND RELOCATED PER LANDLORD REQUIREMENTS.



ENLARGED SITE PLAN

SCALE: 1/2"=1'-0"

1

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3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:

NATIONAL ENGINEERING & CONSULTING, INC.

22382 OLIVENTO, SUITE 200
RANCHO SANTA MARGARITA, CA 92688-2183
PHONE: (949) 589-5888
FAX: (949) 589-5868
www.nationaleng.com

NO.	DATE:	DESCRIPTION:	BY:
1	7/21/06	90% CONSTRUCTION	FRF
2	1/16/07	PLAN CHECK CORRECTIONS	MG
3	4/04/07	PLAN CHECK CORRECTIONS	HFA
4	4/27/07	PLANNING DEPT. CORRECTIONS	HFA

SITE INFORMATION:

IE04998B

ST. ELIZABETH

1986 NORTH LAKE AVENUE
ALTADENA, CA 91001

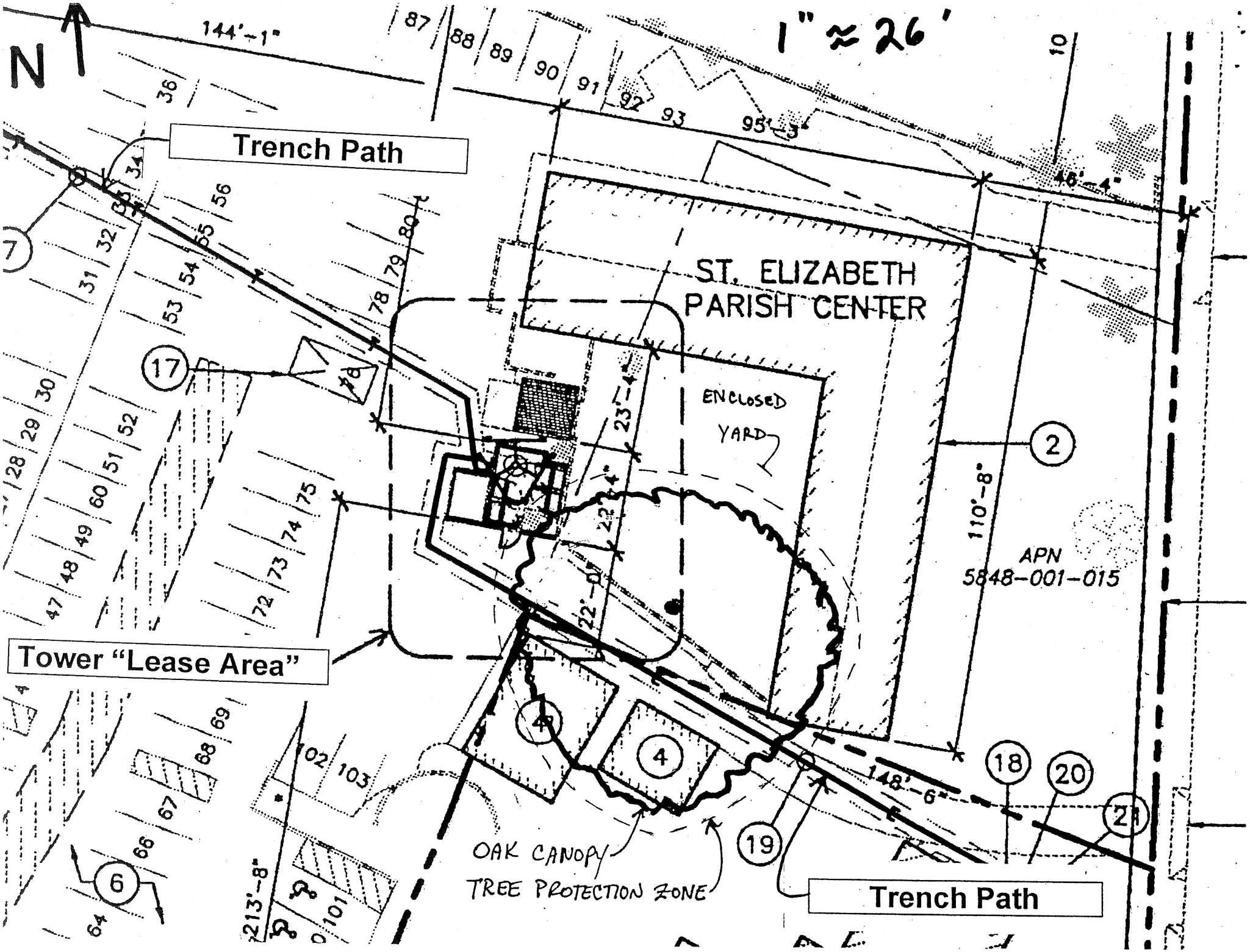
STAMP:

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-2


N
1" ≈ 26'
Trench Path
ST. ELIZABETH
PARISH CENTER
ENCLOSED
YARD
APN
5848-001-015
Tower "Lease Area"
OAK CANOPY
TREE PROTECTION ZONE
Trench Path
144'-1"
95'-3"
46'-4"
110'-8"
23'-4"
22'-4"
22'-0"
148'-6"
213'-8"

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

RECEIVED
SEP 24 2008

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

September 18, 2008

Anne Russett, Regional Planning Assistant
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Russett:

OAK TREE PERMIT #2008-00038, 1885 N. LAKE AVENUE, ALTADENA

We have reviewed the "Request for Oak Tree Permit #2008-00038." The project is located at 1885 N. Lake Avenue in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Jan C. Scow, the consulting arborist, dated April 24, 2008.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (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 conditions of this grant. 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.

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of $300. Such fees shall be

used to compensate the County Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.

5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater. For this project, shall be fenced.

6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE ENCROACHMENT:

7. This grant allows encroachment within the protected zone of one (1) tree of the Oak genus identified as Tree Number 1 on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.

11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.

12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.

13. Mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:jl

Enclosure

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

RECEIVED
JAN 28 2008

January 23, 2008

Ms. Natsue Sheppard
Department of Regional Planning
Zoning Permits I Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Sheppard:

INITIAL STUDY, PROJECT R2006-02294-(5), RCUP 200600216-(5), RENV 200600172-(5), 1885 LAKE AVENUE, "CITY OF ALTADENA" – (FFER #200700135)

The Initial Study has been reviewed by the Planning Division, Land Development Unit, and Forestry Division of the County of Los Angeles Fire Department. The following are their comments:

LAND DEVELOPMENT UNIT -- CELL SITE REQUIREMENTS:

1. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width, unobstructed, clear to the sky. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

2. When involved with a subdivision, Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.

3. An approved CO2 or FM200 fire extinguishing system shall be installed in all buildings.

4. Provide a minimum 5,000 gallon water tank with 2½ National Standard Thread hose connection for exterior protection. Tank size shall be established by NFPA 1142, Chapter 5 ("Calculating Minimum Water Supplies").

5. The access road shall be paved with an all-weather surface to a minimum width of 15 feet.

6. An approved fire alarm system with central station service and alarm verification, to minimize false alarms, shall be installed in all buildings.

MISCELLANEOUS:

7. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit's EIR Specialist at (323) 890-4243.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

JOHN R. TODD, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JRT:lc

October 20, 2008

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 W TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

REVISED NEGATIVE DECLARATION

PROJECT NUMBER: R2006-02294-(5)
CONDITIONAL USE PERMIT NUMBER: 2006-00216-(5)
ENVIRONMENTAL PERMIT NUMBER: 2006-00172-(5)
OAK TREE PERMIT NUMBER: 2008-00038(5)

1. DESCRIPTION:

   A conditional use permit (CUP) to allow the installation of unmanned wireless telecommunications facility (WTF) that includes the installation of a 56 foot imitation palm tree antenna support (monopalm) and four (4) equipment cabinets. The equipment cabinets will be located within an enclosed area 24 feet x 22 feet in size and screened by extending the existing six (6) foot stucco wall. The project site is located on a 459 square foot lease area of the parking lot of the existing property. The project also includes the encroachment within the protected zone of one oak tree during necessary trenching for the wireless facility.

2. LOCATION:

   1885 North Lake Avenue; unincorporated community of Altadena

3. PROPONENT:

   Omnipoint Communications, Inc.
   Subsidiary of T-Mobile USA
   3 Imperial Promenade, Suite 1100
   Santa Ana, CA 92707

4. FINDINGS OF NO SIGNIFICANT IMPACTS:

   BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012.

PREPARED BY: Anne Russett, Regional Planning Assistant II, Housing Section

DATE: October 20, 2008

STAFF USE ONLY

PROJECT NUMBER: *R2006-02294-(5)*
CASES: *RCUP200600216(5); RENV 200600172(5); ROAK 200800038(5)*

* * * ***DRAFT REVISED INITIAL STUDY** * * * *

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

Map Date: *06/24/2008* Staff Member: *Anne Russett*

Thomas Guide: *536-A7* USGS Quad: *Pasadena*

Location: *1885 Lake Avenue; Altadena*

Description of Project: *The proposed project is for a conditional use permit to allow the installation of an unmanned wireless telecommunication facility that includes the installation of a 56' imitation palm tree antenna support (monopalm) and four (4) equipment cabinets. The equipment cabinets will be located within an enclosed area, screened by extending the existing 6'stucco wall. The project also includes the encroachment within the protected zone of one oak tree during necessary trenching for the wireless facility.*

Gross Acres: *459 square foot lease area*

Environmental Setting: *The site is located at the corners of Lake Avenue and Woodbury Road in the unincorporated community of Altadena. A religious institution is currently located on the proposed project site, as well as its accessory uses and parking lot. Established single-family residential is located just west of the project site, while institutional uses are located to the south and east. To the north and northeast of the project site are commercial and office uses. In terms of topography, the site is relatively flat. The northern portion of the project site consists of a garden with multiple palm trees and other vegetation. One oak tree also exists on the project site.*

Zoning: *R-3 (Limited Multiple Residence Zone); R-3-P (Limited Multiple Residence Zone - Parking); C-2 (Neighborhood Business Zone)*

Community Standards District: *Altadena CSD*

General Plan: *N/A*

Community/Area wide Plan: *Altadena Community Plan*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☐ LA Regional Water Quality Control Board
- ☐ Lahontan Regional Water Quality Control Board (Check if septic system proposed)
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐

Trustee Agencies

- ☐ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐

Special Reviewing Agencies

- ☐ None
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Santa Monica Mountains Conservancy
- ☒ City of Pasadena
- ☐ High School District
- ☐ Elementary School District
- ☐ Local Native American Tribal Council
- ☒ Town Council
- ☐ Water District

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mountains Area
- ☐

County Reviewing Agencies

- ☐ Subdivision Committee
- ☐ Sanitation District (Check if sewers proposed)
- ☐ DPW:
- ☒ Fire Dept.: Forestry, Environmental Review Unit
- ☐ Sheriff Department
- ☐

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact	
CATEGORY	**FACTOR**	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☒	☐	☐	

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: *Anne Russett, Regional Planning Assistant II* Date: *October 20, 2008*

Approved by: *Maria Masis, AICP, Supervising Regional Planner* Date: *October 20, 2008*

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *The project site is not located on an active fault line or a Seismic Hazards Zone. The proposed project is also exempt from the Alquist-Priolo Earthquake Fault Zoning Act and not located on an Alquist-Priolo Earthquake Fault Line. Source: The California Geological Survey.*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)? *The project site is not located in an area containing major landslides and is outside of the Landslide Zone. Source: The California Geological Survey.*
c.	☐	☒	☐	Is the project site located in an area having high slope instability? *The project is not located in an area with significant ridgelines or one of the County's Hillside Management Areas. Source: The California Geological Survey.*
d.	☐	☒	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *The site is not located in a liquefaction zone. Sources: General Plan Plate 3 & California Department of Conservation Division of Mines and Geology.*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The proposed project is for an unmanned wireless telecommunications facility, which is not considered a sensitive use.*
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *The project requires no grading and will not alter the topography of the proposed site.*
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**
☐ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *The project site is not located within a floodway, floodplain or designated flood hazard zone. Source: Federal Emergency Management Agency.*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions? *The project site is not subject to high mudflow conditions. Source: Federal Emergency Management Agency.*
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☒	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 – Section 110.1 (Flood Hazard)
☐ Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Approval of Drainage Concept by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *The project site is not located within a Very High Fire Hazard Severity Zone. Source: Los Angeles County Fire Department.*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *The project site is not located in close proximity to any such uses.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
☐ Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
☐ Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

☐ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Compatible Use

The proposed project is for an unmanned wireless telecommunications facility and oak tree permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)? *The project site is not located in close proximity to airports, railroads, freeways, or industrial land uses.*
b.	☒	☐	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *The proposed project is not considered a sensitive use, but is located across the street from a private elementary school.*
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? *The proposed project will not substantially increase ambient noise levels and no additional parking is required for the project.*
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
☐ Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☒	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	☐	☒	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health & Safety Code, Title11 – Chapter 11.38 (Water & Sewers)
☐ Environmental Protection,Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
☐ Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use ☐ Septic Feasibility Study
☐ Industrial Waste Permit ☐ National Pollutant Discharge Elimination System (NPDES) Permit

The proposed project is for an unmanned wireless telecommunications facility and oak tree permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

☐ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Air Quality Report

The proposed project is for an unmanned wireless telecommunications facility and oak tree permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *The proposed project is not located within an SEA, SEA buffer, or ESHA. Sources: General Plan.*
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *The proposed project site contains one oak tree. Source: Site plan & Field Investigation.*
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☒	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☒ **MITIGATION MEASURES**

☐ Lot Size

☒ Project Design

☐ ERB/SEATAC Review

☐ **OTHER CONSIDERATIONS**

☒ Oak Tree Permit

☐ Biological Constraints Analysis

The site contains one oak tree and the proposed unmanned wireless telecommunications facility is being proposed within five feet of the dripline of this tree. Therefore, the applicant is requesting an Oak Tree Permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? *The proposed project site contains one oak tree. Source: Site plan & Field Investigation.*
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☒	☐	☐	Does the project site contain known historic structures or sites? *The proposed project is located in the immediate vicinity of St. Elizabeth's Church, a site of historical significance, as per Altadena Heritage. Source: Altadena Heritage Correspondence; May 10, 2007.*
d.	☐	☐	☒	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? *St. Elizabeth's Church is considered an important historical resource, as per Altadena Heritage. Although the project will alter the area in the immediate vicinity of the church, it will not considerably impair the church and the project will not physically alter the church itself.*
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☒	☐	Other factors?

☒ **MITIGATION MEASURES**
☐ Lot Size
☐ Cultural Resources Records Search (Quick Check)

☐ **OTHER CONSIDERATIONS**
☒ Project Design
☐ Phase 1 Archaeology Report

Altadena Heritage approved of the project design stating that it will "not produce untoward impacts on this historically significant site". The site also contains one oak tree, which is located within five feet of the proposed unmanned wireless telecommunications facility. Therefore, the applicant is also requesting an Oak Tree Permit. Furthermore, an arborist report has been submitted and concludes that if certain mitigation measures are taken, including manual trenching using hand tools, the oak tree will survive the impacts of the project with very little damage.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? *The proposed project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? *The proposed project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

The proposed project is for an unmanned wireless telecommunications facility and oak tree permit.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *The project will not obstruct views along a scenic highway or corridor, however, the 56 foot monopalm may potentially alter the adjacent residents' current view of St. Elizabeth's Church and the San Gabriel Mountains, but would not completely obstruct this view.*
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *The proposed project is not visible from a regional riding or hiking trail.*
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? *The proposed project is neither located in an undeveloped nor an undisturbed area. The proposed project is located in an area that is developed.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The proposed 56 foot monopalm is higher than some buildings in the vicinity, but not higher than the nearby church tower. In addition, there are other palm trees in the immediate vicinity that are taller than the proposed monopalm. Source: Site plan.*
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☒	☐	Other factors (e.g., grading or landform alteration)?

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design ☒ Visual Simulation ☐ Compatible Use

The proposed project is for an unmanned wireless telecommunications facility and four (4) equipment cabinets. The visual and aesthetic impacts from the wireless telecommunications facility are mitigated through the installation of an imitation palm tree antenna support (monopalm). Furthermore, the equipment cabinets will be located within an enclosed area, screened by extending the existing 6' stucco wall.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Traffic Report ☐ Consultation with DPW Traffic & Lighting Division

The proposed project is for an unmanned wireless telecommunications facility and oak tree permit.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
☐ Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
☐ California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

The proposed project is for an unmanned wireless telecommunications facility and oak tree permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Government Code – Section 53080 (School Facilities Fee)
☐ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication

The proposed project is for an unmanned wireless telecommunications facility and oak tree permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *The proposed project site is located 0.77 miles from the nearest fire station (Fire Station #011). Source: Los Angeles County Fire Department.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code, Title 28 – Chapters 3, 6 & 12
☐ Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Water Purveyor Will-serve Letter

The proposed project is for an unmanned wireless telecommunications facility and oak tree permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *There are no tanks proposed for the project site.*
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *The proposed unmanned wireless telecommunciations facility is located within 500 feet of residential uses and an elementary school; however, the proposed project will not adversely affect the environmental safety of these use types.*
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? *The proposed project site is not listed in the Department of Toxic Substances Control EnviroStor Database.*
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Phase 1 Environmental Assessment

☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *Per the Altadena Community Plan, the subject property has a land use designation of I (Institutions). The plan does not prohibit these types of uses within this land use classification. Furthermore, the land use designation allows for the following uses: public and private schools, private institutions, religious institutions, hospitals, and governmental facilities (i.e. Public Works Department and Flood Control District sites, Sheriff Station, Fire Station, Water Reservoirs, etc.).*
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *A wireless telecommunications facility is not a defined use within Title 22 of the Los Angeles County code, however, staff has traditionally utilized the defined use of "radio and television stations and towers" as a comparable use. Radio and television stations and towers are allowed subject to a conditional use permit in the C-2 and R-3 zones.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

The proposed project is for an unmanned wireless telecommunications facility and oak tree permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment,** or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	☐	☒	☐	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

LAND USE COMMITTEE
OF THE ALTADENA TOWN COUNCIL

MINUTES OF REGULAR MEETING

April 3, 2007 7:00 P.M.
Altadena Community Center, 730 E Altadena Dr, Altadena, CA

A regular meeting of the Land Use Committee of the Altadena Town Council was held at the abovementioned date and time in the Community Room of the Altadena Community Center, 730 East Altadena Drive, Altadena CA.

The meeting was called to order at 7:05 P.M. by Chairman Gino Sund.

OPENING BUSINESS

1. **Roll Call**
   The following Members, constituting a quorum, were present: Gene Campbell, Ron Carter, Anthony Cheng, Susan Goldman, Mark Goldschmidt, C Jake, Tim Kelly, Steve Lamb, Walter Olszewski, Gino Sund, Bobby Thompson and Cynthia Tilleman.

   The following Committee members were absent: Dennis Bridwell, Steve Haussler, George Lewis and Sandra Thomas.

   The Chair welcomed new Members Gene Campbell for CT4610 and Tim Kelly for CT4601.

2. **Agenda Approval**
   Motion to approve the agenda as posted was made by Member Lamb, seconded by Member C Jake, and approved unanimously.

3. **Minutes Approval**
   Motion to approve the March 6, 2007 minutes was made by Member Lamb, seconded by Member C Jake, and approved unanimously.

4. **Public Comment – none.**

PUBLIC HEARINGS & ACTION ITEMS

5. **1885 Lake Ave (CT4611) – Goldschmidt/Tilleman**
   Applicant: Archdiocese of LA; Joe Spieler, Avila, Inc. on behalf of T-Mobile
   R2006-02294 filed 09/06/2006 – R3VV – Natsue Sheppard
   T-Mobile proposes the installation of a 56' imitation palm tree (monopalm) antenna and support, and to install equipment cabinets under the monopalm.

Member Goldschmidt gave a brief summary of the project. He believes it is a low visibility project. He reminded the Committee that we cannot make any recommendations based on the health effects of a wireless facility. He recommended approval of the project.

Mr Joe Spieler explained that the project will improve the coverage area for T-Mobile. This project uses the fan palm which looks better than the imitation date palm in most other areas.

Member Tilleman inquired about the ownership of the property. The applicant has a signed lease with the St Elizabeth Church for usage of the property.

Member Lamb asked about the accessory structures to the facility. Mr. Spieler stated there will be an extension to an existing stucco wall to hide the equipment for the palm. The enclosed area will be 24' by 22'. This includes the trash dumpster in existence there. The height of this wall will be 6' which matches the existing wall.

The closest neighbor is to the west at 134' away. Mr. Spieler visited this neighbor to the west at 835 Woodbury. He stated that if the project is in the best interest of the church, then the neighbor is in support. Otherwise, that neighbor is "torn" about the project.

Mr. Spieler circulated before and after coverage maps as well as some additional photo-simulations.

Member Cheng stated that he visited the site and the surrounding public areas. He found that the proposed project would not make much of an impact visually on the neighborhood. The only neighbor that would be visually impacted would be the one to the west, and even that neighbor has quite a few trees to block the view of the church from that house. The monopalm would not be seen from Lake Ave.

There was no public comment

Given the above, and on motion duly made by Member Cheng, seconded by Member Goldschmidt, and approved 7-0-4 (1 Member was not present for this action), it was

RESOLVED that the Committee recommend that the Altadena Town Council issue a letter to the County Regional Planning Department to recommend APPROVAL of CUP R2006-02294 for the construction of a 56' monopalm wireless telecommunication facility at 1885 Lake Ave.

Report of the Altadena Town Council Land Use Committee Co-Chair
6 May 2008 meeting

Attending: Lamb, Haussler, Kelly, McPhee, Wesson, Goldman, Thompson, Goldshcmidt, Tillman, Carter, Campbell, Balder, Marcussen

A Quorum Achieved the meeting was called to order by Co-Chair Haussler at 7:06P.M.

Minutes from 13 Jan, 5 Feb and 4 March approved

Adoption of revised R-2 R-3 standards and appeal period announced.

Monte Cedro Redevelopment of the Scripps Home site:

James Grunke, Carolyn Sykes, David Hogeland, Architect, presenting.

A history of the Scripps home, and a description of its past financial method of operation was discussed, and a slide show of portions of the proposed development was shown. Questions from the Committee and the public were taken and responded to by various members of the proponents team

Proponents did disclose that the prior buildings at Scripps had been about 150,000 Sq FT and the new buildings would be approx. 450,000 Sq Ft. The building FOOTPRINT will be approx 51.5%, the GSA would be approx. 140% of the land.

Proponents Land Use consultant had been contacted prior to meeting and was told the LUC could not take action without prior and redevelopment site plans, elevations and copies of the mitigated negative declaration for the project. These were not available. A motion to not take any action to recommend or deny until the committee had the opportunity to study the project materials was made by Lamb, seconded by Thompson and passed unan.

Cell Phone Tower at St. Elizabeth's

The Committee had recommended approval of this particular tower in the past with very deep reservations due to what we believed were legal impediments to recommending denial. Community Member Escobar, a Lawyer did a great deal of legal research on these issues. In our prior letter we noted to the County that the Committee had no engineering studies to rely upon and indicated that until we had such we intended to deny due to a lack of information.

The Public and T mobile both presented. The committee found that the Cell tower would have avoidable and undesirable visual impact.
Lamb made the following motion seconded by Goldschmidt:

"Mr. Chair, I move in light of our prior concerns with this tower, and our prior letter requesting an engineering study prior to any more cell phone tower approvals, that we treat this, since it has returned to us, as a new application and recommend denial of this application to the Altadena Town Council and the Los Angeles County Department of Regional Planning"

Passed Unan.

Town Council Documents
- 1/15/2008 Agenda
- 11/20/2007 Minutes
- 10/16/2007 Minutes
- 9/18/2007 Minutes
- 8/21/2007 Minutes
- 7/17/2007 Agenda
- 7/17/2007 Minutes
- 6/19/2007 Minutes
- 5/15/2007 Minutes
- 4/17/2007 Minutes
- 1/16/2007 Minutes
- 9/19/2006 Minutes
- 8/15/2006 Minutes
- 7/16/2006 Minutes
- 6/15/2004 Minutes
- 3/16/2004 Agenda
- 10/21/2003 Minutes

Town Council Meeting Minutes
April 17, 2007

Roll Call:

Members Excused absent:

Duncan, Campbell, Lewis, Goldman. All others present.

Prior Meeting Min.

Approved Feb. & March Min. W/ corrections by Walter (Will be placed in book). Motion Lamb, Second Thomas, unan.

Treasurers Report :

Ending Balance: $2462.22

Correspondence:

Letters from Prior month sent by Bridwell. Gene Campbell sent a letter to Chair requesting membership to LUC from C.T. 4610. Tim Kelly sent a letter to the Chair requesting membership to LUC from C.T. 4601. NAACP joint Pasadena/Altadena chapter meet & greet for PUSD Supe Diaz announced. Copy of letter from Supervisor Antonovich congat. Markel on appointment to Santa Monica Mt. Conservancy Regional Planning, notice of meeting on Mixed Use Ord. April 25, Hall of Records Rm. 150. Flier from Sharon Warfield of C.D.C. notifying that Lincoln Crossing has opened and what biz. Are there.

Vice Chair's Report:

Described Exec meeting.

Chairman's Report:

The Chair read a proposed Proclamation to the Foothill Assoc. Realtors declaring April 2007 Fair Housing Month. Moved by Lamb. Second Chapman, unan.

The Chair introduced Grace Andrus of the La Crecenta Town Council who explained to the ATC and Altadena public the recent change to County governance to transfer responsibility for day to day operations of LAC from BOS to a un elected appointed County Chief Executive Officer. Discussion of possible effects, and possible actions to counter.

LACSD

Cpt Blow still in his 30 day assessment period. Will be changing how crime is reported to ATC, will have more detail on specific crimes. Shares our concerns school traffic safety, also concerned school emergency reaction plans. Meeting w/ school principals. Walked through parks, look good.

CHP-

Officer Workman Last month 33 collisions, 7 involving injury. There will be 3 DUI checks

in Altadena this year. New signs erected in commercial zones restricting overnight parking. Issued 5 tickets to comm. trucks near Lincoln and Altadena Dr. Has been examining schools. Very unsafe actions by parents. CHP visiting schools. Wrote 109 tickets @ schools, could have written many more. CHP will be working w/Schools on efforts to educate parents about student safety.

Problem W/ Lincoln & Acacia- one way not being observed, dangerous.

Supervisor Antonovich's Office:

No report

Assemblyman Portantino's Office:

Jarvis Emerson announced the April 25 "Denim Day" protests againt rape

Cong. Schiff:

Note taker has no notes on this- HELP

Project Area Committee:

PAC Chair Broadous shared that funds were available to any Altadena business who hire hard core unemployable youth through the Foothill Employment & Training Connection (818 677 2170) Up to $3000.00 per employee is available.

ATC Elections:

Jamie Bissner 2007 Elections Chair. Election to be June 9,2007. Deadline applications May 8, application plus $25 plus statement. May (15) ATC meeting is forum. Candidates must be present @ forum. Gordy's, Websters, Altadena Main Library polling places. More polling places if we have enough volunteers. Election from 10a.m.-3p.m.

LUC:

1885 Lake, cell tower @ St. Elizabeth's. Moved to recomend approval by Sund, second Thompson. Discussion about Cell Tower damage to bee population. Passed 5-4

2612 Lincoln (Whitworth Ranch AKA Hope manner) Plan to demolish historic buildings and replace with 54 senior units @ 450 Sq.Ft each. The LUC was not well disposed, no action on this item was taken.

2299 Fair Oaks will be heard at May meeting. 49 town homes

New multi family design standards will be discussed at the May 1 2007 LUC meeting and LUC will make a recommendation, also will be heard at a special Regional Planning Meeting at Altadena Community Center May 3, 7p.m.

Carolyn Sikes, Dr. Sahee Altadena Animal Hospital will be heard @ LUC June meeting

Dutch Oven Bakery will be moving to the old Pacific Electric Power plant Building and serve lunch and dinner. Jazz on weekends.

Traffic Committee:

Requested reconfiguration of Altadena Drive repaving schedule in order to better accomodate schools.

Education Committee:

No Report

Public Comment:

Bonita Ossefski spoke about PUSD consolidation of schools leading to increased traffic problems and technology without responsibility can destroy the planet.

The following speakers spoke against the PUSD effort to force Nia Charter School and Rhythms of the Village to share the Edison campus: Niema, Anoche, Pat Huff, Tommy Martin, Dwain Chase, Nalo Stewart, Khafra Bradley, Nehanda Sanofa-Ra, Brandilyn Ame, Bonita.

Dr. Eric McCalla spoke about commercial diesel trucks invading all of Altadena and the need for CHP enforcement throughout town.

Parks:

Penny Daniels explained the Parks summer recreation program and passed out applications, thanked Supervisor Antonovich for new swings at Loma Alta, Cinco De Mayo equestrian program. L.L. Season opening pancake breakfast.

SSG:

Mike Manning outlined this years summer Jazz series.

Chamber of Commerce:

Steve Lamb explained that the ACC Board of Directors had voted to end the OFD parade and seek other events to attempt to improve the business community of Altadena.

Lincoln Crossing Outreach:

Ron Carter representing Dorn Platz-Work on building 3 taking place. Advertising to hire workmen in the Pasadena Journal, through word of mouth and informal community contacts. The list is bigger every day. Dorn Platz conducting business marketing campaign for LC web site to be updated. May 19th an opening event, 4-7 jazz band.

Bennard Gillison of the WADC board invited members to a bus trip to show other developments and "how these things work out"

New Business:

Moved by Ken Balder, second by Thompson, letter to Alex Murry thanking him for taking a hold of the Altadena Town Council web site. Unan.

Moved by Thomas, second Lamb, Altadena Town Council send letter to PUSD board opposed to co use of Edison campus by Nia and Rhythms. Poorly thought out, problematic, infringes on Charters as granted, send two representatives, Olszewski & Chapman to next PUSD board meeting w/ letter to represent. Unan.

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MINUTES: Altadena Town Council, May 20, 2008

CALL TO ORDER: 7:15 PM

Pledge of Allegiance: B.Thompson

Roll Call: 4601: G. Sund; 4602: M. Duncan, S. Fuller; 4603.01: K. Gibbs, W. Olszewski; 4603.02: S. Lamb, S. Thomas; 4610; B. Thompson, G. Campbell; 4611: M. Zack, A. Wasserman; 4612: G. Lewis; 4613: S. Goldman, L Graham (Alt.). Excused absences: K. Balder, T. Kelly, L. Judson.

OFFICERS REPORTS:

Recording Secretary: M. Duncan called for approval of Minutes. B. Thompson called for Motion to Approve, 2nd M. Zack. Motion Carried.

Treasurer's Report B. Thompson—bank balance as of May 19, 2008 is $$2,650.02. Motion to Approve Treasurer's report by S. Lamb, 2nd S. Thomas. Motion Carried.

Corresponding Secretary: M. Zack—"To Whom..." letter to Farm Fresh market in support. Letter from Water and Power re ground water treatment plant in collaboration with JPL/NASA.

Vice Chair: S. Goldman—No report.

Chair: G. Lewis—No report.

GOVERNMENTAL REPORTS

Altadena Sheriffs Station: Dep. S. Estrada announced Community Forum at ACC, June 12, 3:30 - 5:30 PM and 7:00 - 9:30 PM. Gave schedule of summer Concert in the Park series. S. Goldman questioned Dep. Estrada about lack of response by Pasadena PD and Altadena sheriffs to calls made to them. Question of whose jurisdiction.

California Highway Patrol: Off. Todd Workmann gave traffic stats for April —23 collisions, 2 DUIs. 206 citations issued mainly for seat belt violations. May 3 DUI checkpoint resulted in several arrests. Beginning July 1, smoking in vehicle with a minor child will be an offense.

Congressman Adam Schiff: No representative. M. Zack reported that Rim of Valley legislation passed thanks to Congressman Schiff.

Senator Jack Scott: No representative.

Assemblyman Anthony Portantino: Adam Carter announced nominations being accepted for Women in Business award. AB 8841—sex offender information to be posted on websites. AB 1409 California community colleges—concurrent enrollment of high school seniors passed. AB 2234 Breast Cancer Screening bill, mandatory screening for women of certain ages. W. Olszewski asked about the probability of excusing children with disabilities from taking the HS exit exam. M. Zack inquired about a derelict property at Mendocino/Santa Anita. State budget deficit at approx. $15 billion.

Supervisor Michael Antonovich: No representative.

COMMITTEE REPORTS

Election Committee: L. Graham gave report. K. Gibbs questioned if all candidates met all conditions of bylaws. Discussion followed. Determined all applicants had met all conditions.

Election Committee -continued
Candidates statements:
4601: G. Sund—deferred statement, unopposed.
4602: M. Duncan
R. Grimes
0. Ezieme
4603.01: W. Olszewski
A. Wesson (Wesson out of country, statement read by Adam Bell).
4603.02: S. Thomas—deferred statement, unopposed.
4610: B. Thompson
T. Shackelford
C.R. Tillman (no show).
4611: A. Wasserman—unopposed
4612: G.Lewis
R. Edwards
4613: S. Goldman—unopposed

Election date: June 21, 2008, 8 AM-6 PM. ACC telephoned 626 398-6174. List of polling locations: Community Center, Altadena Library, Coffee Gallery, Loma Alta Rec. Center, Gordy's Garage, Farm Fresh market, Altadena Golf Course, Farnsworth Park. Call for volunteers, slate of Laura Graham, election Chairperson, asked for Motion to Approve candidates, S. Lamb 2nd. Motion Carried
Land Use Committee: S Lamb—Motion to write letter to Regional Planning to deny cell tower at St. Elizabeth's. 2nd, S. Goldman. Motion Carried A Wasserman questioned the architecture plan of the new Scripps home. No decision made at this time.
WAPAC: M. Zack reported Bill Johnson ofCDC surprised that parts of Lincoln Ave. project in violation of terms and conditions of contract. Much is up in the air re project.
Traffic Committee: No Ken Johnson.
Education Committee: K. Gibbs—Meeting May 14, Supt. Edwin Diaz and Binti Harvey present. Next meeting June 11 at ACC. Discussion followed.

PUBLIC COMMENT
Pat Wolfe—Arcadia, expressed concern over horses and traffic on Loma Alta. Suggests additional enforcement of speed law.
Jennifer Lynn Bowes—Horse owner suggests speed bumps.
Serena Murillo—Running for judge of Superior Court June 3.

COMMUNITY ANNOUNCEMENTS
Altadena Chamber of Commerce—No rep.
L.A. County Parks & Recreation: No rep.
Sheriff's Support Group—M. Manning announced summer concert series. 1st concert of series June 14.

Community Announcements - continued
Altadena Library: Pauli Dutton—Gave update of events. Introduced Marsha Thompson, poetess and author, book tribute to Dr. Maya Angelou. Gave a poem. John Dean to appear at library, Monday, June 9 at 7:30 PM. Gail Brandeis, Tuesday, June 17.
Lincoln Outreach: No rep.
NAACP: No rep.
Altadena Crest Trail Restoration Working Group: No rep.

CENSUS TRACT REPORTS
4601: G.Sund
T. Kelly—Steady stream of issues.
4602: M. Duncan—No report.
S. Fuller—No report.
4603.01 K. Gibbs—No report.
W. Olszewski—(1) Loma Alta Park traffic issue, cannot have speed bumps on Loma Alta because it is an emergency roadway. (2) Trash pick-up. (3) CASHEE Test (4) Where does money go when filming at schools?
4603.02 S. Thomas—June 1, Pasadena Hilton, Pasadena Unified Schools scholars program students will be recognized at luncheon.
S. Lamb—Motorcycle drag racing on streets.
4610: B. Thompson—Letter from Five Acres. Update re building effort across street.
G. Campbell—No report.
4611: A. Wasserman—Got rid of tractor trailer, called Sheriffs Dept. Lt. Scott Young. RJs liquor store supposed to close at 11 PM.
M. Zack—Progress at pocket park. Thanks to Supv. Antonovich. Asking for volunteers to maintain park. June 7, Altadena Heritage ???
4612: L. Graham (alt.) C.R. Tillman did not show.
G. Lewis—No report.
4613: S. Goldman—No report.
L. Judson—No report.

OLD BUSINESS: G. Sund re trash pickup. Bonus services and programs offered by franchise haulers. W. Olszewski said people in his CT opposed to single provider (exclusivity). G. Sund appointed as committee chair for trash pickup. W. Olszewski to be co-chair. Bring back recommendations to Council.
W. Olszewski raised question of where money goes that comes from filming. S. Lamb stated money goes into an account for special projects. W. Olszewki Motioned that letter be sent to District to find out about funds. Discussion followed. Show of hands vote taken—5 in favor of letter, 7 noes. Motion lost.

NEW BUSINESS

S. Lamb—Re discussion with Paul Novak and Lake Ave. parking. Requested ATC write letter to Supv. Antonovich. Discussion. G. Sund recommended matter be referred back to Land Use to make report. M. Zack stated new businesses - no parking. Discussion. S. Thomas offered friendly amendment that issue go to Land Use. Show-of-hands vote—11 for, 0 opposed. S. Lamb spoke to issue of non-conforming businesses. Motion for letter to Supv. Antonovich. W. Olszewski 2nd. Discussion. Three businesses considered non-conforming—Webster's, Ronnies Automotive, Rancho bar. S. Lamb withdrew motion.
Moment of silence observed for member ofCT 4603.01, Evelyn Mosely, also for Senator Ted Kennedy.

ADJOURNMENT:
Meeting adjourned at 10:18 PM

Respectfully submitted,
Mabel M. Duncan, Recording Secretary

LOS ANGELES COUNTY LETTERGRAM

TO	Paul McCarthy, Hearing Officer	FROM	Anne Russett, Regional Planning Assistant II

Subject: Project No. R2006-02294-(5) Continued to April 1 Community Meeting Notes

Date: March 18, 2008

Community Meeting
St. Elizabeth's Church; Altadena
Thursday, March 13, 2008

MEETING NOTES

The meeting convened at 7:00 p.m. Approximately 36 members of the public were present, including two Altadena Town Council members.

The applicant's representative explained that the meeting was an opportunity for members of the public to ask any questions about the proposed project – a 56-foot tall monopalm.

Members of the public started asking questions and voicing their concerns. The following outlines the main questions and concerns raised by those in attendance.

Q: Why was this site selected given that there is a school across the street?
A: The applicant stated that it is common to locate these facilities on school grounds.

Concern/Comment: LAUSD banned locating wireless facilities on or adjacent to school property.

Q: What is the coverage of the monopalm?
A: The applicant showed the before and after coverage maps. He explained that the proposed facility is low powered, and therefore, the coverage areas are small. Upon request, he provided the intersections of the other T-Mobile facilities in the immediate area.

Concern/Comment: T-Mobile customers in the room stated that there is not an issue with coverage in the area. A representative from the church stated that they do have reception problems in some of the buildings.

A: The applicant explained that the coverage is currently below industry standards.

Concern/Comment: The proposed facility is not secure. Concern was raised that the facility will not prevent copper wire theft and vandalism. Also, one member of the public stated that she was concerned that the facility would pose a fire hazard and attract lightening. She also wondered if it posed a safety threat during an earthquake.

A: The project's construction manager stated that these facilities are engineered by structural engineers and are designed to withstand earthquakes.

Q: Were alternative sites considered?
A: The applicant stated that other sites were investigated, but that they did not prove feasible.

The representative from the church stated that the south end of the grotto was also considered (the north end is blessed), but the heavy vegetation impacted the range.

The public-right-of-way also came up as an alternative. Although the applicant stated that he believed this to be a poor alternative, the opinion of those in attendance was unclear. Staff explained that wireless projects proposed within the public-right-of-way must be approved by the County.

Q: If the project is considered safe, what is the unsafe level of emissions?
A: The applicant stated that these facilities must comply with the FCC, and should the FCC change its standards they would be required to comply with the updated standards.

Q: Was an environmental impact report compiled?
A: Staff explained that under CEQA most wireless projects are exempt from environmental review. For this particular case an initial study was conducted and, since there was no evidence that suggested the project would negatively effect the physical environment, a negative declaration was prepared.

Q: Are we able to appeal?
A: Staff stated that the decision of the Hearing Officer could be appealed. Staff explained that appeals must be filed within 15 days of the Hearing Officer decision. Staff also explained the fees that apply to the appeals process.

Q: If the project is approved, when will it be installed?
A: The applicant stated that it is really difficult to answer this question because there are so many variables. When asked for an estimate, he stated that if approved it could be installed by the end of this year.

Other General Concerns/Comments:

- Tower will block the viewshed, which are protected by the Altadena Community Plan.
- Concern was raised that this project will act as a catalyst for other unwanted development projects in the community.
- Residents felt that the community outreach on the part of the church and the town council was poor.
- Concerned that a decrease in property values will result from the project and that property owners will not be able to sell.
- The project is aesthetically incompatible with the neighborhood.

The meeting ended at approximately 9:30 p.m.

MM:ar

Enclosures:
Summary of All Correspondence
Correspondence Received as of March 19, 2008

Russett, Anne

From: Heidi Rous [heidi.rous@yahoo.com]
Sent: Wednesday, March 05, 2008 6:13 PM
To: Russett, Anne
Subject: Project No. 2006-02294-(5) / Conditional Use Permit 2006-00216

Dear Ms. Russett:

I am writing to you in support of the cell tower proposed to be erected at Lake and Woodbury in Altadena. As long as the cell tower is camouflaged, as a palm or pine tree for example, it should not be an eyesore. Lake Avenue is primary commercial and a cell tower is not out of place. In fact, we need the cell tower near our neighborhood to improve reception.

Regards,
Heidi Rous
1278 E. Elizabeth St
Pasadena, CA 91104

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John and Margaret McAustin
969 Atchison Street
Pasadena, CA 91104

November 17, 2008

Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012
Re: Project No. R2006-02294-5
By mail and email

Gentlemen:

This letter is written in reference to a proposed Conditional Use Permit No. 200600216-(5) and Oak Tree Permit No. 200800038-(5) for the property located at 1885 N. Lake Avenue, Altadena, CA.

We are the owners of property at 925, 927 and 969 Atchison Street in Pasadena. Our properties abut the county line of Altadena and are within five hundred feet of the proposed cell tower. We object to the placement of the cell tower at 1885 N. Lake Avenue for the following reasons:

1. Placement of the cell tower within the campus of a historic church campus is inappropriate and compromises the historic integrity of the campus.
2. Placement of the cell tower along the rise of Lake Avenue to the San Gabriel Mountains could negatively impact the view shed; and
3. Placement of the cell tower adjacent to another historic landmark church, Westminster Presbyterian, is also inappropriate and compromises the historic integrity of the adjacent landmark church.

Placement of the cell tower within the campus of an historic church campus is inappropriate. St. Elizabeth of Hungary Catholic Church was designed by Wallace Neff, a famous Southern California architect and the grandson of map maker Andrew McNally. Neff's buildings are world famous and St. Elizabeth is the only Neff designed church in Southern California. The church was dedicated in October of 1926.

Cell towers may be a necessary evil in today's world, but placing such an enormous commercial structure within the campus of such an important historic building campus will negatively impact the historic campus that exists today. Approval of the

commercial cell tower will compromise the integrity of the historic church campus designed by a world famous architect.

Lake Avenue is one of the main north-south streets in Pasadena and Altadena, and the foothills of the San Gabriel Mountains are a dramatic backdrop as one travels up the avenue. The elevation of Lake Avenue rises over two hundred feet in the distance from Maple Street near the 210 Freeway up to Woodbury, the location of the proposed cell tower. On a clear day the view all the way up to the San Gabriel Mountains is spectacular, while the placement of a 56 foot cell tower near the street will impede the view enjoyed today. Most of the buildings lining the avenue are low in scale, typically no more than two stories, so a commercial cell tower the equivalent of a four story building is inappropriate, even if it is disguised to look like a tree.

Placing a commercial cell tower in close proximity to another landmark church campus, Westminster Presbyterian, compromises the setting of both institutions. The Westminster Presbyterian Church, designed by Marston and Maybury in 1928 in the French Gothic style, is an iconic landmark on Lake Avenue, and is located immediately across the street from the proposed commercial cell tower location. Placing a cell tower in such close proximity to a second landmark church compromises the integrity of the historic resources we continuously strive to protect.

We understand the need for cell towers to facilitate our use of cell phones, however a cell tower of this size should not be placed so close to an institutional use with such important historic connections, nor should it be placed so close to a school. We request the commercial tower be placed at another location, away from institutions, schools and important view corridors to our rapidly diminishing natural environment.

Sincerely yours,

John and Margaret McAustin

Cc: Pasadena Heritage
Historic Highlands Neighborhood Assn
Supervisor Michael Antonovich

RECEIVED
JUN 18 2008

May 16, 2008

Attn: Regional Planning Commission
Department of Regional Planning, L.A. County
320 W. Temple St.
Los Angeles, CA 90012

Re: Project No. 2006-002294-(5)
Conditional Use Permit 2006-00216

Enclosed are petitions in opposition to the proposed project referenced above. These signatures have been gathered since the last hearing date of April 1, 2008 with Hearing Officer Mr. McCarthy. Please take these into consideration along with the other documents that have been submitted. The Altadena Neighborhood Alliance is working to preserve the history and character of Altadena. This project would be incongruent with the landscape as it sits on the gateway into Altadena. Please help us keep Altadena Beautiful. Thank you for your time.

Sincerely,

Iris De Anda

Iris De Anda
Altadena Neighborhood Alliance

cc: Anne Russett

WE, THE UNDERSIGNED, OPPOSE THE PLACEMENT OF THE PROPOSED CELL PHONE TOWER FOR T-MOBILE AT ST. ELIZABETH'S CHURCH IN ALTADENA

NAME	ADDRESS	PHONE	SIGNATURE
1. DOROTHEA HAMILTON-JOHN	933 N. MADISON AVE, PASADENA CA	626.797.4709	[signature]
2. Madison Rubin	1731 Oxley Street apartment R, So. Pasadena CA	626-399-0123	[signature]
3. IVONNE FERNANDELL	11912 [illegible] CA 91732	626-985-0011	[signature]
4. TWILA CANNON	12556 [illegible] St LA 90066	3108227671	[signature]
5. FRANCIS [illegible]	527 E. MARIGOLD PAS.	626 794-5121	[signature]
6. Claudia Kuntze	2416 [illegible] St [illegible]	626-795-4858	[signature]
7. Rechelle A. Lumsden	297 S. Sierra Madre #7 Pasadena	91107	818/726 1373
8. Phyllis Grivet	422 Monarch Bay Dana Point CA 92629		
9. Christine Bonatti	2510 Monte Vista St Pasadena 91107	6267951431	[signature]
10. Meredith Rose	1157 E. Woodbury Rd Pas. 91104	626-345-9962	[signature]
11. Rosemary Orendorff	9411 Brightwood Ct Northridge CA 91325	818 772 1419	[signature]
12. Michelle FOXX	929 N. OAKLAND AVE. PASADENA CA	8184278878	[signature]
13. Benita Martinez	1633 Amberwood Dr So. Pasadena	(626)4411303	[signature]
14. RICK VAN PELT	744 N.Y. DR ALTADENA	626 791 8395	[signature]
15. Sarah Lansdown	1721 Paluma St. Pasadena CA 91104	626 798 7903	[signature]

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	NAME	ADDRESS	PHONE	SIGNATURE
1.	VANESSA MORI	1188 N. Garfield Ave, Pasadena 91104	(626) 797-4277	Vanessa Mori
2.	Jan Kelly	1401 Linda Rosa Rd, Pasadena	626-449-6266	Jan Kelly
3.	Judy Hara	2033 E. 2nd St. Los Angeles	323 263-4042	
4.	Autumn Matsumoto	16503 S. Denker Ave. #A Gardena	(323)263-4042	
5.	ANGIE DIMARO	33035. ARCHIBALD #9 ONTARIO	626.890.9486	
6.	TYLER DIMARO	"	" 626.890.9486	
7.	PHILO SCHMUKMAN	927 DURAK WAY, PASADENA CA 9104	626-555-1811	
8.	Veronique Tschopp	2934 Zane Grey, Altadena 9001	626 798 2904	
9.		1731 Oxley Street, Apt. K South Pasadena, CA 91030		
10.	ERIKA Kletzer	1602 N. IVAR St. Hollywd. ca 90028		ERIKA Kletzer
11.	LAURENCE WALSH	1566 LINDA ROSA AVE, LA CA 90041		
12.	Elizabeth Plata	2193 Garfias Dr PAS 91104		Elizabeth Plata
13.	SHANI LYRIC ANDERSON	125 W. MARIPOSA ST. ALTADENA CA 91001	(626) 791-7940	
14.	Jennifer Goodrich	1245 E. Loma Alta Dr Altadena CA 91001	626 798-9148	
15	~~SARA~~ Sarah Eadie	1140 Highland Avenue #244 Manhattan Beach, ca 90266		Sarah Eadie

WE, THE UNDERSIGNED, OPPOSE THE PLACEMENT OF THE PROPOSED CELL PHONE TOWER FOR T-MOBILE AT ST. ELIZABETH'S CHURCH IN ALTADENA

NAME	ADDRESS	PHONE	SIGNATURE
1. Lisa M. Di Santo	12075 Foothill Blvd Rancho Cucamonga 91701	6267890179	Lisa M. Di Santo
2. Erika Kletzin	1602 N Alvarado Ave #419	323-842-[illegible]	Erika Kletzin
3. Sarah McGuire	14431 Ventura Blvd. #347 Sherman Oaks, 91423	818 438 7778	Sarah McGuire
4. Zoubida Zajac	1500 Atchison St. Pasadena, CA 91104	7608600918	
5. Jean K. Sifford	5465 Romaine St LA, CA 90038	3234016594	Jean Kay Sifford
6. Deborah Whiting	2397 Midlothian Altadena		Deborah Whiting
7. Matti Vigil	4122 Glenalbyn Dr. #314 LA 90065		Matteann Vigil
8. Joyce Montes	224 Santa Monica Ct. S.M. 91407		Joyce Montes
9. Rebecca Frank	1776 old ground Bsa 91107		
10. Tina Hulk	12338 Lusitano ct. Rancho Cucamonga CA 91739		
11. Paula Martinez	5208 TOWNSEND AVE. L.A CA 90041		Paula Martinez
12. Christie Monaco	426 E. Marigold St., Altadena, 91001		Christie Monaco
13. Virginia Leigh	809 Southview Rd Arcadia CA 91007		Virginia Leigh
14. Britta Richardson	3290 Raymond Ave. Altadena 91001	626.791.9187	
15. Elia S. Ramos	5341 Carley Ave. Whittier 90601		Elia S. Ramos

WE, THE UNDERSIGNED, OPPOSE THE PLACEMENT OF THE PROPOSED CELL PHONE TOWER FOR T-MOBILE AT ST. ELIZABETH'S CHURCH IN ALTADENA

NAME	ADDRESS	PHONE	SIGNATURE
1. Sande Craig	582 S. Bedford, Orange	760.774.5933	Sande Craig
2. Susan Pippert	459 Bellefontaine St Pasadena	626.395.7646	Susan Pippert
3. Lauren Luczyski	727 Meridian Ave, Q S. Pasadena	626.568.7278	LM Luczyski
4. MITCH GOODMAN	188 E. MARIPOSA ALTADENA	626 622-3434	[illegible]
5. Florence DELVA	971 San Pascual Ave LA CA 90042		[illegible]
6. Alisa Diaz	1418 Oak St. S. Pas CA 91030		Alisa Diaz
7. ~~Carolyn~~			
8. [illegible]	731 Brookside Lane Sierra Madre 91024		[illegible]
9. Lesa Evans	626 Glenmore Blvd Glendale 91216		Lesa Evans
10. Molly Cleaton	3330 Descanso Dr LA 90026		Molly Cleaton
11. Stephanie Deneik	585 Madeline Dr. PAS 91105		Stephanie Deneik
12. Holly Rybicki	3623 Mountain View PA. 9110-		[illegible]
13. Sophie Kessler	29 Silver Spruce Lane, Altadena CA 91001		Sophie B Kessler
14. Karyn Taylor	1929 Queensberry Rd, Pasadena CA 91104		[illegible]
15. Carolyn Hummelfield	111 E Highland Ave APT B Sierra Madre CA 91024		Carolyn Hummelfield

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NAME	ADDRESS	PHONE	SIGNATURE
1. Kathy Salazar	948 N. Ave 63 LA	(323) 256-1384	[illegible]
2. ADRIANA GOMEZ	24023 Telegraph Hill Ct., Valencia CA	(661) 259-3579	[illegible]
3. Jason Huh	12338 Lusitano Ct. Rancho Cucamonga	(909) 463-0663	[illegible]
4. CAROL BEECROFT	2532 N. ALTADENA DR ALTADENA	626 786 2290	Carol Beecroft
5. Barbara Ann Tira	1607 Donaldson St. LA, CA	323-660-4949	[illegible]
6. PETRA GALLASCH	597 Crane Blvd LA	323 428 2279	P. Gallasch
7. MARCUS JUNG	597 Crane Blvd LA	323 401 6169	[illegible]
8. Katlyn Summers	86 Catalina Ave Apt #1	626-399-8300	[illegible]
9. ULLI Schober	5244 Rockland Ave L	323-258-8012	[illegible]
10. JASON THOR	501 B. LOTUS SIERRA MADRE	818 640 6423	[illegible]
11. Dennis B. Moulard	P.O. BOX 40155 Pasadena 91114	626-798-4832	[illegible]
12. Joe Scully	300 Congress Pl 91105		[illegible]
13. Donna Stock	1830 Alpha Rd Glendale CA 91208	818 662 9234	[illegible]
14. Aurora Mendoza	1012 Montecito Dr San Gabriel	91776	
15. Suzanne Ryan	1560 Meadowbrook Rd Altadena	626-791-5085	[illegible]

FORM LETTER: 1 OF 16 RECEIVED

RECEIVED
FEB 28 2008

To: Department of Regional Planning, L.A. County
Hearing Officer
320 W. Temple St.
Los Angeles, C.A. 90012

RE: Project No. 2006-002294-(5)
Conditional Use Permit 2006-00216

We, the undersigned members of the community, wish to register our opposition to the proposed wireless tower conditional use permit referenced above.

The proposed 56- foot wireless tower constitutes an eyesore and will actively impact our ability to enjoy and use our properties. Our quality of life will be negatively impacted by the presence of this tower and we object as well to the tower's proximity to a school.

It took some research and a call to the L.A. County Assessor's Office to clarify that the address listed on the notice as 1885 N. Lake Avenue actually exists and is registered as the Archdiocese of St. Elizabeth Parish. It is on this site that the proposed cell tower would be located.

It is not in the best interest of St. Elizabeth School, church members, local businesses and the community at large to go through with this projected wireless tower.

Sincerely,

Jennifer & David Baker
1710 North Lake Ave
Pasadena, CA. 91104.

To: Department of Regional Planning, L.A. County
Hearing Officer
320 W. Temple St.
Los Angeles, CA 90012

RE: Project No. 2006-02294-(5)
Conditional Use Permit 2006-00216

As members of the community surrounding the proposed project site, we do not concur that the applicant has adequately supplied a required "burden of proof" that the location proposed:

1. –will not affect the health or welfare of persons residing or working in the peri-site.
2. –will not constitute a menace to the public health or safety.
3. –will not reduce property values.

With respect to air quality (or our bio-space) we consider the proposed site as a "sensitive site" since it is located less than 500 feet from an elementary school. Further, with respect to the air quality, it should have been identified that hazardous emissions by way of microwave frequencies with electromagnetic fields will be generated for 24 hours a day, over a period of many years. This has been perceived as a "negligible".

Although the applicant's proposal meets with the CAPUC and the FCC regulations, we strongly contend that the existing regulations no longer apply to our real world. Standards of acceptance in field load, mostly developed by the military, to living organisms were based on singular frequencies, perhaps with a 60 MHz. field background for short periods of time in almost all studies. There is no or little evidence of studies done for total background impact such as we experience from the many towers on Mt. Wilson emitting radio telecommunications , television, etc; as well as various radar

waves from both earth and satellite. Add to this CB radio, shortwave bands, HAM radio, diathermy equipment, car and cop radios, automatic garage doors, and a host of military channels. We live in a veritable bowl of electronic soup, we have already exceeded the "negligible". The FCC's regulations have been established for military and government purposes, not for us in the real world.

There are some known, published studies and accepted facts in the field of electromagnetics concerning microwaves (non-thermal) impact on human physiology:

Univ. of Iowa- Dr. A.W. Richardson (late 1970's). Short term exposure showed no immediate impact but latent affects; 42 days later, subjects showed cataracts forming.

Carnegie Mellon Univ.- Dr. Robert Birge (1988). Non-thermal microwaves can cause change in light sensitive chemicals in eye retina; hence, impairing vision. (Note- similar chemicals are now used in the paint of stealth aircraft whereby they can absorb radar.) No wonder the military kept this study hidden for years.

Heating occurs with any wavelength above 27 MHz., and rises with frequency elevation. At microwave levels, fever with possible sweating, weakness and nausea may exist; a typical flu-like syndrome.

All radiation produces an electromagnetic field which causes subliminal stress-response causing changes in everyday bodily process; central nervous system, cardiovascular, endocrine, immune system and growth.

New England Research Institute, Heller I.H. (1980): All, living cells in the process of active cell division are directly affected by exposure to both ELF and microwaves. It may proceed to abnormal chromosomes. The point is that any electromagnetic radiation has greater stress-response to the young, particularly infants and those inutero. The presence of the proposed tower represents the surrounding area as a poor choice to raise, school or bear children.

According to Robert Becker M.D. (1990): Professor, Researcher and twice nominated for a Nobel Prize, "All abnormal man-made electro magnetic fields, regardless of their frequencies, produce the same biological effects. These effects which deviate from normal functions and are actually or potentially harmful, are the following:

- Effects on growing cells, such as in the rate of cancer cell division.
- Increases in the incidence of certain cancers.
- Developmental abnormalities in embryos.
- Alteration in neuro-chemicals, resulting in behavioral abnormalities such as depression, and suicide.
- Alteration in the biological cycles.
- Stress responses in
- exposed animals, that if prolonged, lead to declines in the immune-system efficiency.
- Alterations in learning ability."

Extend these conditions to chronic exposure such as 24 hour-a-day from a microwave tower and you can realize why this community evaluates a risk/benefit situation as one on the side of risk and chooses to reject the benefit of enhanced or extended cell phone capabilities. A safe corridor of exposure does not exist from this location.

The applicant would not alone be the source of these undesirable effects; it is instead the "straw that breaks the camel's back".

We the signed of this letter and petition feel strongly that this proposal be rejected. If necessary we shall indeed go beyond to ask for environmental impact studies and evidence of the CAPUC and FCC that would prove this installation to be free of adverse health affects.

Sincerely Yours,

DAVID BAKER
1710 N. LAKE AVE.
PASADENA, CA
9/1/04.

Re: The Department of Regional Planning, County of Los Angeles
Project NO. R2006-02294-(5)
Conditional Use Permit Case NO. 2006-00216-(5)

I am a resident of Pasadena, residing at 450 South Carmelo Avenue. I respectfully present my opposition to the proposed project.

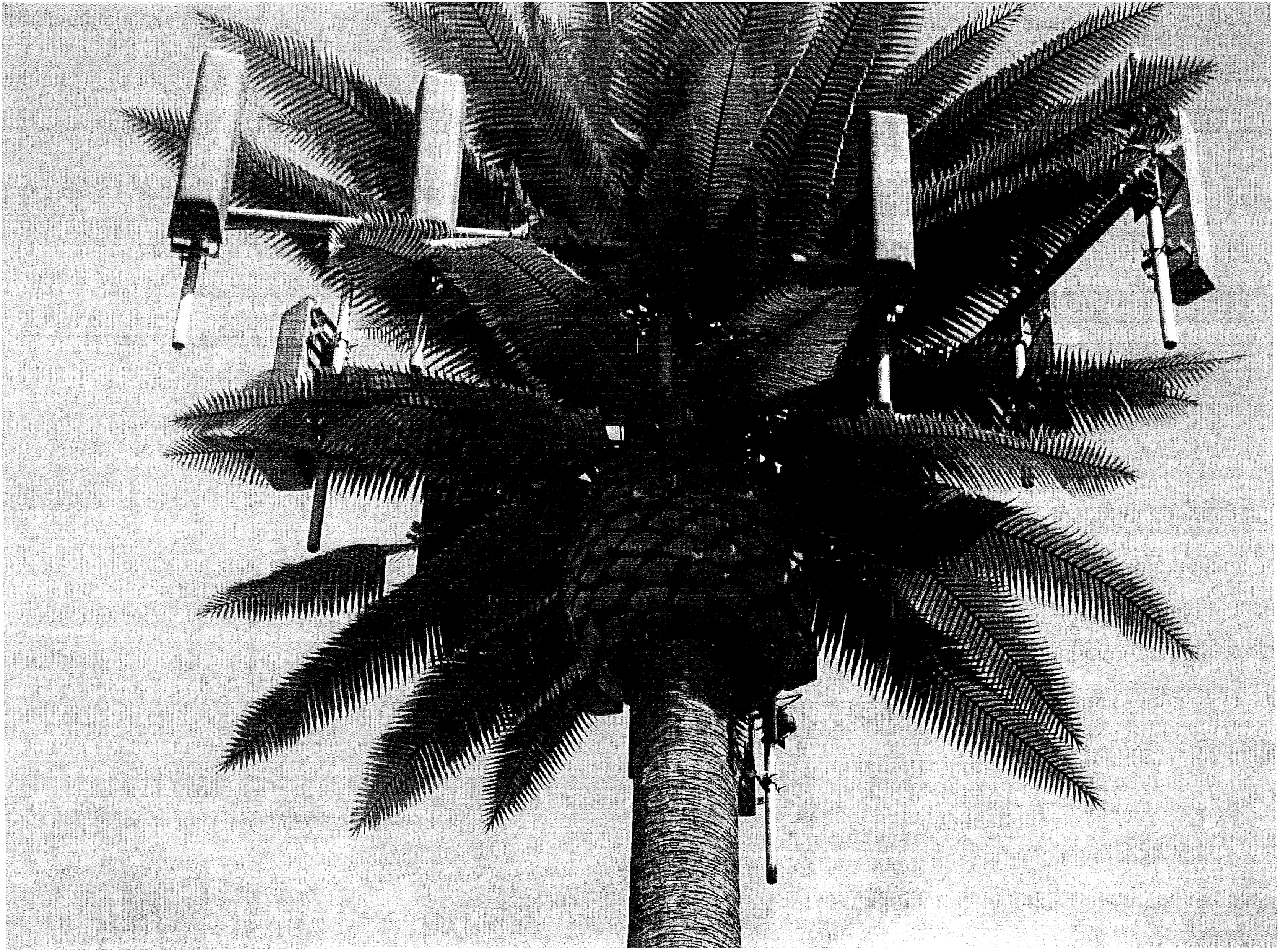
It is proposed to install a 56-foot imitation palm tree antenna support (monopalm) and four (4) equipment cabinets. The equipment cabinets will be located within an enclosed area 24 feet x 22 feet. This project is to be located on the property of St. Elizabeth Church but adjacent to a primarily residential neighborhood. According to Staff's own analysis, under **Neighborhood Impact,** the disguised antenna will be visible from every private residential structure in the vicinity:

"The proposed wireless telecommunications facility is located in the parking lot of the church behind its parish center. The proposed monopalm is 56 feet in height, which is lower than the palms trees in the immediate area. **To the immediate west of the project site is a single-family residential neighborhood and the monopalm will be visible to the adjacent property owners.** It will also be visible from Woodbury Road."

Section 22.56.040 of the Los Angeles County Code, under the Burden of Proof, requires that the applicant shall substantiate to the satisfaction of the Commission that the requested use at the location proposed will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, but there has been no such substantiation. Instead, the applicants make the sweeping statement, "The project will not reduce property values." The applicants continue, under their Project Description, Compatibility of Design, to assert, "The use will have not substantial adverse impact on properties," but they have not answered the question and offer no proof of these statements. Where are the data to support these statements?

On the contrary, wherever the monopalm is visible from the property of residential owners, the property values of their homes will be affected because the saleability of their homes will be affected. Any external factor that would give a potential buyer pause in making an offer on the property or, worse, rejecting the property outright, affects the saleability and ultimately the value of that property. Even a cursory glance at the attached photo of an ersatz palm tree located behind Walgreens Drug Store at 670 N Lake Ave, Pasadena, will reveal an imitation palm tree laden with antennas encircling false fronds. The monopalm provokes a negative visual reaction, one that is certain to eliminate many, if not all, otherwise potential buyers of those houses located in the vicinity of this ersatz palm tree. One cannot, therefore, conclude otherwise than that the requested use of this ersatz palm tree at the location proposed will be materially detrimental to the use, enjoyment or valuation of the properties of other persons located in the vicinity of the site.

It should be demonstrably clear to everyone that this ersatz palm tree will be offensive to nearby residents who will be forced to view it on a daily basis from their front or back



PROJECT NO: R2006-02699-(5)
CONDITIONAL USE PERMIT NO. 200600216-(5)

To Whom It May Concern: Feb. 12th, 2009

I have been a parishioner of Saint Elizabeth Church for eleven years, as well as a parent of a child who attends the parish elementary school. I also happen to live within a block of the church, and additionally work on the property. Please note that although I understand the Los Angeles Archdiocese's need to procure funds, I am **opposed** to the installation of a cell phone tower on the church property.

I understand that it is the belief of some international governments and regulatory bodies, as well as that of the wireless telecommunications industry, that no consistent increases in health risk exist from exposure to cell phone tower radiation (RF/MW radiation) unless the intensity of the radiation is enough to heat body tissue. This position is **based on non-continuous exposures** to the **general public** to low intensity radiation emitted from wireless telecommunications base stations. Additionally, most studies that are the basis of this position are **at least five years old and generally look at the safety of the phone itself, not the cell phone tower.** I am concerned about the effects of living/working directly under these antenna base stations **over a continuous period of time and on a daily basis**. There are **established biological effects** from exposure to low-level RF/MW radiation. These biological effects are recognized as markers of adverse health effects when they arise from exposure to toxic chemicals, therefore the situation should be seen as analogous when dealing with RF/MW radiation as well.

The City of Los Angeles has prohibited cell phone base stations and antennas near schools due to safety concerns, and I would hope that the Archdiocese of Los Angeles would have the same standards for the safety of our Catholic children. The distance between the church and school is a very small one, and it seems reckless to expose our parishioners and children to a risk that internationally acknowledged experts in the field of RF/MW radiation research acknowledge have critical effects on cell cultures, animals and people in laboratories.

Respectfully,

Kelli Liautaud

P.S. Please see the attached information regarding studies done in communities that have been exposed to RF/MW radiation at "non-thermal levels", varies national and international groups calling for further studies on "non-thermal levels of RF/MW radiation, and finally a list of reports from experts who have issued statements that the biological effects of RF/MW are scientifically established. For a complete footnoted annotation visit: www.iaff.org/HS/Resi/CellTowerFinal.html

In addition they have found in studies of communities which have been exposed at "non-thermal levels" the following:

- Increased cell growth of brain cancer cells [5]
- A doubling of the rate of lymphoma in mice [6]
- Changes in tumor growth in rats [7]
- An increased number of tumors in rats [8]
- Increased single- and double-strand breaks in DNA, our genetic material [9]
- 2 to 4 times as many cancers in Polish soldiers exposed to RF [10]
- More childhood leukemia in children exposed to RF [11]
- Changes in sleep patterns and REM type sleep [12]
- Headaches caused by RF/MW radiation exposure [13]
- Neurologic changes [14] including:
    - Changes in the blood-brain-barrier [15]
    - Changes in cellular morphology (including cell death) [16]
    - Changes in neural electrophysiology (EEG) [17]
    - Changes in neurotransmitters (which affect motivation and pain perception) [18]
    - Metabolic changes (of calcium ions, for instance) [19]
    - Cytogenetic effects (which can affect cancer, Alzheimer's, neurodegenerative diseases) [20]
- Decreased memory, attention, and slower reaction time in school children [21]
- Retarded learning in rats indicating a deficit in spatial "working memory" [22]
- Increased blood pressure in healthy men [23]
- Damage to eye cells when combined with commonly used glaucoma medications [24]

Many national and international organizations have recognized the need to define the true risk of low intensity, non-thermal RF/MW radiation exposure, calling for intensive scientific investigation to answer the open questions. These include:

- The World Health Organization, noting reports of "cancer, reduced fertility, memory loss, and adverse changes in the behavior and development of children." [25]
- The U. S. Food and Drug Administration (FDA) [26]
- The International Agency for Research on Cancer (IARC) [27]
- The Swedish Work Environmental Fund [28]
- The National Cancer Institute (NCI) [29]
- The European Commission (EC) [30]
- New Zealand's Ministry of Health [31]
- National Health and Medical Research Council of Australia [32]
- Commonwealth Scientific Industrial Research Organization of Australia (CSIRO) [33]
- The Royal Society of Canada expert group report prepared for Health Canada [34]
- European Union's REFLEX Project (Risk Evaluation of Potential Environmental Hazards from Low Frequency Electromagnetic Field Exposure Using Sensitive *in vitro* Methods) [35]
- The Independent Group on Electromagnetic Fields of the Swedish Radiation Protection Board (SSI) [36]
- The United Kingdom's National Radiological Protection Board (NRPB) [37]

- The EMF-Team Finland's Helsinki Appeal 2005 [38]

Non-thermal effects are recognized by experts on RF/MW radiation and health to be potential health hazards. Safe levels of RF/MW exposure for these low intensity, non-thermal effects have not yet been established.

The FDA has explicitly rejected claims that cellular phones are "safe." [39]

The Environmental Protection Agency (EPA) has stated repeatedly that the current (ANSI/IEEE) RF/MW safety standards protect only against thermal effects. [40]

Many scientists and physicians question the safety of exposure to RF/MW radiation. The CSIRO study, for example, notes that there are no clear cutoff levels at which low intensity RF/MW exposure has no effect, and that the results of ongoing studies will take years to analyze. [41]

Internationally, researchers and physicians have issued statements that biological effects from low-intensity RF/MW radiation exposure are scientifically established:

- The 1998 Vienna-EMF Resolution [42]
- The 2000 Salzburg Resolution on Mobile Telecommunication Base Stations [43]
- The 2002 Catania Resolution [44]
- The 2002 Freiburger Appeal [45]
- The 2004 Report of the European Union's REFLEX Project (Risk Evaluation of Potential Environmental Hazards from Low Frequency Electromagnetic Field Exposure Using Sensitive *in vitro* Methods) [46]
- The 2004 Second Annual Report from Sweden's Radiation Protection Board (SSI) Independent Expert Group on Electromagnetic Fields Recent Research on Mobile Telephony and Health Risks [47]
- Mobile Phones and Health 2004: Report by the Board of NRPB (The UK's National Radiological Protection Board) [48]

PROJECT NO. R2006-02294-(5)
CONDITIONAL USE PERMIT NO. 200600216-(5)

Subj: Re: Cell Tower
Date: Thursday, February 14, 2008 10:35:01 AM
From: Ford46rag
To: MarcFisichella

To Whom It May Concern:

I am writing this letter to voice my concerns over the prospect of building a cell tower in my neighborhood.

When my husband and I moved into the neighborhood over 30 years ago, it was a fairly quiet, nice residential area. Over the years, it has become more commercial, traffic has increased greatly on our street, and the noise level has also increased greatly. We probably have at least one to two vehicles with sirens on come down our street every hour.

Now they want to add a highly visible cell tower two doors from our house. This is not acceptable. It would look awful, no matter how they try to disquise it, and probably reduce property values in the immediate area.

Not to mention all the health factors involved. I have read several reports done on the subject, including one in the Washinton Post (schools are no place for cell towers), one done by the International Association of Fire Fighters on the health effects from radio frequency radiation, and one done by the Mount Shasta Bioregional Ecology Center on the electromagnetic radiation they emit.

My husband and I are both in our late sixties and are both cancer survivors. We do not need the worry of this cell tower 200 feet from our house.

I seems to me that there are plenty of unihabited areas locally where this tower could be built. We all have cell phones in our area and they are working just fine. Why not put one where one is needed, for instance in La Tuna Canyon near Sunland where my friend goes to work everyday and there is no cell phone service there. Perhaps it could be built further up Lake Ave nearer the mountains where there are not many houses and it is no where near any schools.

Thank you for listening.

Bob and Sandi Valenzuela
803 E. Woodbury Rd
Altadena, Calif 91001

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MARC J. FISICHELLA

February 22, 2008

Hearing Officer
320 W. Temple St.
Los Angeles, CA 90012

To Whom It May Concern:

I am writing to voice my adamant opposition to the installation of a cellular tower in our neighborhood. Allowing this would be a mistake for many reasons.

My property borders St. Elizabeth's Church where this proposed installation would be. This tower would be outside my one and a half year old son's bedroom window. It will also be in close proximity to an infant daycare as well as across the street from an elementary school. Also, St. Elizabeth's Church is nearing its hundredth year. This historic church was designed by famed architect Wallace Neff and was the only church he has designed. Historic preservation is so important to our city and places like this should not be marred by the placement of cellular equipment.

Before we bought our home, we diligently investigated the neighborhood for things such as this. In moving next door to the church we accept the issues that are church related such as noise, outdoor events from time to time, but we never dreamed our church would do something like this purely for profit and unrelated to anything that has to do with the operation of a church itself. This neighborhood puts up with a lot from St. Elizabeth's Church. We don't need a permanent installation to put our children at risk and decrease our property values in an already weak market.

I understand the importance of such towers in today's telecommunications age. However, as these towers are now creeping into residential neighborhoods where they just can't be disguised to "blend in," it is imperative that we choose these locations wisely. Not every location is suited for a cellular tower and this is a prime example.

Please take all this and the children of our neighborhood and schools into consideration when deciding this case.

Sincerely,

Marc Fisichella

835 E. Woodbury Rd

Altadena, CA 91001

RE:

PROJECT NO R2006-02294 (5)
CONDITIONAL USE PERMIT
200600216-(5)

To: Hearing Officer
Hall of Records
320 W. Temple St.
Los Angeles, CA 90012

From: Jody Donnelly
959 E. Topeka St.
Pasadena, CA 91104

Re: Project No. R2006-00294-(5)
Conditional Use Permit No. 200600216-(5)

February 25, 2008

To Whom in May Concern,

I write today to express my opposition to the proposed unmanned wireless tower facility that includes a 56-foot fake tree antenna support and four equipment cabinets at 1885 N. Lake Ave. on the property of St. Elizabeth's Church in the City of Altadena, CA.

This proposal raises several concerns that lead me to conclude this is an inappropriate land use application and should therefore be denied.

*We find ourselves, as a culture, in a situation where the existing laws do not account for the particular type of infringement on our rights that this tower with its insidious ambient wave technology constitutes. Perhaps the most distracting thing about the cell tower is it's rather silly appearance, though it *is* an insult to my intelligence as a human animal with a neuro-immune-perceptual system honed through the ages, by tooth and red claw, and able to perceive a meal, a threat or a party by reading the environment at a cellular as well as global level: it's not about the palm fronds, people! Why does the thought of a disguise, and not a very successful one at that, mean anything to us? What is it *really* that we do not wish to see in this situation? We do not want to see the price we are paying for the culture of convenience.

*Through willful ignorance, the federal government has set standards for wireless radiation that do not sufficiently protect public health. It is the trend over time in case after case that the federal guidelines for emissions regulations and the definitions of allowable limits to toxic exposure upon which these regulations are based, prove too high for public safety. Acceptable toxicity levels get revised downward again and again, as pressures are brought to bear on federal regulating authorities; usually this takes the form of humans getting sick and angry with the federal government for betraying them. So, prudence dictates that we make the choice to PAUSE in order to allow existing research to be brought to bear on the issue at hand: Is there any level of exposure to radiation which is biocompatible? And does this then mean that this level, if it exists at all, should therefore be deemed allowable in communities where children live and across from schools which these same children, with their developing nervous systems, are required by law to attend? This presents a double bind: to comply with the laws which say a child must attend school, the child must be exposed to radiation and not have a choice about the matter. Does this sound like a healthy democracy, literally and metaphorically? If we do not have full access to all existing research about wireless radiation, government of the people, for the people and by the people is not possible.

*I want peace of mind that I can live in my neighborhood without the sort of bioelectrical jamming station that this proposed wireless tower would be.

*It is unacceptable for corporations to use language as a veil for self-interest, while politicians and others with the power to protect the public good, instead stand by in *silence*. Suffer the little children, indeed! The culture of convenience has a very high price. We must ask ourselves if we are ready to invest in a biocompatible future for ourselves, our communities and our children.

*Historic Highlands Landmark District designation means something. It is a way we have chosen to codify what it is that we value about the neighborhood we live in; amongst its qualities are a 'sense of place' that is something we value as a community. There is a visual vocabulary that goes along with this designation because it is one of the elements that create this sense of place. And there are also intangible qualities of a felt-sense of place that also contribute to this feeling of something special worth protecting and preserving; there is a physical response to being 'home.' A cell tower in the neighborhood is not compatible with Historic District designation; even if the tower is not in a direct line of sight from some properties in the neighborhood, its presence alters the felt-sense of place inherent in the landscape. A neighborhood with a cell tower feels different and this difference is not compatible with the existing Historic Landmark designation.

*The marketing message trying to convince us that a cell tower as an amenity that will contribute to increased real estate values is laughable and wrong. I would NEVER purchase property near a cell tower and indeed I am now faced with the prospect of selling my property, if this permit is granted, or at least doing the minimum to maintain the property. As a result, I am contemplating halting the extensive renovation project already in the planning stage, should this permit gain approval. I must consider whether this house is worth the investment, since the neighborhood stands to be fundamentally changed by this proposed installation, as more people become aware of the negative health effects of radiation they will also not want to purchase property here. Will the cell companies reimburse me for my property when this neighborhood becomes a 'no-go' zone?

*The concept of "safety" is one of the main selling points the cell company is using to try to convince us that we need this tower in our neighborhood. I am told that an ever-increasing number of people are choosing to have cell service only as their means of contact. How can I possibly take on the responsibility for someone who elects not to have a regular landline and wishes to use a cell phone for contacting help if they need an ambulance? Why are we willing to grant this convenience and deny me my right to not have a cell tower in my neighborhood? Why does a cell phone user like that have more rights than I? After all, there are other products on the market that are viable options should the need to summon medical help arise such as the button on a lanyard which sends out an alert when a person is in medical distress. And this sort of a device leaves me unhampered in the enjoyment and use of my property, in contrast to the cell tower that negatively impacts my use and enjoyment of same.

*This ultimately really is an issue of regulation, i.e. my right to self-regulate my nervous system supported by the environment of the Earth and its life-supporting energy wave patterns, unfettered by the presence of this technology. We must pause and recognize

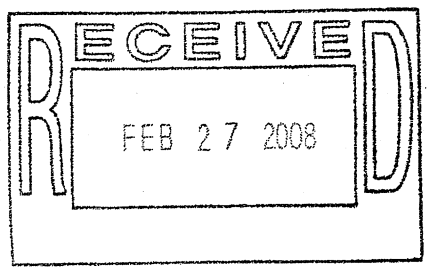
that the appearance of this issue today is a symptom of the disease of instant gratification in our culture. We must learn to regulate our behavior around this technology and to regulate the placement of cell towers in our living communities, for the highest good of all involved.
In gratitude for the opportunity to reflect, enter into community, and find clarity for the good of all involved,
May all beings be free from danger,
May all beings be happy,
May all beings be healthy,
May all beings everywhere, without exception, live with ease!

Sincerely,

Jody Donnelly

Trina Parker Chen
925 E. Topeka St.
Pasadena, CA 91104

February 26, 2008



VIA U.S. MAIL
Hearing Officer
320 W. Temple St.
Los Angeles, CA 90012

Re: **Project No. R2006-02294-(5)**
Conditional Use Permit No. 200600216-(5)

Dear Hearing Officer:

I am writing to oppose the installation of the above-referenced proposed 56' imitation palm tree antenna support (monopalm) and four equipment cabinets at 1885 North Lake Avenue. I am a resident of Historic Highlands Landmark District, a neighborhood that is adjacent to this site. I oppose the proposed cell tower for the following reasons:

1. A 56' cell antenna is completely incompatible with adjacent residential zoning districts;

2. The proposed 56' cell antenna tower will create visual and aesthetic blight and view interference due to excessive size, height, and absence of camouflaging;

3. The proposed cell tower may create safety hazards due to the unsafe location of the tower and equipment boxes;

4. The proposed cell tower will reduce property values;

5. The proposed cell tower will create operational conflicts with other facilities existing on neighboring sites; and

6. The proposed cell tower will deteriorate the quality of life in our community and neighborhood.

For these same reasons, the City of Pasadena has passed a moratorium on the placement of such cell antennae until such times appropriate regulations can be implemented to protect the public health, safety and welfare. (*See* City of Pasadena Ordinance No. 7104 (2007)).

1. **A 56' Cell Antenna is Completely Incompatible with the Adjacent Residential Zoning Districts**

The site of the proposed 56'cellular antenna is directly adjacent to single family homes on both New York Drive and Woodbury Road. These homes will literally be in the shadow of this towering antenna. The Staff Analysis cites the comments the applicant got from only one of the adjacent neighbors. What about the other adjacent neighbors?

Moreover, this site is near the residential neighborhoods Historic Highlands Landmark District, Dundee Heights, and Christmas Tree Lane. A massive 56 feet tall antenna tower that looks like a fake palm tree is completely incompatible with the beautiful adjacent residential neighborhoods.

2. **The Proposed 56'Cell Tower will Create Visual and Aesthetic Blight and View Interference due to Excessive Size, Height, and Absence of Camouflaging**

Where can you hide a 56' imitation palm tree antenna support in an area of 1 and 2 story buildings with the exception of two beautiful churches? You can't. A 56' cell antenna support that looks like an imitation palm tree cannot be hidden at this location. It will be an eyesore, towering above the historically significant churches, our historic residential neighborhoods and low-rise commercial businesses. It will be visible from portions of New York Drive, Woodbury Road, Lake Avenue, Sacramento Street, Atchison Street, and Catalina Street.

The lovely views we currently enjoy of church bell towers, palm trees, and a mountain background will be overwhelmed by a 5-story cell phone tower dressed up as a fake palm tree. It will be an aesthetic blight on our beautiful neighborhood and an obstruction to the scenic mountain views we enjoy.

3. **The Proposed Cell Tower may Create Public Safety Hazards due to the Unsafe Location of the Tower and Equipment Boxes**

A 56 feet tall cell tower in the middle of a residential area is an attractive nuisance. Such a tower will inevitably be a magnet for graffiti artists and daredevils tempted to scale it; how will it be secured to protect from such trespassers? Who will be responsible for the liability of this attractive nuisance? T-Mobile? The Diocese of St. Elizabeth's?

Also, a 56 feet tall metal cell tower will be a lightning rod in the middle of a parking lot that is frequently filled with people. This is not a safe location.

4. **The Proposed Cell Tower will Reduce Property Values**

The proposed cell tower will reduce property values in our community. From our home, and the homes of many of our neighbors, we currently enjoy views of the mountains, palm trees and church bell towers. It is one of the reasons we fell in love with our home when we bought it. I cannot tell you how many people admire the views from our neighborhood. How many people will want to buy a home that looks at a hideous 56' imitation palm tree antenna? Also, because

the health effects of electromagnetic radiation emitted from such cell towers is still in question, many people will be wary of buying a home in close proximity to such a structure.

5. The Proposed Cell Tower will Create Operational Conflicts with Other Land Use and Facilities Existing on Neighboring Sites

The proposed cell tower is directly across the street from an elementary school, next door to a preschool, and next door to a health facility. A cell tower at this location is in operational conflict with these existing facilities.

6. The Proposed Cell Tower will Deteriorate the Quality of Life in our Community and Neighborhood

Although it is invisible, people in the vicinity of the proposed cell tower will be exposed to electromagnetic radiation (EMR) from this source. As such, it deteriorates our quality of life at our own homes, schools, and neighborhood. Those of us who live here will be exposed all day and all night. Our children, including my own toddler, will be exposed at our homes and at our schools. Those that are pregnant will have their unborn children exposed. And the truth of the matter is that no one knows whether the radiation emitted from such a tower is safe. When will we know? When the research is done. Until the research is done, concern about the safety of emissions from such a cell tower will deteriorate our quality of life.

According to the National Research Council (a division of the National Academies of Science and Engineering -- an organization of the nation's top scientists), the jury is still out on the health effects of radiation from cellular phone tower antennae. The NRC recommends *further studies are needed on the potential adverse health effects from radiofrequency fields, including the effects from base station antennae on children, pregnant women and fetuses.* (*Identification of Research Needs Relating to Potential Biological or Adverse Health Effects of Wireless Communication*, Committee on Identification of Research Needs Relating to Potential Biological or Adverse Health Effects of Wireless Communications Devices, National Research Council, ISBN: 978-0-309-11294-9, 78 pages, 6 x 9, paperback (2008)). We don't want our children to become the would-be subjects of these studies.

Firefighters oppose cell towers at their stations. "The International Association of Fire Fighters' position on locating cell towers commercial wireless infrastructure on fire department facilities, as adopted by its membership in August 2004 (1), is that the IAFF oppose the use of fire stations as base stations for towers and/or antennas for the conduction of cell phone transmissions until a study with the highest scientific merit and integrity on health effects of exposure to low-intensity RF/MW radiation is conducted and it is proven that such sitings are not hazardous to the health of our members." http://www.iaff.org/hs/Facts/CellTowerFinal.asp

At this time we do not know the cumulative amount of radiation to which the neighborhood will be exposed. Are there other cell antennae in the area? How many? What is the total EMR emitted in this area? Is there a limit to the amount of EMR to which any community can be exposed? It is irresponsible to approve the installation of such a facility without the answers to

these questions. The law needs an opportunity to catch up with the realities of this new technology.

Finally, insufficient information has been made available prior to the public hearing regarding this conditional use permit. The documents made available do not reveal the intended purpose of the proposed tower, the site plan, the dosimetry, and power/intensity levels. Nor am I aware of any informational meetings being held prior to this hearing to provide this information. I have contacted the Department of Regional Planning and T-Mobile for this additional information and am awaiting their responses. Hence, I reserve the right to raise further objections once the information is provided.

For all of the foregoing reasons, I respectfully request that the applicant's petition for a conditional use permit be denied.

Sincerely,

Trina Parker Chen

Trina Parker Chen
925 E. Topeka St.
Pasadena, CA 91104

February 28, 2008

VIA U.S. MAIL
Hearing Officer
320 W. Temple St.
Los Angeles, CA 90012

Re: **Project No. R2006-02294-(5)**
Conditional Use Permit No. 200600216-(5)

Dear Hearing Officer:

I am writing to oppose the installation of the above-referenced proposed 56' imitation palm tree antenna support (monopalm) and four equipment cabinets at 1885 North Lake Avenue on the grounds that (1) it is not necessary for the community, and (2) the applicant has not met its burden of proof pursuant to Los Angeles County Code section 22.56.040 (A).

First, I do not believe that the cell tower at this location is necessary for the community. My husband and I have used T-Mobile service for several years. We live on Topeka St. and spend much of our time in the coverage area T-Mobile purports has marginal or worse reception. My husband and I regularly walk the neighborhood, shop in the area, and he works nearby. Neither of us has experienced any coverage problems in this area. We have been pleased with our reception. In fact, an Altadena neighbor recommended T-Mobile to us about three years ago because the coverage in this area was very good.

Upon reviewing applicant's drive data, I checked various locations along Topeka, Catalina and Maiden Lane where the applicant purports signal to be -102 to -130 dBm. I found that I had 2 bars at each of these locations and no problem making calls. Therefore, I question the validity of the applicant's data. On Wednesday, February 27, 2008, I informed T-Mobile's representative, Joe Spieler, that our T-Mobile service in this area has been very satisfactory for years and that I question their drive data. He said he would send someone out to recheck the data.

The conditional use permit should be denied because the applicant has not met, and cannot meet, its burden of proof. The applicant has not proven:

A. That the requested use at the location 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.

Instead, the applicant simply makes unsubstantiated, conclusory statements.

The proposed 56 feet tall fake palm tree antenna degrades our visual landscape, obstructs our scenic views, and is out of scale with adjacent existing homes, businesses, and signage. Moreover, the proposed cell tower may endanger public health and safety as an attractive nuisance and lightning rod. (See my letter dated February 26, 2008, incorporated by reference herein.)

So many people have worked for years to beautify and preserve this historic neighborhood. For example, Historic Highlands, the neighborhood directly east of St. Elizabeth's Church, has a thriving neighborhood association that works to beautify the area. Each year the Historic Highlands Neighborhood Association hosts a Home Tour of historic homes. The proceeds of the Home Tour are used to provide educational grants to the schools within our neighborhood, including St. Elizabeth's Parish School. Also, the HHNA has provided funds and volunteers to improve the landscaping at our neighborhood schools. The Pasadena portion of the Historic Highlands has recently been granted Landmark District status. Residents of the area worked to have beautiful streetlights installed along Lake Ave. to beautify the community. The proposed cell tower is contrary to the efforts to beautify and preserve this historic community.

Finally, insufficient information has been made available prior to the public hearing regarding this conditional use permit. I have contacted the Department of Regional Planning and T-Mobile for this additional information and am still awaiting additional documents. Hence, I reserve the right to raise further objections once the information is provided.

For all of the foregoing reasons, I respectfully request that the applicant's petition for a conditional use permit be denied.

Sincerely,

Trina Parker Chen

PNC **Pasadena Neighborhood Coalition**
P.O. BOX 51022 Pasadena, California 91115
Uniting Pasadena Neighborhood Associations on Issues of Livability City-wide

March 3, 2008

Hearing Officer
320 W. Temple St.
Los Angeles, CA 90012

Re: **Project No. R2006-02294-(5)**
Conditional Use Permit No. 200600216-(5)

Dear Hearing Officer:

I am writing on behalf of the Pasadena Neighborhood Coalition (a group of neighborhood associations) to oppose the installation of the above-referenced proposed 56' imitation palm tree antenna support (monopalm) and four equipment cabinets at 1885 North Lake Avenue. We oppose the proposed cell tower for the following reasons:

1. The neighborhood surrounding the proposed site is defined by the views of the two landmark churches: St. Elizabeth and Westminster. Any interference with these views creates an important aesthetic impact on the historic resources of the neighborhood. The views currently enjoyed of church bell towers, palm trees, and a mountain background will be overwhelmed by a 5-story cell phone tower dressed up as a fake palm tree. The proposed cell tower will reduce property values in these historic neighborhoods by interfering with these valuable views.

2. The proposed 56' cell antenna tower will create visual and aesthetic blight and view interference due to excessive size and height.

3. The proposed cell tower would be an attractive nuisance. Such a tower would be a magnet for graffiti artists and daredevils tempted to climb it. Who will be responsible for the liability of this nuisance?

For similar reasons, the City of Pasadena has passed a moratorium on the placement of such cell antennae until such times appropriate regulations can be implemented to protect the public health, safety and welfare. (*See* City of Pasadena Ordinance No. 7104 (2007)).

For all of the foregoing reasons, we respectfully request that the applicant's petition for a conditional use permit be denied.

I welcome your comments and would be happy to discuss the Neighborhood Coalition's request with you or a member of your staff. You can reach me at (626) 398-3586 or at rhsjd@hotmail.com

Very truly yours,

R. Henry Sherrod, Chair
Pasadena Neighborhood Coalition

A. Brockman Greene Realty
2396 North Lake Avenue
Altadena, Ca 91001
P. 626-797-0571 F. 626-794-0173

Date: March 3, 2008

Re: Cell Phone Tower at St. Elizabeth Church.

To whom it may concern,

I have been in the Real Estate profession for over 28 years and I been a resident of Altadena for over 40 years. It is inconceivable to me that a cell phone tower in a residential community would not have some negative effect on property values. Some buyers with or without any documented information would be unwilling to take the chance of purchasing a property near such a tower based on fear alone. Other prospective buyers with documentation from environmental groups would say that living near such a tower would be detrimental to their health. What I'm simply saying is that based on these two examples only, it would be more difficult to sell the property based on the psychological impact on certain buyers. In my 28 years of being in the Real Estate profession, I can tell you without a doubt that a great deal of purchases are made based on emotion. Therefore I would not suggest that such a tower be located on the St. Elizabeth property. If you have any questions, please don't hesitate to give me a call.

Respectfully,

Arthur B. Greene
Broker

Hearing Officer
The Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012
March 4, 2008

Attn: Anne Russett, Department of Regional Planning

RE: Project Number R2006-0224-(5)
Conditional Use Permit Number 200600216

I disapprove of the application and installation of an unmanned wireless telecommunication facility and all accessory structures at 1885 N. Lake Avenue, Altadena, CA (Saint Elizabeth Catholic Church)

I support historic preservation in the City of Altadena and in the adjacent city of Pasadena. Since the South property line of the Saint Elizabeth Church lies adjacent to the City of Pasadena, the future placement of a cell tower would negatively impact the surrounding residential neighborhood of both Pasadena and Altadena, and would not conform or be consistent to the historic neighborhoods that surround the church.

Saint Elizabeth Catholic Church was built by the noted architect Wallace Neff in 1924 in the Spanish Colonial Revival style. The church and grounds are architecturally and historically significant. On the adjacent South corner to Saint Elizabeth Church is Westminster Presbyterian Church, which was built by noted architects Marston, Van Pelt, and Maybury in 1928 in the French Gothic Cathedral style.

In Gebhard's and Winter's book, " An Architectural Guidebook to Los Angeles," he states about Westminster Presbyterian Church, "Certainly a landmark as Lake Avenue rise toward the mountains..." In 2007 Dr. Winter was made a Fellow of the Society of Architectural Historians, and noted these two churches in " An Architectural Guidebook to Los Angeles." Placement of a 56 foot cell tower at the adjacent property would disrupt the views of the San Gabriel Moutains for the neighboring residents and block the views of Westminster's steeples. The viewshed of Lake Avenue needs to be preserved and protected.

Adjacent to the East of Saint Elizabeth Church is the Historic Highlands Neighborhood, which was designated a Landmark District on December 3, 2007 by the City of Pasadena. The Church is within close proximity to 4 Landmark Districts, and is further surrounded by numerous Landmark Districts and a National Register Historic District because of its close proximity to North Pasadena (See attachment: Historic and Landmark Districts).

The City of Pasadena zoning code #17.62.010 C. states, "Ensure that the rights of the owners of historic resources and owners of properties adjacent to historic resources are safeguarded." The Visual Environment to the Pasadena neighborhoods that are directly adjacent to Saint Elizabeth Church will be negatively impacted, thus impacting residential property values.

In the "Altadena Community Plan," which was adopted by the County Board of Supervisors on July 10, 1986, in section 10.3 Policies, it states:

4. Provide that new development must be compatible with adjacent land uses and environmental resources.

11. Maintain view corridors of the San Gabriel Mountains and Los Angeles basin by controlling the siting, height, and density of new development.

Because of the architectural and historical significance of Saint Elizabeth Church, the adjacent Westminster Presbyterian Church and the neighboring Historic Highlands Landmark District as well as the other surrounding Landmark Districts, the placement of a 56' cell tower would be detrimental to the character of the Altadena has well as the adjacent Pasadena neighborhoods.

The City of Pasadena passed a Moratorium (City of Pasadena Ordinance No. 7104 (2007)) on cell tower placement to allow time to draft a Citywide Ordinance in order to have an orderly distribution and regulations controlling the proliferation of cell towers. The county of Los Angeles should require setbacks for cell tower placement for properties that are bordering other Cities and especially Landmark Districts. The visual environment and historical character of "North Lake" needs to be preserved and not be diminished by commercial placement of a cell tower.

Regards,

Miriam Nakamura-Quan,

938 Kewen Drive, Pasadena CA 91108

RE: Project Number R2006-0224-(5)
Conditional Use Permit Number 200600216

I disapprove of the T-Mobile CUP application

Public Hearing April 1, 2008

To The Hearing Officer and Anne Russett, Case Planner

In my previous letter that was submitted as evidence for March 3, 2008 hearing of CUP# 200600216. In this letter I discussed the Historical significance of St. Elizabeth Church. St. Elizabeth is **eligible for Historic Landmark Designation**. Even though it is not formally designated, this fact does not diminish its historical significance and importance to the community as a local architectural landmark and symbol of the City of Altadena. Public structures in the unincorporated parts of Los Angeles County become more of an object of civic pride and significance to the community because there is no local City Hall or civic buildings. By placing a 56' fake palm monopole at Saint Elizabeth Church, T-Mobile has selected the **most intrusive means** to meet their coverage needs.

The approval by the Altadena Town Council (ATC) and Altadena Heritage (AH) was based on outdated information and the drawings that were provided by T-Mobile. Originally the 56' tower was placed at the back of the Church property in the grotto and it was placed far away from the fragile and crumbling church structures. Altadena Town Council and Altadena Heritage decisions were based on the monopole being placed in the grotto. **The ATC and the AH approval should be deemed invalid.** T-Mobile did not get an updated approval when the placement of the monopole had changed to a position that will be within 20-25' of the fragile church structure and the poorly disguised fake palm monopole that will be seen from any and all directions.

The ATC and AH may not understand the Telecommunications Act of 1996, SB 1627, or the case law that entitles the Cell Companies special status. With this status, T-Mobile, if it receives approval by the LA County Planning Department will be allowed to **upgrade or change equipment and to have other cell companies add additional antennas to the existing pole without public input or a municipal hearing according to SB 1627**. This will **guarantee an antenna farm** within close view of the historic St. Elizabeth Church, which will result in **visual blight** and a **decrease in neighboring residential property values**.

Placement of any cell tower at the historic St. Elizabeth Church sets a precedent of allowing cell towers on the property. **Equal access** is allowed to all Cell companies and with a **mandate for Co-location** there will be a never-ending request by the cell companies to place or co-locate cell antennas at this

location. The historic church with an uninterrupted view of the San Gabriel Mountains features prominently in the City of Altadena. Placement of a cell tower at this location is **not consistent for the surrounding which is mainly residentially zoned**. In the **"Altadena Community Plan,"** which was adopted by the County Board of Supervisors on July 10, 1986, in section 10.3 Policies, it states:

4. Provide that new Development must be compatible with adjacent land uses and environmental resources.

11. Maintain view corridors of the San Gabriel Mountains and Los Angeles basin by controlling the siting, height, and density of new development.

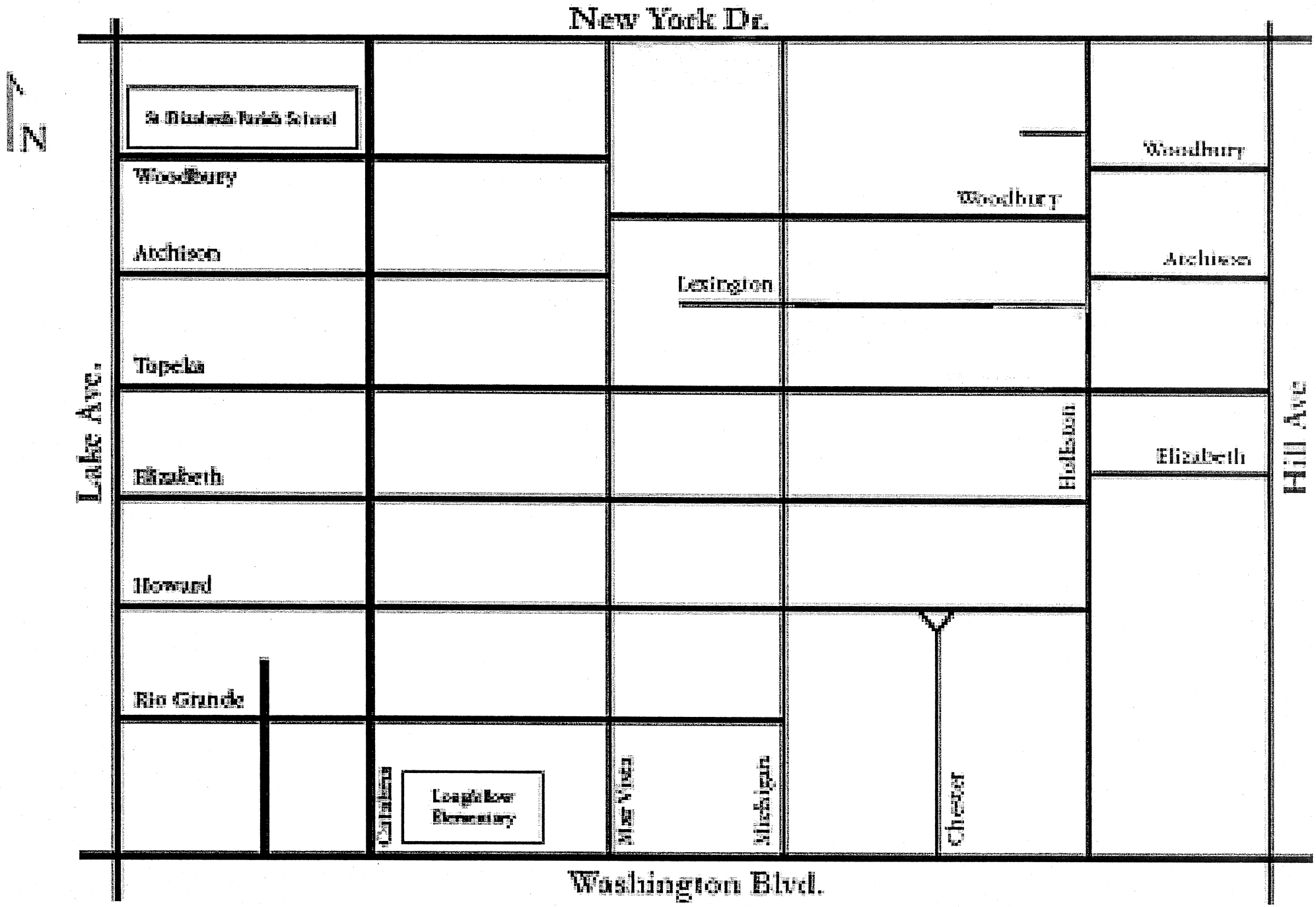
T-Mobile has chosen to place a 56' foot cell tower at Saint Elizabeth Church. This placement is the **most intrusive means to only partially fill their coverage needs.** This is not the optimum location for coverage according to their own coverage maps.

On March 14, 2008, the Los Angeles times article titled, **"Southland home prices tumble fast; Region sees a 19% decline from the peak in less than a year. Experts predict a continuing slide."** This article states, Delores A. Conway, director of USC's Casden Real Estate Economics Forecast, last fall predicted a 15% decline in home values. But now, "20% to 25% looks more likely," she says, "and that's not to say we won't see 30%."

With the depressed real estate market, any disclosure becomes a buyers discount during negotiations for a selling price. In 1995, I lost 25% of the value of my Pasadena home and I would have lost more, if a 56' cell tower had been placed to block the uninterrupted, panoramic views from my home of downtown Los Angeles and the views of the San Gabriel Mountains. **A cell tower or antenna farm would be a stigma to any property and negatively impact real estate values.**

Regards,

Miriam Nakamura-Quan
938 Kewen Drive
Pasadena, CA 91108



New York Dr.
N
St Elizabeth Parish School
Woodbury
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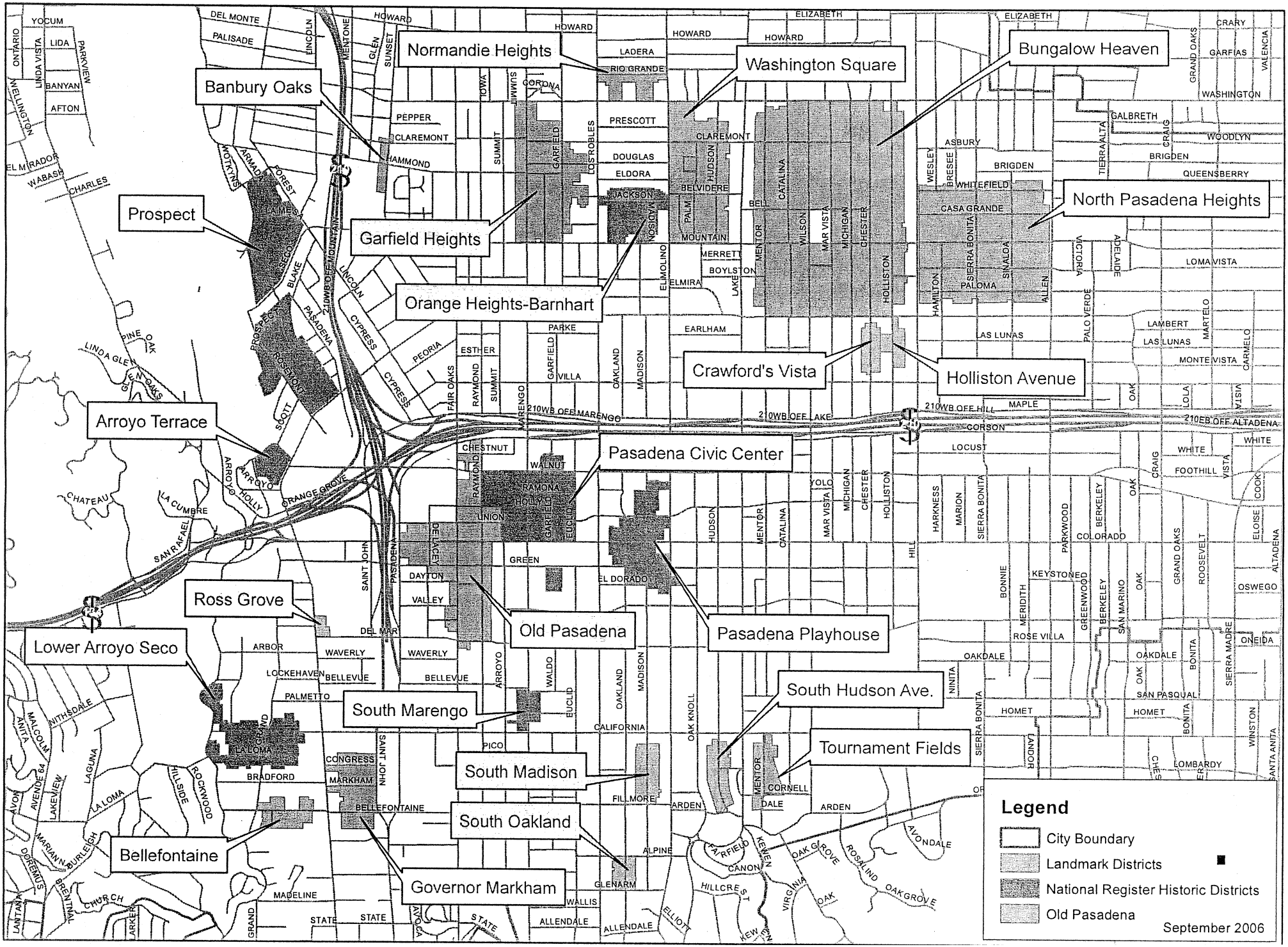
Holleston
Howard
Rio Grande
Catalina
Longfellow Elementary
Mar Vista
Michigan
Chester
Lake Ave.
Hill Ave
Washington Blvd.

Historic & Landmark Districts



Hearing Officer
The Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012
March 4, 2008

Attn: Anne Russett, Department of Regional Planning

RE: Project Number R2006-0224-(5)
Conditional Use Permit Number 200600216

Dear Hearing Officer:

I am writing on behalf of the Dundee Heights Neighborhood Association to oppose the installation of the above-referenced proposed 56' imitation palm tree antenna support (monopalm) and four equipment cabinets at 1885 North Lake Avenue. Dundee Heights is a group of 260 properties with historic homes immediately adjacent to the project site, covering Woodbury to Elizabeth and Lake to El Molino. Several streets within our neighborhood will be affected by this proposed tower. We oppose the proposed cell tower for the following reasons:

1. The neighborhood surrounding the proposed site is defined by the views of the two landmark churches: St. Elizabeth and Westminster. Any interference with these views creates an important aesthetic impact on the historic resources of the neighborhood. The views currently enjoyed of church bell towers, palm trees, and a mountain background will be overwhelmed by a 5-story cell phone tower dressed up as a fake palm tree. The proposed cell tower will reduce property values in these historic neighborhoods by interfering with these valuable views.

2. The proposed 56' cell antenna tower will create visual and aesthetic blight and view interference due to excessive size and height.

3. The proposed cell tower would be an attractive nuisance. Such a tower would be a magnet for graffiti artists and daredevils tempted to climb it. Who will be responsible for the liability of this nuisance?

For similar reasons, the City of Pasadena has passed a moratorium on the placement of such cell antennae until such times appropriate regulations can be implemented to protect the public health, safety and welfare. (*See* City of Pasadena Ordinance No. 7104 (2007)).

For all of these reasons, I respectfully request that the applicant's petition for a conditional use permit be denied.

I welcome your comments and would be please to speak with you or a member of your staff. You can reach me at (626) 755-6705 or at Doehne@mac.com

Sincerely,

Eric Doehne
Acting President
Dundee Heights Neighborhood Association

DICKSON PODLEY
REALTORS

FAX COVER SHEET

DATE: 3/13/08
TIME: ~~2 pm~~ 11:40

TO: Anne Russett

FAX#: Planning officer 2 pgs.

MESSAGE: arussett@planning.lacounty.gov

Please see attached letter concerning proposed cell tower @ 1885 N. Lake Ave at the St Elizabeth Church.

Thank you for your attention!

FROM: *TAMMY JUTSUM*
DICKSON PODLEY
(626) 639-1712 DIRECT LINE
(626) 795-4688 FAX

336 South Lake Avenue
Pasadena, CA 91101
626-795-9571

DICKSON PODLEY
REALTORS

May 13, 2008

Re: Proposed Cell Tower at St. Elizabeth Church

To Whom It May Concern:

Having been a real estate professional for more than 15years, mostly in the Pasadena/Altadena area, I am painfully aware of the negative impact that a cell phone tower such as that being proposed at St. Elizabeth Church on Lake Avenue can have.

In my experience there will be a negative impact on property values. I strongly recommend that any and all plans be dropped to locate a cell tower on the property at St. Elizabeth Church, particularly anywhere near schools and businesses dedicated to the well-being of young and old alike.

Sincerely,

Tammy Jutsum
Dickson Podley Realtors
336 S. Lake Ave.
Pasadena, CA 91101
(626) 639-1712

Trina Parker Chen
925 E. Topeka St.
Pasadena, CA 91104

March 25, 2008

VIA U.S. MAIL
Hearing Officer
320 W. Temple St.
Los Angeles, CA 90012

Re: **Project No. R2006-02294-(5)**
Conditional Use Permit No. 200600216-(5)

Dear Hearing Officer:

Please find enclosed (1) Declaration of Trina Parker Chen, and (2) Declaration of Pin Chen opposing the installation of the above-referenced proposed 56' imitation palm tree antenna support (monopalm) and four equipment cabinets at 1885 North Lake on the grounds that there is not a significant coverage gap.

Sincerely,

Trina Parker Chen

Enclosures

DECLARATION OF PIN CHEN

I, Pin Chen, am a T-Mobile pay-as-you-go customer. I am submitting this declaration in opposition to the application of Omnipoint Communications, Inc. (dba T-Mobile) for Conditional Use Permit No. 200600216-(5) on the grounds that there is not a significant coverage gap.

I live at 925 E. Topeka Street, Pasadena, CA 91104. I have had T-Mobile cellular service for almost three years while residing at this address. I was surprised to learn that I live in the alleged coverage gap because I regularly used my cellular phone inside my home, outside my home, walking in my neighborhood, and while doing errands in the area. I have been very pleased with my T-Mobile service. I do not recall ever having a dropped call while in the alleged coverage gap area, nor do I recall ever having any trouble placing or receiving a call at my home or in the alleged coverage gap.

On March 13, 2008 at 7:00 p.m., I attended the T-Mobile informational meeting at St. Elizabeth's Church Terrace Room. This location is the proposed site for the cell tower and in the heart of the alleged coverage gap. During the meeting, I had three (3) bars while inside at this location.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 25 day of March at Pasadena, California.

_____
Signature

_____
Pin Chen

DECLARATION OF TRINA PARKER CHEN

I, Trina Parker Chen, am a T-Mobile customer. I am submitting this declaration in opposition to the application of Omnipoint Communications, Inc. (dba T-Mobile) for Conditional Use Permit No. 200600216-(5) on the grounds that there is not a significant coverage gap.

I live at 925 E. Topeka Street, Pasadena, CA 91104. I have had T-Mobile cellular service for the past three years while residing at this address. I was surprised to learn that I live in the alleged coverage gap because I regularly used my cellular phone inside my home, outside my home, walking in my neighborhood, and while doing errands in the area. I have been very pleased with my T-Mobile service. I do not recall ever having a dropped call while in the alleged coverage gap area, nor do I recall ever having any trouble placing or receiving a call at my home or in the alleged coverage gap.

For example, on February 27, 2008, I used my T-Mobile service to call T-Mobile representative, Mr. Joe Spieler from my home. At 1:33 pm, I left him a message regarding my doubts about the validity of the alleged coverage gap. Mr. Spieler returned my call at 3:09 pm. We spoke for twenty-two (22) minutes on my cell phone while I was in my home. I had three (3) bars and the reception was clear and without a problem.

T-Mobile representative, Joe Spieler, told me that cellular coverage is hampered by the tall trees and the oils in the tree leaves. He also said that the reception inside is four times worse than outside. My home is surrounded by numerous mature trees including four oak trees, two palm trees, a pecan tree, and an avocado tree. Despite the large trees surrounding our home, our T-Mobile cellular reception inside our home is very satisfactory.

I also used my T-Mobile service to call Ms. Anne Russett from my home on February 27, 2008. We spoke for twenty-five (25) minutes on my cell phone while I was in my home. I had three (3) bars and the reception was clear and without a problem.

On March 13, 2008 at 7:00 p.m., I attended the T-Mobile informational meeting at St. Elizabeth's Church Terrace Room. This location is the proposed site for the cell tower and in the heart of the alleged coverage gap. During the meeting, I had three (3) bars while inside at this location.

On March 24, 2008 at approximately 1:00 p.m., I checked the T-Mobile reception using my cell phone at various locations in the alleged coverage gap. From inside my car in

front of 1531 New York Drive I had three bars, 1363 New York Drive I had three bars, 1251 New York Drive I had two bars, and 1103 New York Drive I had two bars.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 25 day of March at Pasadena, California.

_____

Signature

_____

Trina Parker Chen

THE SOCIETY FOR
LIFE SCIENCE PROFESSIONALS

March 26, 2008
Honorable Anne Russett
Hearing Officer, L. A. County Planner
320 W. temple Street
Los Angeles, CA 90012

Reference Project No. R2006-02294-(5) Conditional Use Permit No. 200600216-(5)

Dear Honorable Anne Russett:

I am writing to express my **opposition** to the installation of a Cell Tower at the Historic St. Elizabeth's Church on the corner of Lake and Woodbury Rd, Altadena, CA 91001

I am a resident in Altadena, a member of the St. Elizabeth's Church and a user of the T-mobile cell phone services. I am a consultant to the Leiner Health Products, Inc. as well as a director and the past President of ISPE-LA (International Society for Pharmaceutical Engineering Greater Los Angeles Chapter, 2006).

I write this for the health and well being of the local residents and especially **for the health concern of the students at three schools**, namely: (1) the St Elizabeth Parish School, (2) the Westminster Cathedral Kindergarten, and (3) the Elliott School. The first school hosts students of 6 to 15 years old and is located across a street on the east from the proposed cell tower location within 100-200ft. The second school hosts kindergarteners of 3 to 6 years young and is south 500-800 ft from the proposed cell tower location. The third school hosts over 500 students and is 1000-2000 ft north-east of the proposed cell tower location.

Research studies from many scientific publications* have demonstrated the devastating power of radiation from cell towers on human and animals. I am alarmed to learn that No Environmental Impact Study was done. I urge the petitioner to provide the County with a thorough *environmental impact study* to identify the risks posted on these students and nearby residents. Our young minds are terrible things to waste when bombarded with cell tower radiation while attending school. The result of the environmental study should be opened for the Altadena community, especially the school communities.

*I would be glad to provide some source of these scientific publications if required.

Respectfully submitted

Matthew Atwong, P.E.
255 E. Mariposa Street
Altadena, CA 91001

Cell: 626-922-7738
E-mail: matthewatwong@yahoo.com

ISPE Greater Los Angeles Chapter
Federal Tax I.D. #95-4452996

Russett, Anne

From: PublishOpinion@aol.com
Sent: Monday, March 17, 2008 5:00 PM
To: Russett, Anne
Subject: Cell Phone Tower Radiation

To: Anne Russett, Planning Officer
Dept. of Regional Planning
Los Angeles, CA

Re: Cell Phone Tower Radiation

With regard to the plan to install a 56-Ft. Cell Tower and 4 - Cabinets at 1885 N. Lake Ave. Altadena, CA.

I recommend that the installation be elsewhere in an area where it is not significantly close to any health treatment facility. There is a chiropractic center at the Northwest corner of Lake and New
York Drive. This is very close to the planned installation site. The high radiation from the installation has the strength to be potentially detrimental to the health of the patients and the workers at the center.

Below is a significant reference to present the radiation dangers of cell phone towers: You may read the entire article at the website indicated.
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B. UNCONTROLLED RF EXPOSURE: Radio Frequency devices of many types. The RD spectrum is regulated by the FCC in America, and other similar regulatory agencies that exist in other countries around the world through international radio agreements. Yet most of them appear to be very unconcerned about health effects..... What IS known about RF, is that unhealthy effects from it are related to an almost infinite combination of each of the five following factors:

4. POWER LEVEL - What the strength of the signal is. This is measured in microwatts, milliwatts and watts. One microwatt is a millionth of a watt, One milliwatt is one-thousandth of a watt. For example, 1,000 milliwatts is one watt.

5. RF heating of body tissues and possible DNA alteration (mutation) happens to 100% of the people exposed to RF

RF Frequency is similar to the radiation type, like Alpha, Beta or Gamma.....anything which alters cellular DNA can be extremely unhealthy. And this is both nuclear radiation and RF.

14. CELL TOWERS - Last but not least, cell tower antennas which operate at power levels of about 10 watts FOR EACH ANTENNA on the tower. Some use higher wattage than that.
http://www.rense.com/general56/rad.htm

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Thus, 4-Cabinets could radiate 40,000 Milliwatts into the human body.

Thank you,
Darius Moreland
PO Box 40155
Pasadena, CA 91114

****
It's Tax Time! Get tips, forms, and advice on AOL Money & Finance.
(http://money.aol.com/tax?NCID=aolprf00030000000001)

Russett, Anne

From: Lenna Weidman [lwtruehope@yahoo.com]
Sent: Sunday, March 23, 2008 6:39 PM
To: Russett, Anne
Subject: Proposed cell tower 1885 N Lake, Altadena

March 22, 2008

Ms. Russett,

I am opposed to the construction of a new cell tower at 1885 N Lake Ave in Altadena . There is already good cell recepetion in the area, it presents a safety hazard especially to the children on the church campuses and it will affect the historical value of the church property. I am a T-mobile cell phone user and have no trouble getting excellent reception in this neighborhood. I spend a great deal of time right on the block accross from Saint Elisabeth's. I have friends in this neighborhood and I attend events at the church as well as workshops at the Healing arts center across the street. I visit this block of Lake ave. numerous times per week. I believe that the church buildings have historical significance and a modern constuction of this size would affect the values of all the surrounding property as well as the historical value of the church. This church campus is of value to the entire community, not just the parishioners and something that presents a safety hazard for the public on this property is going to have an affect on a great many people. It is a community center and gathering place for events that the church sponsors but are attended by the community at large.

Please consider my position and know that many people in this area are in conscensous on this issue.

Thank you,

Lenna Weidman
My t-mobile # 818 245-0611

Never miss a thing. Make Yahoo your homepage.

Russett, Anne

From: Carol & Jackie [winmyl@ca.rr.com]
Sent: Thursday, March 27, 2008 10:39 PM
To: Russett, Anne
Subject: Project # R2006-02294-(5)

March 27,2008

Dept.of Regional Planning
320 West Temple Street
Los Angeles, Ca. 90012

Attention: Ms.Anne Russett
Planning Officer

Project Number: R2006-02294-(5)

Ms.Anne Russett

I am writing you in Protest of the proposed installation of a 56'(foot) Cell Tower and four (4) Cabinets at 1885 N.Lake Avenue, Altadena. Ca. I am unable to attend your Public Hearing to voice my concerns. The hearing is scheduled on April 1,2009 in Room 150, Hall of Records at the above address.The Project number is noted above.

I have been going to Dr.Eileen Kennys Healing Art Center for over ten (10) years. She is located at 1911 N.Lake Ave.,Altadena, Ca. The Center is directly across from the intended sight of the Cell Tower, on church property. The proposed location and surrounding neighborhood is so special and beautiful. There are gigantic and very old trees, luscious greenery and flowers aplenty that are so beautifully maintained and nurtured. It is obvious that the interesting and diverse residents in this neighborhood appreciate and maintain these surroundings.

As I enter this neighborhood and all its beauty I feel peaceful and restored. I am asking you to PLEASE consider the depleting impact this proposed Cell Tower could have on this neighborhood.

Thanking you in advance for your consideration.

Jacqueline J.Myles

Russett, Anne

From: Sauters [jandmsauter@sbcglobal.net]
Sent: Friday, March 28, 2008 3:34 PM
To: Russett, Anne
Subject: Opposition to Conditional Use Permit No. 200600216-(5) Cell Tower @ St. Elizabeth Church, Altadena, CA

Attn: Anne Russett, Hearing Officer
Re: Opposition to Proposed Cell Tower at St. Elizabeth Church, Altadena, CA
Reference Project No. R2006-02294-(5), **Conditional Use Permit No. 200600216-(5)**

Dear Anne,

We wish to hereby respectfully voice our strong opposition to the proposed installation of a cell tower at St. Elizabeth Church in Altadena, California.

We are members of St. Elizabeth Church and live locally in Altadena. We have two daughters ages six and three, the older of which attends kindergarten at St. Elizabeth School, directly across the street from the church.

We oppose the proposed cell tower for the following reasons:

1) A cell tower would serve to degrade a historical and architecturally significant church, grotto and surrounding grounds.

2) A cell tower located near the church would be in close proximity to the adjacent school. We are concerned about possible health issues for the children attending the school. Note that it is our understanding that L.A. Unified School district does not allow cell towers to be sighted on or adjacent to its schools.

3) We feel that there has been a lack of due process in adequately notifying and seeking comment from the local community regarding the proposed project. We feel that the project planners have not satisfactorily established the need for such a project, nor fully considered its negative impact on the local community.

Sincerely,

Mark and Julie Sauter
1735 Midwick Drive
Altadena, CA 91001
626-791-1084
jandmsauter@sbcglobal.net

A return reply that you have received this email and will include it in the record would be greatly appreciated. Thank you.

Russett, Anne

From: jmd [nettaxi@earthlink.net]
Sent: Saturday, March 29, 2008 3:39 PM
To: Russett, Anne
Cc: nettaxi@earthlink.net
Subject: Letter opposing telecommunications tower at St. Elizabeth's

To: Hearing Officer
Hall of Records
320 W. Temple St .
Los Angeles , CA 90012

Re: 1885 N. Lake Avenue, Altadena, CA 91001

Dear Mr. McCarthy,

I am writing to oppose the telecommunications tower at St. Elizabeth's Church in Altadena, CA. I am concerned that my property value will suffer should this applicant, T-Mobile, be granted a CUP for this purpose. Negative perception alone has been shown to drive down the pool of prospective buyers who are even willing to consider purchasing a house near a cell tower. I know for certain I would never have purchased property near a cell tower. In addition, T-Mobile has not provided the burden of proof in this instance, so should be denied the CUP. There are serious concerns regarding safety, aesthetics and property values which make placement of this cell tower here inappropriate. The property itself has no secured perimeter and the cell tower would become an (un)attractive nuisance in the neighborhood, drawing copper wire thieves, graffiti taggers and what some people call urban blight, or bad karma.

I hold a vision for my neighborhood where the air that we call open space is preserved as part of what we recognize in our culture as a healthy, life-sustaining, therefore holy, sense of place which deserves explicit protection because it's intact nature contributes palpably to our well being, both financial and actual. Simply put, there are other, more creative (in the literal sense) ways for the church to raise money for the archdiocese that are aligned with the principles in which all faiths across the globe are rooted across time and space. In this way, the telecomm. company serves us by prompting us to come to clarity on these issues.

In appreciation for the opportunity to embody community for the highest good of all involved~

Respectfully,

Jody Donnelly

Russett, Anne

From: lindafoleysk@ca.rr.com
Sent: Sunday, March 30, 2008 10:20 PM
To: Russett, Anne
Subject: Project No. R2006-02294-(5)

Dear Ms. Russett,
Regarding the proposed installation of a cell tower at 1885 North Lake Avenue in Altadena, I would respectfully ask that you please reconsider this decision.

As a healing arts practitioner, I rented space at 1911 North Lake Avenue in large part because of the beautiful view afforded my office of the grotto located across the street at 1885 North Lake Avenue. I conduct emotional stress reduction sessions with clients and presently both my clients and I enjoy a wonderful view of the grotto, which adds a sense of peace to the sessions. A cell tower would be a visual blight.

After sessions, I encourage clients take time to sit in the grotto and take in its beauty and serenity. A scene they can recall under times of stress to re-anchor the stress relief gained in their sessions. A cell tower and phone cabinets do not invoke a sense of wellbeing and would eliminate my primary reason for renting my present space.

Again, I respectfully ask that you please reconsider and revoke the installation of the cell phone tower and equipment.

Sincerely,
Linda Foley
818-470-3990

Russett, Anne

From: Casey Cannon [jimcasey@sbcglobal.net]
Sent: Monday, March 31, 2008 2:08 PM
To: Russett, Anne
Subject: i'm opposed -- the process has been short sighted

I'M CASEY PAUL CANNON AND I'M opposed to the cell tower at st. Eliz because i feel the process has been short changed.
the basic involvement and notification of parishioners, neighbors and businesses has been misleading and non existent at best.
what little notification has come WAS at the eleventh hour.
i feel the integrity of the meeting with t-mobile was questionable.

much of the answers to the questions were side stepped, not answered
or answered in a less than forthcoming tone. for instant's

the question of Alternative sites being investigated: THE question was ignored by JOE THE T-Mobile rep.

on the Significant Gap: Question was ignored by the JOE He showed maps of service areas and effectiveness of the existing towers. The map did not contain a legend which explained what the green, yellow, gray areas meant.

What is the radius of service for the proposed cell tower!!!!!: this question was asked 4-5 times and Joe never answered

IN REGARDS to the Altadena town council Residents LIVING NEAR the proposed cell tower site complained that they were not surveyed to determine if the residents objected to the cell tower. JOE even stated he canvased no more than 2 or 3 houses.

Public notification was almost non-existent by any entity involved with the Saint Elizabeth cell tower.
the five parishioners i spoke to had no information about the cell towers
they did know where they were being positioned or WHY they were needed
keeping people mentally in the dark is not the way to go in this NEW AGE

I JUST FEEL THE PROCESS HAS BROKEN DOWN AND NO ADEQUATE TIME OR INFORMATION HAS BEEN GIVEN TO THE NEIGHBORHOOD OR PARISHIONERS.
BETWEEN THE ALTADENA TOWN COUNCIL, ST. ELIZABETH AND T MOBILE
THERE HAS BEEN VERY LITTLE INFORMATION FORTHCOMING IN PROPER TIME & MANNER
I THOUGHT WE LIVED IN A DEMOCRACY WHERE THE PROCESS INVOLVED INFORMATION AND NOTIFICATION BEFORE A VOTE

Casey Paul Cannon
5616 Strohm Ave #5
North Hollywood,CA 91601

818 752-9184

Russett, Anne

From: Rose O Tamayo [olivas_tamayo@hotmail.com]
Sent: Monday, March 31, 2008 4:30 PM
To: Russett, Anne
Subject: Proposed Installation of 56' Cell Tower at 1885 N. Lake Ave, Altadena

Dear Ms Russett,

Please reconsider the placement of said tower. It is across the street from my healing center. I feel waves emitting from this tower will be a negative to my personal healing as well as to others who use this center.
I would think a church would understand that about a healing environment.
Thank you for your time.

Sincerely,

Rosemary Olivas Tamayo

In a rush? Get real-time answers with Windows Live Messenger.

Russett, Anne

From: Luanne Lynch [witches2@earthlink.net]
Sent: Monday, March 31, 2008 4:44 PM
To: Russett, Anne
Subject: Re: Cell Tower @ 1885 N. Lake Ave. Altadena CA

Dear Ms. Russett,

I am opposed to the installation of the Cell Tower and 4 cabinets @ 1885 N. Lake Ave. in Altadena. The fact that the LA County Fire Dept and the LASD are opposed to having Cell Towers on all of their properties tells me that they are not sure it is safe practice to have these items so close to County Personnel and or the children of LA county. Please do not let the Tower be built at this location also as it is a Historic Site in Altadena.

Concerned citizen of LA County

Luanne Lynch

R. STEVEN LEWIS, ARCHITECT
788 E. NEW YORK DRIVE ALTADENA, CA 91001
SLEWIS26@PACBELL.NET
202.403.1932

March 27, 2008

Hearing Officer, Attention: Anne Russett
Hall of Records
320 W. Temple St .
Los Angeles , CA 90012

Subject: Disapproval of T-Mobile cell tower at Saint Elizabeth Church, CUP #200600216-(5)

Re: No Significant Gap in coverage as a T-Mobile subscriber

Dear Ms. Russett,

I am a resident at 788 New York Drive, just one half block west of the St. Elizabeth Church property and I have "good" and complete coverage within a 1,000 foot radius from Saint Elizabeth. I have joined many of my neighbors in opposition to the proposed installation of a 56 foot high cellular tower on the St. Elizabeth property. Collectively, we have experienced a lack of openness in communication on the part of the St. Elizabeth parish regarding this proposed project. As we prepare to exercise our right to challenge the legitimacy of the project in a public forum, it is prudent that we operate with a pool of information that is credible, if not indisputable. Toward that end, I am writing to request disclosure of the means and methods, standards and metrics employed by whomever prepared the calculations to generate the attached Cellular Coverage Area map. My very own anecdotal evidence as a T-Mobile subscriber, of the presence of adequate cellular reception at the subject location was demonstrated to concerned neighbors by phone calls that I made and internet sites that I visited from my T-Mobile Blackberry device. The fact that a number of other neighbors who subscribe to T-Mobile also report experiencing few problems with cellular reception raises questions about how the data displayed on the map in question was derived. The area purported to represent inadequate cellular coverage seems to form the very basis of need espoused by T-Mobile. Such an important foundational exhibit cries out to be validated by experts who have no interest in the project. As a concerned citizen, I respectfully submit this request for information and a response to this letter.

Sincerely,

R. Steven Lewis, AIA, NOMA
Concerned Neighbor

Russett, Anne

From: Bax, Beth [BBax@lacsd.org]
Sent: Tuesday, April 01, 2008 10:07 AM
To: Russett, Anne
Subject: Opposition to Conditional Use Permit No. 200600216-(5) Cell Tower @ St. Elizabeth Church, Altadena, CA

To: Anne Russett Regional Planning Hearing Officer

Regarding: Opposition to Proposed Cell Tower at St. Elizabeth Church, Altadena, CA
Reference Project No. R2006-02294-(5), **Conditional Use Permit No. 200600216-(5)**

Ms. Russett,

My husband and I are unable to attend this morning's hearing but I still wanted to email you our opposition to proceeding with this project at this time.

We are members of St. Elizabeth Church and live nearby. We also have a child who attends St. Elizabeth School, directly across the street from the church. I am an engineer and frequently handle projects subject to CEQA. I do not understand why this project, which requires approval from a county entity to move forward has not been subject to CEQA. If a CEQA Initial Study has been performed and a Negative Declaration prepared for the project, then the hearing item should have indicated so and an electronic version of whatever CEQA documents are available should have been posted on the Regional Board website.

Unfortunately, the long-term effects of cell towers are unknown. And this particular project was not adequately noticed to the nearby community. There are people who attend this church, the adjacent church (south of Woodbury), the nursery school on that site, the St Elizabeth school (across Lake Avenue), and countless neighbors to the church all within a potentially impactable area.

There has also been no demonstration that a new cell phone tower is even necessary to povide satisfactory service in this area.

Thus, I would like to see an informational meeting, held at the site and in the evening (when people can attend without incurring a hardship) be held before the project is approved.

I hope you have the opportunity to review these concerns before the item is approved.

Thank you,

Beth & Eric Bax
2241 Santa Rosa Ave.
Altadena, CA 91001
bax home @yahoo.com

RECEIVED
MAR 24 2007

ALTADENA HERITAGE

May 10, 2007
Bruce W. McClendon, FAICP
Director of Planning
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. McClendon,

Our board has reviewed the plans for project # R2006-02294-(5), RCUP 200600216-(5), RENV 200600172-(5) 1885 Lake Avenue Altadena.

Three of our members including myself, our main source of institutional memory, and an architect visited the site and reviewed the potential design impacts. We were pleased with the placement (off-street) and the location environment (the false palm amidst real palms). We are satisfied that the installation will not produce untoward impacts on the historically significant site.

Thank you for remembering to include us in this important process. We look forward to being of service again in the future.

Sincerely,

Steven T. Seagle
Chairman, Altadena Heritage

730 E. Altadena Dr. Altadena, CA 91001-2351 626-797-0054 www.altadenaheritage.com

APPROPRIATIONS COMMITTEE
SUBCOMMITTEE ON
STATE, FOREIGN OPERATIONS, AND RELATED PROGRAMS
SUBCOMMITTEE ON
COMMERCE, JUSTICE, SCIENCE AND RELATED AGENCIES
SUBCOMMITTEE ON FINANCIAL SERVICES

JUDICIARY COMMITTEE
SUBCOMMITTEE ON COURTS, THE INTERNET AND INTELLECTUAL PROPERTY
SELECT INTELLIGENCE OVERSIGHT PANEL

DEMOCRATIC STUDY GROUP
ON NATIONAL SECURITY
CO-FOUNDER AND CO-CHAIR

SENIOR WHIP

ADAM B. SCHIFF
29TH DISTRICT, CALIFORNIA

WASHINGTON OFFICE:
☐ 326 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-4176
FAX: (202) 225-5828

DISTRICT OFFICE:
☑ 87 NORTH RAYMOND AVENUE
SUITE 800
PASADENA, CA 91103
(626) 304-2727
FAX: (626) 304-0572

E-MAIL VIA WEB ADDRESS AT:
www.house.gov/schiff

March 28, 2008

Hearing Officer
320 W. Temple St.
Los Angeles, CA 90012

Dear Hearing Officer:

I am writing to share with you the concerns that have been raised with me by the Pasadena Neighborhood Coalition (PNC) regarding the installation of a monopalm at 1885 N. Lake Avenue.

The PNC has raised legitimate issues regarding the proximity of two landmark churches and the aesthetic impact on the neighborhood as well as its impact on property values. In addition to the height, size and aesthetic concerns, the neighborhood shares the broadly expressed interest in making sure that the proposed cell tower does not have adverse health, safety and liability effects.

I hope you will fully consider and investigate each of the issues raised by PNC that are within the scope of your review, as I believe the community has expressed serious reservations that impact on whether such a project should go forward.

Sincerely,

Adam B. Schiff

ADAM B. SCHIFF
Member of Congress

[illegible] 2006-02294
8. Proj. No. R 2006 00216
Subject: Civil
Date: April 1, 2008
Mary L. Mentzer
Acting [illegible]

THIS STATIONERY PRINTED ON PAPER MADE OF RECYCLED FIBERS

Parents and Parishioners Opposed to St. Elizabeth's Cell Tower

Project #R2006-02294-(5)
4-1-08

I. The Applicant (T-Mobile) has failed to meet its' burden of proving that the proposed cell tower will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. (Los Angeles County Code Section 22.56.030).

A. The United States Supreme Court has interpreted the concept of "public welfare" broadly. It includes spiritual, physical, aesthetic, and monetary values. Berman v. Parker, 348 U.S. 26, 33 (1954).

B. The following evidence proves that T-Mobile proposed tower **will**, in fact, adversely affect the community's health, peace, comfort or welfare:

1. In the book of Matthew, chapter 21, verse 12, Christ, himself, is angered by those selling and buying on temple grounds. He said, **"My house shall be a house of prayer."** It seems to me, Christ would not approve of this intrusive and imposing structure. The proposed tower site is a distraction and a detriment to sacred uses and enjoyment of the surrounding land.

2. The Church has architectural and historical significance, in that, **Wallace Neff** designed it, and the church is considered an anchor of the community. (Exhibit "A").

3. The **Lourdes Grotto** is not just a garden. It has deep spiritual significance and is a place of serenity. (Exhibit "B"). It was designed and constructed by **Ryozo Kado** who gained national recognition for his work while interned in the Manzanar Japanese Internment camp. (Exhibit "C").

4. The **Shrine of St. Theresa** would be desecrated by the presence of a cell tower loom directly overhead. (Exhibit "D").

5. Many **neighbors** have declared and will declare on April 1, 2008, that they have relied on the present view and lack of industrial type towers in the area when they purchased their property, and that, had a tower been located in the proposed location, they would not have purchased their property.

6. Many school parents, including my wife and I, fear and dread the **Attractive Nuisance** that the tower and the proposed enclosure will create. (e.g. kids climbing the wall, the fence, the pole, hiding in the enclosure, graffiti, trash, urine, etc.).

8. Proj No. R2006-02294
Subject: CUPNO 2006-00216
Date: April 1, 2008
Mary L. Mention

7. Note Well, the **Altadena Town Council (ATC)** voted to approve this project with the input of one (1) neighbor. The ATC provided **no notice** to neighbors within 500 feet of the proposed project before the ATC vote. The ATC is notorious for failing to notify the community regarding its agenda and proposed actions. Its' website is erratically updated and not current. (Exhibit "E").

   Furthermore, during the March 2008 ATC meeting, many town council members publically expressed that they had **no choice** but to vote in favor of the project because they legally could not consider aesthetic concerns because of the Sprint PCS v. La Canada Flintridge Case. They clearly misunderstood the legal validity of this unpublished case.

   Enclosed (Exhibit "F") is the unsigned letter e-mailed to me by Michelle Zack, the secretary and member of the ATC which states that the ATC has been acting as a **"rubber stamp"** in approving cell tower proposals.

8. The **Altadena Heritage** group is non-profit volunteer group whose members could not be reached for comment or explanation as to their input on this project.

9. **Parking and Traffic** flow will be negatively affected by the creation of the expanded 22 x 24 storage area, as proposed. This structure will encroach on and **obstruct a route** used regularly to exit the church parking lot. A parking space will likely be lost when the trash bin is relocated.

10. A mature **Oak Tree** is a few short feet from the proposed tower. Insufficient proof has be submitted by the applicant to assure the protection of the tree. Particularly, proof that the tower or antennas will not violate the protected area.

C. **The following evidence proves that T-Mobile's proposed tower will, in fact, be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.**

1. Evidence has been and will be presented today from several Realtors who declared that the presence of a cell tower will have a measurable negative economic impact (i.e. reduced property values), this conclusion is solely based on the **visual blight.**

   As summarized by the Seventh Circuit, "nothing in the Telecommunications Act forbids local authorities from applying general and nondiscriminatory standards derived from their zoning codes, and . . . aesthetic harmony is a prominent goal underlying

almost every such code." Aegerter v. City of Delafield, 174 F.3d 886, 891 (7th Cir. 1999). Moreover, consistent with traditional zoning standards, local government is "entitled to make an aesthetic judgment" about the proposal "without justifying that judgment by reference to an economic or other quantifiable impact" such as property value. Todd, 244 F.3d at 61.

2. It expected that a statement from an Arborist assessing the negative impact the proposed tower will have on the Oak tree will be submitted by a community member.

3. My wife and I own several properties in Los Angeles county. I am an attorney and a real estate investor. Based on my experience, training and review of the literature, I hereby testify, that the presence of a 56 foot cell tower at the proposed location will have a materially detrimental affect on the community and property values. This analysis is based on the visual blight such a structure produces and not unsubstantiated health concerns.

   (Common experience validates this truth. When a person rents a hotel room or cabin with a view or a it costs more. Rooms with no views or unattractive views cost less).

D. T-Mobile has not met its burden because it is not a credible applicant for the following reasons:

1. It has engaged in a propaganda campaign to mislead the church and the community.

   i. The rendition it submitted to the Hearing Officer inaccurately minimizes the size of the tower.

   ii. The coverage map submitted to the Hearing Officer differs materially from the coverage map presented to the public in its' customer marketing website. (Exhibit "G").

   iii. In order to conceal the true dimensions of the electronic and computer structures (i.e. cabinets), T-Mobile conveyed the measurements in metric numbers while the tower height is described in feet. (Exhibit "H").

   iv. Joe Spieler, at the March 2008 informational meeting at St. Elizabeth, said, that the equipment for the tower would be housed in the garbage bin enclosure. To my knowledge, he never verbally disclosed that the enclosure would actually be expanded to 22 x 24 feet. Approximately four times larger than the present enclosure.

v. Joe Spieler has mislead the community on the feasibility of the Altadena Golf course as alternative location for tower or antenna placement. He says other sites will not work, but only after insisting on what proof he has, does he admit that other sites have not been tested.

N.B. It is understood by the Altadena Neighborhood Alliance and others that, no State or local government or instrumentality may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the [Federal Communication] Commission's regulations concerning such emissions.47 U.S.C. § 332(c)(7)(B)(iv). For this reason we expect and acknowledge that the Hearing Officer will not make a decision based on the environmental effects of radio frequency emissions or unsubstantiated perceived health concerns.

II. It is lawful to deny T-Mobile the requested Conditional Use Permit because:

A. T-Mobile has not proven that a "Significant Gap in coverage" exists.

1. Several Altadena T-Mobile users have submitted declarations and testified that they have both indoor and outdoor service in the alleged "Significant Gap" area.

2. If we assess the coverage area published in marketing materials alleged "Significant Gap" receives three signal bars. (Exhibit "G").

B. The "Marginal Coverage" area depicted in the coverage maps submitted by T-Mobile constitutes an acceptable "dead spot" or "dead zone."

1. The case law and statute allow for "dead spots" and T-Mobile does **not** have right to "seamless" coverage. A significant gap does not exist simply because an area with coverage also has "dead spots" (*i.e.*, "'small areas within a service area where the field strength is lower than the minimum level for reliable service'"). Second Generation Props., L.P. v. Town of Pelham, 313 F.3d 620, 631 (1st Cir. 2002). (quoting 47 C.F.R. § 22.99).

   Federal regulations contemplate that areas enjoying adequate coverage will still include spots without reliable service. *See 360 Degrees Communications Co.*, 211 F.3d at 87; 47 C.F.R. § 22.911(b) (2001); *see also id.* § 22.99 (defining dead spots as "small areas within a service area where the field strength is lower than the minimum level for reliable service").

The courts are mindful that the TCA does not guarantee wireless providers seamless coverage in every location. Indeed, courts have expressly recognized that the presence of "dead zones," or pockets in which coverage does not exist, are not actionable for purposes of arguing effective prohibition claims under the TCA. See MetroPCS, 400 F.3d at 733 ("the TCA does not guarantee wireless service providers coverage free of small 'dead spots'");

2. The unique topography and beautifully dense foliage in Altadena constitute appropriate natural features that are contemplated in the acceptable "dead zone" analysis.

C. Denial of the Conditional Use Permit would not lead to an "indirect prohibition" under the Telecommunications Act of 1996 ("TCA") (47 U.S.C. § 332(c)(7).

1. T-Mobile has several towers already approved and in place as demonstrated in its submitted coverage maps.

D. T-Mobile has not selected or proposed the location which is "least intrusive" to the community.

1. The "least intrusive means" standard contemplates that a wireless provider will have undertaken a "meaningful comparison of alternative sites" in order to identify "the best solution for the community" in selecting a site for a proposed facility. See MetroPCS, 400 F.3d at 735. The Third Circuit, in Penn Township, also construed this standard to include evidence that a provider "has considered less sensitive sites, alternative system designs, alternative tower designs, placement of antennae on existing structures, etc." See Penn Township, 196 F.3d at 480.

2. As described earlier, the present site would greatly harm the aesthetics of the community and church.

3. Spiritual enjoyment would be trampled.

4. The Altadena Golf course (Exhibit "I") is an optimal location because the trees at the golf course could camouflage the tower, there is sufficient space to accommodate a deep set back to mitigate the neighbors' concerns, or antennas could simply be placed on the driving range poles.

5. Other T-Mobile sites are more congruent with the neighborhood. Such as the antennas placed over the Allstate Office on North Lake. (Exhibit "J").

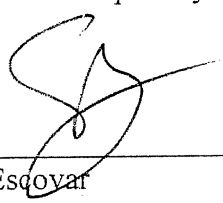
6. The community has not had the opportunity to meaningfully consider alternatives such as utility pole placement. (Exhibit "K").

CONCLUSION

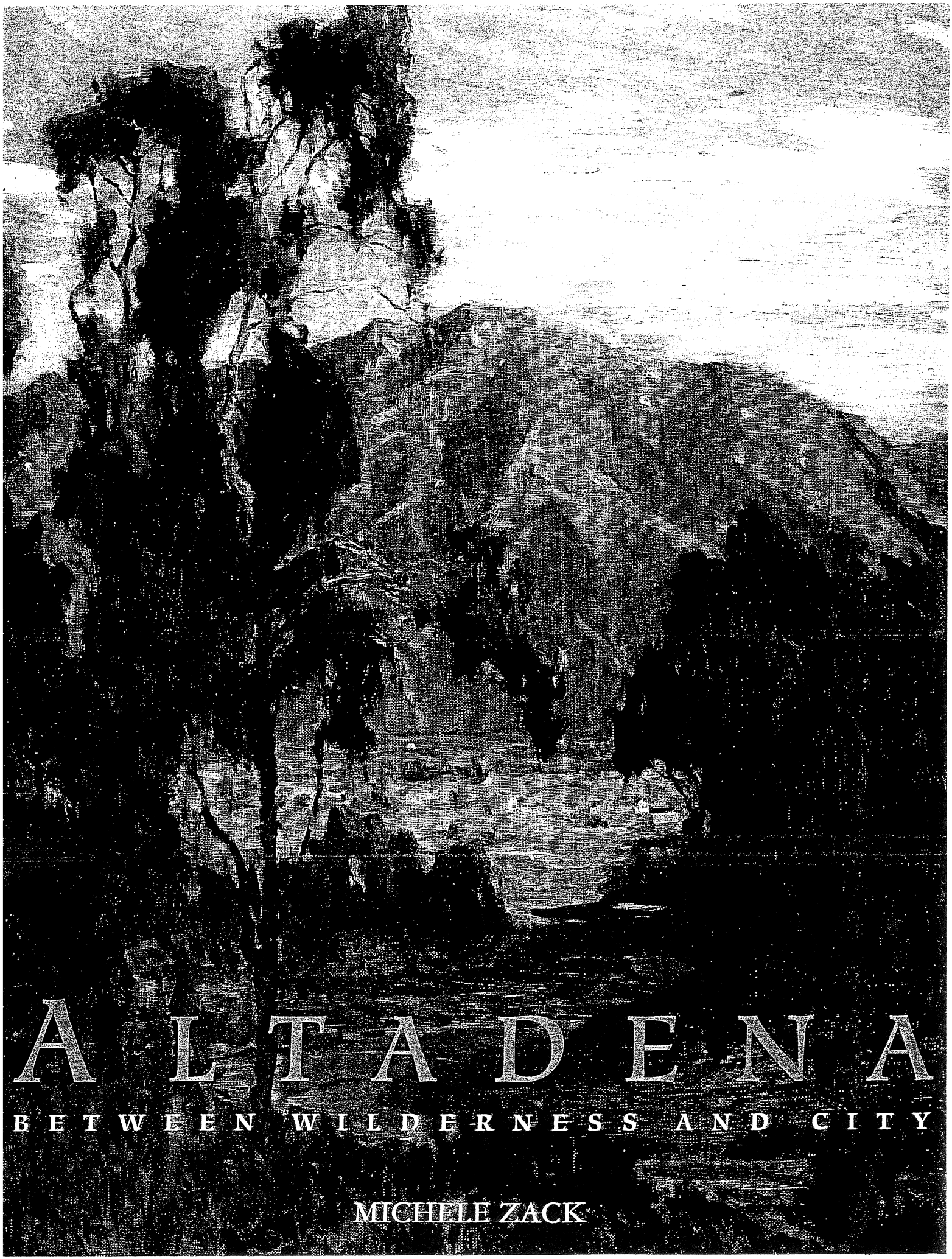
In order to make a reasonable decision that fairly accommodates all interested parties in the community, we must have a process that provides effective notice, that allows the community to have accurate information to weigh the costs and benefits of various feasible locations and to determine if, in fact, a need exists. This process has not occurred and the proposed location is not the least intrusive on the community.

The permit should properly be denied.

I, declare under penalty of perjury, to best of my knowledge, the foregoing is true.



Steve Escovar
Altadena Resident since 1998
St. Elizabeth Parishioner
St. Elizabeth School Parent
Husband, father of four children



ALTADENA

BETWEEN WILDERNESS AND CITY

MICHELE ZACK

and views would all have a say? The second was what, if any, influence would a community council have with the real powers of County government? A representative of the La Canada Coordinating Council came to a League meeting to explain that its council had been effective in lobbying the County Board on local issues, and that groups used it as a forum to work out neighborhood and other problems as well as to study the cityhood issue.

The Board encouraged town councils because they allowed a representative voice, a body with whose members supervisors could develop relationships and trust. This is more efficient than dealing with an array of less predictable and manageable splinter groups and individuals. Quasi-official town councils also provide supervisors with political cover while projecting a greater sense of democracy. This is true even though the Los Angeles County Board of Supervisors, one of the most politically powerful institutions at the local level in the country, is vested with significantly more authority than any city government. Altadena, for example, shares a

MEMORIES OF AN ALTADENA CHILDHOOD

Mary Lea Ray and her younger siblings are some of the last children who grew up with farm animals in Altadena. She attended St. Elizabeth's parish school, and although currently living on Topeka Street in a house Mt. Lowe engineer David Macpherson built, her back fence is still in Altadena and her three girls followed her to St. Elizabeth's school.

Saint Elizabeth's Church was designed by Wallace Neff in the 1920s and has served as a neighborhood anchor ever since. Mary Lea Ray, opposite, shows off one of Mrs. McKay's goats to Brownie troop members.

"My parents moved into the big house on the southwest corner of Mendocino and Christmas Tree Lane in 1952. It was baby-boom time and I had eight brothers and sisters. My mother and grandparents had moved to Altadena from New York City in 1929 after the crash, and my mother, as a child, would walk past that house every day on her way to school and wonder who could be lucky enough to live there—in that Georgian Colonial with so many rose bushes. It had 250 rose bushes in front and the Star News *used to come every Easter to photograph them. And on Christmas, to live on Santa Rosa was magical: going to sleep, gazing out the window at the tall Deodars lit up like your own personal forest of Christmas trees.*

"West of us down the block on Mendocino was the giant Armstrong/Tuverson house, which in 1969 my mother helped to convert to Escalon School along with the James's bungalow next door. When we were younger children, the Tuversons still lived there and we swam in their weird pool. It had been salvaged from an old ocean liner and dug into a pit in the ground. Ten feet deep, it was a solid iron rectangular box with ship's ladders going into it.

"Directly behind the Tuverson property, facing Calaveras and taking up the whole middle of the block, was Mrs. McKay's five-acre, once-formal, but by then falling-down estate.

To many children in Altadena, the memory of Mrs. McKay stands out like a Technicolor best-time-in-your-life memory. Almost every inch of her property was covered in animals: all your barn yard animals, you know, flocks of sheep, herds of goats, ponies, horses, ducks, chickens—and then whatever else she liked. A kennel of bulldogs, a kennel of Pekinese, monkeys, talking parrots, Persian cats, talking ravens, aviaries of parakeets, pigeons, guinea pigs (by the hundreds) and bee hives. She had the distinction of owning both the PHS mascot (Cymbal the bull dog) and the Muir mascot (Sky Rocket the mustang pony). The rival teams would come and get them before football games.

All these animals needed care, and for the right kind of child her horde of animals was a haven and a godsend. She was one of the eccentrics that have always made Altadena such a colorful place. When

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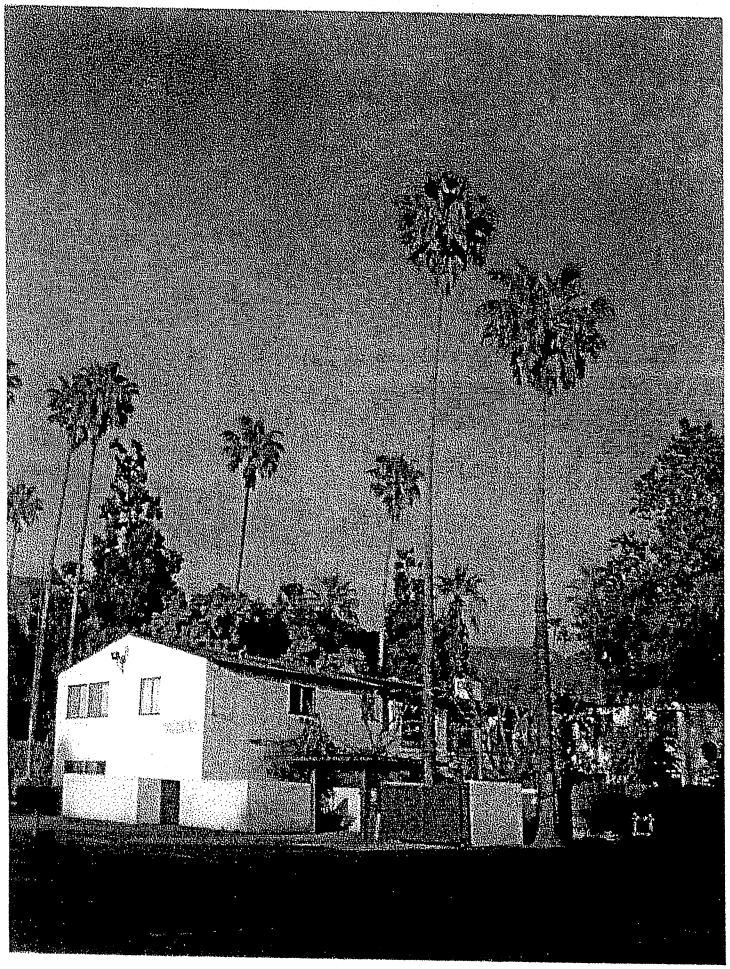

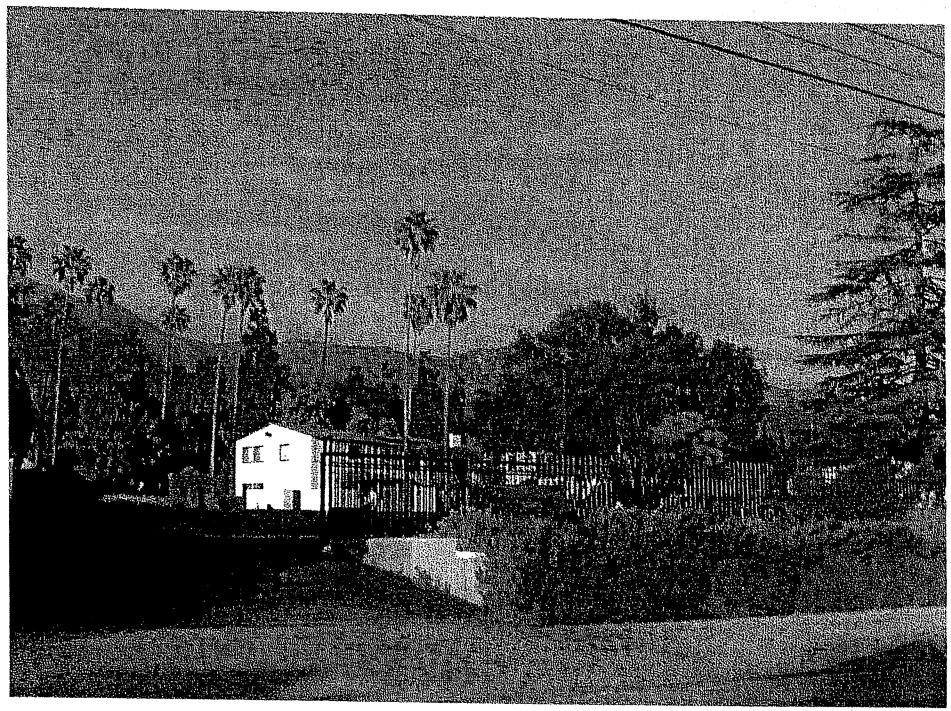

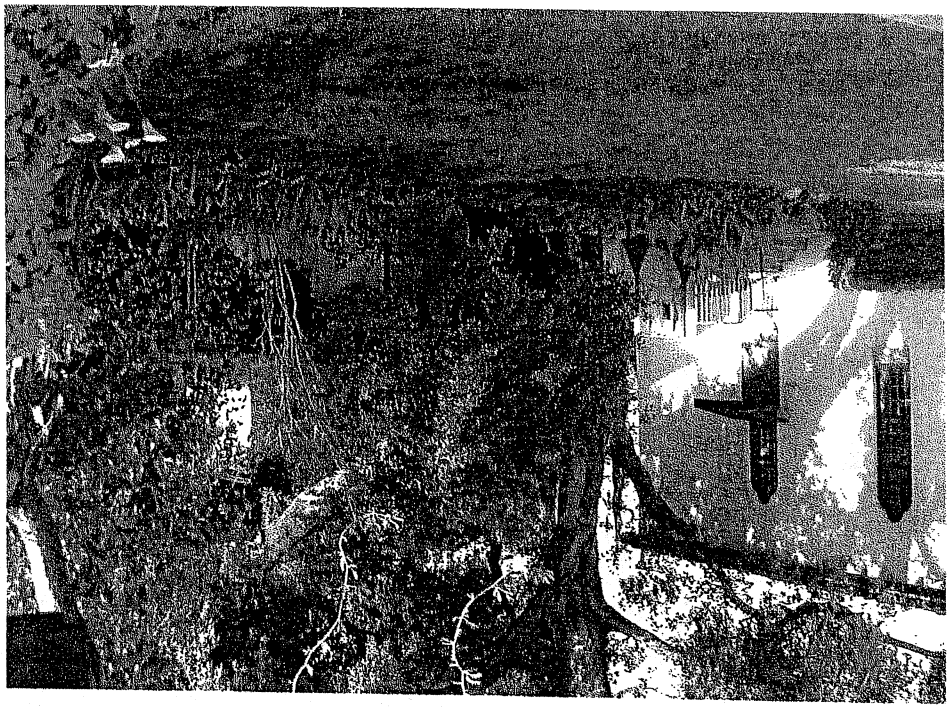

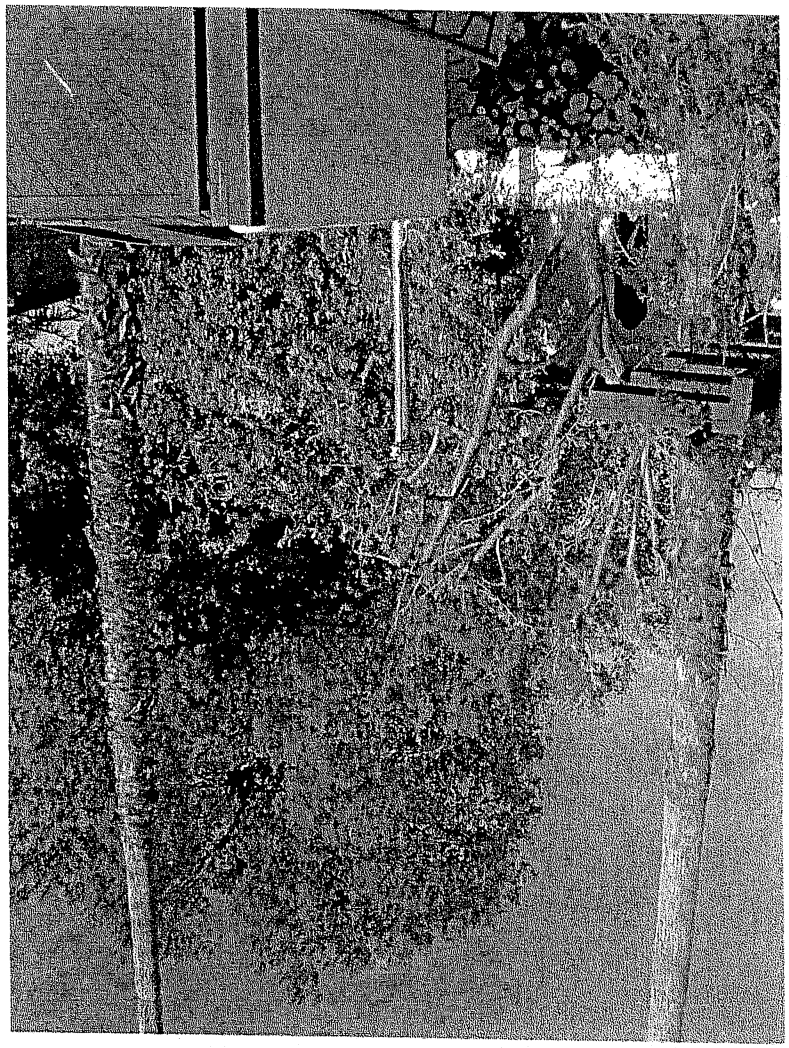

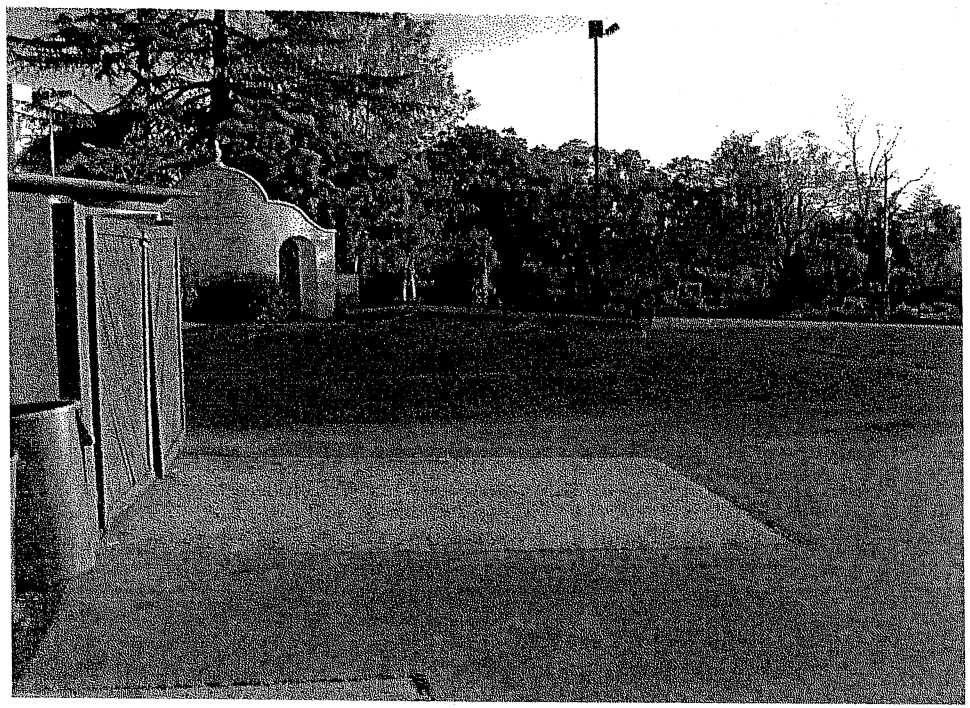

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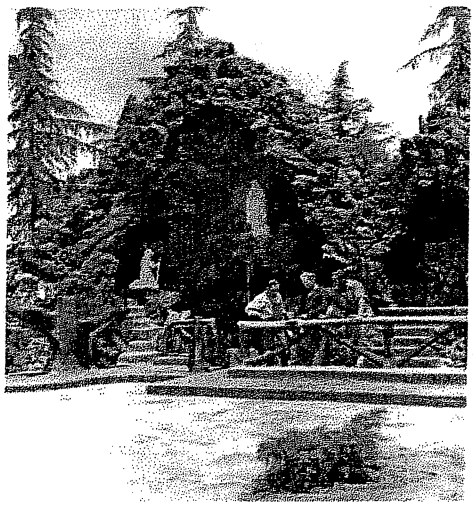

News coverage for 1938 was not the best, although January brought publicity for the then famous Servite priest, Father Thomas Calkins who, with a fervor that challenged the Carmelites' well organized devotion to the Little Flower, established the Sorrowful Mother Novena as a national expression of the Catholic way of life. Henceforth, "Goodnight, Sweet Jesus" would be the song of every waking hour.

Hot on the heels of the Novena came the Major Seminary fund raising campaign, the diocesan organization for which had been perfected by Father Corr more than twelve years previously. Jim Gepson was appointed Parish Chairman. During the ensuing weeks the children of the school received prizes for their Seminary exhibits.

Toward the end of the year, St. Elizabeth lost a great benefactress and Father Corr his very dear friend in the death, after a prolonged illness, of Mrs. Mary Young. Quietly, through the years, she had aided the pastor in every one of his many projects to develop the parish. Nor did death still her generous hand. Nevertheless, with her passing, the final scene of a certain era in the history of St. Elizabeth commenced, a scene which, in light and shadow, would continue for two more years. Certainly, some time before the end, on November 2, she must have discussed with Father Corr the idea of a Lourdes shrine in the upper playground. Reference to a project of this nature, already appearing in a local newspaper, would indicate a long period of thoughtful planning. St. Bernadette, canonized in 1934, focused universal attention on the little French town. Possibly the very illness from which he was suffering, added to his lifelong love of the Blessed Virgin, prompted Father to exalt in a special manner the great patroness of the sick. Whatever the background, by August of 1939 newspapers were reporting the near completion of the grotto. As a monument such as Lourdes of the West is not designed in an afternoon, 1938 must be looked upon as the planning period.

For several years, Mr. Ryozo Fuso (Louis) Kado, the fifth generation of a family of rock artists, had been acquiring a wide reputation in the diocese for his construction of shrines made from volcanic rock. St. Elizabeth's was to be his thirty first and most ambitious undertaking. In the construction of its twenty five foot high cave, one hundred thirty tons of lava rock from the Mono Lake area, as well as ninety tons of concrete and heavy steel re-enforcing were used. Carefully selected, rough cut, striated rock served as colorful veins against a background of deep red and brown. As one ledge gradually projected over the other a seemingly unsupported cave was formed, whose natural fissures provided places for the statues, while below, a basin hidden among green and flowering plants caught the stream of water that bubbled from the rocks at the feet of Our Lady. To the right of the large grotto, a smaller recess in the "mountain" housed an altar of the same volcanic stone. In many of the newspaper articles written at the time of the shrine's opening, insistence was laid on the exactness of the reproduction made at Altadena from the Lourdes original.

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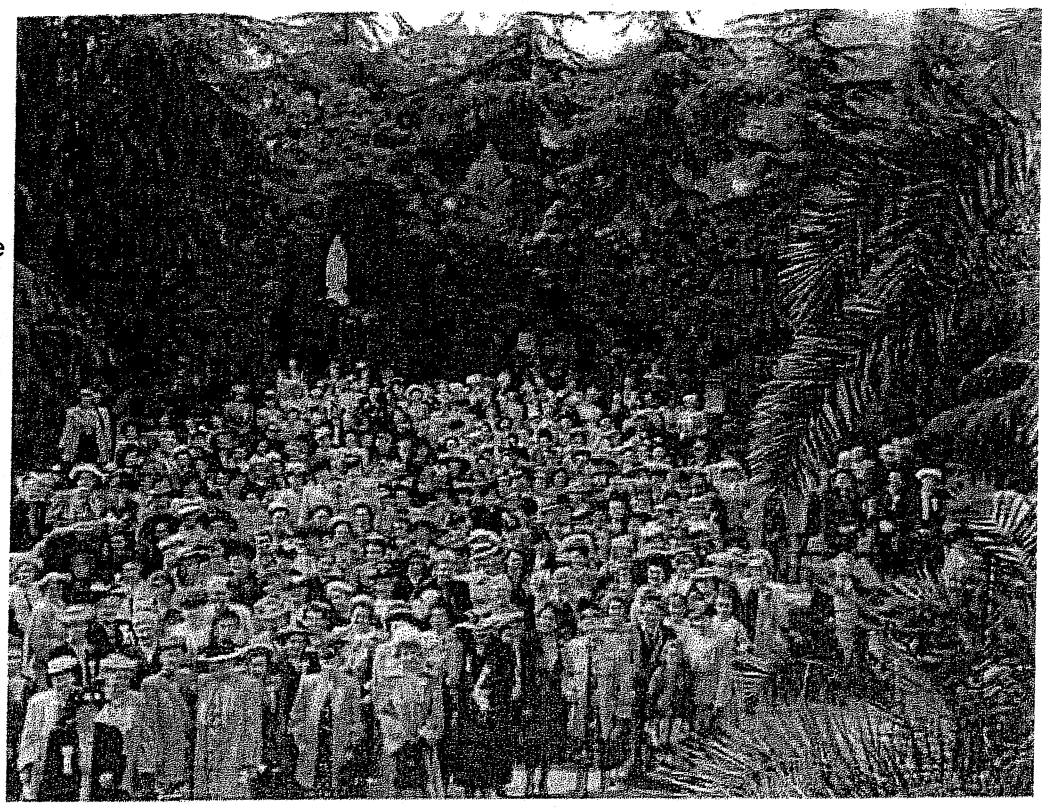
Nothing could have been farther from the mind of Mr. Kado. As a creative Japanese landscape artist, he was telling the story of the historical event in his own terms and with the materials he loved best, just as painters have ever portrayed Biblical stories and lives of the saints. His freedom of approach has resulted in a shine that is as authentic a work of art as it is unauthentic a copy.



Saint Elizabeth Church

Saint Elizabeth of Hungary Catholic Church

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1939

Before reviewing the story of Lourdes of the West, or, as Father Chris Kennedy would later call it, "The Lure of the West," a quick review of 1939 will remind us of Cardinal Pacelli's election as Sovereign Pontiff on March 2 and his taking the name of Pius XII. Radios had been set up in the classrooms to receive the Holy Father's message. Sister Superior telegraphed congratulations immediately in the name of the school and, in due time, through the Secretariat of State an answer was received: "The Holy Father is sincerely thankful for the cordial message of felicitations presented. to him and from his heart sends the Apostolic Blessing." On April 24, Bishop Spellman was named Archbishop of New York. His choice of Chancellor fell on Msgr. James Francis McIntyre, who was destined to become his Auxiliary Bishop in 1940. It was during the Priests' Retreat of this year that Msgr. Corrigan, Rector of the Catholic University and Retreat Master, told Father Henry Alker how greatly he wished Father Corr would take over the financial reorganization of the University. The pastor did not seem pleased when, at home, his assistant repeated the conversation, and passed it off as tommyrot. May 12 was a Friday. The afternoon services of the Sorrowful Mother Novena had concluded. Two Sisters from the convent stopped in for a visit and left. About 5:30, one of the Kirsch girls and a friend, sauntering along Woodbury Road, saw whiffs of smoke seeping out of the sacristy window. Running to the rectory they notified the priests. Father Diamond, always the St. John in a race, rushed over to the church while Father Pat Scott, so excited that he lost his voice, telephoned the Fire Department. In no time at all, dark clouds, funneled through the nave, were pouring out the front door, and settling so heavily in the sacristy that the many helping bands, which appeared from nowhere in an instant, could only grope about in the choking haze. With the arrival of the Fire Squad, the conflagration was quickly extinguished, the blazing, wood framework of sacristy doors torn out and most of the vestments and candelabra saved. Two separate sources of the fire were discovered; arson seemed the only explanation. Firemen said that had the building been other than reenforced concrete it would have been destroyed. Even so, the soot did considerable damage, and the facade was a sorry sight. Special machines installed within the hour clarified the air so quickly, however, that Novena services continued on schedule that evening.

Although no mention is made of plans for a new school building apart from the wish of the Sister Chronicler after the Fiesta of 1936, the increasingly crowded condition of the existing eight rooms must have been a general concern. On the west side of Lake Avenue the parish had reached its limits. To the east, some property was available. The

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northeast comer of Lake Avenue and Woodbury, lots 11 and 12 of the Pasadena Highland tract, were at the time owned by the Los Angeles Orthopedic Association. Improvements consisted of a moderately sized two story house surrounded by trees. It was occupied at the time by the Heller family. Negotiations for the purchase were terminated by November 1. As a matter of passing interest, an earlier deed which records the passing of the same property to Florence Clemmence from the Covina Corporation in 1911, states that as restrictions no dwelling is to cost less than $4,000.00. The setbacks from Lake must be 35 feet and from Erie (Woodbury) 50 feet, or 60 and 100 feet respectively for a bar or building other than a home!

Apart from the increasing interest in the Christmas tableaux, which reached a maximum expansion this year, all sources of information concentrate on the opening of the Lourdes of the West, which occurred on the first of October.

During the spring, the girls', or upper, playground, surrounded by a high brick wall, had been transformed into a grassy park. Entering the precincts from Lake Avenue, through an arched wrought-iron gateway which bore the title, Lourdes of the West, a wide path led to a palm-surrounded, mission-type fountain, whose round volcanic rock basin held the water that dripped slowly from a triple-tiered cone in the center. From this fountain, paths led right and left to the enclosing walls of the park and then, turning followed the curve of the property back to the entrance. At certain intervals bricks had been built up above the wall to form triangular elevations. Centered under them, and as high as the wall itself, were the fourteen Stations of the Cross, painted by Theodore Braasch. Beyond the fountain, in the far northwestern corner, stood the shrine, a massive twin-peaked eruption of dark red volcanic rock formed into a large and a small cave, one the shrine proper, the other a sanctuary for a rustic altar. On a shelf extending from the curving back of the cave, and a little to the right of center, stood Our Lady of Lourdes, while opposite, on a lower jut of rock, wrapped in oblivious ecstasy, knelt Bernadette. Both statues, of gleaming but bland carrara marble, seemed to be projected into space against the sombre background of the cave. Separating them and filling the lower part of the grotto, lay a quiet pool bordered with tiny leafed ferns, mosses, reeds and delicate flowers that softened the hard surface of the rocks. Concrete railings, finished to simulate rough hewn logs, marked the limit of the assembly area in front of the shrine, while around the sides and back stood wide spreading deodars, already reaching thirty five feet into the sky. To the left, a pulpit, similar to the railings in material, resembled the stump of a mighty tree. Next to it, a covered organ console brought forth from sound chambers hidden behind the deodars the music desired for congregational singing, spirited processions and devotional meditations. On the south side, a broad stairway led to the lower school yard, making the shrine as impressive a sight from that level as was the perspective from Lake Avenue. In time, a Pilgrim's House at the head of the stairs, and

Chinese willows and flowering eucalyptus along the walks would cut off the long, open views that the park originally afforded. But even now, under its canopy of green, the grounds possess a charm which, mixing elements of mystery and surprise, fascinates the eye more than ever before.

Because the shrine was not ready in May its official opening was planned for the first of October, the commencement of the month of the Holy Rosary. By this time, the reader may imagine for himself the wealth of publicity that was carried by all media of communication. Early in September, Father Arthur Spearman, S.I., sparked the immediate preparation by a series of fifteen articles on Lourdes, with all the historical, theological, scientific and devotional ramifications that the subject so richly deserved. Appearing nightly in the Pasadena Star-News, the community had every opportunity to become acquainted with the significance of the Lourdes- Event in the life of the Church. Accompanying articles enlarged on the local shrine's physical aspects. Radio served spiritual propaganda. Civic organizations were brought into the picture. Estimates of the thousands expected on opening night added to the excitement of anticipation.

Amid the exaltation of rhetoric practical details were not overlooked. Jim Gepson, with his genial pressures working smoothly and insistently, acted as Chairman for the event, assisted by Bill Marquard and Mrs. John Frisz. Marshalls were Dr. Richard Schaub and William Pierce. Every parish organization had its representative. Breakfast meetings at church, special sessions for the Parade Committee, Father and Son get-togethers with Father Diamond, a dinner and preview for members of the press on September 14, a general meeting of the parishioners with the priests leading in the singing of hymns, and a final dress rehearsal, give the idea that the people were not fooling themselves when they said that this event would be one of the West's biggest and most significant religious functions.

Finally, the transfigured night descended. While rainstorms obscured nearby mountain heights, the stars burned over St. Elizabeth as if to contest the multitudinous lights that would challenge their glory. As early as five o'clock participants commenced to assemble in the school grounds and along Woodbury Road. At the precise moment, Archbishop Cantwell, resplendent in cope and mitre, took his position on the elevated entrance to the church accompanied by Bishop Thomas Gorman of Reno, a cloud of Monsignori and priests, Papal Knights in a variety of colorful uniforms, civic officials and honored guests. Leaving the school grounds, marching south on Fiske, then turning east on Atchison to Lake, came the thousands of faithful, chanting the Lourdes Ave, raising candles on high at each refrain. Before the reviewing stand they passed. Led by the cross, the American flag and the Papal flag, marched the Grand Marshalls, Mr. Gepson and Mr. Marquard, followed by the three divisions of the assembly, each distinguished by the banners of the Joyful, Sorrowful or Glorious Mysteries that were carried in front of them. Units of altar

boys in red, violet and white cassocks added to the symbolism. Uniformed school children, robed choirs, sodality girls with their long blue veils contrasted with the mixed colors in the crowd. On and on the undulating stream of light flowed, swirling into the grotto grounds, serpentining around the foun-tain until it came to a halt in one glittering bouquet of flame before the statue of Mary. The blessing of the grotto by the Archbishop, performed with dispatch, and the sermon of the Dominican, Father Olson, were simplicity itself. Benediction of the Most Blessed Sacrament concluded the ceremonies. It was a spectacle that participants would remember vividly and in every detail for many years. Newspaper reports differed widely as to the numbers present, from the overcautious Star-News with its 5,000 to the mystic 10,000 of the Tidings. Whatever it might have been, the multitude was only the first wave of pilgrims that for the next fifteen years would fill the grotto grounds Sunday after prayer filled Sunday. Even today, one lone group continues its annual pilgrimage. On a Sunday near the feast of Our Lady of Lourdes, February 11, Mrs. Gertrude Padilla and her fleet of buses and cars from Colton arrive for morning Mass and spend the entire day in company with Our Lady. Archbishop Cantwell's appreciation was expressed in a letter written the very next day. In his own shrewd way, referring to a particularly close friend of his in the diocese who was noteworthy both for his ability to raise money and his inability to organize a well known procession in honor of St. Anne, the Archbishop wrote: "I am sorry that the pastor of Santa Monica was not present to see how the procession could be carried out in a worthy manner. The order was admirable." Significantly, too, he added: "You looked very tired yesterday. I hope that you will go away for some weeks." Following the initial ceremony, Open House was arranged for all the Sisters of the Archdiocese on Saturdays until Advent: buffet in the convent patio, organ recitals, prayers at the shrine, blessings, Lourdes water, souvenirs. On Sunday afternoons the ceremony included an open air concert procession from the church, prayers and blessings at the grotto, concluding with a return to the church for Benediction. Nurses, stretcher bearers and other attendants in authentic Lourdes' garb cared for the sick, while individual blessings with water brought from Lourdes and the relic of St. Bernadette made the sacred shrine of France seem very close.

Father Diamond, Custodian of the shrine, saw to its operation. At a business men's dinner meeting in the hall, early in December, it was announced that nearly twenty live thousand persons, from thirty two states and five foreign countries had already visited Lourdes of the West. On December 1, the first Peace Sunday was observed with the lighting of a special Peace Candle. A visit in January by Raymond Kelly, National Commander of the American Legion, was followed by a World Peace Novena, and a Pilgrimage of Peace sponsored by Hollywood Post #43 in May, under the leadership of World War I Chaplain, Msgr. Thomas O'Toole.

On December 15, the first edition of the monthly magazine "Lourdes of

the West" appeared. Resembling a publication used for his social service program in Fall River years ago, it consisted of a central portion arranged by the Sunday Visitor press for general consumption as a family magazine around which were grouped a few pages of local items and ads. An interesting correspondence between Father Corr and Archbishop Cantwell reveals that the Chancery was wary of any undertaking that would reduce the number of ads or subscriptions of the diocesan paper. In good time, the problems were resolved and the magazine continued to make its appearance for several years.

Saint Elizabeth Church

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War & Resistance

Landscape Gardens and Gardeners at Manzanar Relocation Center

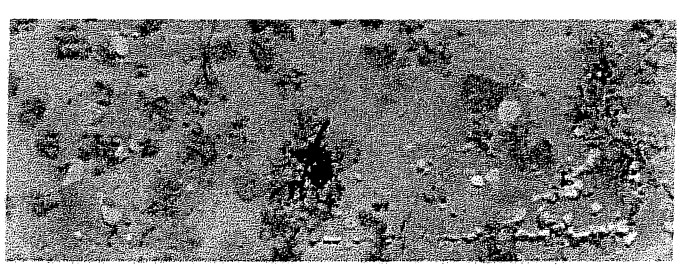
By Ronald J. Beckwith

Manzanar Relocation Center, in Owen's Valley, California, is unique among relocation centers for the number of community gardens that were designed and built by the internees during their incarceration. Most of the community gardens were built adjacent to residence block mess halls (hence their popular name: mess hall gardens) to help people pass the time as they waited in line to be fed. Over the past 14 years, the National Park Service has been clearing these gardens of debris and making them accessible to the public. To date, five gardens have been cleared, and are the most prominent features within the camp's internee residence area at Manzanar. Through historic documents, such as the Manzanar Free Press, most of the names of the individuals who built these gardens have come to light. We are also fortunate to have a few historical photographs that allow us to see what these gardens looked like in their full glory when they were planted with flowers and grass and the ponds sparkled with water.

I first started working at Manzanar National Historic Site in 1993, before the property was actually transferred to the National Park Service (NPS). As an archeologist with the NPS, I was part of the initial effort to identify and record what remained of the camp. This information would come to help the NPS in their management, interpretation, and preservation of the camp.

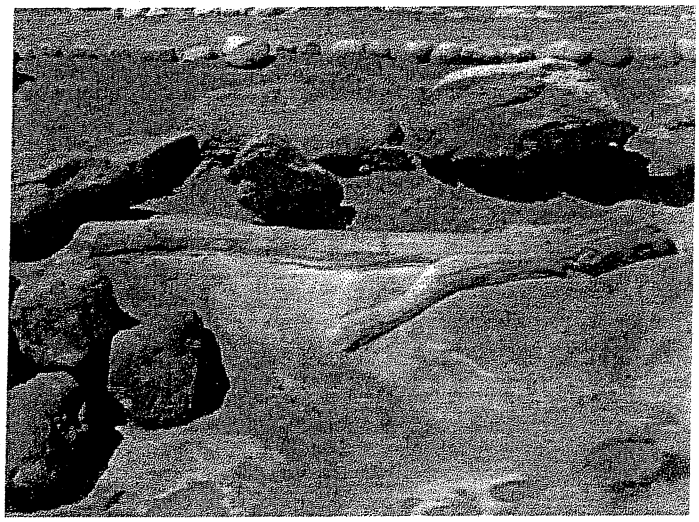
Today, as in 1993, the most prominent features at Manzanar are the entrance rock garden and sign, the two stone sentry buildings, the auditorium, and the cemetery monument.

What was found during those first days at Manzanar were mainly the remains of the long dismantled barracks and other wood-framed buildings: concrete slabs and foundation piers, nails and pieces of milled lumber; rock alignments lining foot paths and barrack entries, and the remains of gardens with concrete and rock-lined ponds.



Overhead photographs of Block 9 garden. Garden area as it looked prior to being cleared (top) and after the garden was cleared (bottom). North is to the right. Photographs by Dick Lord and Jeff Burton; photo mosaics compiled by Ron Beckwith.

Occasionally concrete features were found that were designed to look like tree limbs, logs, or sawn wood planks. The concrete was stained a reddish color and incised with lines to imitate wood grain. I became fascinated with these unusual creations, and as the days passed these faux wood (also known as *Faux Bois*, the art of molding and sculpting natural looking wood textures in concrete) features were found all across the camp.



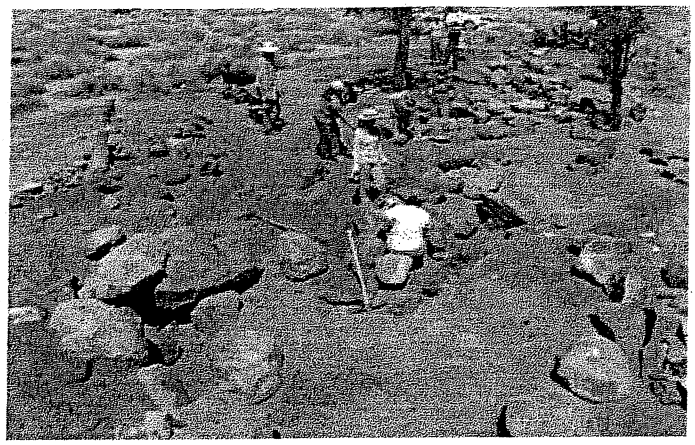
Concrete faux wood tree limb along edge of Block 9 garden constructed by Ryozo Kado. Photo by Ron Beckwith.

Eventually the person responsible for these wonderful faux wood creations was identified. His name was Ryozo Kado, an Issei from Shizuoka-ken, Japan, who came to the U.S. in 1910. Kado was both a gardener and a rock mason.

At the time of our initial survey it was obvious that Kado's work was special, but what I didn't know was that we had discovered a true master of concrete and stone. As I would learn, Kado was responsible for most of the iconic features at Manzanar. In the 16 months that Kado and his family were at Manzanar, he created, among other things, the camp's entrance rock garden and sign, the two rock sentry buildings, and the cemetery monument. Faux wood was Kado's hallmark, and he incorporated faux wood features in the design of the sentry buildings and cemetery monument. He is responsible, probably more than any other individual, for the appearance of the camp today.

In 2007, the NPS decided to expose the garden in Block 9. This would be the fifth landscape or "mess hall" garden at Manzanar to be cleared for interpretive purposes. A small exposed portion of a faux wood tree limb had led us to believe this garden was the work of Ryozo Kado, and this was later confirmed by an historic document. Most of the Block 9 garden was covered by sand, and the true nature and extent of the garden would come as a real surprise. Working with volunteers, we slowly exposed the rock and concrete that was hidden from view for more than 60 years. When the garden was finally cleared we found it was the most complex mess hall garden at Manzanar. To our surprise and pleasure, there wasn't just one faux wood tree limb, but there were nine, and they outlined two ponds.

I've always had a personal interest in water gardens, so the remains of the ponds at Manzanar have fascinated me. And as luck would have it, it has been my responsibility over the years to document the gardens for the National Park Service. For each garden, every rock, piece of concrete, tree stump, and mound of earth has been carefully mapped and photographed.



Volunteers working on clearing Block 9 garden; looking north. Photo by Dick Lord.

But the gardens are more than just concrete and stone monuments to a sad period of American history; they are the legacy of real people. The real story is that of the men who created these masterpieces that made a harsh place more endurable.

As already described, one of the garden designers was Ryozo Kado. With help from Japanese American National Museum Senior Research Assistant, Marie Masumoto, and park personnel, we are learning more about the man and his life beyond Manzanar.

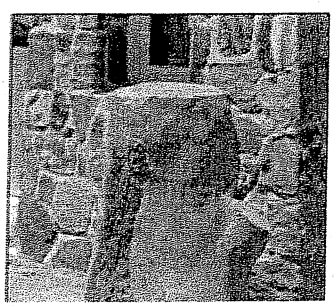
I came to find out that his creations at Manzanar were not isolated instances of creativity. Kado actively designed and built gardens for many years before his forced relocation to Manzanar, and he continued to do so for many years after the end of the war. In 1946 he began working for the Archdiocese of Los Angeles; he was in charge of landscaping. He stayed with the archdiocese until his death.

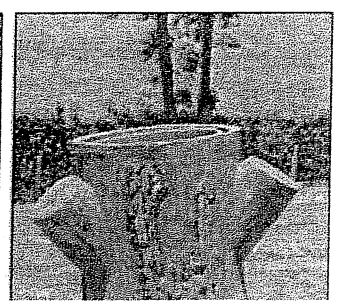
As part of my research, I wanted to visit some of Kado's extant gardens. In June of 2007, I made a trip to Los Angeles coinciding with the National Museum's opening day of the exhibition "Landscaping America: Beyond the Japanese Garden."

Since many of Kado's works are in Southern California, Marie Masumoto and I visited the St. Elizabeth of Hungary Church in Altadena, California. There, almost 70 years ago, in 1938, he created his first major Catholic shrine. Called "Lourdes of the West", the shrine is a grotto inspired by the famous grotto Our Lady of Lourdes in France.

Marie Masumoto and I were taken by the beauty of the grotto, but our attention immediately focused on the extensive faux wood features in and around the grotto. Faux wood was something we had only seen at Manzanar, but here there were faux wood furniture, tree stumps, and a faux wood fence. We also found a faux wood pulpit in the form of a large tree stump. All made from cement and wire mesh.

Later that day we drove to Holy Cross Cemetery in Culver City. Kado began his work at the cemetery in 1946. To our amazement Kado's work was everywhere. Dozens of faux wood trash containers, in the form of tree stumps, lined the streets; there is a large pond with extensive rockwork and faux wood tree limbs, logs, and stumps; and his most spectacular work: a huge Lourdes inspired grotto. The grotto is 30 feet high, with a 400 foot long rock wall with a water feature and many faux wood logs and stumps.





Faux wood tree stumps constructed by Ryozo Kado. One of two faux wood stumps at the entrance to Manzanar Relocation Center (left); one of many faux wood trash containers in the form of a tree stump at Holy Cross Cemetery, Culver City, California (right). Photographs by Ron Beckwith.

Ryozo Kado passed away in 1982, at the age of 92. He and his wife Hama are buried in the shadow of this amazing monument, a monument to his Catholic faith and to his creativity. (The Kados are in good company. There are a number of Hollywood celebrities buried near the grotto, and in fact Bing Crosby and Bela Lugosi lay only yards away from the Kados).

Kado's abilities and creativity had always been known and recognized by the community in which he lived and worked. We did not discover a creative master, but *re-discovered* the man. Through his work at Manzanar, we have, and others will, rediscover the man and his creativity.

There are at least 13 other individuals who were responsible for the many landscape gardens at Manzanar. For me, their stories are just now starting to unfold. It is an exciting endeavor as I re-discover the lives and legacy of these Japanese Americans. It is a privilege and honor to be able to share their stories.

The effort to document the gardens and those who created them continues. In fact, it has really just begun. I am currently in the process of collecting information on the 14 men we know worked of the landscape gardens at Manzanar and I hope to identify others who also worked on the gardens.

The names of known gardeners and the gardens they worked on are:

Ryozo Kado - Hospital garden, gardens in Blocks 6 and 9
Cherry Park: Manjiro (William) Katsuki
Block 34 garden: George Murakami, Goichi (George) Kubota, Seiichi Kayahara
Merritt Park: Kuichiro Nishi, Takio Muto
Block 4 garden: Mokutaro (Mark) Nishimura, Chotaro Nishimura
Hospital garden: Nintaro Ogami, Bunyemon Wada
Block 22 garden: Harry Ueno, Saburo (George) Takemura, Akira Nishi

If you have information about any of the individuals listed above, other people who worked on the gardens at Manzanar, or have photographic images of the gardens and would like to share this information, please email Ronald Beckwith at ronald_beckwith@nps.gov, or contact Manzanar National Historic Site at www.nps.gov/manz.

The park plans on cleaning up Merritt Park in the spring of 2008. If you are interested in this project or other volunteer opportunities in 2008, please contact the park.

Ronald Beckwith has been an archeologist with the National Park Service since 1989. Born in Springfield, Massachusetts, he received his B.A. in Anthropology from the University of Arizona in 1981. He worked for the Arizona State Museum in Tucson, Arizona, for nine years before joining the Park Service. In addition to his work at the Manzanar Relocation Center, Ron has also worked at the Minidoka and Poston Relocation Centers, and plans on participating in a project at Honouliuli, Hawaii, this winter.

© Ronald Beckwith

コメント投稿にはログインまたは登録が必要です。

コメント表示オプション

スレッドリスト・・・拡張 | 日付-昇順 | 1ページあたり50コメント | 設定の保存

好みのコメント表示方法を選択してから「設定保存」をクリックして変更を有効化して下さい。

"Lourdes of the West" shrine at St. Elizabeth of Hungary Church

投稿者:jbower 日付:月, 01/28/2008 - 19:04

Very interesting article! The website of St. Elizabeth of Hungary Catholic Church, in Altadena, has additional information and several good images of the shrine created by Ryozo Kado.

コメント投稿にはログインまたは登録が必要です。

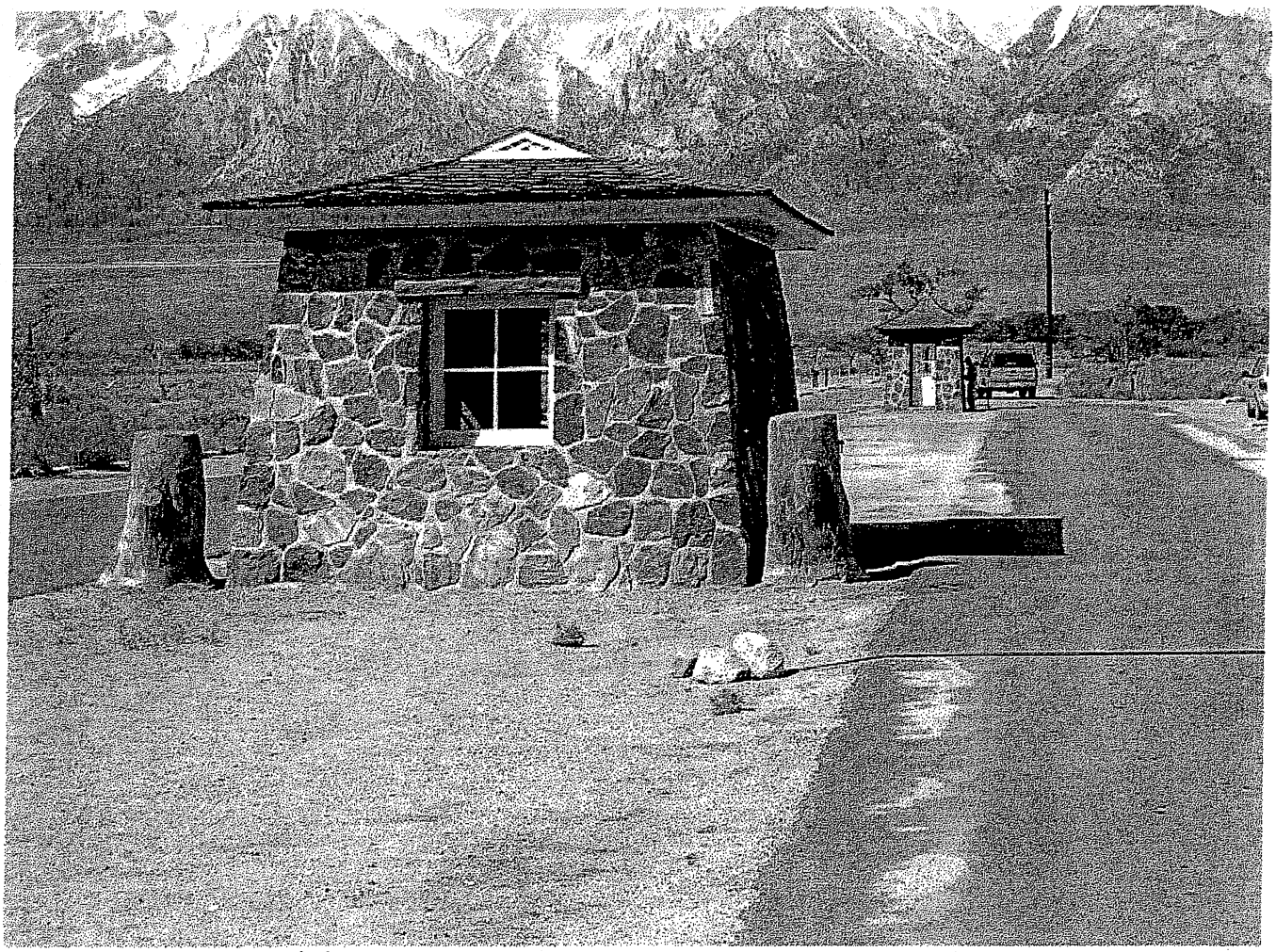
サイト情報 協賛団体 お問い合わせ 検索 サイトマップ

Validate XHTML or CSS.

Image:Manzanar-sentrypost.jpg

From Wikimedia Commons, the free media repository

- Image
- File history
- Links
- Metadata



Size of this preview: 800 × 600 pixels

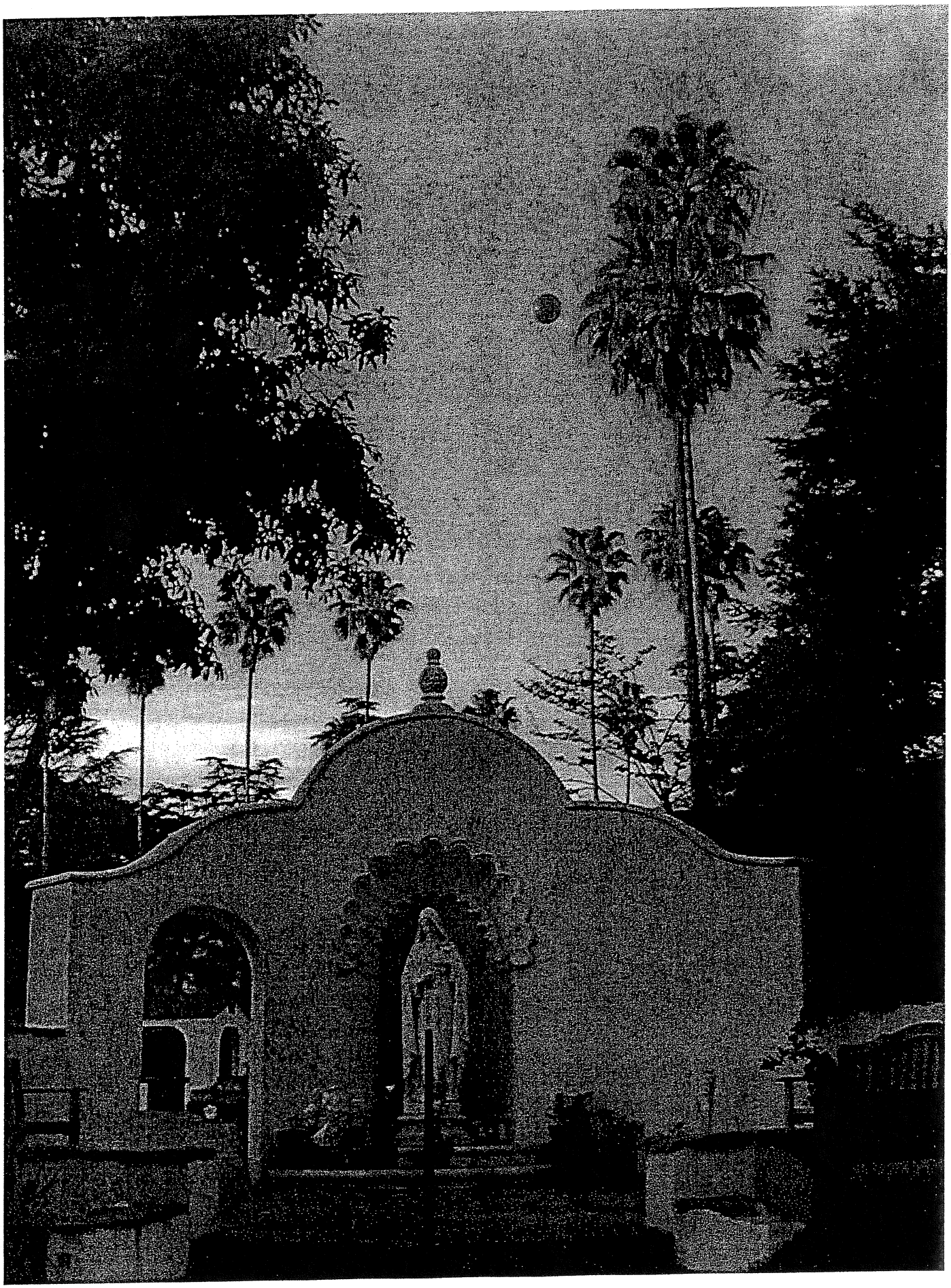
Full resolution (1,600 × 1,200 pixel, file size: 1.18 MB, MIME type: image/jpeg)

Description

Among just four structures that remained after the concentration camp was closed, two sentry posts are located at the main entrance to the Manzanar National Historic Site. Designed and built by Manzanar internee Ryozo Kado, a stone mason, the Manzanar Internal Police post is in the foreground, while the Military Police post stands in the background. Both have been historically restored by the National Park Service. Photographer: Matsuda, Gann, 04/28/2007.

Source

self-made



Town Council Documents
- 1/15/2008 Agenda
- 11/20/2007 Minutes
- 10/16/2007 Minutes
- 9/18/2007 Minutes
- 8/21/2007 Minutes
- 7/17/2007 Agenda
- 7/17/2007 Minutes
- 6/19/2007 Minutes
- 5/15/2007 Minutes
- 4/17/2007 Minutes
- 1/16/2007 Minutes
- 9/19/2006 Minutes
- 8/15/2006 Minutes
- 7/16/2006 Minutes
- 6/15/2004 Minutes
- 3/16/2004 Agenda
- 10/21/2003 Minutes

Town Council Meeting Minutes
August 21, 2007

CALL TO ORDER: 7:10 PM

Pledge: Dr. S. Thomas

Roll Call: 4601: G. Sund, T. Kelly; 4602: M. Duncan, J. Chapman; 4603.01: W. Olszewski, K. Gibbs; 4603.02: S. Lamb, S. Thomas; 4610: B. Thompson, G. Campbell; 4611: M. Zack, A Wasserman; 4612: K. Balder, G. Lewis; 4613: S. Goldman, L. Judson.

Absent: D. Bridwell

OFFICERS REPORTS:

Recording Secretary: M. Duncan-Motion to Approve Minutes of July, 2007 by S. Lamb, K. Gibbs had correction, correction noted, 2nd, S. Lamb. Motion Carried.

Treasurer's Report: B. Thompson-Present bank balance $3,123.38.

Corresponding Secretary: K. Balder read letter from John Rodriguez (Calaveras Community group) to L.A. County District Attorney re disorderly parties.

Vice Chair's Report: S. Lamb-Agenda items discussed and approved.

Chair's Report: K. Balder-RJ's Liquor Store hearing set for 9 AM, August 22, L.A. County Regional Commission.

Election of Officers: Slate submitted by Nominating Committee in July.

Chair: Ken Balder

Vice Chair: Gino Sund

Recording Secretary: Mabel Duncan

Corresponding Secretary: Michele Zack

Treasurer: Bobby Thompson

Nominations from floor:

W. Olszewski nominated G. Lewis for Chair.

Vote-8 votes, Lewis

7 votes, Balder

George Lewis, new Chair of the ATC.

W. Olszewski nominated Susan Goldman for Vice Chair

G. Sund withdrew leaving S. Goldman unopposed.

Susan Goldman, Vice Chair

W. Olszewski nominated Steve Lamb for Recording Secretary

Vote-5 votes, Lamb

9 votes, Duncan

1 abstention

Mabel Duncan, Recording Secretary

Michele Zack, unopposed, Corresponding Secretary

Bobby Thompson, unopposed, Treasurer

Minutes: Altadena Town Council

August 21, 2007

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GOVERNMENTAL REPORTS:

L.A. County General Plan Update: Mark Herwick presented the plan vision for the future and strategic approaches. Plan can be reviewed on line at http:planningLAcounty.gov. Altadena working on own plan. M. Zack asked about the Hillside Plan. S. Lamb asked about sustainability of future population growth. M. Zack asked about recreational needs, i.e., hiking trails, equestrian trails, etc.

W. Martin raised the question of garage living in Altadena and what to do about it. Question referred to Jeff Lemew, zoning officer for Altadena.

L.A. County Sheriffs Station-Altadena: Capt. R. Blow. Thanked Ken for support and participation. Reported (1) Theft suspect arrested at Altadena Country Club. (2) Surveillance at pawn shops-related to burglaries in area. Arrest warrants forthcoming.

(3) National Night Out-great participation! (4) August 19, clergy meeting. (5) Hearing on RJ's Liquor Store, August 22. Bus transportation to hearing. (6) August 11 met with Calaveras group re problems of parties. M. Zack thanked Capt blow for support of issue

re parties. T. Kelly questioned violence in Altadena and asked if there are any coordinating efforts among agencies. Response: Gang Task Force in Altadena works with Pasadena Task Force. W. Olszewski asked what PUSD Supt. Diaz planned to do about police presence at schools. 10 schools in Altadena.

B. Thompson stated August 4 march down Lincoln Avenue was a success.

Trailer is back! C. Seitz has shopping list of what is needed for trailer.

Deputy Estrada-Announced a Youth Activities League. The Youth Foundation is setting up the League as a means of intervention. Program to consist of :

1st hour homework - tutoring to be provided

Sports-People from Muir to assist in forming soccer and track teams, etc.

Performing Arts

Youth jazz band

To collaborate with Dr. S. Thomas and "Sarge" Gibbs.

Youth Cadet Program

Youth Law-enforcement Program

Explorer Program-Dep. Gabriel

Youth Activities Outreach

For information call: (626) 798-1131

Congressman Adam Schiff: Wm. Syms announced success of Town Hall meeting. Congratulations to Sarge Gibbs and Dep. Estrada on "Boot Camp" student graduations.

Senator Jack Scott: Jacqui Corby-Congratulations to new officers. State budget passed. Juvenile justice resource grant funds may become available. Announced Women in Business Awards Luncheon to be at the Castaways Restaurant.

Assemblyman Anthony Portantino: Jarvis Emerson-Congressman wants to be on the agenda. Plans Business Walk with Altadena Chamber of Commerce. October 20, Children's Health Forum to focus on Obesity and Diabetes. Also, home owners assistance for seniors. Jarvis can be reached at (626) 577-9944.

Minutes: Altadena Town Council

August 21, 2007

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Supervisor Michael Antonovich: Rita Hadjimanoukian-Commended Ken for a job well done. (1) Commission hearing tomorrow. (2) Several questions re group homes in Altadena and what to do about them. J. Corby responded stating Homes are protected by state and federal laws. W. Martin suggested checking for licenses, W. Olszewski asked what kind of group homes are they? Can we get info re licenses from Corby, Jarvis, Rita?

California Highway Patrol: Todd Workmann-(1) In July, 24 collisions, 3 DUI related. (2) Saturday, DUI check point scheduled. (3) Special Unit to be at Altadena schools 1st week of school. All illegal drop-offs and pick-ups will be cited. (4) Mark Starr Security to be at 2 schools. (5) John Rodriquez addressed problem of cars parking on Casitas. Todd at CHP (626) 296-8100 or e-mail to tworkmann@chp.gov.

COMMITTEE REPORTS:

Land Use: G. Sund, Chair-Meeting August 7 re (1) Wireless telecommunications facility. **Recommendation: That Letter of Approval be sent to County Regional Planning Dept. of CUP R2007-00561 at 2763 N. Marengo, 2nd S. Lamb. W. Olszewski objected. Panel polled: 12 Yes, 3 Abstentions, 1 Opposed. Motioned Carried.**

(2) A wireless telecommunications facility at 2609 N. Lincoln. **Recommendation: Letter of Approval be sent to County Regional Planning of CUP R2007-00561. Discussion, S. Goldman. Vote: 7 Yes, 3 Opposed, 3 Abstentions. Motion Carried.**

(3) Recommendation: ATC write a letter to County Regional Planning recommending the attached amendments to the Draft Ordinance for R-2 and R-3 properties in Altadena.

2nd M. Zack. Motion Carried.

(4) **Recommendation: ATC send a letter to County Regional Planning, with a change in the language of the statement by J. Chapman, "informing them that the Town Council will not recommend approval of any future wireless telecommunications projects without [Regional Planning] first creating a comprehensive master plan and guidelines for the build out of such facilities in Altadena..."** (See attached.) **2nd by S. Lamb, Motion Carried.**

Traffic Committee: Ken Johnson, Chair-Absent, no report.

Education Committee: Kim Kenne, Co-Chair-Committee met August 8. Recommendation to ATC to discuss potential changes to the election process for the PUSD Board of Education, and to request the Pasadena City Council address the issue in a timely manner (see report.) **Joint City Council and PUSD meeting scheduled for Nov 13. S. Lamb motioned to submit an amendment to the Board's election process that elections be held by district and not at-large. Motion withdrawn. Tabled to next school Board meeting, August 28.** Next Education Committee meeting, Sept 12.

Minutes: Altadena Town Council

August 21, 2007

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PUBLIC COMMENT:

Rebecca Urquizo-Concerned about group homes in CT 4603.02. Referred to S. Goldman.

Marietta-Asked if traffic diverter could be installed at Ventura/Casitas.

Helga Kuhn-Update on Lincoln Crossing

COMMUNITY ANNOUNCEMENTS:

Altadena Chamber of Commerce-No rep.

L.A. County Parks & Recreation-K. Gibbs gave report on all the activities being offered at Loma Alta Park. Volunteers needed. Games on Saturdays. Call (626) 797-8903.

Sheriff's Support Group-Mike Manning busy with summer concerts. Sept 1, "Those Manning Boys," and Spanish dancers. Sept. 15, fund raiser "Tribute to Johnny Cash."

Altadena Library-No rep.

Lincoln Outreach-Ron Carter, work on Bldg. 3 moving along.

NAACP: Dr. S. Thomas announced the upcoming Altadena NAACP fundraiser luncheon. Thanked Cong Schiff for the barbecue at ACC to welcome new scholars. A new group called "I Dream..." is a being formed.

CENSUS TRACT REPORTS:

4601: G. Sund-No report.

4602: M. Duncan-No report.

J. Chapman-No report.

4603.01: W. Olszewski-Met with K. Gibbs at Board of Education meeting to express concerns over adequate security at some Altadena schools.

4603.01: K. Gibbs-Get involved in community watch! Stated refuse being dumped in neighborhood.

4603.02: S. Lamb-No report.

S. Thomas-No report.

4610: G. Campbell-Programs set up by "Sarge" and Sheriffs can only work if parents get involved.

B. Thompson-Asked Council to extend condolences to Monroe Huell and family (Ebony Huell). Stated the march on Lincoln Ave was very successful.

4611: M. Zack-Announced public hearing tomorrow re RJs Liquor Store. Fair Oaks tree planting project moving

forward., CBDG funds available to businesses to spruce up the outside of their buildings.

A. Wasserman-Complained of parties at Spears residence on weekends. RJs and citizen involvement.

4612: K. Balder-Filming on Midwick.

G. Lewis-No report.

4613: L. Judson-No report

S. Goldman-No report

OLD BUSINESS:

None

NEW BUSINESS:

J. Chapman Motioned a letter be sent to Pasadena City Council requesting that a representative from ATC be allowed to be present when Pasadena City Council and PUSD Board meet. 2nd, S. Thomas. Friendly amendment by S. Lamb that a member of Education Committee, Land Use, Executive Committee also be represented. W. Olszewski suggested one rep from each census tract be represented. J. Chapman restated his Motion: That ATC write a letter to Pasadena City Council and to the PUSD School Board requesting that one member from each census tract be allowed to attend meetings. 2nd, S. Lamb. Motion Carried.

ADJOURNMENT:

Meeting adjourned: 10:40 PM

Respectfully submitted,

Mabel M. Duncan, Recording Secretary

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Bruce W. McClendon
Los Angeles County Department of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

Re: Wireless Telecommunications Facilities in Altadena

September 11, 2007

Dear Mr. McClendon:

As you know, currently all wireless telecommunications facilities (WTF) require a Conditional Use Permit and community input before approval and installation. However, under current federal law citizen input to the process is extremely limited. The Altadena Town Council has long been frustrated by its inability to have any impact on the number, type, style, location, and quality of WTFs in our community, and is tired of rubberstamping approvals.

On August 21, 2001, the Altadena Town Council RESOLVED to request that Regional Planning create a comprehensive master plan and guideline for the build out of such facilities in Altadena that takes into account masking and other aesthetic considerations, and encourages telecommunication companies to cooperatively combine placement so as to limit visual pollution caused by excessive numbers of facilities. Until such time as a master plan is created, the Altadena Town Council will not recommend approval of future WTF projects.

Sincerely,

George Lewis, chair
Altadena Town Council

cc: Sussy Nemer, Chief Deputy to Supervisor Antonivich, Pasadena

T · ·Mobile · stick together

Location: Change Location | Store Locator | Cart
My T-Mobile phone # password log in
forgot password? › register ›

Home › Coverage

Personal Coverage Check

Search by Address **Search by Intersection** Search by Landmark

Check if T-Mobile coverage is right for you with Personal Coverage Check

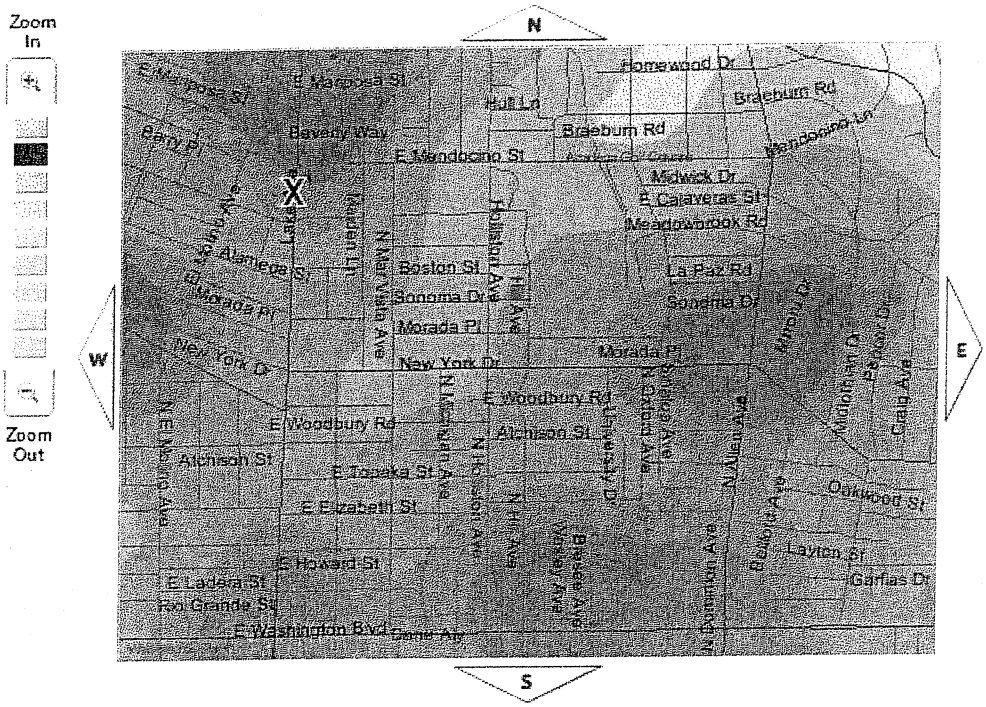
Prepaid and FlexPay coverage map ›
Learn more about T-Mobile's expanded coverage ›

Signal Strength

Could not find any matches for intersection

Street lake
Street 2 woodbury
City altadena
State CA **Zip** 91001

search
clear



Mobile-to-mobile minutes and data services are not available in certain roaming areas included on T-Mobile's coverage maps.

Print

Map Legend

X Address Location
850 MHz Roaming Coverage
T-Mobile Roaming Coverage
T-Mobile HotSpot Display
Roaming HotSpot (Additional charges apply)
Find a T-Mobile HotSpot ›

This map predicts and approximates our wireless coverage area outdoors, which may vary from location to location and may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within a coverage area, there are several factors, such as: network changes, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, foliage, weather, and other conditions that may interfere with actual service, quality, and availability, including the ability to make, receive, and maintain calls. Multi-band (850/1900 MHz) GSM/GPRS handset required for access to 850 Roaming Coverage. Ask a T-Mobile sales representative or visit www.t-mobile.com/morecoverage for more information regarding handset requirements and T-Mobile 850 MHz coverage. 850 MHz roaming is offered through our roaming partners; some features (e.g. picture messaging, mobile to mobile) may not be available while roaming. Learn more ›

Phones Handhelds & PDAs Plans Packages Prepaid Services & Accessories Coverage Support T-Mobile HotSpot Affiliates Business
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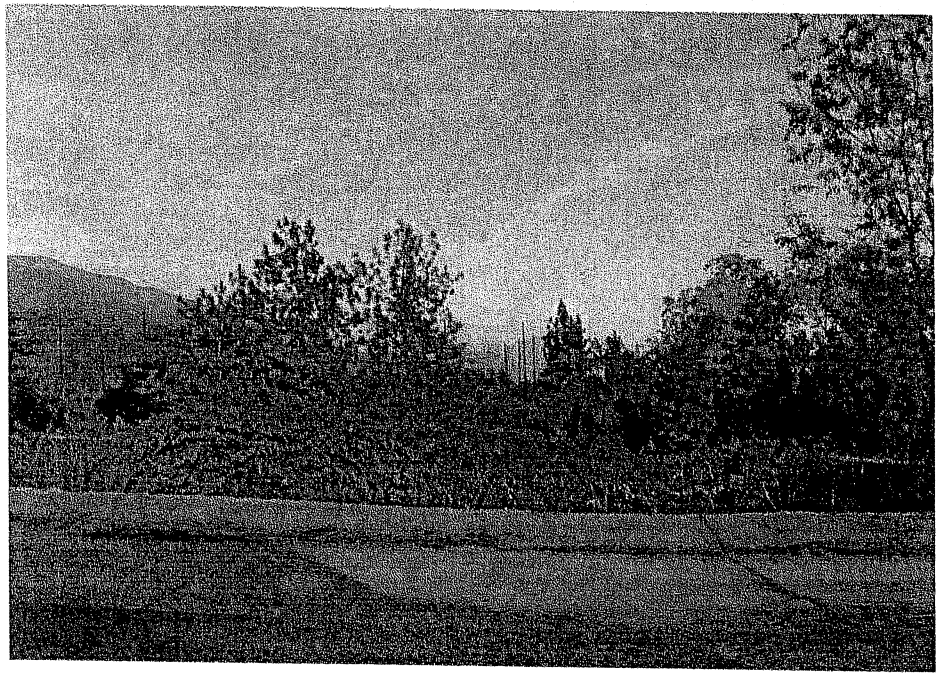
Privacy Resources Language Assistance

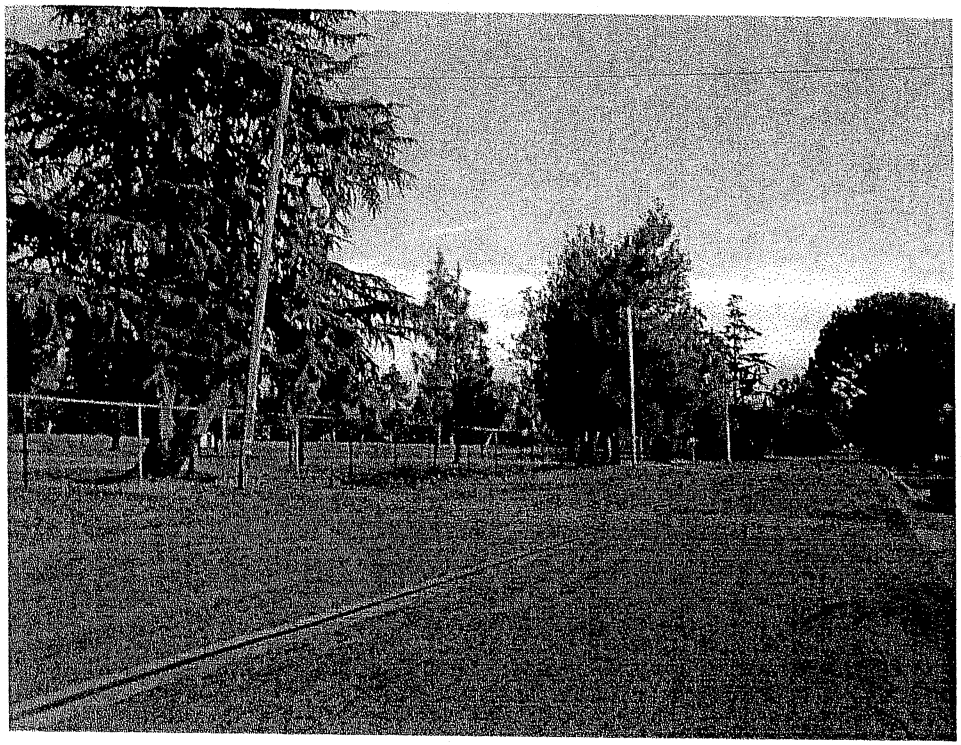
Subj: **fw docs from Joe S. re T-Mobile tower**
Date: 3/28/2008 10:06:57 PM Pacific Daylight Time
From: nettaxi@earthlink.net
To: escovar@aol.com, stopthecelltower@aol.com, nakaquan@netscape.net, evoluxion777@yahoo.com
CC: nettaxi@earthlink.net

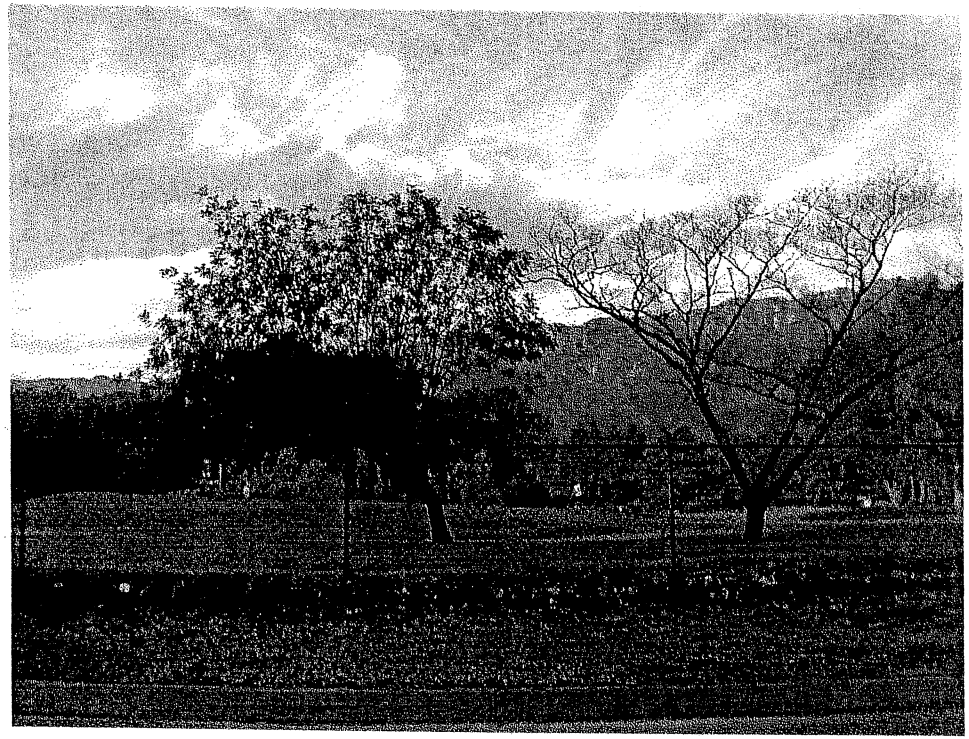
Hi all,
Joe sent this info to me today....could be a duplicate to what each of you already has, but he also mentions below that one page was added to give more info about power and directionality of neighboring sites.
Note that he also gives an 'explanation' to a question I did not actually ask regarding why T-Mobile can't move the proposed tower to Altadena Golf Course. This may be Joe rehearsing what he will say in his closing remarks on Tuesday, who knows?
-Jody

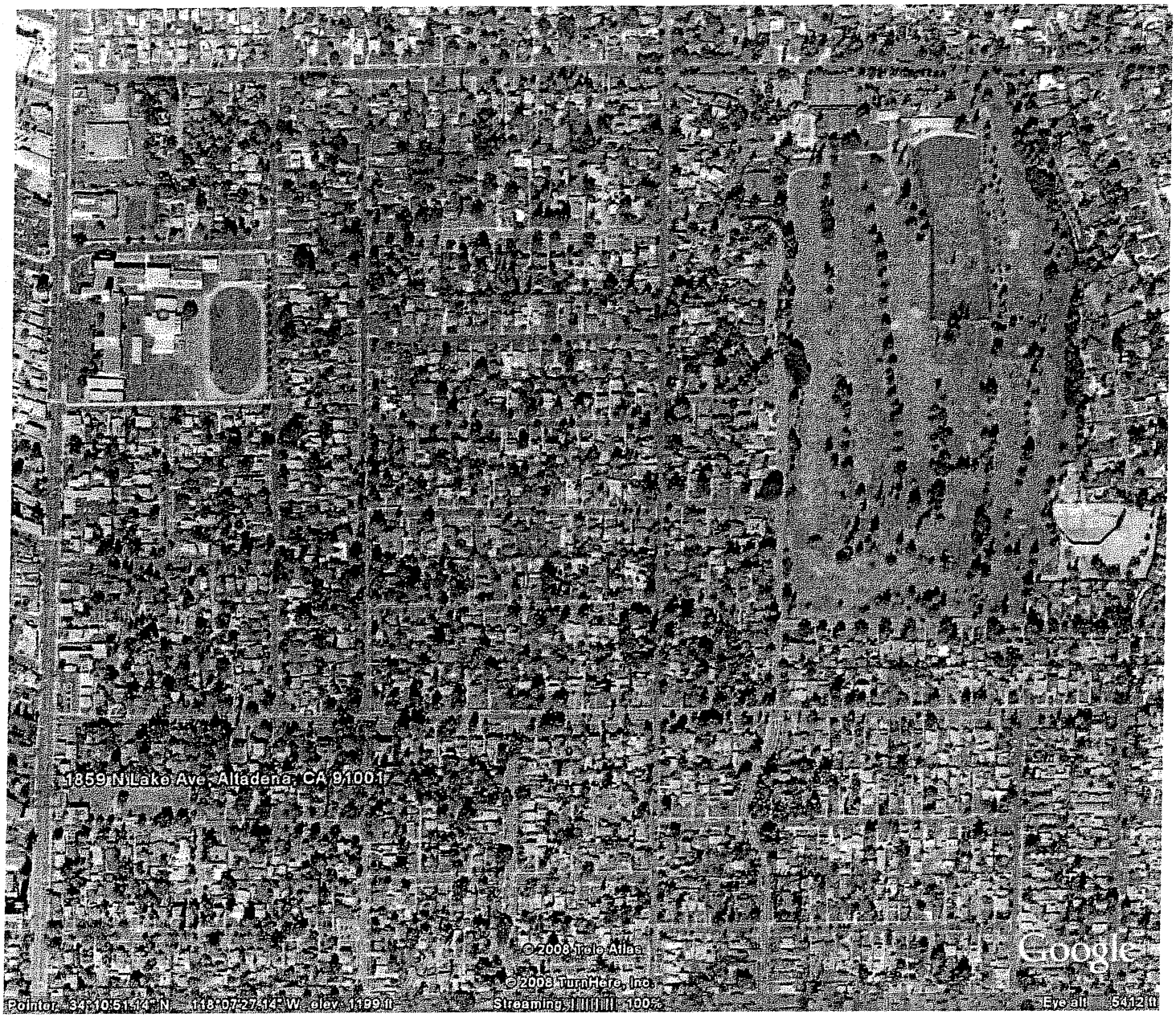
> Jody,
> As we just discussed on the phone this morning, I am emailing to answer
> your
> questions:
> "What are the specifications of the antenna proposal?"
> The antenna pole diameter at the top is 18" and the pole diameter at the
> pole base is approximately 24".
> Related locking metal outdoor equipment cabinets are located at the base
> of
> the pole, on a concrete slab. The equipment cabinets measurements are
> approximately(H x W x D) 1615mm x 1300mm x 940mm.
>
> "Is it for cellular, WIMAX, public safety...?"
> Omnipoint Communications Inc., a subsidiary of T-Mobile USA Inc., is a
> registered public utility, receiving licensing and regulation from the
> California Public Utilities Commission (CPUC) and the Federal
> Communications
> Commission (FCC). T-Mobile utilizes an all digital system that operates
> in
> the 1800 and 1900 MHz range, which is by FCC definition a "PCS" band. The
> type of service is also sometimes referred to as "GSM 1900". (ie. not
> cellular--800MHz range, not WIMAX--2500-2690 MHz range)
>
> "What are the frequencies, the power level, the directionality?"
> For site specific power data, for the proposed 1885 N. Lake Avenue site,
> please see the attached file "RF Compliance report 2-08.pdf". If you
> meant
> for the neighboring sites in the area please see the last page of the
> attached propagation slides which has an additional sheet added to answer
> the power and directionality question for the neighboring sites. As I
> mentioned on the phone a "sector" is the compass direction that the
> antennas
> face. For example if it says "IE04947 60, 180, 300," that basically
> means
> the site on the map labeled IE04947 has antennas pointing at 60 degrees
> (North East), 180 degrees (South) and 300 degrees (North West). As can be
> seen in the last paragraph of the last slide, the power level that the
> existing sites transmit (ERP -effective radiated power) is at is 52dbm.
>
> The T-Mobile representatives who attended the March 13th Q&A meeting are:
> Joe Spieler ---Project Representative / Moderator

> Field Wagner ---Construction/Design representative
> Muzzamill Hameed ---Radio Frequency Engineer
>
> You had also asked why T-Mobile can not re-locate the site to the Altadena
> Country Club area. The selection of T-Mobile sites for the installation
> of
> wireless facilities is "locationally dependent," meaning that the location
> of new sites is driven by the location of existing sites in the network
> chain. This is because the distance over which the low-power signals
> emitted by such facilities extend is limited to a geographically small
> area,
> or "cell." Tall trees, such as in the Altadena area, also further impede
> the penetration of the RF coverage. An overlapping patchwork of such
> cells,
> with a decent level of visibility over the bulk of the clutter, is needed
> to
> provide consistent coverage over a larger geographical area. As the
> caller
> moves through cells, one cell relays its signal to the next. Where there
> is
> a "gap" in this pattern, a call is either "dropped" (disconnected) or
> "blocked" (never connected), resulting in a failure of the network.
> Consequently, the lack of one site can lead to significant gaps in
> service.
> Currently, coverage in the area to be served by this St. Elizabeth's site
> is
> below industry standards. The proposed site will improve the coverage to
> this "cell" as shown on the attached before and after colored RF
> propagation
> maps. The Altadena Country Club is a different "cell" area, where an
> additional sites is needed to improve the coverage deficiency in that
> specific area. Once again all due to the low signal output power nature
> of
> the T-Mobile facilities.
>
> I hope this answers your questions. If not please reply or call me at
> (805)
> 689-6259.
>
> Best Regards,
>
> Joe Spieler
> AVILA Inc.
> Contractor for T-Mobile USA Inc.
> (805) 689-6259
>
>








1859 N Lake Ave, Altadena, CA 91001
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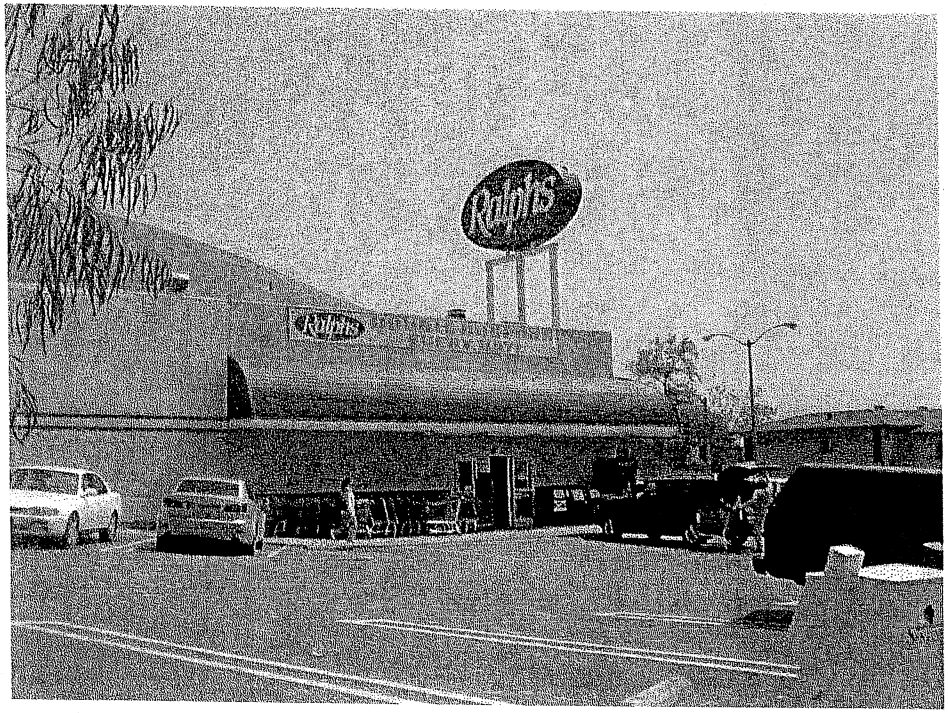
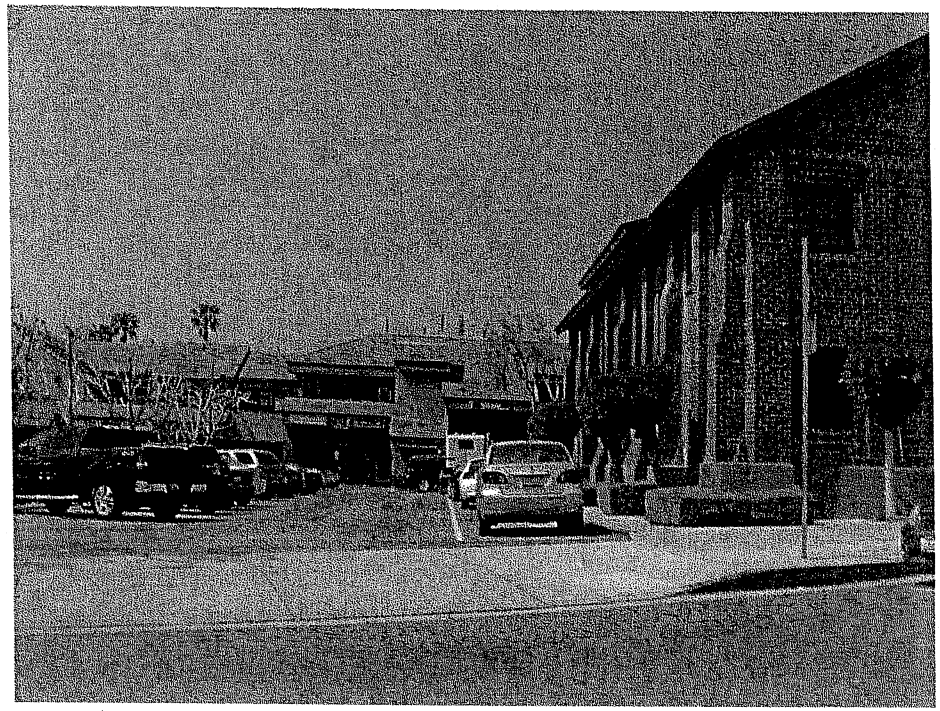
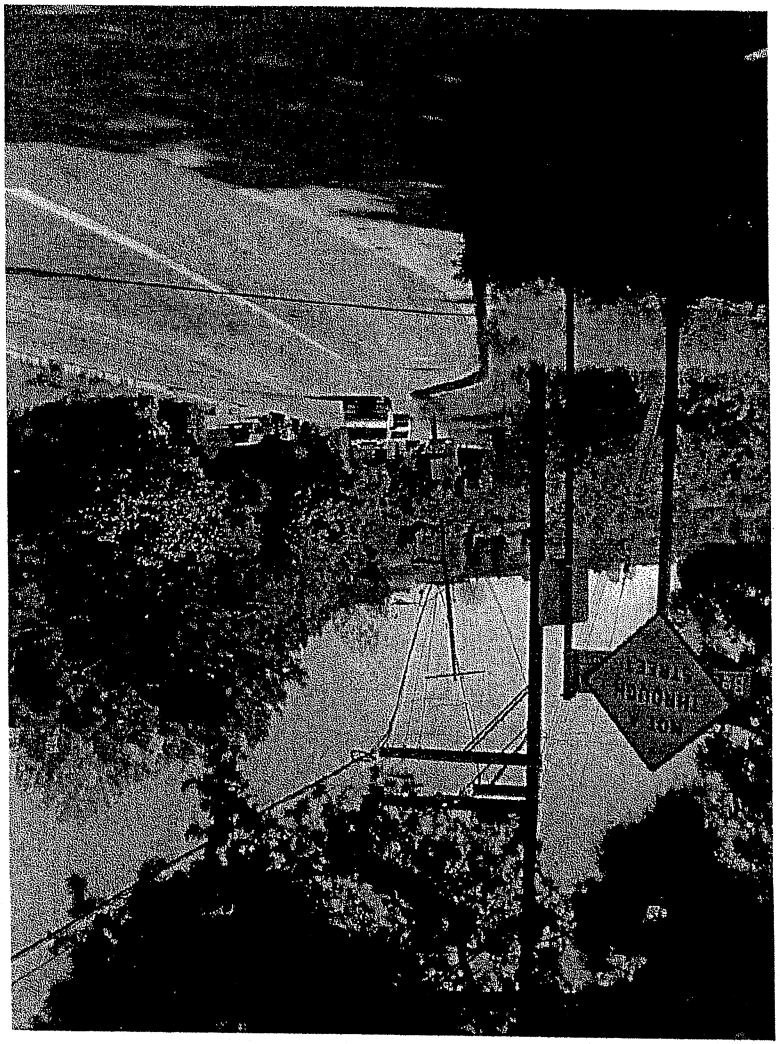
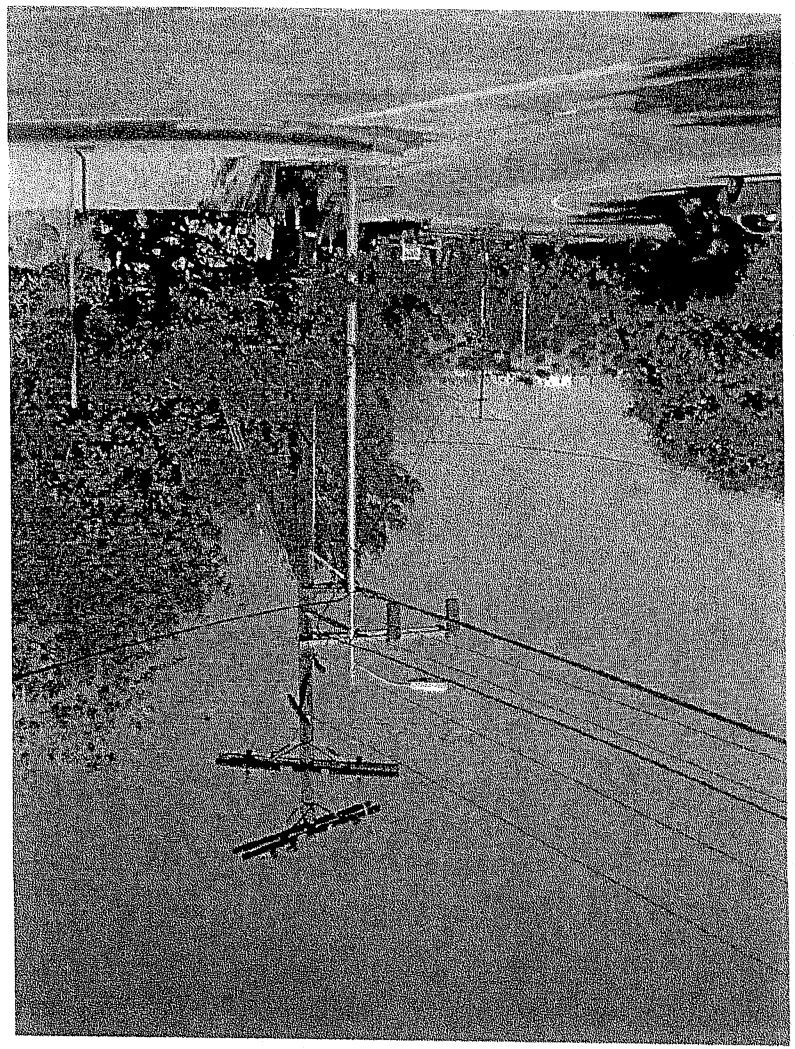
Pointer 34°10'51.14" N 118°07'27.14" W elev 1199 ft
Streaming 100%
Eye alt 5412 ft


Ralphs
Ralphs







A. The families of St. Elizabeth, while not the property owner, are stakeholders and have a right to know what is happening with the space they occupy

Our kids spend eight to twelve hours a day, five days a week on the school campus and on parish property. Just like the homework they do each night, they go to St. Elizabeth each day to do their school work. It is their job.

As such, their interests must be protected.

B. Lack of Notice

1. Process began in 2005. School community and Parish was given notice in 2008: 1 bulletin announcement in English only, 2 announcements in school newsletter re: this meeting & earlier meeting

* submit School Newsletters for this year as proof.

2. Of the notice given, timing was unreasonable.

a. School gave 3 work days notice prior to 3/4/2008 public hearing.

b. 3/7/2008 Informational meeting notice was given with students the same day as meeting, only hours prior to

c. School notice was given for this hearing prior to Easter Vacation, but room number was excluded as was details about nature of the meeting.

3. My husband went to the meeting and can speak to T-mobile rep. and their inability to give clear, accurate answers

4. No new public notice re: Ap. 1st meeting was placed on the church property by the county

5. Only notice re: our ability to oppose was given by concerned school families and neighbors

a. For those who do not go through car line or communicate via email- They are unaware of cell tower issue nor the specifics of location or the knowledge that we could voice opposition to it. (Wilder, Robles, Chavez- Spanish speaking community, etc.)

6. Because of the timing, many could not be here- Laura, Karen, working parents at home moms with child care constraints

C. Of the notice given- information was withheld, disempowering and intimidating

1. Leaders in church and school community refused to state their position and refused to give equal time and consideration to opposing views (Cardomone & Edwin).

2. Because nothing was stated or because of how it was stated, by school and church leaders, the community felt as if the cell tower meetings were about something inevitable.

3. Intimidation tactics were used to quiet opposing views from school employees, church employees and school families. I am aware of a teacher who was opposed to the placement of the cell tower, but wants to remain anonymous for fear of retaliation. Another parent who wanted to come today suddenly changed her mind without explanation.

4. When speaking with employees of the church and school, the same phrases and arguments were used: "What's one more?"/ "Alarmist".

D. Welfare of the community and the future of the community will be destroyed if a cell tower is permitted

1. What St. Elizabeth means to me and my family
   Center or our life. It is where we come together to pray for one another. It is where our children see the Christian values & morals that we teach them alive and well: Do unto others, honor your mother and father, help your neighbor

2. St. Elizabeth is where we worship:
   Grotto is more than a garden: Mass, Palm Sunday Procession, Easter Sunday mass, stations of the cross, Gala.
   Garden is a place of celebration and gathering: School kids hunt for eggs, mentor family picnic, receptions
   It is not the back of the church, nor is it merely a parking lot : We have our annual fiesta/fundraiser where our community unites.

3. A 56 foot tower and the surrounding space that will encompass , will eat away at the sacred, peaceful space that is St. Elizabeth.

4. When my children look towards the church from their school yard what will they see? The steeple and right alongside a cell tower. Are they, am I, to pray to our God or the Almighty dollars the property owner will earn. What values and morals, am I , is our community teaching them?

5. When we go to place flowers at the feet of St. Teresa , right above her head will be a cell tower. This is morally offensive to me and will inhibit my ability spiritual enjoyment. And here is why-

God has spoken to us in many ways- the burning bush to Moses, through the Virgin Mary to Bernadette in Lourdes. Finding St. Elizabeth for our family was a heaven sent message.

St. Teresa was a special to my grandparents, my father, myself to my children and hopefully to their children. She was the St. that my grandfather, their great grandfather found in war torn Italy while serving in the US Army during WWII. He wrapped this little figurine up and sent it to my grandmother. It was a promise of his safe arrival to meet his son, my father. It arrived safely as did my grandfather. Although he has passed, St. Teresa is still at her bedside as a reminder of him.

When we were looking for a Church and a church community to call home, St. Teresa was my sign from God that we were on the right path.

6.An artificial object, like the proposed cell tower, will devalue the uniqueness of St. Elizabeth as a place of worship & as a place to learn. It is easy to be at peace with yourself in this busy world when at the grotto.

E. It will become an attractive nuisance to our kids. Because our outdoor sanctuary is free of gates and enclosures and is always open to the public for prayer and solace, what will stop a kid from his natural curiosity?

F. St. Elizabeth of Hungary Church in Altadena is not the least intrusive place for what I deem to be an unnecessary cell tower.

1. As was stated to me, we have 3,000 + parishioners. Parking and traffic flow are already problematic during the 10:15 and 12:00 masses on Sunday. To encroach on needed space will compound the current problem and affect traffic flow and parking in the surrounding neighborhood.

2. There is not a demonstrated need for yet another cell tower in Altadena and there must be a better place that will achieve the same means.

Honorable Hearing Officer,

St. Elizabeth Church is a special place with an incredible faith filled community. The Grotto, its' garden and the Shrine for St. Teresa fulfill my spiritual needs. As the mother of four young children, thoughtful prayer may not always happen during mass; As I am modeling for my children how we pray and come together as a community to thank God for all his blessings on Sunday, I find solace in that our outdoor sanctuaries are always open to me in time of need.

I bring my four children here today, as a civics lesson. I hope they remember and learn that how we pray and where we pray is sacred. . . and it is worth fighting for. I am here, using my voice to fight for what I believe in, Please deny this permit, protect my ability to pray and send a message to my kids that, because we live in a democracy, our voice matters.

Christina Ronquillo Escovar
Parent and Parishioner

The Balloon Test

A Balloon test was conducted by residents on Thursday March 27th. A 27" red balloon was raised to a height of 56' at the position of the proposed cell tower based on the plans submitted with the application. When wind became a factor, the balloons position was adjusted accordingly. Several residents took digital images from various perspectives on Woodbury Rd., Lake Avenue, New York Dr, and resident's front and back yards as well as the grounds of St. Elizabeth's Church and Grotto looking in the direction of the proposed tower.

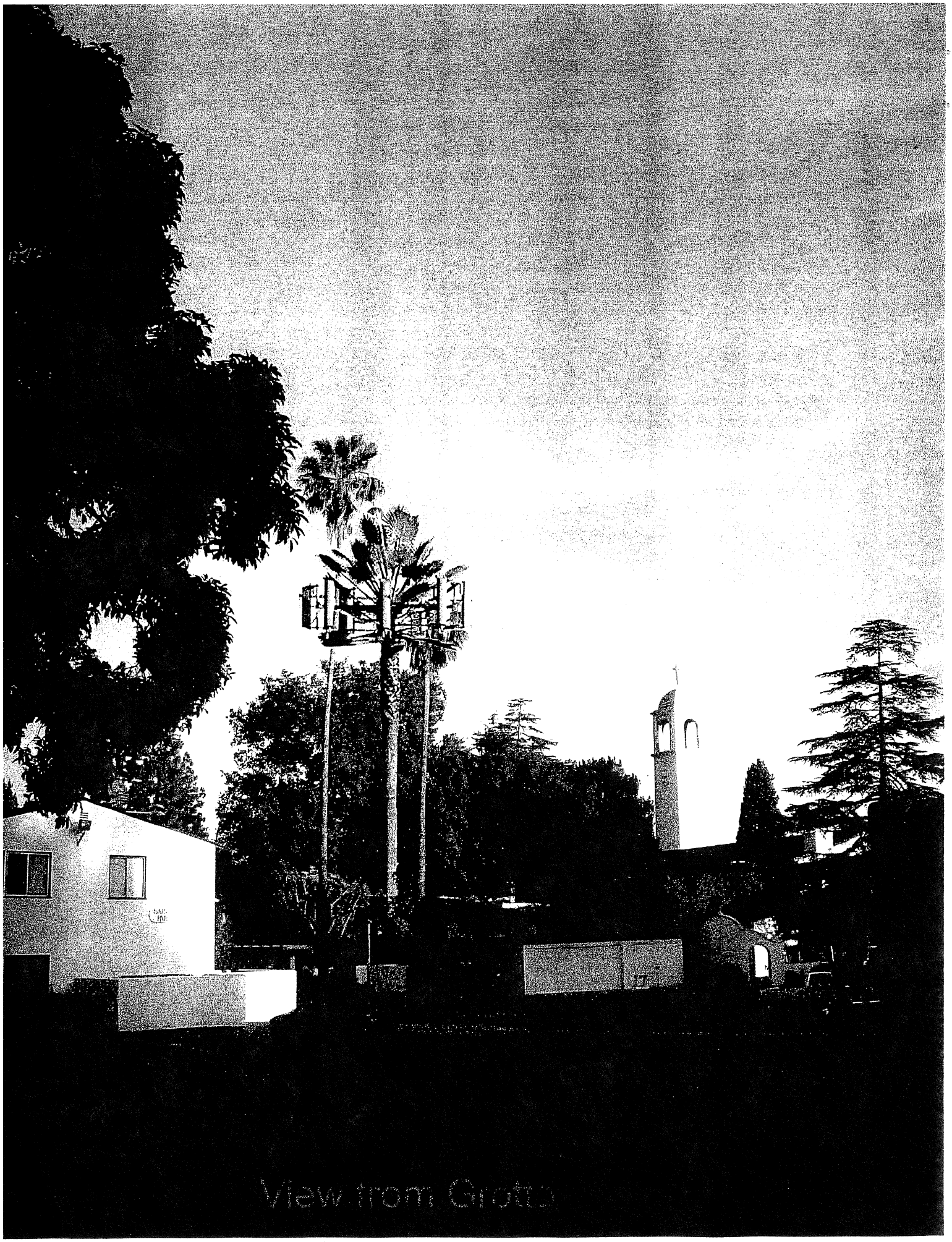
Computer comps were created by taking a real image of an existing Mexican Fan Palm cell tower of similar height and proportion and was scaled to fit the existing photographs by using the balloon as a registration mark for height. The 17'-6" span was determined by multiplying the width of the balloon's image by 8. This made the size of the image accurate within 6".

Lighting adjustments were not made on most of the photographs.

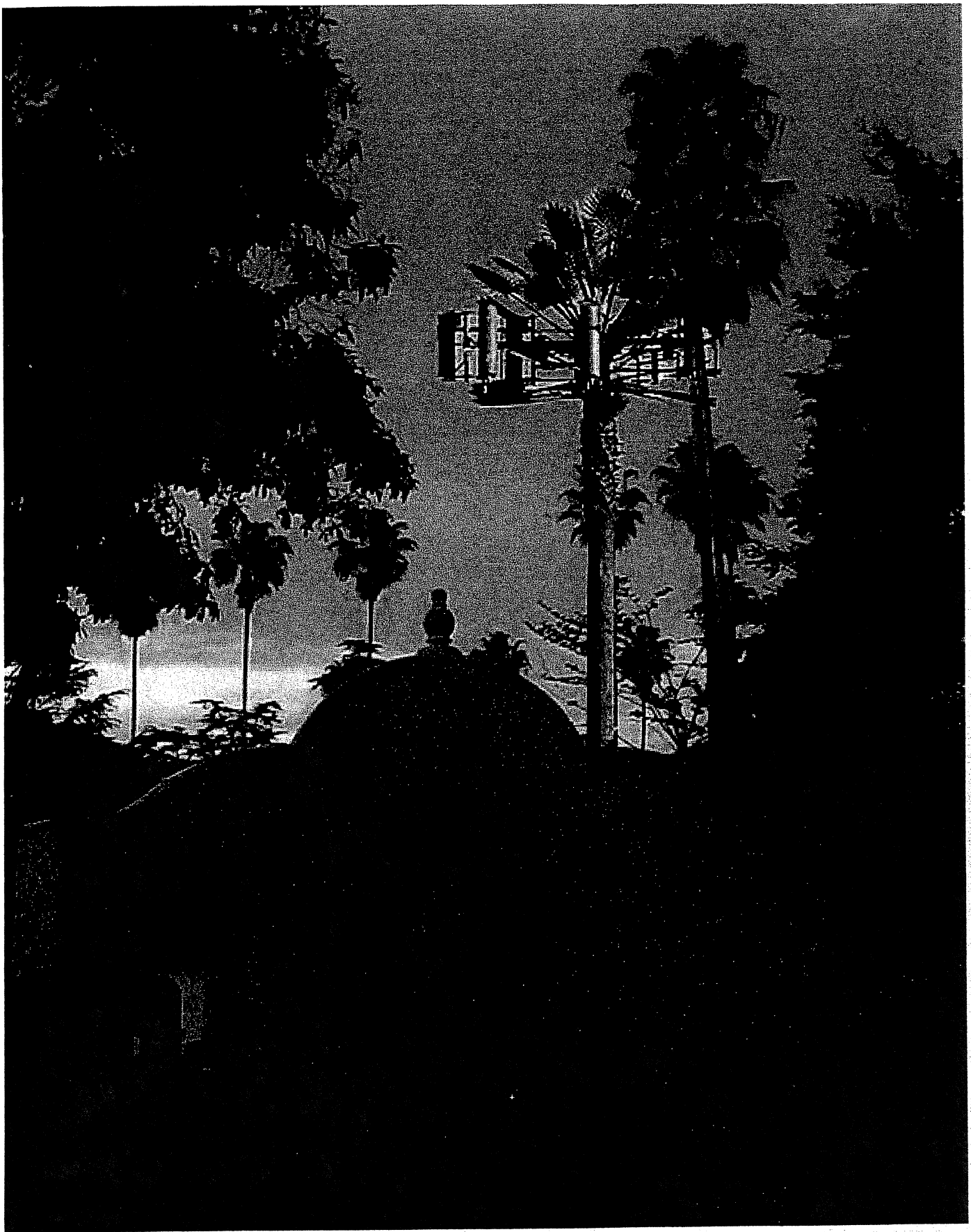
These photo simulations show the startling impact this proposed tower will have on the architectural appreciation and spiritual sanctuary of the grounds of St. Elizabeth's Parish as well as the negative visual impact of such an historic section of Altadena. And Pasadena.

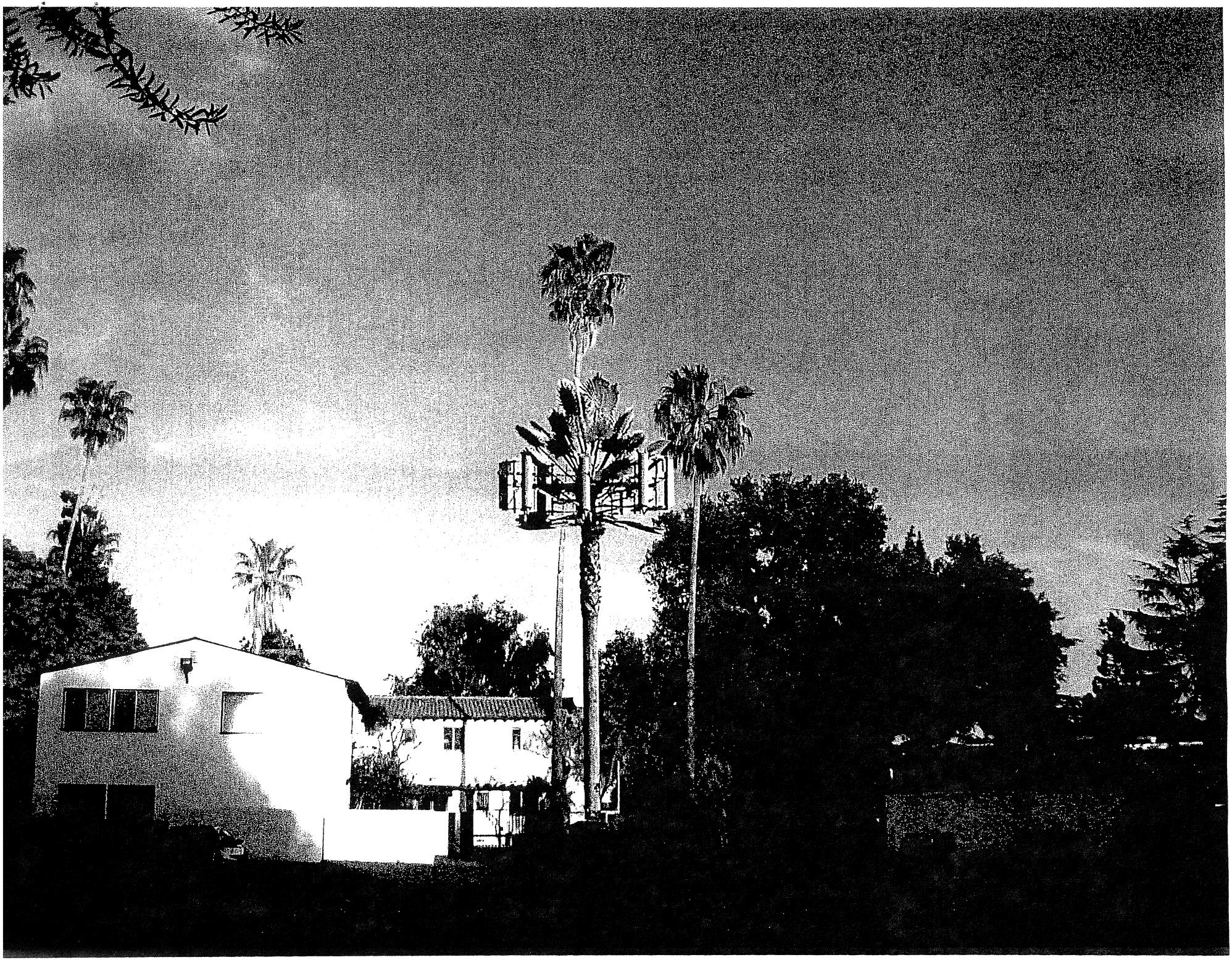
Signed

Marc Fisichella

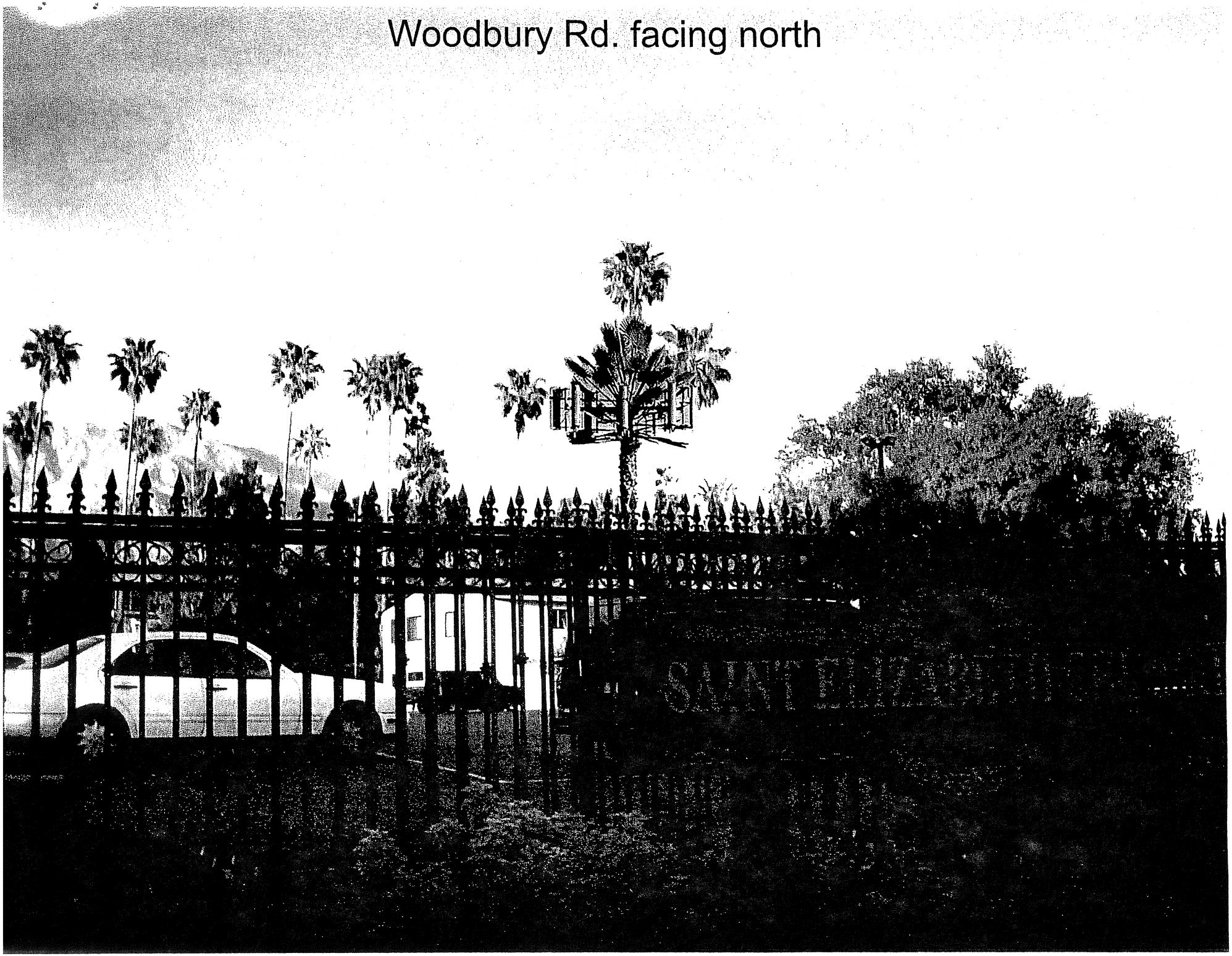


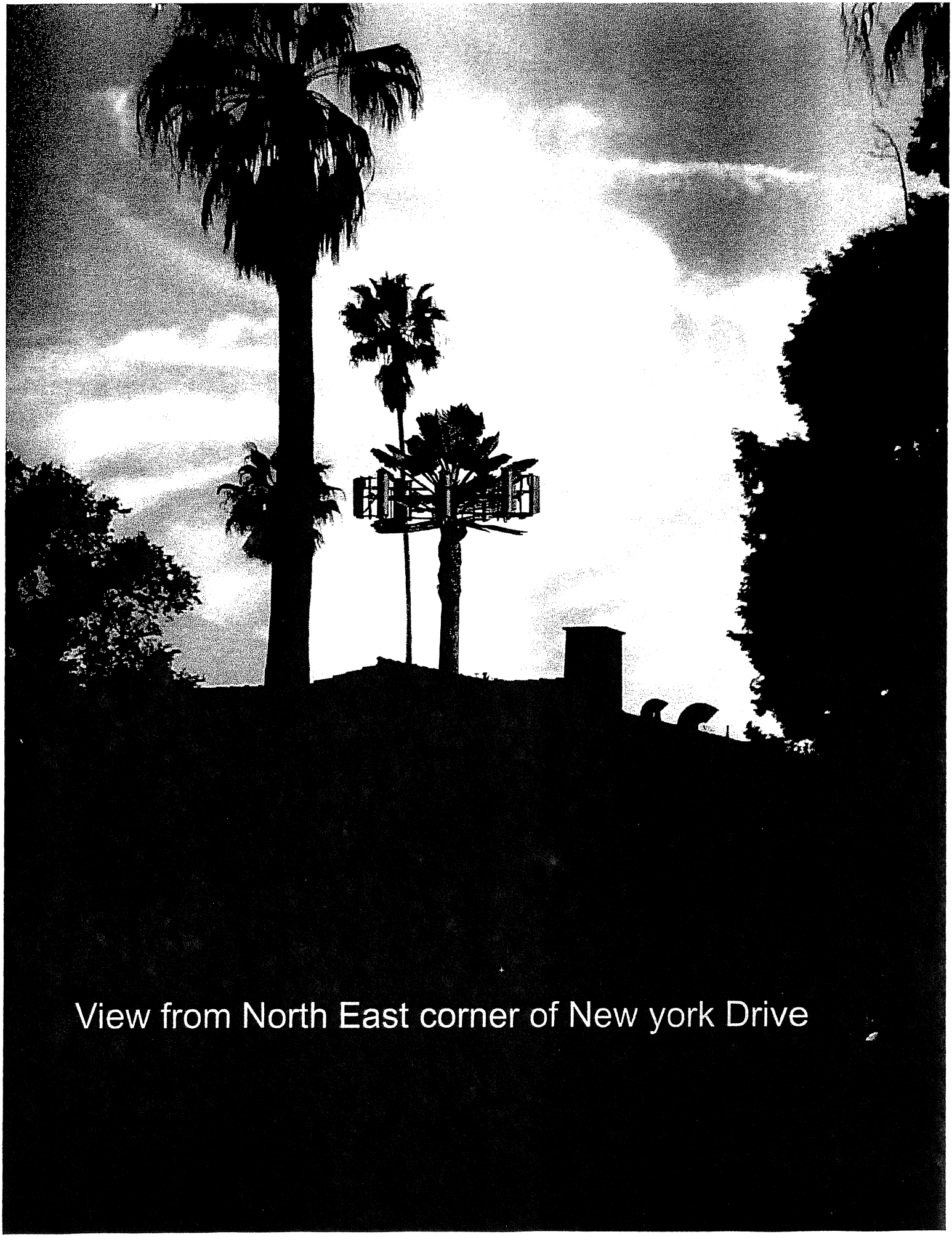
View from Grotto





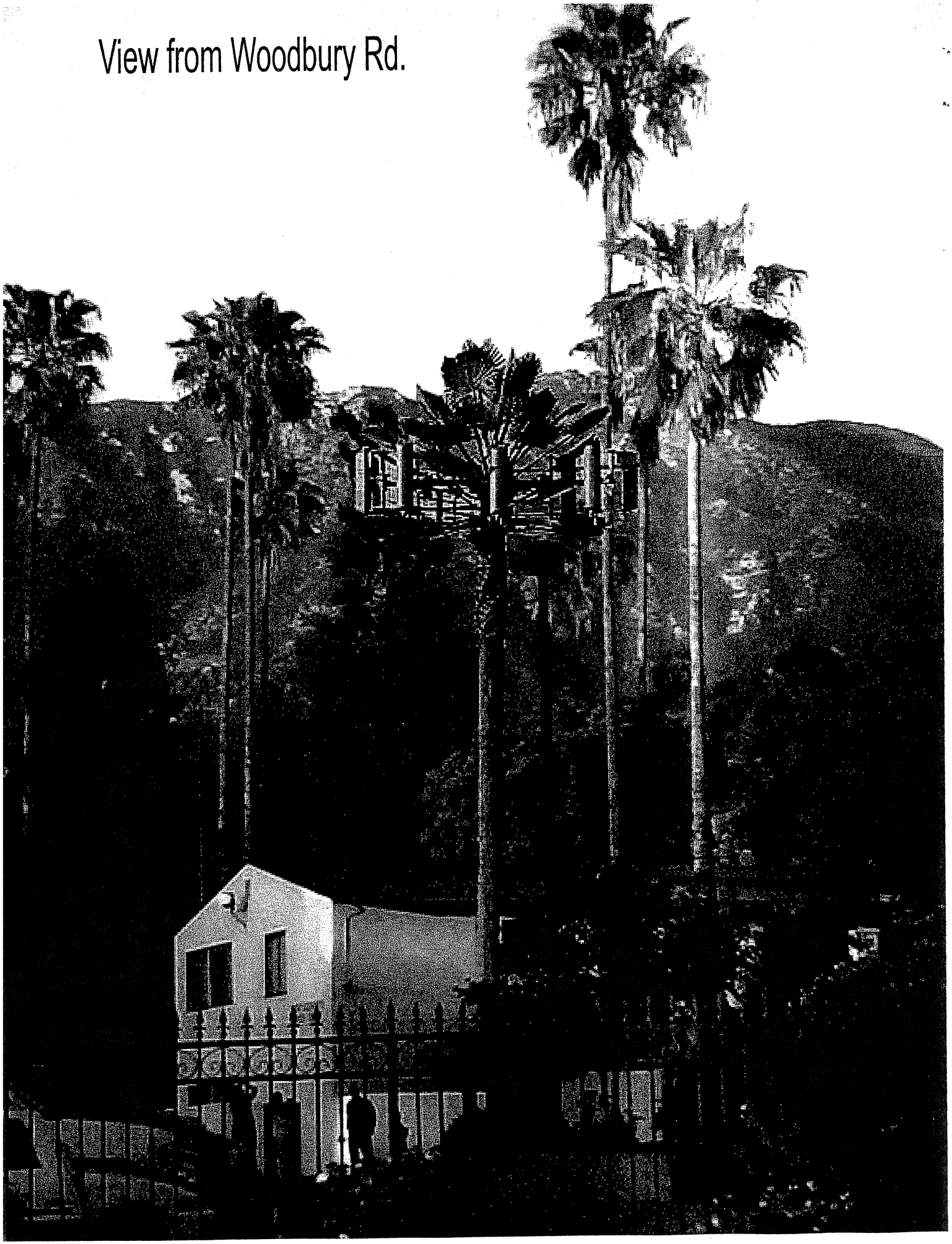
Woodbury Rd. facing north



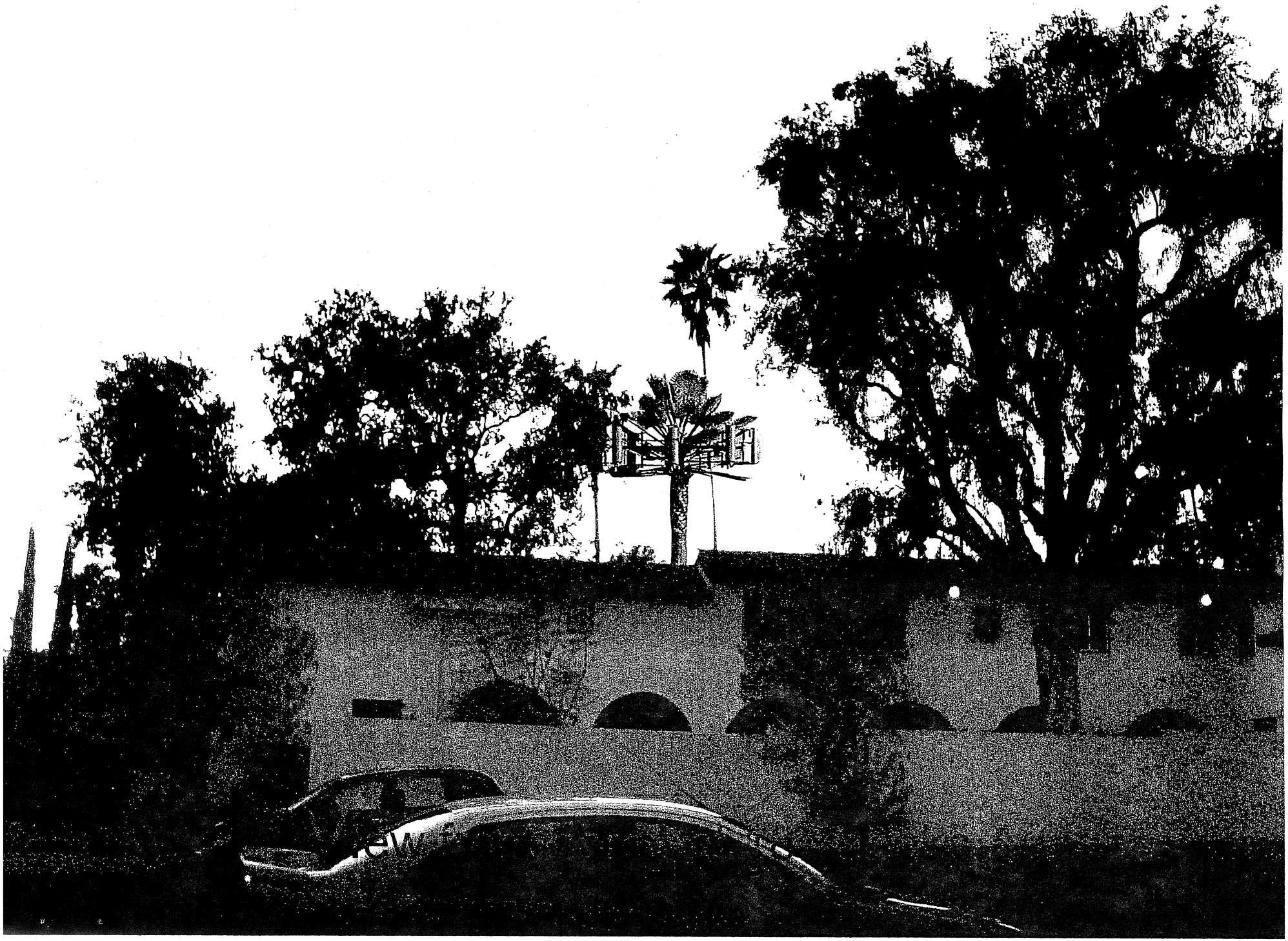


View from North East corner of New york Drive

View from Woodbury Rd.



View from Yard



March 26, 2008

Congressman Adam Schiff
87 N. Raymond Avenue, #800
Pasadena, CA 91103

Re: Project No. R2006-0224-(5)
Conditional Use Permit 200600216

Dear Congressman Schiff,

As members of a neighborhood alliance in your district, we stand opposed to the installation of a wireless communications cell tower near the corner of New York and Lake Avenues, on the site of St. Elizabeth's Church, Altadena (owned by the L.A. Archdiocese).

On March 4,2008 a continuance was granted by the Hearing Board Dept. of Regional Planning, L.A. County for April 1,2008. Because the board members may not take into account any health or safety issues, much of our testimony fell on deaf ears.

The site proposed is to be located within 400 feet of an elementary school and also a day-care center in addition to being only a few hundred feet from many residences. In 1996, a precautionary advisory was issued by the CA Public Utilities Commission recommending against such proximity; further stating that they are being ignored. In the project application, we believe the school and day-care are mis-represented as "Inst." (for institutional) to both the FCC and the PUC as well as the Dept. of Regional Planning by T-Mobile, the applicant.

Beyond the historical value of this site and other environmental factors, our major concern is that of health and safety wherein exposure to electromagnetic microwave frequencies will affront us twenty-four hours a day for many years to come. Our concerns are regarded as "perceived". If so, why then has a new National Research Council of the National Academies, in a 2007 report, identified need for research studies of any health consequences from multiple low intensity RF exposure? The committee listed as first order research need: "The characterization of exposure to juveniles, children, pregnant women and fetuses from personal wireless devices and RF fields from base station antennas".

The National Institute of Health has recently concluded that enough evidence exists to support the classification of EMF's (RF's) as a possible carcinogen. The American Cancer Society states that they don't know. The FCC has regulations and rules based on studies of acute effects for short-term exposure to healthy

adults; studies sponsored by industry and government D.O.D which are ambiguous and slanted toward their need and benefit.

Regional Planning Dept. of L.A. County has stated that our only recourse in addressing these concerns is to register them with the FCC or CA Public Utilities Commission once the project is given the "green light". With the FCC currently under congressional scrutiny for lack of performance and the CA PUC being ignored, we are caught in a CATCH 22 and no one is responsible or liable.

For those who suffer from head injuries, ADD, epilepsy, learning disorders, etc. such fields render greater vulnerability to serious health effects. As a partially disabled veteran, I am one of them.

We thank you for any attention and support you may render.

Sincerely,

Betty A. Behl

Betty A. Behl, Ph.D.,Physical Chemist
Altadena Neighborhood Alliance

COLDWELL BANKER
RESIDENTIAL BROKERAGE

JUDY RUBIN
Previews Specialist

388 South Lake Avenue
Pasadena, CA 91101
(626) 797-6669
FAX (626) 794-1529
E-mail: judyrubin@earthlink.net
www.JudyRubin.com

March 31, 2008

Marc and Robin Fisichella
835 E Woodbury Rd
Altadena, CA 91001

Dear Robin and Marc:

The cell tower that is currently proposed for installation in the St Elizabeth Church parking lot next door to your home would constitute an eyesore. It will be visible from your backyard, and also will be noticed by people driving up and down Lake Avenue and Woodbury Rd. I believe it can decrease the value of homes on Woodbury Rd and on New York Dr.

You asked me for an estimate of your property value once the cell tower (56 ft tall x 18 ft wide) is installed, and, I believe it could decrease the value by approx 10%, or about $125,000. I am surprised the directors or administrators of the architecturally significant St Elizabeth Church, designed by well-known architect Wallace Neff, are allowing the installation of the cell tower.

I suggest your group discuss this with Altadena Heritage to see if they can help out in preventing the installation of the cell tower.

Sincerely,

Judy

Judy Rubin
Previews Specialist

8. Proj. No. R2006-02294-(5)
Subject: CUP No. 2006 00216
Date: April 1, 2008
Mary L. Mention
acting

March 31, 2008
Altadena, California

Dear Sir,

Well, if there is something ugly plop it in Altadena! We are unincorporated and are "fair game". Fake palm trees, big and ugly, the same for "group homes", we have umpteen of them, anything not wanted by surrounding communities give to Altadena!

St Elizabeth's Catholic Church doesn't need ugly! We have a lovely grotto and about 100 children and families every Sunday right under that fake tower.

I understand L.A. Unified Schools will not allow any towers on their property, because of health concerns that have not been proven or disproven.

Please, we do not need it.

A long time parishoner, (1952)
Mary M. Storey
2128 Maiden Lane
Altadena, Ca. 91001
Tel#. 626-794-1648

Project # 2006-02294-(5)
Conditional Use Permit
2006 00246-(5)

DICKSON PODLEY
REALTORS

March 29, 2008

Robin and Marc Fisichella
835 East Woodbury Road
Altadena, CA 91001

Dear Robin and Marc,

It was a pleasure meeting you last week and seeing your beautiful home.

In going over comparables home sales for the area, we discussed the value of your property in relation to the cellular tower in the parking lot adjacent to your lot at Saint Elizabeth's Church. I do feel that being that close to a cellular tower could impact your property values.

The research on cellular towers and signals and how they affect the body is still very new. I think all of us have heard rumors about cell phones causing a variety of maladies and whether this is fact or fiction—the perception is still there. Many home buyers are concerned that there are unknown health impacts from being near a variety of power or energy sources and this, coupled with news stories about environmental contaminants from many sources, creates a stigma. Because of that the tower may be an issue for buyers. I certainly know I have had clients who have chosen not to even look at properties next to power lines and cellular towers where we were aware of them which gives further credence to the fact the tower could, unfortunately, impact your home's value.

Please don't hesitate to call me with any questions or concerns.

Many thanks,

Dhari Thein
Heritage Homes Director
336 South Lake Avenue
Pasadena, California 91101

PETITION FOR A SAFER ENVIRONMENT

Citizens Against Proposed Cell Tower Installation

We, the following community members, local business owners and students of the Altadena community are putting our collective voices together to ask the Hearing Officers, associated with the Dept of Regional Planning, to prevent the installation of a cell tower on the property of St. Elizabeth Church. The church is located on the corner of Lake Avenue and New York Drive.

A public hearing concerning this land use proposal will be held on Tuesday, [redacted]
APRIL 1 **, 2008 at 9:00am in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify. The hearing room opens at 8:50am.**

Please read the attached letter that points out the health risks and aesthetic reasons for not wanting a tower in our neighborhood.

Print	ADDRESS	Sign
MARK HASLETT	606 E. Deodara Dr. Altadena 91001	Mark Haslett
JOHN HOPKINS	608 E LAS FLORES	John Hopkins
JOYCE WINTERS	224 SANTA ANITA CT. SIERRA MADRE CA 91024	Joyce Winters
ADRIANA GOMEZ	24023 Telegraph Hill Ct. Valencia, CA 91355	Adriana G
Nancy Engemann	1505 Charlton Rd, San Marino, Ca 91108	Nancy Engemann
Vanessa Ferandell	11916 The Wye El Monte, Ca 91732	[illegible]
Lorna Deady	2450 E. Del Mar Blvd #35 Pasadena, CA 91107	Lorna G. Deady
Lisa McDaniel	4211 Glenwood L.A., CA 90065	[illegible]
MAX K. BOZEMAN	4211 GLENWOOD AVE. LA, CA 90065	[illegible]
Anita M HULTMAN	1401 NO MENTOR AVE Pasadena 91104	[illegible]
YUET-LING O'CONNOR	826 N Catalina Ave Pasadena 91104	Yuet-Ling O'C
SUSAN HAYLES	2329 ADDISON WAY LA 90041	[illegible]

Petition for Safe Environment

Print	ADDRESS	Sign
Luanne Lynch	270 San Marcos St. San Gabriel CA 91776	Luanne Lynch
JOAQUIN L TAMAYO-OLIVAS	1136 N EL CENTRO AVE LA CA 90038	[illegible]
BARBARA RAVEN LEE	812 Skyland Drive Sierra Madre CA 91024	[illegible]
Karen Hirsch	912 Manzanita Pasadena CA 91103	Karen Hirsch
Charlotte Lynn	1540 N. Roosevelt Av. Pasadena CA 91104	Charlotte A Lynn
Hugh Healy	416 E. Altadena Dr Altadena 91001	[illegible]
Karen Garland	327 Wildrose Monrovia CA 91016	Karen R. Garland
Karyn Taylor	1929 Queensberry Rd. Pasadena CA 91104	[illegible]
HEIDI GRVETZ		[illegible]
Sue W. Chandler	1592 Virginia Rd San Marino, CA	Sue W. Chandler
Stephanie Hager	320 Narcissus CDM, CA 92625	[illegible]
Kirk von Meetelen	320 Narcissus CDM, CA	Kirk von Meetelen
UZANNE RYAN Suzanne Ryan	1560 Meadowbrook Altadena CA	S Ryan
MARCUS M. [illegible]	597 Cree 91001 L.A., CA 90065	[illegible]
Sarah M. Lansdown	1721 Paloma St Pasadena, CA 91104	Sarah Lansdown
Valerie Coachman-Moore	1195 E. Woodbury Rd PASADENA, CA 91104	Valerie Coachman
Greg Winters	6660 Melbog West Hills CA 91307	[illegible]
Joni Conlon	351 Mariposa Av Sierra Madre CA	[illegible]
DIANE SMITH	1505 CARROLL DR ALTADENA, CA 91001	[illegible]
Beth Thorne	7338 Kyle St. Tujunga, CA 91042	[illegible]
[illegible]		

Petition for a Safe Environment

Print	ADDRESS	Sign
Sarah Eadie	1140 Highland Ave #244 Manhattan Beach, Ca 90266	
Suzie Dunavans		Sarah Eadie
Kathy Salaza	948 N Ave 63, LA 90042	
Janet Morrell	1531 Pepper Dr 91104	JMorrell
Judy	1900 Kinneloa Mesa Dr. Pasadena, CA 91107	
Susan Moreland	P.O. Box 40155, Pasadena CA. 91114	Susan Moreland
Darius B. Moreland	P.O. Box 40155, Pasadena 91114	Darius B. Moreland
JESSICA BRONSON	6609 ELDER ST LA CA 90042	J.M.R
Annette BRANDIN	1417 Rollin St So. PASADENA 91030	Annette Brandin
Steve Ek	468 Atchison, Pasadena 91104	Steve Ek
Lawrence Walsh	1566 Linda Rosa Ave, LA CA 90041	
NORMA CONTINO	20214 E. WALNUT Drive South 91789	
Maria del Sol Crocker	2754 Community Ave, La Crescenta 91214	Maria del Sol Crocker
LORRAINE M. WRIGHT	8701-4 Ave Los Angeles	Lorraine M. Wright
ALICIA MONTES	216 N PARKVIEW ST LA CA 90026	
[illegible] ZUNIGA	3385 PADRE JUAN AVE. OXNARD, CA 93023	
Joelle Adrea	2621 Berkeley Ave LA 90026	Joelle Adrea
[illegible]		

Petition for a Safe Environment

Print	ADDRESS	Sign
Eli and Chuck Cirino		[signature]
Linda Arnhold	19357 Dairen St. Rowland Hts, 91748	[signature]
Shirley Wells	1915 Royal Oak Duarte Ca 91012	Shirley M Wells
LESA EVANS		Lesa L. Evans
BARBARA CRAMER	1435 CAPISTRANO AV Glendale Ca	[signature]
Diane Doban		Diane Doban
Angela Rodriguez		[signature]
[signature]	133 San Miguel Pasadena	[signature]
Sandra French	2064 ESCARPA DR. L.A., CA 90641	Sandra French
Briana Markese		[signature]
Susan Peterman	4325 Oakwood LCF 91011	[signature]
Petra Gallard	597 Cigue Blvd LA CA 90068	P. Gallard
Francesca Fordyce		[signature]
KAY SHARP		Kay Sharp
LINDA HIATT		Linda S Hiatt
Libby Fele		[signature]
Michelle Anderson	6524 Meridian St. Los Angeles, CA 90042	M Anderson
Marianne Dryden	1535 Arroyo View Dr, Pasa, Ca. 91103	Marianne Dryden
Lenna Weidman	1518 E Harvard Glendale, CA 91205	L Weid

PETITION FOR A SAFER ENVIRONMENT

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APRIL 1

Please read the attached letter that points out the health risks and aesthetic reasons for not wanting a tower in our neighborhood.

Print	ADDRESS	Sign
MEKALA GANAPATHY	108 N. GRAND OAK AVE PASADENA, CA 91107	
Mark Saltzman	2860 Winfall Avenue Altadena, CA 91001	
LINELLA RAFF	511 E. Mendocino St. Altadena, CA 91001	
PAMELA SATERDALEN	1068 E. Sacramento St. ALTADENA, CA 91001	
Siegfried Dange	4115 EDENHURST AVE L.A, CA 90039	
Carolyn Leach	257 Wilson Street Sierra Madre, CA 91024	
[redacted] CYNTHIA LUDWISKI	942 N. CHESTER AVE PASADENA, CA 91104	
Molly Cleator	3330 Descanso Ave L.A., CA 90026	
Julie LaLumiere	1355 N michilinda Pasadena CA 91107	
Vicki Kelly	517 E. SANDLAU ARCADIA, CA 91006	
Marie Senese	569 W. Orange Grove Sierra Madre CA 91024	

Petition for a Safe Environment

Print	ADDRESS	Sign
EVELYN CO	1000 E. WALNUT ST. #213 PASADENA, CA. 91106	Evelyn Co
Cathy LoGerfo	1811 Bonita Ave La Verne CA 91750	Cathy LoGerfo
Elizabeth F. FRANCIS	884 W. La Canada Vrdg. at Ladena, Ca	Elizabeth F. Francis
CHRIS CHATTERTON	5642 HOLLY OAK DR LA CA 90068	[illegible]
Kelley Hanna	1912 OAKWOOD PAS 91104	K Hanna
Lisa Barnet	950 Montcito Dr. LA, CA 90031	[illegible]
~~Lisa McDaniel~~	1428 S MARENGO AVE P-4 Alhambra CA 91803	Nancy McLockwood
NANCY LOCKWOOD	cell (626) 484-2325 or (626) 308-0232	
Karen Sotzak Rice	10 N Montana Trail Sierra Madre	[illegible]
Rosemarie Barraza	3011 Stockbridge Ave LA CA 90032	R Barraza
~~Lenna Weidman~~		
SOLOMON MOORE	1195 E. WOODBURY PAS. CA. 91104	Solomon Moore

PETITION FOR A SAFER ENVIRONMENT

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Print	ADDRESS	Sign
GingerGelber	53 E. ALTADENA DR.	
Connie Luder	471 N. Cañon Dr Sierra Madre, CA	Connie N Luder
Daryl Glinn-Tanner	7210 Hillrose St Tujunga 91042	
IVONNE FERRANDELL	11916 THE WYKE EL MONTE CA 91732	Ivonne Ferrandell
Angela Sorensen	1153 Western Ave Glendale 91201	
Marie-Anne Boulard	state street Pasadena, 91105	
Valerie Wilding	500 S Oak Knoll Ave Pas 91101	Valerie Wilding
PAULA GOODEN	275 E GREEN Pasadena 91101	Paula Gooden
Stephanie Doncik	585 Madeline Dr Pasadena 91105	
Connie Stonebraker	16450 Bryant St. N.H.	Connie Stonebraker
Isabelle Benarous	2034 N Highland Av. LA CA 90068	
CHARLES FALL	422 Terrill ave. L.A. 90042	

Petition for a Safe Environment

Print	ADDRESS	Sign
Constance Wells	1927 N. Lake Ave Altadena	C Wells
PUANANI LEAL	930 EL DORADO St. MONROVIA	Puanani Leal
Rosa Steinbacher	940 E. Mendocino Street Altadena, CA 91001	Rosa E Steinbacher
CHARISSE DUNN	149 S. Los Robles Pasadena CA 91101	

March 23, 2008

Petition

We, the undersigned, oppose the installation of a cell tower at St. Elizabeth's Church in Altadena, CA.

	Name	Address	Phone
1.)	Francisco [illegible]	999 N los Robles Ave Apt 1	626 797 5119
2.)	Maria Alicia Rodriguez	999 N los Robles Ave Apt 1	626 797 5119
3.)	Javier Bugarin	3569 E Green St Pas CA 91107	626 796 1965
4.)	Norma Salcedo	1101 University Dr Pas CA 91104	626 791-4 91
5.)	Mariana Loza	618 E Claremont Pasadena CA 91104	626 840 3211
6.)	Patricia Edeza	1314 Starhaven St Duarte CA 91010	626-303-20-24
7.)	Victoria de la Torre	1155 Elizabeth Pasadena Calif 91104	
8.)	[illegible] de la Torre	1155 Elizabeth St Pasadena Calif 91	
9.)	[illegible]	626-864-3470	
10.)	Ricardo Romero	1776 N. El Molino Ave	626-797-2627
11.)	Casey Cannon	5616 Strohm Ave #5 N.H. CA 91601	818 752 91
12.)	Philip Madden	861 New York Pa.	626-794-2923
13.)	Carol Shankey	1850 Walworth Ave Pasadena 91104 CA	626 791-2684
14.)	Cordelia Donnelly	161 N. June Street, Los Angeles, CA 90004	
15.)	Janet Selinske	984 E. Topeka St Pasadena CA 91104	
16.)	Lorenzo R. Hernandez	989 E. Topeka St Pas, CA 91104	(626) 797-3739
17.)	Giovana Arredondo	761 N. Wilson Ave.	(626) 794-6741
18.)	Ricardo Arredondo	761 N. Wilson Ave	(626) 794-6741
19.)	Christopher McCauley	954 E. Topeka Street, Pasadena, CA 91104	
20.)	Frank Ramirez	954 E. Topeka St., Pasadena CA 91104	
21.)	Marcelo T. Bugarin	681 E. Elizabeth St Pasadena CA 91104	
22.)	Melissa Bugarin	681 E. Elizabeth St Pasadena Ca 9110	
23.)	~~Jannie Valdez~~ Jane Valdez	803 E Woodbury Altadena	
24.)	Brenda Danna	1145 New York Dr., Altadena, Ca. 91001	
25.)	Robert Fundter	1613 Valencia Ave, Pasadena 91104	626 482-9430

Petition

We, the undersigned, oppose the installation of a telecommunications tower at St. Elizabeth's Church in Altadena, CA.

	Name	Address	Phone
1.)	Michael O'Brien	1070 N. Marengo, 91103	626 798 5087
2.)	Cathleen Moore-Monsen	460 Bellefontaine 91105	626-799-9525
3.)	R H E	1868 Galbreth Rd 91104	626-398-5586
4.)	S. Trader	548 Rio Grande 91104	626 797-0259
5.)	June Takemoto	2101 E. Orange Grove 91104	798-6479
6.)	Stacy R. Cohen	1205 Leonard Ave, Pasadena, CA 91107	(626) 351-9217
7.)	Gary Miller	1515 Linda Vista Pasa. 91103	626-793-0193
8.)	Ray Makuk	1207 N. Wilson Pas 91104	(398-3760
9.)	Ray Dun	938 Kewen Dr pasadena	(626) 796-5890
10.)	Mary Takamura-Quan	938 Kewen Dr. pasadena 91108	(626) 796-5890
11.)	B Freeman	427 Heather Hts Monrovia	626-
12.)	Stephanie J Frederick-McKelvey	2243 Crescent Dr. Alt. 91001	(626) 345-948
13.)	Eric Kneeman	1750 E. Mountain St Pas 91104	
14.)	AMY STUART	78653 ROCKWELL CIRCLE Palm Desert CA 92211	
15.)	Betty Guy/Mark	2KO San Pasqual Pas 91107	
16.)	Genette Foster	1740 Monte Vista Pas 91106	
17.)	William Shalmann	930 Parkman St. Altadena 91001	
18.)	ROHIT VARMA	1942 WOODLYN RD, PAS 91104	
19.)	BERT BABBITT	484 E. Calif #15 PAS 91106	
20.)	Nita Moots Kincaid NITA MOOTS KINCAID	677 CANYON CREST DR., SIERRA MADRE 91024	
21.)	George F. Buck	957 Marchetta St. Altadena, CA. 91001-	
22.)	Corine Gonlet	1040 Coolidge Av. S. Gabriel 91775	
23.)	Ed Edwards Sr	290 W Orange Grove Arcadia, CA 91006	
24.)	Kelly Bearden	1049 N. Holliston Av. Pasadena CA 91104	
25.)	Jaime Marquez	3275 Primavera Street Pasadena CA 91107	

Petition

We, the undersigned, oppose the installation of a telecommunications tower at St. Elizabeth's Church in Altadena, CA.

	Name	Address	Phone
1.)	James Kincaid	677 Canyon Crest Dr.	626-355-1303
2.)	Joe Feinblatt	1174 N Hudson Av	626-797-0462
3.)	Kathleen Dillon	2269 Mar Vista Ave.	626-298-6141
4.)	[illegible]	1176 N Holliston Ave	626 791 4942
5.)	Rosemary Germain	1334 S Mayflower Arcadia	626-303-1429
6.)	Magdalena Osburn	235 S. Allen Ave	314-954-6702
7.)	Henry Guerrero	2394 Brigden Road	
8.)	Sarah Wightman	314½ W. Lime Ave.	626-305-0859
9.)	[illegible]	314½ W. Lime Ave	620-329-3710
10.)	Greg Macdonald	907 Crestmont Dr	310-871-8914
11.)	David Moore	4933 Avoca St LA	323 376 4848
12.)	[illegible]	376 Wallis St Pasadena	
13.)	Mary-Louise Odstrcil	113 N. Craig 91107	(626) 577.8731
14.)	[illegible]	1916 N. [illegible] Rd 91107	626 818 0377
15.)	R.D. Shining	245 Atchison St. 91104	6267983674
16.)	Kelly Puga	1420 N. Garfield Pasadena 91104	6263197410
17.)	Andrea Johns	770 So. Euclid Pasadena 91106	
18.)	[illegible]	5244 Rockland Ave. L.A. 90041	
19.)	Joe Wilson	1098 N. Sierra Bonita, Pasadena 91104	
20.)	Ramzi Ennabi	2751 E Orange Grove Pasadena 91107	
21.)	Fadwa Ennabi	2751 E Orange Pasadena 91107	
22.)	Gary Hathaway	555 Camillo St, Sierra Madre 91024	
23.)	Eudaxio Rodriguez	626 8277673	
24.)	[illegible]	530 [illegible] Rd 626 403 6940	
25.)	Pablo Artica	1518 Sunset Ave Pasadena 91103	(310) 749-1986

Petition

We, the undersigned, oppose the installation of a telecommunications tower at St. Elizabeth's Church in Altadena, CA.

	Name	Address	Phone
1.)	Randy Stark	1774 Fiske Ave, Pasadena, 91104	818-653-3446
2.)	Manuel Gonzalez	1666 Fiske Ave Pas 91104	626-286-2861
3.)	Martha Clark	1834 Walworth ave. Pasa 91104	626.798.7030
4.)	Lisa Arden	1699 Walworth Ave Pasa 91104	626-791-1930
5.)	[illegible]	1732 Fiske Avenue Pasadena 91104	714-651-6682
6.)	Dan Carver	1801 FISKE Av PASADENA 91104	626 7974393
7.)	Jackie Carver	" " " "	
8.)	Larry Freeman	1618 Walworth Pasadena 91104	8183913662
9.)	Eric Doehne	1689 Walworth Ave. Pasadena 91104	626-39 317
10.)	Aaron Gutierrez	843 E. Elizabeth ST " " 91104	626 798 3724
11.)	Leticia Cardoso	843 E. Elizabeth St " 91104	
12.)	Karen Freeman	1618 Walworth Ave. " 91104	
13.)	Larry Freeman	1618 Walworth Ave. " 91104	
14.)	Gabriel Barrueco	734 S. Marengo Ave #10 91106	
15.)	Kathleen Moir	723 E. Woodbury Rd Altadena 91001	626/798-8275
16.)	Cornelia Gates	737 E. Woodbury Rd. Altadena 91001	(323)684-7143
17.)	Francesca Fordyce	767 Atchison St. Pasadena 91104	626 794-9711
18.)	Gordon Fordyce	" " " "	"
19.)	Bo ASTRUP	867 NEW YORK DR ALTADENA 91001	626 398 37
20.)	Revvell	867 N. York Dr Altadena 91001	626-398-3911
21.)	JOE AGUIRRE	1487 N. MENTOR AVE 91104	626 7919899
22.)	MARK SAUTER	1735 MIDWICK DRIVE ALTADENA, CA 91001	626791-108
23.)	FLORENCE MADDEN	861 NEW YORK DR ALTADENA CA 91001	626 798-292
24.)	Philip MADDEN	841 New York Dr Alt. 91001	"
25.)	Robin Fisichella	835 E Woodbury Alt CA 91001	

March 23, 2008

Petition

We, the undersigned, oppose the installation of a cell tower at St. Elizabeth's Church in Altadena, CA.

	Name	Address	Phone
1.)	Debra Guerrero	1933. N. Madison Ave	626)794-8423
2.)	Barbara Galloway	311 Parkman Altad	626 791-5877
3.)		7 Valley	6297671677
4.)	Gema De la Torre	406 W. Harriet st.	(626) 798-5296
5.)	Guillermo Gutierrez	330Y Alicia Ave, Altadena 91001	626-622-7991
6.)	Donna Van Allen	1840 Fiske Ave	626-398-2011
7.)	Marie Moser	1906 Elizabeth St.	626 794-9377
8.)	RAY ECHEVARRIA	1663 N. LAKE	626-791-7238
9.)			
10.)			
11.)			
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25.)			

WE, THE UNDERSIGNED, OPPOSE THE PLACEMENT OF THE PROPOSED CELL PHONE TOWER FOR T-MOBILE AT ST. ELIZABETH'S CHURCH IN ALTADENA

NAME	ADDRESS	PHONE	SIGNATURE
1. Mark R.	531 E.	626 791-6831	[illegible]
2.			[illegible]
3. Meshach Taylor	969 E. Mt. Curve Ave		Meshach Taylor
4. Elm. Harrell	1088 Worcester Ave		E.M. Harrell
5. Enrique Ariña	355 Douglas St Pasadena ca 91104		[illegible]
6. OSCAR GONZALEZ	306 W pepper ST PASADENA 91103		[illegible]
7. PETER KIM	1958 N LAKE AVE 91001		[illegible]
8. Jason Sosmondo	1113 E. Orange Grove Blvd Pasadena 91104		[illegible]
9. Tanita Brooks	147 Wapello St 91001		[illegible]
10. Efrain Segura	1706 ½ N Sierra bonita		[illegible]
11. ERIC LANENBACH	980 N CATALINA AVE PASADENA		[illegible]
12. Stephanie Campbell	980 N. Catalina Ave Pasadena		Stephanie Campbell
13. JOSHUA BEERS	1818 S. CATALINA ST. LA. CA.		[illegible]
14. RJ Wife	1325 N. Glen Ave, PAS, 91103		[illegible]
15. MARTIN TORRES	838 W. ELM ST. COMPTON CA. 90220		[illegible]

WE, THE UNDERSIGNED, OPPOSE THE PLACEMENT OF THE PROPOSED CELL PHONE TOWER FOR T-MOBILE AT ST. ELIZABETH'S CHURCH IN ALTADENA

NAME	ADDRESS	PHONE	SIGNATURE
1. Xavier Chavo	495 Crosby St Altadena Ca.	(626) 831-8148	
2. Nam Shah	1497 Sunset Ave Pasadena, CA 91103	626-644-8290	
3. Rodney Poole	1072 W. Crosby St. Altadena,	(626) 798-5716	Rodney Poole
4. Kisha Cohen	2704 4th St Santa Monica CA 90405		
5. Diane Rigsby	239 W. Mariposa Altadena Ca 91001	562-412-1101	
6. Olga Valdes	315 E. Palm St. Altadena, CA 91001		
7. Deborah Hong	4858 Carmel Rd.	Lakewood CA 90713	
8. M. DANNEKER	1732 LA PAZ	ALTADENA 91001	
9. EDWARD H. BENDE	589 ATCHISON ST.	PASADENA 91104	
10. MARCO R. PEREZ	1117 No. STONEMAN AVE. #B	ALHAMBRA, CA (323) 363 9200	
11. RANDELL WIGGINS	2546 GANESHA	ALTADENA CA 91001	
12. Ed Reilly	4357 5th St. Apt O	CA	CA 90020
13. Steven Winnick	9720 SAWYER	LA	90035
14. Micaela Darr	2508 La Veneria Ct	(818) 429-6220	Micaela
15. Julio Mata	448 N. Michigan Ave.	(626) 304-0853	

15

WE, THE UNDERSIGNED, OPPOSE THE PLACEMENT OF THE PROPOSED CELL PHONE TOWER FOR T-MOBILE AT ST. ELIZABETH'S CHURCH IN ALTADENA

NAME	ADDRESS	PHONE	SIGNATURE
1. Christina Quiroz	1874 Lincoln Ave #1	626) 616-7760	[signature]
2. Charles Glenn	1064 New York	(626) 356 9123	[signature]
3. Maria I Isenberg	1799 Fiske Ave	(626) 797-0435	Maria L Isenberg
4. Alfredo Resendiz	1272 E. Lexington Ave.	626-794-9537	[signature]
5. Kismet Burroughs	2450 N. LAKE AVE ALTADENA	626-200-6348	
6. Brian Sassi	11951 Landale Studio City, CA 91001		[signature]
7. Mary Lyzenga	948 Concha St	(626) 797-5672	M. Lyzenga
8. Allison Lyzenga	948 Concha st.	(434) 294-2028	[signature]
9. Don Bosch	2937 Santa Rosa	626-798-6623	[signature]
10. Mima Wallace	P.O. Box 374	(626) 6167363	M Wallace
11. Scott Drugan	2245 Sinaloa Ave	(626) 797-8551	[signature]
12. Shanil C. Perera	1890 E. Walnut Street Pasadena Ca 91107	(626) 381-9740	[signature]
13. Nancy Mitchell	1419 N. Grand Oaks	626 794-5956	Nancy Mitchell
14. Rob Mizell	2447 Santa Rosa	91001	Rob Mizell
15. Marcus Johnson	877 E Alamba	91001	Marcus Johnson

15

WE, THE UNDERSIGNED, OPPOSE THE PLACEMENT OF THE PROPOSED CELL PHONE TOWER FOR T-MOBILE AT ST. ELIZABETH'S CHURCH IN ALTADENA

NAME	ADDRESS	PHONE	SIGNATURE
1. Tashawn Strong	2838 El Nido Dr	(626) 200-7695	Tashawn Strong
2. Michal Connor	771 E. Woodbury Rd	(626) 797-6332	[illegible]
3. Celena Mesa	5255 Sierra Villa Dr	~~626~~ 3232565524	[illegible]
4. Martin Mese	5255 Sierra Villa Dr	3232565524	[illegible]
5. Juanita Prado	1144 Dr Rothkyns Dr	(626) 7923452	[illegible]
6. Melanie Calvert	2450 N. Lake Ave. PMB 144 Altadena	626 398 4642	Melanie Calvert
7. Theodis Campbell	335 E. Deodora Dr	626-794-1970	[illegible]
8. Brian Frank	40 E. Wapello St.	626-529-4667	[illegible]
9. Al Newman	1876 Bradburn Rd	6267982323	Al Newman
10. Cecily Clark	PO Box 6212 91001	626-794-1297	Cecily Clark
11. Jayde Mitchell	3646 N. Canon Blvd (91001)	626-824-3590	J. Mitchell
12. Juan Molina	875 E New York Altadena	91001	Juan Molina
13. Laura Graciano	314 E Washington Blvd Pasadena	91104	Laura Graciano
14. Alexandra Marck	6200 Oak Crest Way LA CA		[illegible]
15. Jason Smith	1953 Maiden Ln. Altadena Ca.	91001	[illegible]

WE, THE UNDERSIGNED, OPPOSE THE PLACEMENT OF THE PROPOSED CELL PHONE TOWER FOR T-MOBILE AT ST. ELIZABETH'S CHURCH IN ALTADENA

NAME	ADDRESS	PHONE	SIGNATURE
1. W E Henson	742 E Poppyfields, Altadena	626 797-5232	W E Henson
2. Armando Lopez	831 N Los Robles Apt (3) Pasadena	(626) 564-1139	[illegible]
3. Eduardo Evans	1045 E Villa St Apt #2	6265689673	[illegible]
4. Brandon Thomas	613 E Washington Blvd	(626) 524-6848	[illegible]
5. Tim Shambrey	1799 Homewood Drive		[illegible]
6. SIKANDER SINGH	1864 Mi Defoe Ave ALTADENA		[illegible]
7. DAVID TAYOR	530 N. Wilson 91006	4497373	[illegible]
8. Aaron Gifford	26356 Vintage Woods Rd Lake Forest 92630		Aaron Gifford
9. Bill Quinn	2025 Maiden LN 91001	6267970467	[illegible]
10. O'DETTE CLANCY	2816 SANTA ANITA 91001	(626) 794-9415	[illegible]
11. Debra Person	2048 N. Marengo 91103	7914185	[illegible]
12. Paxton Valentine	445 W. Mariposa St 91011		[illegible]
13. Joanne Magee	945 Mariposa 91001		[illegible]
14. Camille Dudley	872 Alameda St Altadena 91001		Camille Dudley
15. Jane Holiday	931 Morada Pl #1 Altadena CA 91001		Jan Holiday

15

WE, THE UNDERSIGNED, OPPOSE THE PLACEMENT OF THE PROPOSED CELL PHONE TOWER FOR T-MOBILE AT ST. ELIZABETH'S CHURCH IN ALTADENA

NAME	ADDRESS	PHONE	SIGNATURE
1. Elliot Seymour	1589 N. Hill 91104	(626) 399-7608	Elliot Seymour
2. David LaVera	26660 N. Lake Ave 91001	(310) 943-8040	
3. Megan Beckley	5565 Cathedral Oaks Rd. 93111	(310) 943-8040	Megan Beckley
4. Anne Bolcom	1725 Fiska Ave, Pasadena 91104		Anne M Bolcom
5. Robert Diaz	250 Del monte st pasadena	(626) 398-0131	
6. Ana Barbeli	250 Del monte st pasadena	626 345-0553	
7. Sandra Rinon	410 Vermont St Altadena	(626) 296-2783	
8. Peggy Hendricks	2174 Midlothian Dr., Altadena	626 798 6181	Margaret Hendricks
9. NERY LEMUS	475 E. LADERA ST. PASADENA, CA 91104	(626) 543-4088	
10. Gamuni Hettiarachchi	2058, E-washington blvd pasadena	626-791-6120	
11. Susan Fundter	1613 Valencia Ave Pasadena 91104	(626) 482-9430	
12.			
13.			
14.			
15.			

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon, FAICP
Director of Planning

November 25, 2008

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

FROM: Maria Masis, AICP
Section Head, Zoning Permits II

SUBJECT: Additional Materials for Hearing
Project Number: R2006-02294-(5)
Cases: Conditional Use Permit No. 2006-00216-(5)
Oak Tree Permit No. 2008-00038-(5)
Environmental Assessment Case No. 2006-00172-(5)
RPC Meeting: December 3, 2008
Agenda Item: 8

Please find attached a second letter from Altadena Heritage, an email from the founding chairman of Altadena Heritage, and the photo simulations of the proposed project submitted by the applicant.

Staff previously received a letter from Altadena Heritage dated May 10, 2007 which is referenced in the staff report. This letter is also included as an attachment in the hearing package.

In addition, the applicant requested that staff provide the Regional Planning Commission with the attached photo simulations.

MM:AR

Russett, Anne

From: Tim Gregory [timgregory@sbcglobal.net]
Sent: Wednesday, November 19, 2008 11:16 AM
To: Russett, Anne
Cc: fundterfam4@att.net
Subject: St. Elizabeth's Church

Dear Ms. Russett:

I have heard that a cell-tower is planned for the campus of St. Elizabeth's Church in Altadena. I am the founding chairman of Altadena Heritage. An historical and architectural resources survey we conducted in the early 1990s indicated that St. Elizabeth's was eligible for listing on the National Register of Historic Places due to its association with nationally well-known architect Wallace Neff (it was the only church he ever designed) and with the the history of the development of Altadena. This very significant property must be treated with great care; any proposed change or addition to it must be carefully considered for its environmental impact. At the very least, a thorough Environmental Impact Report should be prepared for the cell-tower proposal to make sure there are no negative impacts on the historic church buildings and their setting, either physically or visually. Thank you.

Tim Gregory
The Building Biographer
400 East California Blvd., #3
Pasadena, CA 91106
626-792-7465

730 East Atadena Drive, Altadena, CA 91001–2351
(626) 797-0054

BOARD MEMBERS

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BROWNIE ALLEN

Ms ANNE RUSSETT
Housing Section
Los Angeles County
Department of Regional Planning
Phone 213/ 974-6425

Regarding: Proposed T-Mobile cell tower at St. Elizabeth Church, Altadena

Dear Ms Russett:

Last year, Altadena Heritage was asked by the County to give the opinion of its board as to whether the cell phone tower, the so-called "mono-palm", slated by T-Mobile Communications to be erected on the grounds of St Elizabeth's Church, would be detrimental to Altadena's architectural heritage. We were consulted because a clause in the Lake Avenue Building Standards (since incorporated into the Altadena Community Standards District ordinance) calls for Regional Planning to consult with Altadena Heritage whenever "expansion, addition, alteration or demolition of these [historically or architecturally-significant] buildings" is proposed.

About a year ago, the chairman and two board members inspected the site with the materials given them by T-Mobile that included a site map and renderings of the proposed antenna. They noted that the mono-palm would be well-placed to limit visibility from Lake Avenue, was to be sited amid real palms, and would not appear to loom over the church and associated buildings from anywhere on Lake Avenue or other public streets. The proposed tower site at the rear of the church would replace an existing dumpster enclosure that sits on the edge of a vast open parking lot next to an ancillary church building; it seems the board members were not aware of how close the

730 East Atadena Drive, Altadena, CA 91001–2351
(626) 797-0054

dumpster (and therefore the tower) would be to this ancillary building. From the parking lot, where many people access the church there is little doubt that a 56 foot tall mono-palm will be prominently visible, however, and from this view will loom over the ancillary building.

The mission of Altadena Heritage is to promote recognition and preservation of our community's architectural, cultural, and natural heritage; the Wallace Neff designed church and associated building definitely qualify as architectural treasures. On reconsidering the placement of the antenna a year later, and following much concern voiced by the community, we feel that locating the mono palm farther from the main church and ancillary building, to the west side of the parking lot or to the north in the parking area among other trees and palms, would reduce its visual impact on the historically significant church and ancillary building. We understand, too, that the "grotto" is considered by St Elizabeth's parishioners to be a highly meaningful place, and urge that the mono-palm not be placed close to this feature either.

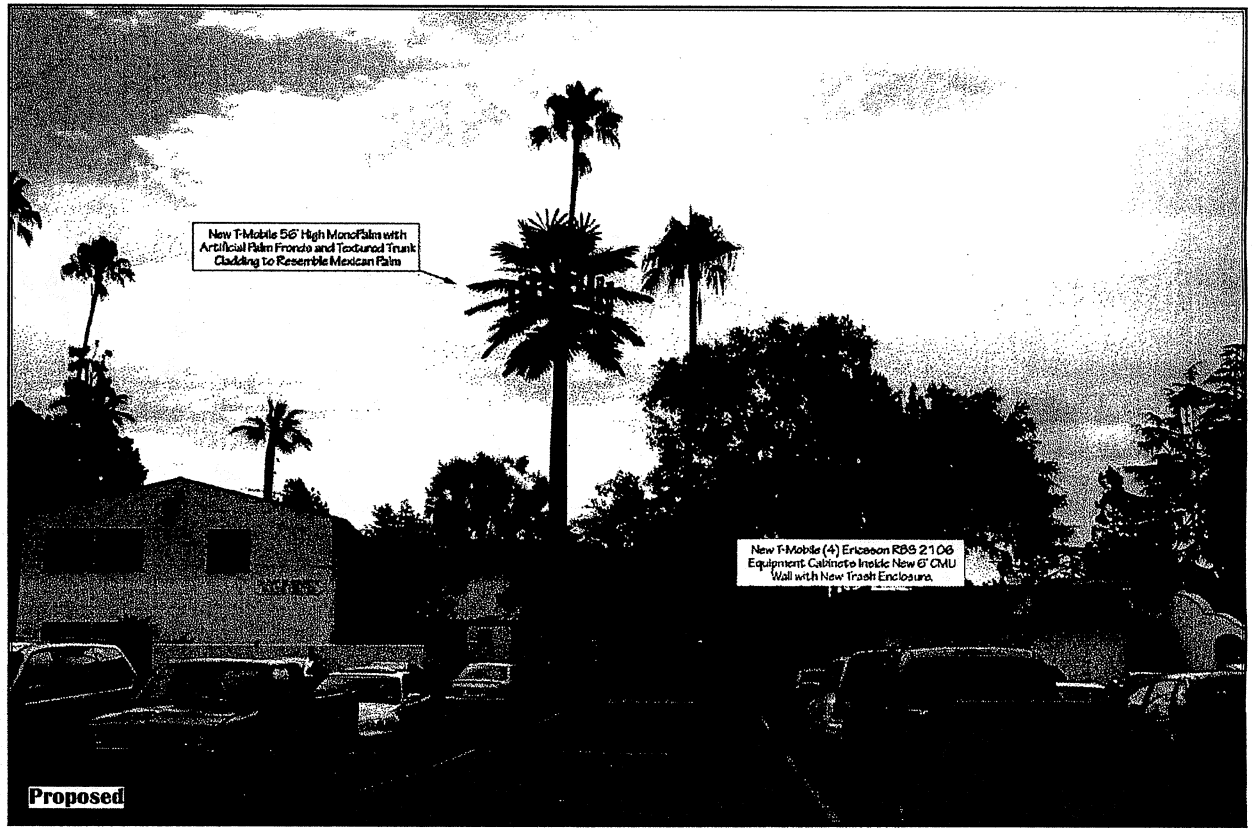
Respectfully,

Mark Goldschmidt, Chairman
ALTADENA HERITAGE

IE04998

St. Elizabeth ~ 1885 N. Lake Ave. Alta Dena, CA 91001

T-Mobile



View 1

Strategic Business... Simplified
Digital DREAMZ
20014 Cronese Lane
Apple Valley, CA 92308
www.dreamzdesignz.com
simz@dreamzdesignz.com
866.961.9295

This Illustration Is Representative Of The Proposed Project Based On Information Provided By Our Client
Actual Construction May Vary Dependent On Approved Construction Plans
Digital Dreamz is not Responsible for Post Simulation Production Design Changes

T-Mobile
Travis Hampton
Project Manager
3 Imperial Promenade Suite 1000
Santa Ana, CA 92707
(714) 391-4210

Applicant

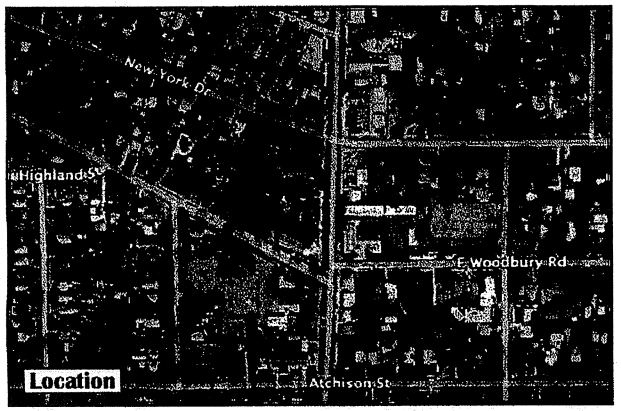
Avila, Inc.
Joe Spieler
Land Use Planner
6254 Avila Road
Yucca Valley, CA 92284
(805) 689-6259

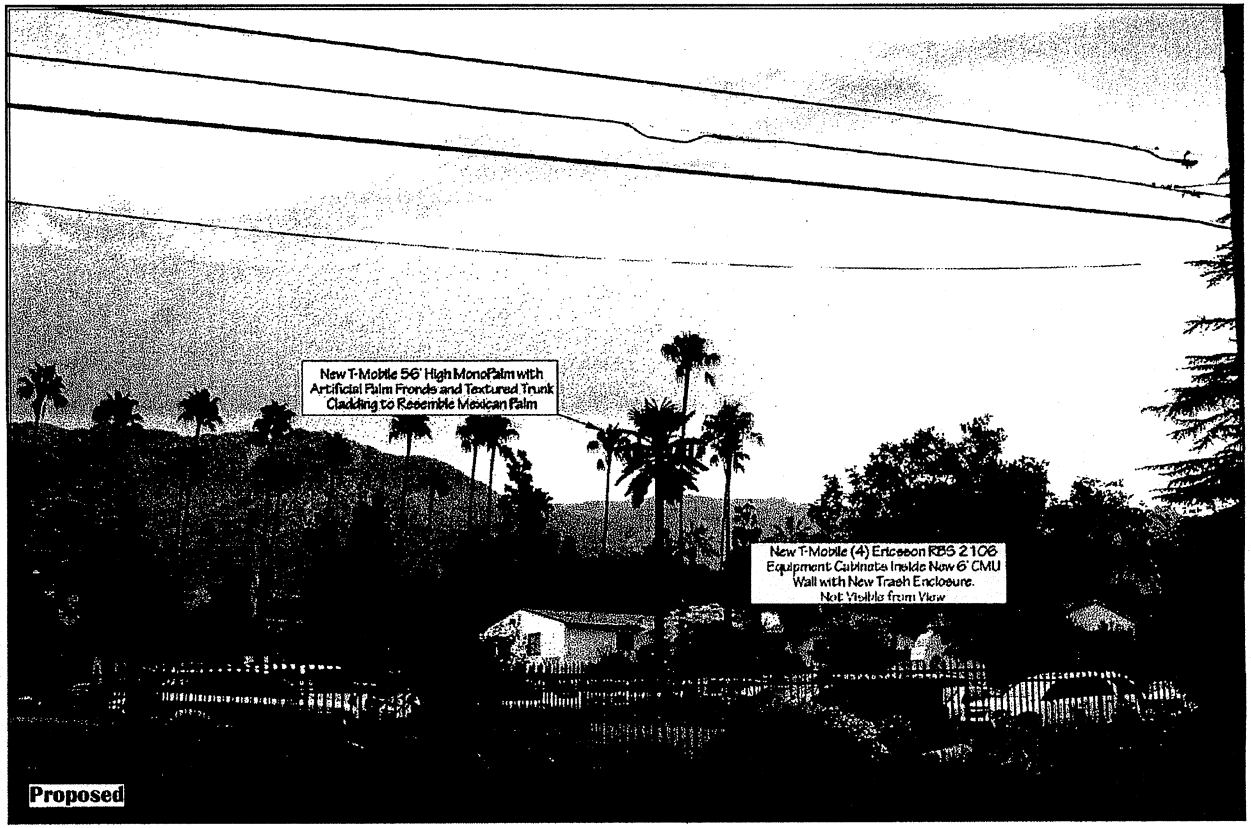
Contact

IE04998

St. Elizabeth ~ 1885 N. Lake Ave. Alta Dena, CA 91001

T-Mobile





View 2

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simz@dreamzdesignz.com
866.961.9295

This Illustration Is Representative Of The Proposed Project Based On Information Provided By Our Client
Actual Construction May Vary Dependent On Approved Construction Plans
Digital Dreamz is not Responsible for Post Simulation Production Design Changes

T-Mobile
Travis Hampton
Project Manager
3 Imperial Promenade Suite 1000
Santa Ana, CA 92707
(714) 391-4210

Applicant

Avila, Inc.
Joe Spieler
Land Use Planner
6254 Avila Road
Yucca Valley, CA 92284
(805) 689-6259

Contact

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon, FAICP
Director of Planning

December 2, 2008

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

FROM: Maria Masis, AICP
Section Head, Zoning Permits II

SUBJECT: Additional Materials for Hearing
Project Number: R2006-02294-(5)
Cases: Conditional Use Permit No. 2006-00216-(5)
Oak Tree Permit No. 2008-00038-(5)
Environmental Assessment Case No. 2006-00172-(5)
RPC Meeting: December 3, 2008
Agenda Item: 8

Enclosed please find the following additional materials submitted by the applicant, as well as additional correspondance regarding the proposed project:

1. Email from applicant dated December 2, 2008 regarding revised power utility point and attached alternative site plan labeled A-1A;
2. Letter from St. Elizabeth of Hungary Church dated December 2, 2008 regarding the revised power utility point;
3. T-Mobile aerial photo of site location and surrounding site photos;
4. Applicant rebuttal letter dated March 3, 2008;
5. Appraiser affidavit and resume regarding property values dated November 24, 2008;
6. Opposition letter from Historic Highlands Neighborhood Association dated November 24, 2008; and
7. Letter from Adam B. Schiff, Member of Congress dated November 26, 2008

In addition, staff has recently received three phone calls from members of the public in support of the proposed project.

MM:AR

Russett, Anne

From: Joe Spieler [joespieler@cox.net]
Sent: Tuesday, December 02, 2008 2:17 PM
To: Russett, Anne
Subject: FW: IE04998B St Elizabeth's Power Re-design
Attachments: IE04998B_St Elizabeth --alternative SCE approve pwr POC.pdf

Importance: High

Anne,
Good news: T-Mobile has worked with SCE to complete a revised power utility point of connection option, to avoid trenching under the Oak tree.
Attached is an alternative A-1 site plan, labeled A-1A which can be used as an option to substitute the current A-1 site plan which shows the trenching under the Oak tree drip line. Everything else regarding the project is unchanged.

I do not have the landlords approval on this route, but believe they would support it also. I will bring copies to the hearing tomorrow and offer it as an option to avoid the utility trenching under the Oak tree drip line.

If there has been any other opposition written correspondence please email it over. Unfortunately I will not be able to make it in today, but I was able to download the information I needed from the internet.

Thank you for all you efforts and work on this project. See you tomorrow.

Best Regards,

Joe Spieler
AVILA Inc.
(805) 689-6259

From: Harper, Calvin [mailto:Calvin.Harper2@T-Mobile.com]
Sent: Tuesday, December 02, 2008 1:31 PM
To: Spieler, Joe (Avila)
Subject: IE04998B St Elizabeth's Power Re-design
Importance: High

Joe:

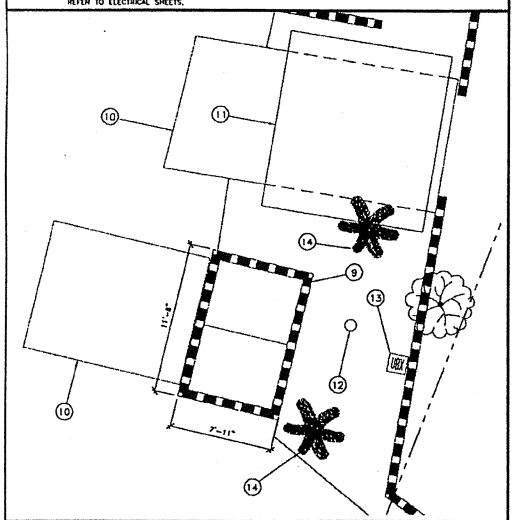
Please find attached revised drawings showing alternate utility trench routing approved for use as necessary.

Thanks,

Calvin Harper
Glotel, Inc.
PreCon Designer
T-Mobile Consultant
Southern California
(858) 610-6889 Cell

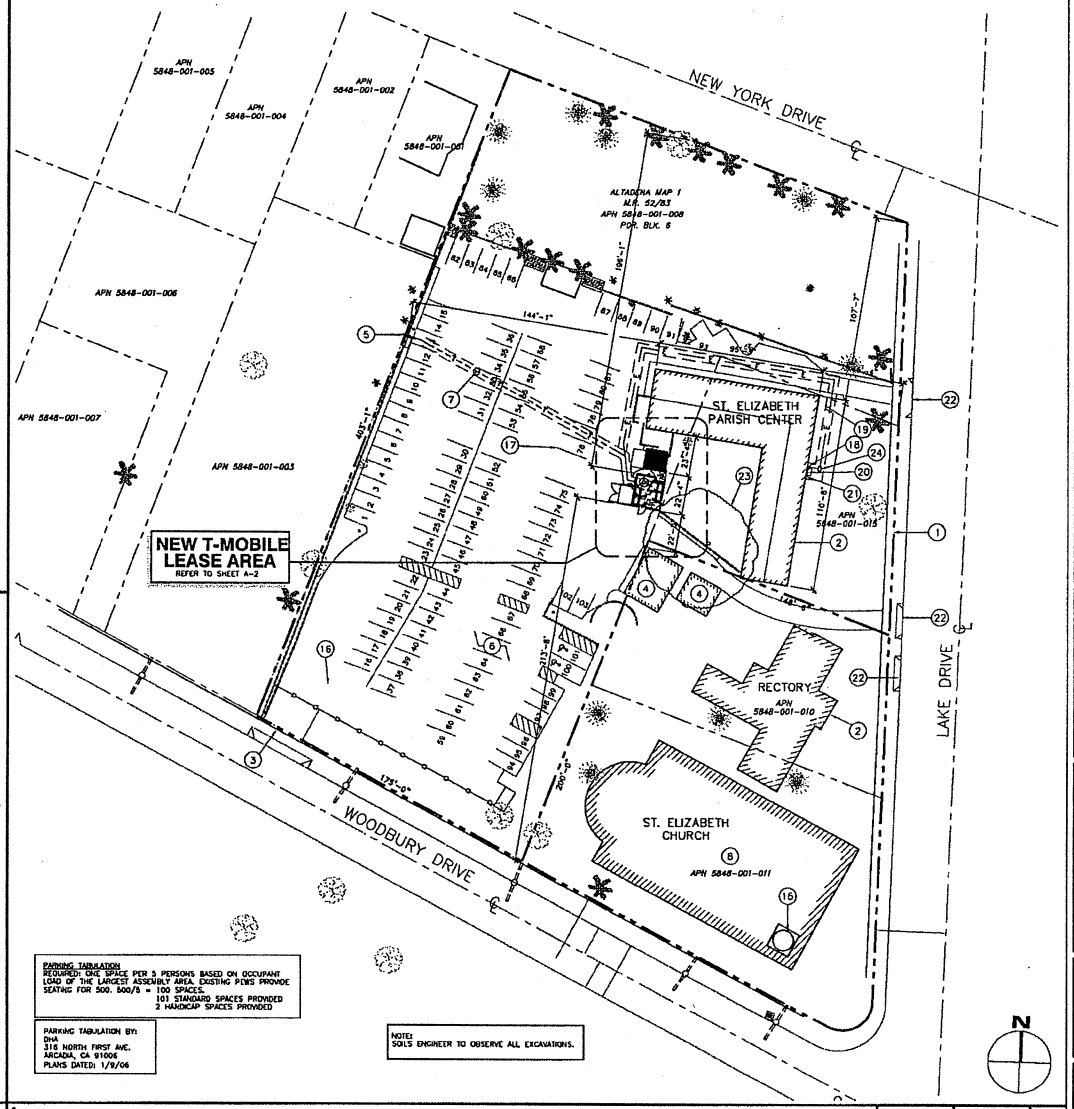
NOTES:

1. EXISTING PROPERTY LINE.
2. EXISTING 2 STORY BUILDING.
3. EXISTING DRIVE WAY ACCESS TO BE USED BY T-MOBILE.
4. EXISTING BUILDING.
5. EXISTING UTILITY POLE AND NEW T-MOBILE TELCO POINT OF CONNECTION.
6. EXISTING ASPHALT PARKING LOT.
7. NEW T-MOBILE UNDERGROUND TELCO RUN TO T-MOBILE EQUIPMENT. (± 158'). REFER TO ELECTRICAL SHEETS.
8. EXISTING CHURCH BUILDING.
9. EXISTING TRASH ENCLOSURE TO BE REMOVED. RELOCATE EXISTING TRASH ENCLOSURE GATES TO NEW TRASH ENCLOSURE.
10. EXISTING CONCRETE PAD.
11. EXISTING TRELLIS TO REMAIN.
12. EXISTING POLE TO BE REMOVED.
13. EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED AND/OR RELOCATED.
14. EXISTING PALM TREE TO REMAIN.
15. EXISTING TOWER.
16. NEW T-MOBILE 12' WIDE NON-EXCLUSIVE ACCESS EASEMENT.
17. NEW T-MOBILE NON-EXCLUSIVE PARKING LOCATION.
18. NEW T-MOBILE 200A METER MOUNTED ON WALL. REFER TO ELECTRICAL SHEETS.
19. NEW T-MOBILE UNDERGROUND ELECTRICAL RUN IN 5' WIDE UTILITY EASEMENT (±200'). REFER TO ELECTRICAL SHEETS.
20. EXISTING WALL MOUNTED METER WITH TP335-0445.
21. EXISTING WALL MOUNTED PULL CAN AND NEW T-MOBILE ELECTRICAL POINT OF CONNECTION. REFER TO ELECTRICAL SHEETS.
22. EXISTING DRIVEWAY ACCESS FROM PUBLIC RIGHT OF WAY.
23. EXISTING OAK TREE CANOPY.
24. NEW T-MOBILE 17" x 30" HANDHOLE.



DEMO PLAN

SCALE: 1/4"=1'-0" 2



PARKING TABULATION
REQUIRED: ONE SPACE PER 5 PERSONS BASED ON OCCUPANT LOAD OF THE LARGEST ASSEMBLY AREA. EXISTING PEWS PROVIDE SEATING FOR 500. 500/5 = 100 SPACES.
101 STANDARD SPACES PROVIDED
2 HANDICAP SPACES PROVIDED

PARKING TABULATION BY:
DHA
316 NORTH FIRST AVE.
ARCADIA, CA 91006
PLANS DATED: 1/9/06

NOTE:
SOILS ENGINEER TO OBSERVE ALL EXCAVATIONS.

SITE PLAN

SCALE: 1"=30'-0" 1

T-Mobile
Stick Together

3257 E. GUASTI ROAD, SUITE 200
ONTARIO, CA 91761

PLANS PREPARED BY:

NATIONAL ENGINEERING & CONSULTING, INC.

23382 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA. 92688-2183
PHONE: (949) 766-7774
FAX: (949) 766-7789

NO.	DATE:	DESCRIPTION:	BY:
1	7/21/06	90% CONSTRUCTION	FRF
2	1/16/07	PLAN CHECK CORRECTIONS	MG
3	4/04/07	PLAN CHECK CORRECTIONS	HFA
4	4/27/07	PLANNING DEPT. CORRECTIONS	HFA
5	5/20/08	CLIENT REVISIONS	MG
6	06/24/08	DRM REVISIONS	JSM
7	11/21/08	POWER RUN RE-ROUTED AS OPTION-1	FAR

SITE INFORMATION:

IE04998B

ST. ELIZABETH

1885 NORTH LAKE AVENUE
ALTADENA, CA 91001

STAMP:

SHEET TITLE:

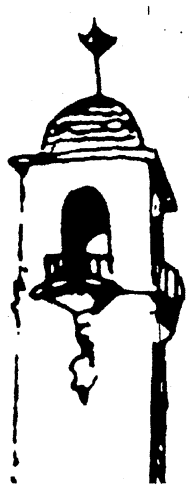
SITE PLAN OPTION-1

SHEET NUMBER:

A-1A

St. Elizabeth of Hungary Church

1879 N. Lake Ave.
Altadena, California 91001
626.797.1167 fax 626.797.9245
website: saintelizabethchurch.org



2 December 2008

Dear Ms. Russett,

I am Fr. Edwin C. Duyshart, the pastor of St. Elizabeth of Hungary Parish. I write to you today concerning the proposed cell phone tower on our parish property that is up for discussion and a vote on Wednesday, 3 December.

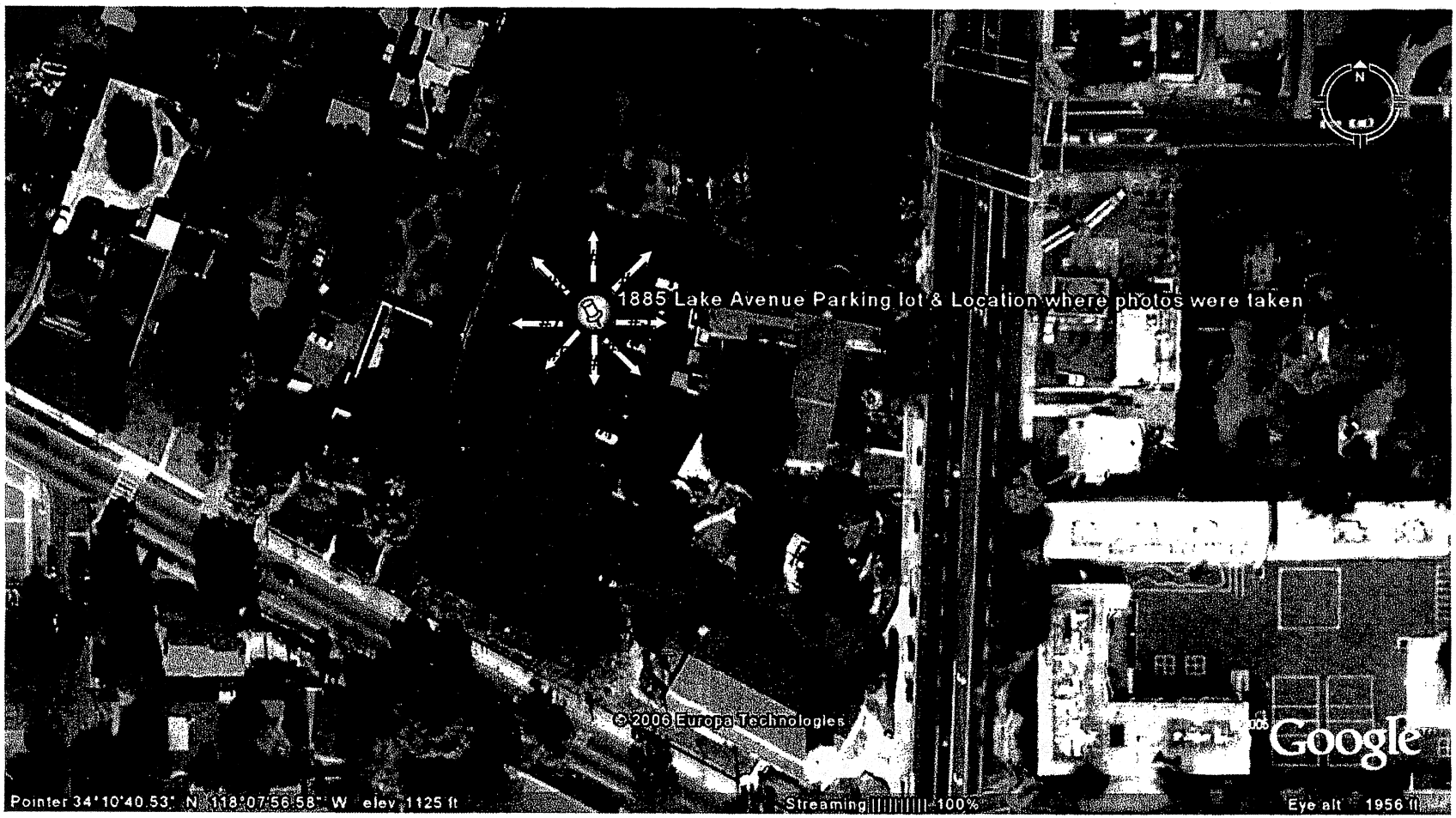
When we were initially approached by T-Mobile about the proposed cell phone tower on our property the business manager and I consulted with the proper representative of the Archdiocese of Los Angeles and asked for their recommendation. They said that it was a good idea and that many other parishes have done the same. Due to this recommendation we agreed to have the tower on our property. We continue to think that it is a good idea not only because of the needed income it will provide but also to help the 911 capabilities the tower will provide the area (which has poor reception). As you know, the placement of the tower (disguised as a palm tree) would be next to the dumpster behind our parish center. I realize that there are some people who are opposed to it, some of whom are parishioners that I know and respect, and they have a right to voice their concerns.

I discussed with Mr. Joe Spieler (our T-Mobile rep) an alternate and preferred route for the trench to the electric source (using our northern driveway from Lake Ave.) because it would totally avoid trenching near a large oak tree. Many are concerned over potential damage to this tree by the trenching and the alternate route would avoid this problem altogether.

Thank you for your time and consideration on this matter.

Fr. Edwin C. Duyshart

PHOTO INDEX PAGE

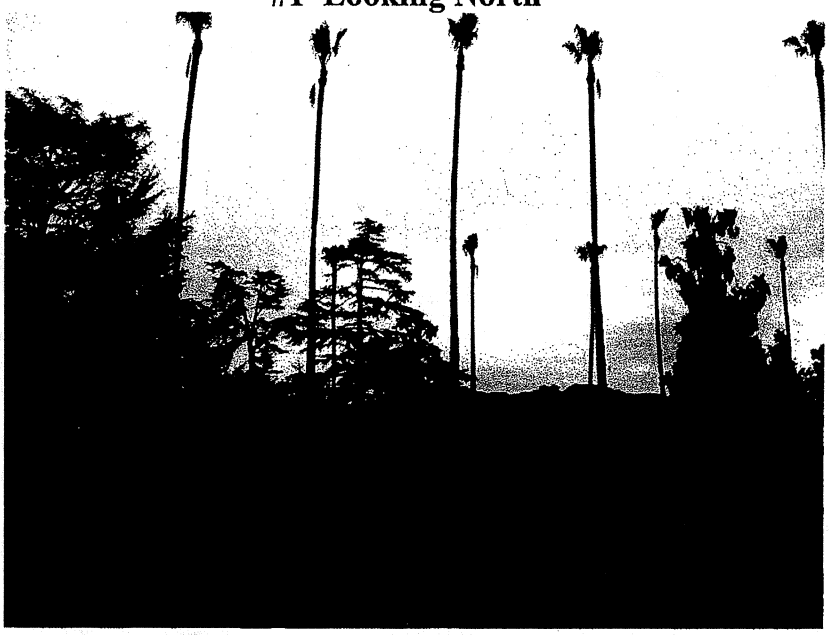


SITE PHOTOS

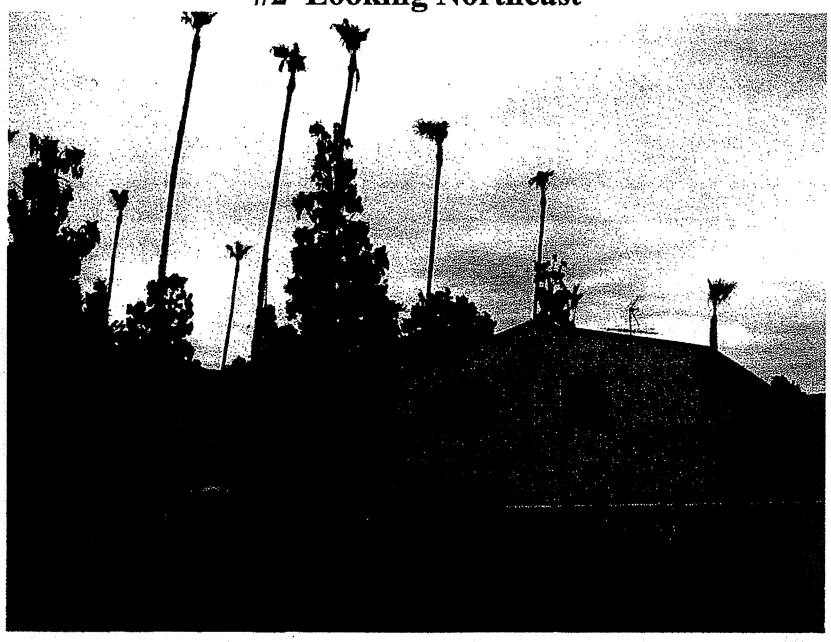
Candidate Information

Site Candidate #: IE04998B
Candidate Name: SB617 St. Elizabeth

#1 Looking North



#2 Looking Northeast

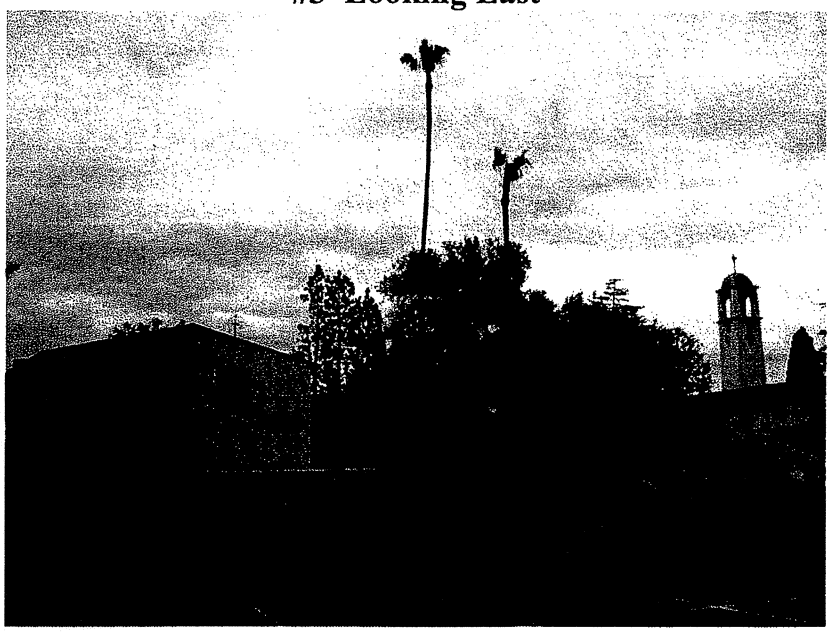


SITE PHOTOS

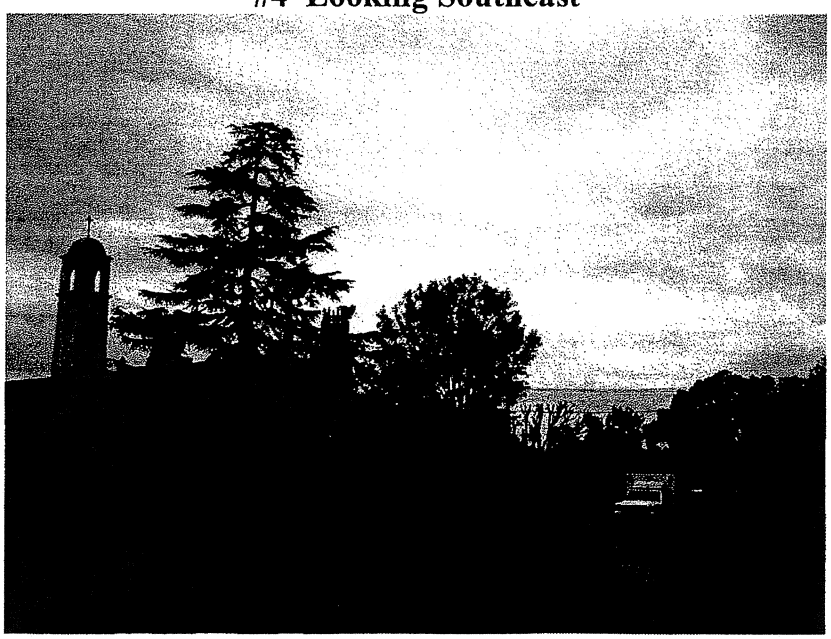
Candidate Information

Site Candidate #: IE04998B
Candidate Name: SB617 St. Elizabeth

#3 Looking East



#4 Looking Southeast

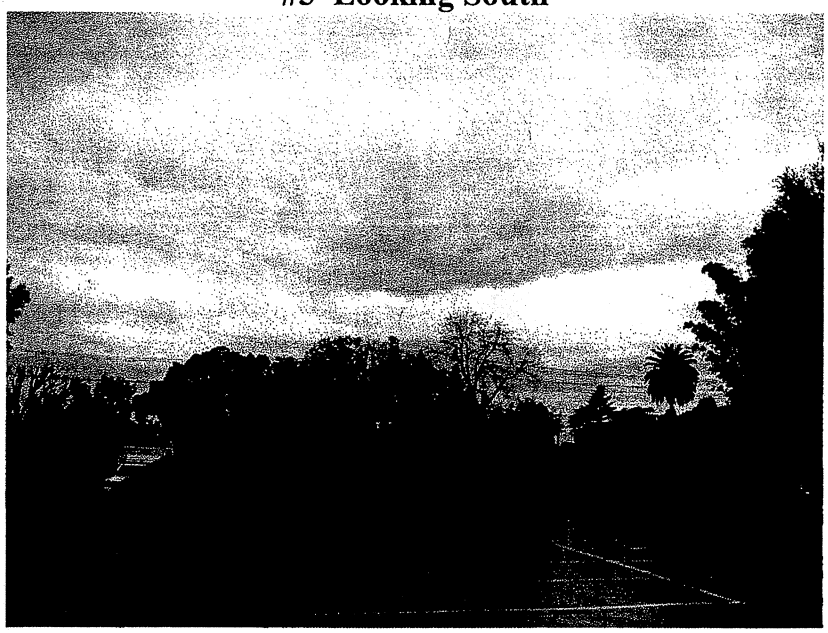


SITE PHOTOS

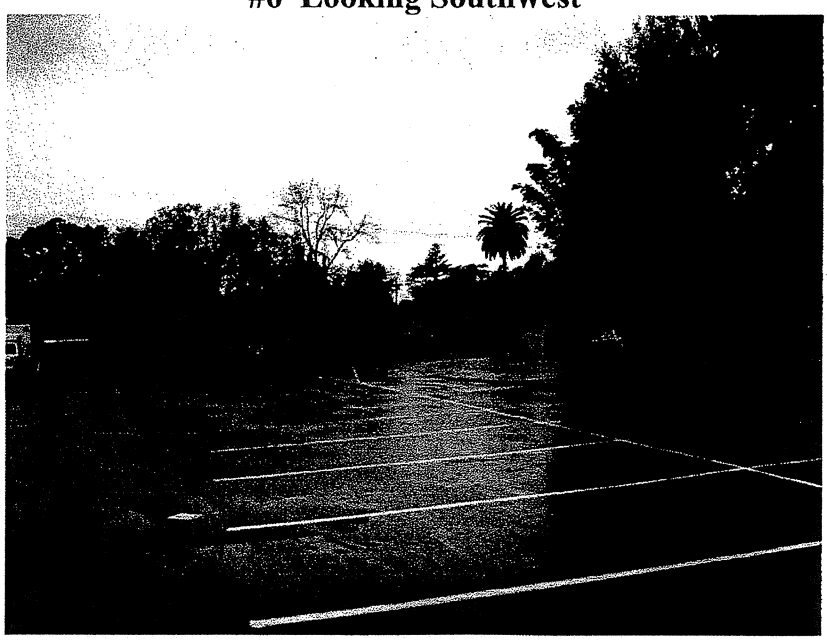
Candidate Information

Site Candidate #: IE04998B
Candidate Name: SB617 St. Elizabeth

#5 Looking South



#6 Looking Southwest



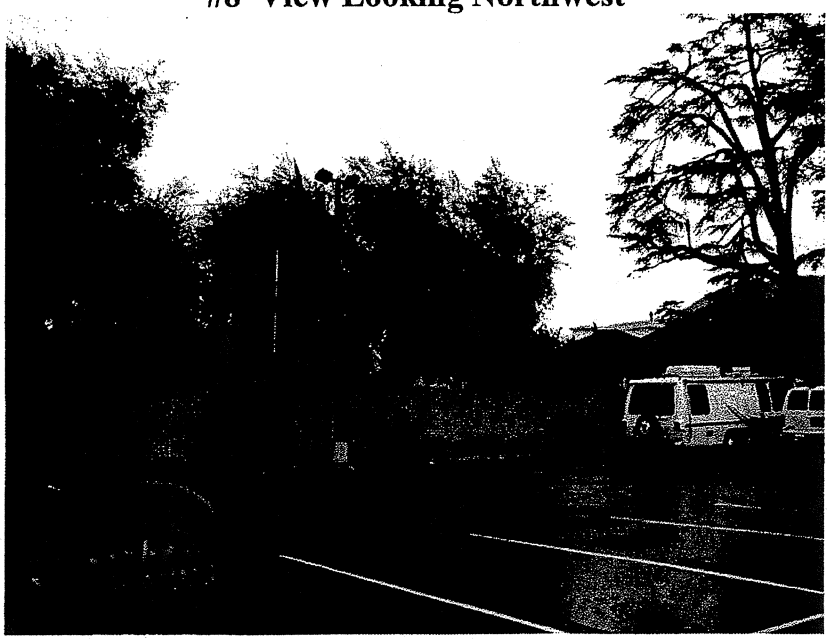
SITE PHOTOS

Candidate Information

Site Candidate #: IE04998B
Candidate Name: SB617 St. Elizabeth

#7 View Looking West

#8 View Looking Northwest



AVILA

March 3, 2008

Department of Los Angeles County Regional Planning
Hearing Officer
320 W. Temple Street
Los Angeles, CA 90012

RE: Project #2006-002294-(5) CUP 2006-00216(5)

Dear Hearing Officers:

I am writing to address several concerns that have been raised by residents in the area regarding the proposed Omnipoint Communications, Inc., a subsidiary of T-Mobile USA, Inc., (T-Mobile) facility at 1885 North Lake Avenue, Altadena. Each of the issue raised is addressed below:

Health Issues - The Telecommunications Act of 1996 prohibits local governments from considering "the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning emissions." A copy of Section 704 of the Telecommunications Act of 1996 is included with this letter. (Exhibit 1). In short, the Conditional Use Permit process is not the venue to address such concerns. When raised, this issue tends to color all discussions related to the facility. T-Mobile warrants that the facility will operate within all guidelines mandated by the Federal Communications Commission (FCC) and California Public Utilities Commission (CPUC) and will accept all reasonable conditions from the County of Los Angeles requiring compliance with these requirements. A copy of the proposed facilities radio frequency compliance report is also included with this letter. (Exhibit 2) The report summary concludes that the facility proposed by T-Mobile will be "well" below the FCC's population (conservative safe) exposure limit for the general public.

Visual Impact / Appearance – Communication facilities in Los Angeles County have been erected and proven to be compatible with surrounding land uses for several years. Facilities disguised as trees (like the proposed facility) have proven to blend into their surrounding environment with negligible visual effects. Review of the photos simulations provided (Exhibit 3) will reveal this proposed project involves disguising the facility as a fan palm tree, amongst the existing taller fan palm trees at the proposed pole location. As stated in the May 10th, 2007 letter by Steven Seagle, the Chairman of the **Altadena Heritage** "Three of our members including myself, our main source of institutional memory, and an architect visited the site and reviewed the potential design impacts. **We were pleased with the placement (off-street) and the location environment (false palm amidst the real palms). We are satisfied that the installation will not produce untoward impacts on the historically significant site."** (Exhibit 4) The proposed project design was reviewed in a local public hearing, at the Altadena Community Center, held on April 3, 2007 at the regular public meeting of the 'Land Use Committee of the Altadena Town Council'. During this local Altadena public hearing, Land Use Committee member Mr. Anthony Cheng "stated that he visited the site and the surrounding public areas. He found that the **proposed project would not make much of an impact visually on the neighborhood**. The only neighbor that would be visually impacted would be the one to the west, and even that neighbor has quite a few trees to block the view of the church from that house." **The Altadena Land Use Committee board concluded the public hearing on this item, by voting overwhelmingly to recommend to issue a letter to recommend APPROVAL of the CUP R2006-02294 for the construction of the 56' Monopalm wireless telecommunications facility at 1885 Lake Avenue as proposed.** The minutes to this local public hearing and recommendation for approval are attached. (Exhibit 5)

Property Values – Literally thousands of communications facilities have been constructed in the United States over the past few decades. The impact on property values of various kinds of facilities including rooftop sites and tower sites has been studied. Copies of three studies (Exhibits 6, 7 & 8) are included with this letter. The findings of these studies have been that

communications facilities have no effect on property values that can be measured. In other words, the existence of communications facilities (including towers) does not raise or lower property values.

In light of the Telecom Act's goals and prohibitions, the courts have looked negatively on denials of applications based upon purported decreases in property values -- and have summarily rejected denials based solely on generalized property value and aesthetic concerns. *See, e.g., Town of Oyster* Bay, 166 F.3d at 496; *Sprint Spectrum L.P. v. Town of North Stonington,* 12 F. Supp. 2d 247 (D. Conn. 1998). Courts have done so, in part, because the consideration of alleged decreases in property values and aesthetics can too easily serve as a "proxy for the impermissible ground of environmental effects." *Town of Oyster Bay*, 166 F.3d at 496.

Consistent with the substantial evidence requirement, the courts have repeatedly rejected attempts by local jurisdictions to regulate placement of wireless telecommunications facilities based on generalized or speculative concerns. Instead, they require ***evidence*** beyond "unsupported and hypothetical potential" for such impacts. *See OPM-USA-Inc. v. Bd. of County Com'rs,* 7 F.Supp.2d 1316, 1324 (M.D.Fla. 1997); *see also Town of Oyster* Bay, 166 F.3d at 496; *Town of North Stonington,* 12 F.Supp.2d at 254.

Gap in wireless service– Currently, coverage in the area to be served by the Project is below industry standards. The before and after coverage maps submitted with the project application highlight the existing coverage deficiency, and the after or proposed coverage improvement. Selection of sites such as the one proposed, for the installation of wireless facilities is "locationally dependent," meaning that the location of new sites is driven by the location of existing sites in the network chain. This is because the distance over which the low-power signals emitted by such facilities extend is limited to a geographically small area, or "cell." An overlapping patchwork of such cells is needed to provide consistent coverage, and enhanced services, such as the locating feature of Enhanced 911 (E911), over a larger geographical area. As the caller moves through cells, one cell relays its signal to the next, and thru triangulation, a callers location can be determined for emergency call locating services. Where there is a "gap" in this pattern, an E911 call can not be precisely located, or worse is either "dropped" (disconnected) or "blocked" (never connected), resulting in a failure of the network. See *Sprint Spectrum L.P. v. Jefferson County*, 968 F.Supp. 1457 (N.D. Ala. 1997) (describing wireless telecommunications coverage in the context of the Telecom Act). Consequently, the lack of one site can lead to significant gaps in service. *MetroPCS, Inc. v. City and County of San Francisco, supra*, 400 F.3d at 734. –Also went to demonstrate that the carrier need not demonstrate that its proposed facility is the ***only*** viable option. The carrier need only show that "the manner in which it proposes to fill the significant gap in service is the ***least intrusive on the values the denial sought to serve.***"

Conclusion- T-Mobile's proposal presents a model facility that complies fully with the County's zoning ordinance, and state and federal law. We respectfully ask that the hearing officer accept the staff recommendations of approval, and the Land Use Committee of the Altadena Town Council recommendation for approval, and grant T-Mobile's application for Conditional Use Permit No. 20060216. We submit this letter without waiving the right to present subsequent written communications, or additional arguments.

Sincerely,

Joseph Spieler
Project Representative
Avila Inc.
Contractor for T-Mobile USA Inc.
6254 Avila Road
Yucca Valley, CA 92284

AFFIDAVIT OF ROCKY TARANTELLO

I, Rocky Tarantello, Ph.D, hereby declare as follows:

1. I am a principal at Tarantello & Associates located at 3520 Cadillac Ave, Suite M, Costa Mesa, California 92626.
2. I am also a retired professor of Real Estate and Land Economics at the Marshall School of Business at the University of Southern California and also served as Principal and Chief Economist of Real Estate Research Corporation (RERC), one of the first real estate consulting firms of its type and which continues to be one of the most recognized commercial real estate research, valuation, and consulting firms in the nation. RERC has provided real estate research, publications, market studies, property valuations, investment criteria, and trends analysis for over 70 years.
3. I have prepared numerous studies assessing the property value implications (PVI) of wireless telecommunications facilities (WTFs), and I am a recognized expert in the field. My resume is attached.
4. Based on my experience conducting PVI studies, WTFs rarely have any measurable impact on property values. For over 25 years, our firm has been involved in a vast array of valuation questions as they pertain to property value impacts in the Southern California region. We have analyzed the potential impact of jails and prisons for both the County of Orange and the California Department of Corrections. The U.S. Navy engaged our services to evaluate the possible impact on property values below a proposed shift in flight path to an existing naval air facility. Numerous lenders, investors and developers have requested that we opine on possible value impacts stemming from damage caused by earthquakes, view obstructions, water or sewer line extensions and many other influences perceived to have the potential to cause value diminution.
5. In the last ten years, or so, our value impact analyses have been more concentrated in the wireless communications industry as wireless companies have expanded their network coverage in response to the extraordinary growth in the use of cellular phones.
6. Although our firm has been involved in the value analysis of numerous wireless antennae installations, we have never found any statistically observable property value impacts through our own research. We would further conclude that given the unique designs of modern antennae installations, it is extremely unlikely that our previous results would not apply to the more modern and less visually obtrusive installations commonly used throughout the Southern California region.
7. I have reviewed the letters written by Ms. Judy Rubin, Arthur B. Greene and Dhari Thein. Beyond the personal opinions expressed in the letters, there is no quantitative or statistical evidence presented to support the conclusions. This is also the case in the Assessment Journal article written by Carol C. McDonough, in which she presents a brief taxonomy of articles regarding the literature concerning possible value impacts of power lines, but fails to provide any quantitative or statistical analysis as it might pertain to high power lines or WTFs.

8. The abundance of evidence from our research and experience indicates that there is no statistically significant influence that would result in the diminution of property values due to the installation of cellular antenna sites. We further conclude that given the unique design and dispersion of modern antennae, it is extremely unlikely that our previous results would be inapplicable to the T-Mobile lE04998B St. Elizabeth site. Properties in and around these sites do not experience price movements inconsistent with the general real estate cycle. Real estate values are primarily driven by supply and demand economic factors. We have been able to demonstrate this through a thorough statistical analysis of home price trends in the City of Thousand Oaks, as well as numerous other Southern California cities including Newport Beach, Dana Point, Rolling Hills Estates and Beverly Hills. We believe that residents have come to accept wireless antenna installations, provided those systems are properly designed and placed.
9. I have reviewed the plans and photosims of the proposed T-Mobile antenna to be installed on the St. Elizabeth site, and, in my expert opinion, this installation will not have any measurable impact on property values in the immediate or adjacent neighborhood.

I HEREBY ATTEST TO THE BEST OF MY KNOWLEDGE, UNDERSTANDING AND BELIEF THAT THE FOREGOING STATEMENTS ARE TRUE AND THAT I WOULD BE WILLING TO MAKE THESE STATEMENTS UNDER OATH IN A COURT OF LAW.

Dated 11/24/08

Rocky Tarantello, Ph.D.

Wireless Telecommunications Antenna Installation Consulting Projects

1. Comprehensive Property Value Impact Report – Thousand Oaks, California

2. Summary Report of Property Values Impact – Rolling Hills Estates, California

3. Consulting Assignments –

   Our Lady of Mt Carmel Church, Newport Beach, California
   City of Newport Beach, California
   Turtle Rock, California (23 sites)

4. Site Reviews:

   - 22081 Hidalgo, Mission Viejo, California
   - 3121 Yorba Linda Blvd., Fullerton, California
   - Seneca Rd. W of Rincon, Apple Valley, California
   - SW Corner Dale Evans Pkwy, Apple Valley, California
   - First Baptist Church, 1250 Erbes Rd., Thousand Oaks, California
   - 1051 N. Westlake Blvd., Thousand Oaks, California
   - Oak Knoll Ave./Alpine St., Pasadena, California
   - 209 W. Pearl Ave., Pomona, California
   - 460 South Sierra Madre Blvd., Pasadena, California

St. Elizabeth Monopalm Cellular Site Documents Received & Reviewed

1. Arthur B. Greene letter dated March 3, 2008, subject- Cell Phone Tower at St. Elizabeth Church
2. Dhari Thein letter dated March 29, 2008, addressed to Robin and Marc Fisichella
3. Judy Rubin letter dated March 31, 2008, addressed to Robin and Marc Fisichella
4. Assessment Journal article written by Carol C. McDonough, Summer 2003
5. Photosims and plans of proposed T-Mobile antenna

TARANTELLO & ASSOCIATES

3520 Cadillac Avenue, Suite M, Costa Mesa, California 92626
Phone: 949.833.2650 - Fax: 714.427.0876

DR. R. TARANTELLO, CRE

EDUCATION:

Doctor of Business Administration - Real Estate and Urban Land Economics, 1976; University of Southern California

Master of Business Administration - Financial Management and Business Economics, 1971; University of Southern California

Bachelor of Science - Real Estate and Finance, 1970
California State University - Los Angeles

PROFESSIONAL AFFILIATIONS:

The Royal Institution of Chartered Surveyors, (Fellow of the Royal Institute FRICS)
Counselors of Real Estate, CRE #909
Lambda Alpha Land Economics Honorary Society
National and California Association of Realtors
American Real Estate Society

BUSINESS EXPERIENCE:

President, Tarantello & Associates, a California based real estate investment, finance and transactional service company specializing in real estate research, investment, development feasibility, transactional consulting, finance, capital markets, bankruptcy and litigation support services.

Since 1978, has participated as a partner, principal or consultant in hundreds of projects throughout the United States. Owned, managed and developed single-family residential developments, multi-family rental projects, shopping centers, office buildings and health care facilities.

As a real estate debt and bankruptcy reorganization specialist, has participated in several of the largest debt restructures in California, as well as projects in New York and Tennessee. A leading expert in real estate capital markets and interest rates having participated in debt and equity real estate transactions in excess of several billion dollars.

TARANTELLO & ASSOCIATES

3520 Cadillac Avenue, Suite M, Costa Mesa, California 92626
Phone: 949.833.2650 - Fax: 714.427.0876

BUSINESS EXPERIENCE:

Served as Principal and Chief Economist for Real Estate Research Corporation (RERC) from 2001 until 2005. Has served as a charter member of the board of directors of one of the largest non-profit rental housing providers in the nation, Southern California Housing Development Corporation and also as the senior Vice President for the congressionally funded National Housing Development Corporation.

TEACHING EXPERIENCE:

Associate Professor of Clinical Real Estate and Urban Land Economics; University of Southern California, 1979 to 2000.

Assistant Professor of Real Estate and Urban Land Economics; University of Southern California, 1976 to 1979.

Assistant Professor of Real Estate, Finance, and Urban Land Development; California State Polytechnic University, Pomona, 1971 to 1976.

HONORS, DISTINCTIONS AND AWARDS:

J.C. Felts Creative Counseling Award, 1997
Lambda Alpha, National Honorary Land Economics Society, 1998 and 1997 President, Orange County Chapter
University of Southern California "Outstanding Faculty Member," 1978-1979
Beta Gamma Sigma, National Honorary Fraternity
Wittenberg Fellowship for Doctoral Studies, 1976
Wall Street Journal Achievement Award, 1971

ARBITRATIONS:

Marina Cove, Ltd. and City of Redondo Beach, Rent Arbitration, Redondo Beach, California, September, 1997.

Jimsair Aviation Services, Inc. and San Diego Unified Port District, Rent Arbitration, San Diego, California, June, 1994.

Bazaar del Mundo and California State Department of Parks and Recreation, Rent Arbitration, San Diego, California, California, December, 1992.

TARANTELLO & ASSOCIATES

3520 Cadillac Avenue, Suite M, Costa Mesa, California 92626
Phone: 949.833.2650 - Fax: 714.427.0876

EXPERT WITNESS TESTIMONIES:

Global Naps Realty, Inc. v. Falcon Investment Group, LLC, et al., Los Angeles Superior Court, Case No. BC 245254, February 2002

Laurel Homes Associates-II v. Fidelity National Title Insurance Co., Riverside County Superior Court, Case No. 225236, March 29, 1999.

Santa Paula Rent Control Commission, Santa Paula, California, "Fair and Just Investment Returns," Mobile Home Park Rent, April 21, 1997.

Rancho Mirage Associates (Debtor), U.S. Bankruptcy Court, Central District of California, July, 1995.

Commonwealth Equity Trust (Debtor), U.S. Bankruptcy Court, Eastern District of California, Case No. 93-26727-C-11, July, 1994.

Armstrong Garden Centers, Inc. v. P/A Chino Town Center Investors, et. al., San Bernardino Superior Court, Case No. RCV 058108, July, 1994.

Jimsair Aviation Services, Inc. and San Diego Unified Port District, Rent Arbitration, San Diego, California, June, 1994.

Law Office of Ginsburg & Hlywa v. David Liscom, Orange County Superior Court, Case No. 705 191, February, 1994.

Sequoia Management (Debtor), U.S. Bankruptcy Court, Central District of California, Case No. SA 93-18024 JW, January, 1994.

Allen, et al., v. Lake Cadena, et al., San Bernardino Superior Court, November, 1993.

Hanover Anaheim Properties (Debtor), U.S. Bankruptcy Court, Central District of California, Case No. SA 92-13697 JR, November, 1992.

Moreno Industrial Development (Debtor), U.S. Bankruptcy Court, Central District of California, Case No. SB 91-15098 DN, November, 1992.

Okura & Co. vs. The Careau Group et.al., U.S. District Court, Central District of California, Case No. 90-0542 (SVW), November 1990.

TARANTELLO & ASSOCIATES

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EXPERT WITNESS TESTIMONIES: (Cont'd)

Karcher vs. Kavanaugh, Adele., Los Angeles Superior Court, Case No. C-586004, June 1990.

Santa Paula Rent Control Board, Mobile Home Park Rent Control Ordinance, February 13, 1989.

UWC-Canoga Ltd. vs. Irvel, Inc., L.A. Superior Court, Case No. C-433052, May, 1988.

Burkes, et. al., Orange County Superior Court, Case No. 396755, February 1988.

Beverly Hills Savings vs. The Financial Center, U.S. Bankruptcy Court, Case No. LA 86-24591 -LF, December, 1987.

Lloyds of London vs. Ansell, U.S. District Court, Case No. CV-85 4356 KN, November,1987.

Kilroy vs. Kilroy, L.A. Superior Court, Case No. D141-898, December, 1986.

Olive Davis, et al, vs. City of Newport Beach, Orange County Superior Court, Case No. 32-95-85, July, 1986.

Juan Segundo Jr., et al vs. City of Rancho Mirage and C/W Kapp vs. City of Cathedral City, Federal District Court, Case Nos. CV 82-4338 AAH and CV 84-3678, June-July 1985.

Oceanside City Council, Mobile Home Park Rent Control Ordinance - October 22, 1985.

San Jose City Council, Mobile Home Park Rent Control Ordinance - May 28, 1985.

City of Orange City Council, Commercial Development Potential -February 19, 1985.

San Jose Rent Stabilization Board, The Economic Impact of Rent Control on Investor Returns - September 24-25, 1984.

President's Commission on Housing - presentation on October 28, 1981.

Los Angeles County Rent Control Advisory Board, Fair and Just Return in Rent Controlled Units - April 9, 1980.

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Phone: 949.833.2650 - Fax: 714.427.0876

EXPERT WITNESS TESTIMONIES: (Cont'd)

Los Angeles City Council, Rent Control - July 25, 1978.

California Assembly, Committee on Housing and Community Development - May 3, 1978.

U.S. House of Representatives, Committee on Banking, Finance and Urban Affairs - January 17, 1978.

SELECTED PUBLICATIONS:

Books:

Real Estate Issues in the Health Care Industry, Kluwer Academic Publishers, 1996.

Tarantello, Rocky A.; Findlay III, Chapman M; and Messner, Stephen D. Real Estate Portfolio Analysis. Lexington, Massachusetts: Lexington Books published by D.C. Health and Company, 1983.

A Multi-Period Real Estate Investment Simulation Model: A Financial Management Rate of Return (FMRR) Approach, with M. C. Findlay and S. D. Messner, Center for Real Estate and Urban Land Studies, University of Connecticut, 1981.

The Future of the Real Estate Industry, Center for Futures Research, University of Southern California, 1974.

Refereed Journal Articles:

"Real Estate Experts: Some Further Observations," Real Estate Issues, Vol. 24, Number 3, Fall 1999.

"Affordable Housing Through Non-Profit/Private-Public Partnerships," with Sen. John Seymour Real Estate Issues, Vol. 23, Number 3, Fall 1998.

"Expert v. Advocate: The Ethical Dilemma of Expert Testimony," Real Estate Issues, Fall/Winter 1994.

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SELECTED PUBLICATIONS: (Con't)

Refereed Journal Articles: (Con't)

"Determining the Appropriate Interest Rate in Mortgage Loan Cram-Downs," with Jess Bressi, Real Estate Issues, Vol. 18, Number 2, Fall/Winter 1993.

"Determining the Appropriate Discount Rate for Calculating The Present Value of Deferred Plan Payments: Historical Experience and Theoretical Underpinnings," with Jess Bressi, California Bankruptcy Journal, Summer, 1989.

"The Inflation Dependency of Leveraged Investment," Real Estate Issues, Vol. 10, Number 2, Fall/Winter 1985.

"FMRR: A Programmable Calculator Implementation," with G. Tenzer, The Real Estate Appraiser and Analyst, 1981.

"Risk Analysis in Real Estate, Part I: Is There Even an Old IRR Literature under Risk," with M. C. Findlay and S. Messner, The Real Estate Appraiser and Analyst, July-August, 1979.

"An MBA Program in Real Estate With a Financial Emphasis," with M. C. Findlay, Journal of Financial Education, Vol.6, (pp. 17-18), 1977.

"Real Estate Education at U.S.C.", Journal of Financial Education, January, 1978.

Abstract: "A CAPM View of VRMs", with R. V. Eastin and M.C. Findlay, Journal of Financial and Quantitative Analysis, November, 1976.

"California Real Estate: It's the Morning After", USC Business, Winter/Spring 1991.

"Continuation of Single Digit Rates Likely", Building Orange County, June/July, 1986.

"Mortgage Lending: Buying the Assumptions", Building Orange County, June/July 1985.

"1985 Outlook for Real Estate and the Economy", Building Orange County, December/January 1985.

"Post Election Interest Rates: What to Expect", Building Orange County, October/November 1984.

TARANTELLO & ASSOCIATES

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Phone: 949.833.2650 - Fax: 714.427.0876

SELECTED PUBLICATIONS: (Con't)

Refereed Journal Articles: (Con't)

"Presidential Elections and Housing Economics", Building Orange County, March/April 1984.

"The Plight of the Thrifts", Executive Magazine, Vol. 8, No. 2, February 1982.

"The Plight of the Thrift Industry", A.B. Laffer Associates, August 17, 1981.

"Free Market System Solution to Housing Problem", BIA/Orange County; October 1980.

"Rent Control and the Housing Crisis in Southern California", Parts I and II, with M. C. Findlay, Real Estate Illustrated, Vol. I, Nos. 9 and 10, March 1980.

"Why Firms Leave Los Angeles", Local Governments' Decisions and the Local Tax Base, The Lincoln Institute for Land Policy, October, 1979.

"Faulty Vision: The Economic Shortsightedness of Rent Control", California Real Estate, December 1978.

"Los Angeles Housing Costs, Economics and Public Policy", Southern California Business, February, 1978.

DBA Dissertation, Variable-Rate vs. Fixed-Rate Mortgage Instruments: A Theoretic Approach, March 1976.

PROFESSIONAL AND ACADEMIC:

Guest Speaker, Global Alternative Investment Management Conference, "State of the Real Estate Industry," Palm Beach, Florida, January 27, 2003.

Guest Speaker, Institute for Real Estate Management, "2003 Real Estate Forecast," Irvine, California, January 8, 2003.

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Guest Speaker, Institute for Real Estate Management, "2003 Economic Forecast," San Diego, California, December 6, 2002.

PROFESSIONAL AND ACADEMIC: (Con't)

Guest Speaker, National Association of Realtors National Convention, "2003 Commercial/ Industrial Forecast," New Orleans, Louisiana, November 8, 2002.

Guest Speaker, InvestCredit Bank AG, "Real Estate Investment, Finance and Project Development," Prague, Czech Republic, June 27, 2002.

Guest Speaker, Institute for Real Estate Management, Orange County Annual Conference, "The State of the Economy," Anaheim, California, June 4, 2002.

Guest Speaker, University of California, Irvine, Graduate School of Management, "2002 Real Estate Conference," Irvine, California, May 7, 2002.

Guest Speaker, Institute for Real Estate Management, "2002 Real Estate Forecast," Newport Beach, California, January 9, 2002.

Guest Speaker, Institute for Real Estate Management, "2002 Economic Forecast," San Diego, California, December 7, 2001.

Guest Speaker, Young President's Organization, "Real Estate Capital Markets and Investment Strategy," Beverly Hills, California, November 14, 2001.

Guest Speaker, National Association of Realtors National Convention, "2002 Commercial/ Industrial Forecast," Chicago, Illinois, November 2, 2001.

Guest Speaker, University of California, Irvine/NAIOP, "Current Trends in Real Estate Investment," Irvine, California, October 30, 2001.

Guest Speaker, San Diego Union Tribune Annual Investment Conference, "Real Estate Market Outlook," San Diego, California, May 12, 2001.

Guest Interview, KABC Radio, "Real Estate Today," San Diego, California, May 12, 2001

Guest Speaker, California State University, Fullerton, "Economic Forecast," Fullerton, California, February, 20, 2001.

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Guest Speaker, Institute for Real Estate Management, "2001 Economic Forecast," Irvine, California, January 11, 2001.

PROFESSIONAL AND ACADEMIC: (Con't)

Guest Speaker, Institute for Real Estate Management, "Real Estate Market Forecast," San Diego, California, December 5, 2000.

Guest Speaker, Institute for Real Estate Management, "Investment Market Trends," Anaheim, California, June 1, 2000.

Guest Speaker, California State University, Fullerton, "Affordable Housing," Fullerton, California, March, 29, 2000.

Guest Speaker, Commercial Investment Real Estate Management "Real Estate Capital Markets and Investment," Los Angeles, California, January 19, 2000.

Guest Speaker, Institute for Real Estate Management, "Economic Forecast," Irvine, California, January 19, 2000.

Guest Speaker, Ohio State University and the Ohio State Appraisal Institute, "U.S. Affordable Housing Programs," Columbus, Ohio, December 10, 1999.

Guest Speaker, Institute for Real Estate Management, "2000 Real Estate Forecast," San Diego, California, December 3, 1999.

Guest Speaker, National Association of Realtors/Counselors of Real Estate, "Joint Economic Forecast," Orlando, Florida, November 12, 1999.

Guest Speaker, Institute for Real Estate Management, "2000 Real Estate Forecast," Lake Buena Vista, Florida, November 11, 1999.

Guest Speaker, Bank Austria Creditanstalt, "Real Estate Project Finance, Risk Analysis and Investment," Prague, Czech Republic, June 24, 1999.

Guest Speaker, Institute for Real Estate Management, "1999 Real Estate Forecast," San Diego, California, December 4, 1998.

Guest Speaker, National Association of Realtors, "1999 Global Economic Forecast," Anaheim, California, November 6, 1998.

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Guest Speaker, Counselors of Real Estate, "1999 Real Estate Forecast," Newport Beach, California, November 3, 1998.

PROFESSIONAL AND ACADEMIC: (Con't)

Guest Speaker, National Association of Corporate Real Estate Executives (NACORE), "Commercial Rental Markets and Negotiating Tactics," Costa Mesa, California, February 17, 1998.

Guest Interview, "Real Estate Today," KFMB Radio, CBS Affiliate, San Diego, California, January 10, 1998.

Guest Speaker, Institute for Real Estate Management, "1998 Economic Forecast," San Diego, California, December 5, 1997.

Guest Speaker, National Association of Realtors, "1998 Economic Forecast," New Orleans, Louisiana, November 14, 1997.

Guest Speaker, Institute for Real Estate Management, "1998 Real Estate and Economic Forecast," New Orleans, Louisiana, November 13, 1997.

Guest Speaker, Employee Relocation Location Council, "U.S. Housing Markets and the Economy," Dallas, Texas, May 16, 1997.

Guest Speaker, National Association of Realtors, "1997 Commercial Property Forecast,"San Francisco, California, November 15, 1996.

Guest Speaker, Real Estate Owned Managers Association of California, "California Real Estate Market Update," Palm Springs, California, March 11, 1996.

Guest Speaker, Commercial Investment Real Estate Institute, "1996 Industrial Property Market Forecast," Orange County, California, March 6, 1996.

Guest Interview, Real Estate Today, KFMB Radio, CBS Affiliate, San Diego, California, December 2, 1995.

Guest Speaker, Institute for Real Estate Management, "1996 California Real Estate Forecast," San Diego, California, December 1, 1995.

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Guest Speaker, Lambda Alpha Land Economics Society, "Curriculum Building in Real Estate Education," Long Beach, California, June 21, 1995.

PROFESSIONAL AND ACADEMIC: (Con't)

Guest Speaker, Apartment Association of Orange County, "Residential Investment Property Forecast," Anaheim, California, May 18, 1995.

Guest Speaker, Institute for Canadian Real Estate Investment Managers, "American Real Estate Investments and Real Estate Investment Trusts," Toronto, Canada, February 16-17, 1995.

Guest Speaker, University of Southern California Health Care Symposium, "The Health Care Facilities Audit," Los Angeles, California, February 9, 1995.

Guest Speaker, Commercial Investment Real Estate Institute, "1995 Industrial Property Forecast," Orange County, California, January 31, 1995.

Guest Interview, The Morning Show, KFMB TV, CBS Affiliate, San Diego, California, January 4, 1995.

Guest Speaker, Counselors of Real Estate, "1995 Economic Forecast," Anaheim, California, November 4, 1994.

Guest Speaker, National Association of Realtors, "Regional Trends and Their Effects on Commercial Real Estate," Anaheim, California, November 4, 1994.

Guest Speaker, Institute for Real Estate Management, "1994 California Real Estate Forecast," San Diego, California, December 3, 1993.

Guest Speaker, American Society of Real Estate Counselors, "1994 Real Estate Forecast," Miami, Florida, November 12, 1993.

Guest Speaker, Vista, California Economic Development Council, "1993 Regional Economic Overview," Vista, California, April 24, 1993.

Guest Speaker, American Society of Real Estate Counselors, "1993 Real Estate Forecast," Honolulu, Hawaii, November 13, 1992.

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Guest Speaker, University of Judaism Moriah Society, "The California Real Estate Market," Beverly Hills, California, November 4, 1992.

PROFESSIONAL AND ACADEMIC: (Cont'd)

Guest Speaker, The Appraisal Institute, "1993 Real Estate Forecast," Orange County, California, October 21, 1992.

Guest Speaker, Medical Group Management Association, "Analyzing Health Care Facility Costs," San Diego, California, June 15, 1992

Guest Speaker, Cushman & Wakefield Western Region, "1992 Real Estate Forecast," Los Angeles, California, March 5, 1992

Guest Speaker, Institute of Real Estate Management, "State and Regional Economic Forecast," Orange County, California, February 12, 1992.

Guest Speaker, Commercial Industrial Real Estate Investment Council CIREIC, "1992 Real Estate Forecast," Newport Beach, California, November 19, 1991.

Guest Speaker, National Association of Realtors, "Case Study in Real Estate Consulting," Las Vegas, Nevada, November 5, 1991.

Guest Speaker, Real Estate Investment Association of California, "Opportunities for the 90's," Buena Park, California, July 23, 1991.

Guest Speaker, Society of Industrial and Office Realtors, "Real Estate Counseling," Newport Beach, California, May 16, 1991.

Guest Speaker, Building Industry Association, "California Real Estate Investment Forecast, " Los Angeles, California, May 14, 1991, Anaheim, California, May 16, 1991.

Guest Speaker, USC Commerce Associates, "Southern California Market Forecast," Los Angeles, California, April 24, 1991.

Guest Speaker, Orange County Apartment Association, "Residential Income Property Economics," Anaheim, California, March 21, 1991.

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3520 Cadillac Avenue, Suite M, Costa Mesa, California 92626
Phone: 949.833.2650 - Fax: 714.427.0876

Guest Speaker, Commercial, Industrial Development Association, "The Orange County Real Estate Market," Irvine, California, February 21, 1991.

Guest Speaker, Harvard College Alumni Association, "Real Estate Forum," Los Angeles, California, February 6, 1991.

PROFESSIONAL AND ACADEMIC: (Cont'd)

Guest Speaker, Century City Chamber of Commerce, "California Real Estate Forecast," Los Angeles, California, December 11, 1990.

Guest Speaker, Building Owners and Managers Association, "The Los Angeles Office Market," Los Angeles, California, January 17, 1990.

Guest Speaker, California Community College Association, "Outlook for California Real Estate," Irvine, California, May 5, 1989.

Guest Speaker, International Council of Shopping Centers, "An Economic Look into the 1990's," Anaheim, California, February 24, 1989.

Guest Speaker, California Society of CPA's, "California Market Overview," Newport Beach, California, October 19, 1988.

Guest Speaker, Wharton Alumni Association, "California Office Trends," Beverly Hills, California, June 14, 1988.

Guest Speaker, American Institute of Architects, "The Orange County Slow Growth Initiative," Irvine, California, May 19, 1988.

Guest Speaker, National Association of Industrial and Office Parks," Orange County Office and Industrial Trends", Newport Beach, California, February 5, 1987.

Guest Lecturer, Stanford University Graduate School of Business, "Real Estate Development Strategies," Palo Alto, California, January 26, 1987.

Guest Lecturer, Dept. of Interior, Bureau of Indian Affairs, "Ground Lease Provisions for Indian Allottees," Palm Springs, California, April 16, 1986.

Guest Lecturer, University of Chicago, "Real Estate Research and The Development Process," Chicago, Illinois, November 15, 1985.

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3520 Cadillac Avenue, Suite M, Costa Mesa, California 92626
Phone: 949.833.2650 - Fax: 714.427.0876

Guest Lecturer, University of Chicago Graduate School of Business, "The Business of Real Estate Consulting," Chicago, Illinois, April 25, 1985.

Guest Speaker, Union Oil Corporation, "The Impact of Real Estate Economics on Timing and Location Choice," Rancho Santa Fe, California, September 17, 1984.

PROFESSIONAL AND ACADEMIC: (Cont'd)

Guest Speaker, Touche Ross & Co., "Real Estate Economics," Scottsdale, Arizona, May 17, 1982.

Guest Speaker, County Planning Commissioners Conference, "SB 200 and the Peripheral Canal," Newport Beach, California, March 18, 1981.

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BIOGRAPHICAL SKETCH

Dr. R. Tarantello

Dr. Tarantello is a well known national speaker and has spoken both nationally and internationally on such topics as the national economy, real estate market conditions, investment markets, capital markets and industry trends. He has over 30 years of extensive experience in real estate development, investment, market research, commercial/industrial acquisitions, and litigation counseling throughout the United States.

Dr. Tarantello is President of Tarantello & Associates, a Costa Mesa, California based real estate investment, finance and transactional service company specializing in real estate research, investment, development feasibility, transactional consulting, finance, capital markets, damage and lost profit analysis, complex valuations, bankruptcy plan feasibility, debt restructuring and interest rate determinations. Dr. Tarantello joined Real Estate Research Corporation (RERC) as a principal and chief economist in 2001 as served in this position until August 2005. He has served as a charter member of the board of directors of one of the largest non-profit rental housing providers in the United States, Southern California Housing Development Corporation and as Vice President of Acquisitions for National Housing Development Corporation.

Dr. Tarantello has been a Professor of Real Estate and Land Economics at the University of Southern California from 1976 to 2000. He received his Doctor of Business Administration and Master of Business Administration degrees from U.S.C. and a Bachelor of Science in Business Administration from California State University at Los Angeles.

Professional credentials include the Royal Institution of Chartered Surveyors (FRICS), Fellow of the Royal Institute, London, England; and the CRE designation of the Counselors of Real Estate, Lambda Alpha National Honorary Land Economics Society, and the National and California Associations of Realtors. Dr. Tarantello received the prestigious James Felt award from the Counselors of Real Estate in 1997 for his pro bono contributions to numerous non profit affordable housing projects.

November 24, 2008

NOV 26 2008

Los Angeles County
Regional Planning Commission
320 W. Temple Street
Los Angeles, CA 90012

Attention: Anne Russett

RE: **Project No. R2006-02294-(5)**
Conditional Use Permit No. 200600216-(5) &
Oak Tree Permit No. 200800038-(5) - OPPOSE

Dear Sirs:

The Board of the Historic Highlands Neighborhood Association (HHNA) has voted to support the efforts of the Altadena Neighborhoods Alliance in opposing the above-referenced proposed 56' imitation palm tree cell tower to be located at St. Elizabeth of Hungary Church, 1885 North Lake Avenue, Altadena.

Historic Highlands straddles the borders of Pasadena and Altadena, and is situated between New York Drive on the north, Washington Boulevard on the south, Lake Avenue on the west and Hill Avenue on the east. In December of 2007 the Pasadena portion of Historic Highlands was designated a Landmark District by the City of Pasadena.

Our Association strives to protect the historic character of our neighborhood. St. Elizabeth of Hungary Church was designed by famed architect Wallace Neff, and is the only Neff-designed church, giving it a special significance. In addition, as the Historic Highlands neighborhood is located adjacent to the proposed site, the proposed cell tower will be visible from many homes in the Historic Highlands. The proposed cell tower is aesthetically incompatible with the historic St. Elizabeth Church and the surrounding historic homes and neighborhoods.

Sincerely,

Belinda Jacobs

Belinda Jacobs
President, Historic Highlands
Neighborhood Association

1451 N. Chester Avenue, Pasadena, California 91104

APPROPRIATIONS COMMITTEE
SUBCOMMITTEE ON
STATE, FOREIGN OPERATIONS, AND RELATED PROGRAMS
SUBCOMMITTEE ON
COMMERCE, JUSTICE, SCIENCE AND RELATED AGENCIES
SUBCOMMITTEE ON FINANCIAL SERVICES

JUDICIARY COMMITTEE
SUBCOMMITTEE ON COURTS, THE INTERNET AND INTELLECTUAL PROPERTY
SELECT INTELLIGENCE OVERSIGHT PANEL

DEMOCRATIC STUDY GROUP
ON NATIONAL SECURITY
CO-FOUNDER AND CO-CHAIR

SENIOR WHIP

ADAM B. SCHIFF
29TH DISTRICT, CALIFORNIA

☐ WASHINGTON OFFICE:
326 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-4176
FAX: (202) 225-5828

☑ DISTRICT OFFICE:
87 NORTH RAYMOND AVENUE
SUITE 800
PASADENA, CA 91103
(626) 304-2727
FAX: (626) 304-0572

E-MAIL VIA WEB ADDRESS AT:
www.house.gov/schiff

November 26, 2008

Anne Russett, Regional Planning Assistant
Regional Planning Department
County of Los Angeles, 1390 Hall of Records
320 W. Temple St.
Los Angeles, CA 90012

Re: Conditional Use Permit No. 200600216-(5) and No. 200800038-(5)

Dear Ms. Russett:

Several months ago, I wrote to share concerns that were brought to my attention regarding the construction of a monopalm cellular phone tower at 1885 N. Lake Avenue.

Then, as now, community members have raised legitimate issues regarding the proximity of two landmark churches and the aesthetic impact upon the neighborhood as well as the impact upon property values. In addition to height, size and aesthetic concerns, the residents have a broad interest in ensuring that the proposed cell tower does not have adverse health, safety and liability effects.

I trust you will give full consideration to the concerns raised by the neighbors and investigate the issues they have raised that are within the scope of your review. Thank you for your thoughtful attention to this important issue.

Sincerely,

ADAM B. SCHIFF
Member of Congress

DEC - 1 2008

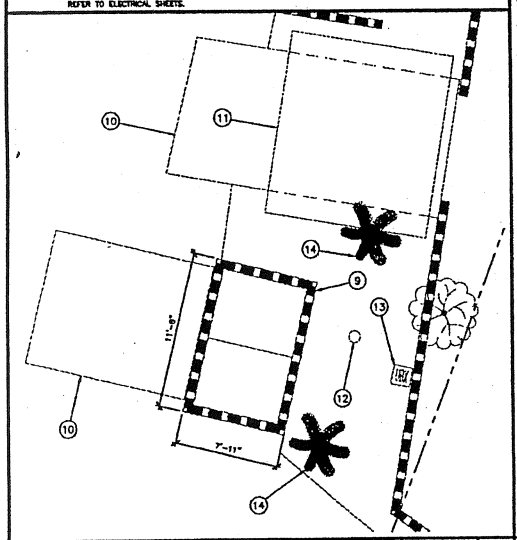
THIS STATIONERY PRINTED ON PAPER MADE OF RECYCLED FIBERS

ADDITIONAL MATERIALS PRESENTED TO THE REGIONAL PLANNING COMMISSION AT THE DECEMBER 3, 2008 PUBLIC HEARING

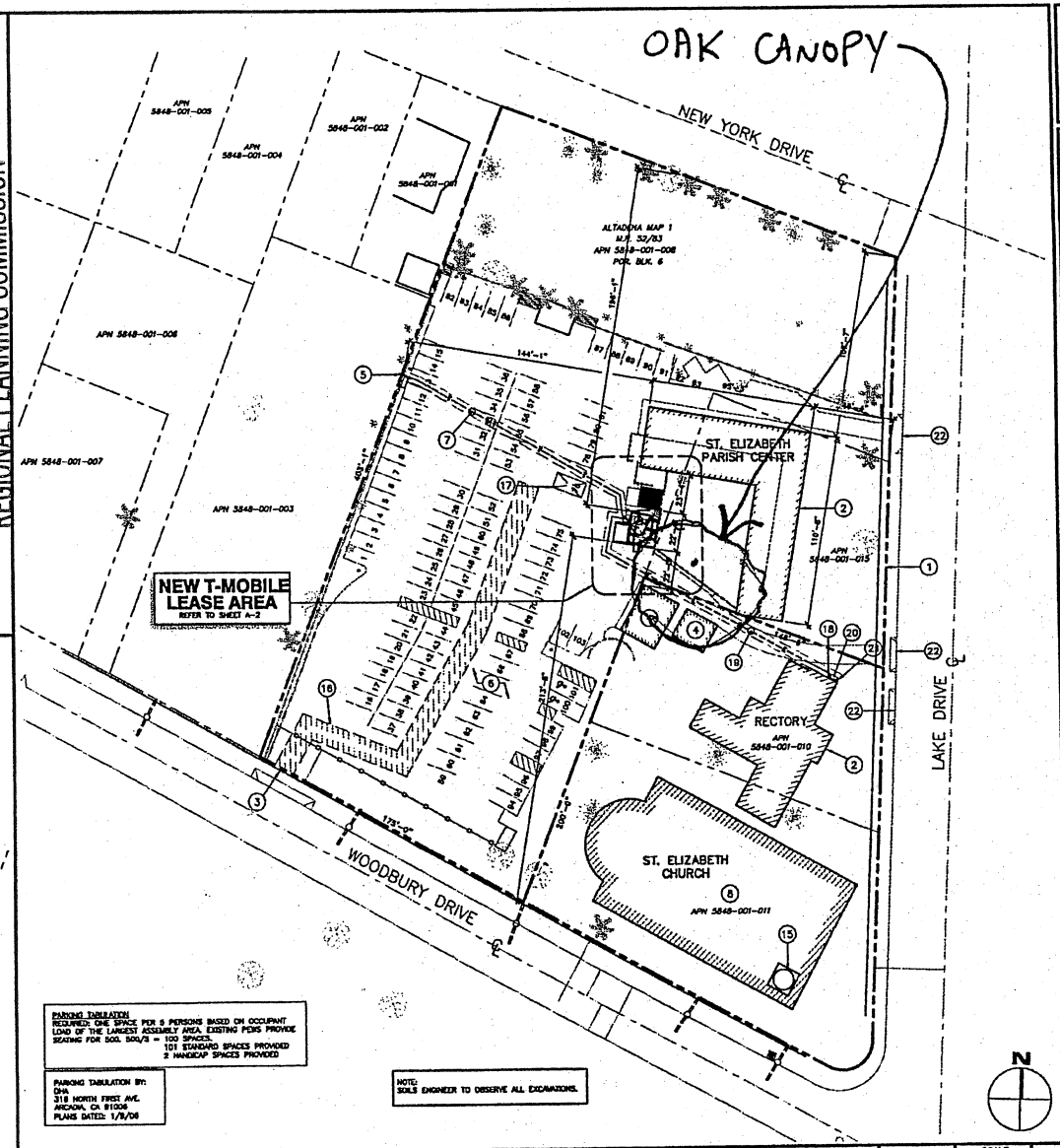
NOTES:

1. EXISTING PROPERTY LINE.
2. EXISTING 2 STORY BUILDING.
3. EXISTING DRIVE WAY ACCESS TO BE USED BY T-MOBILE.
4. EXISTING BUILDING.
5. EXISTING UTILITY POLE AND NEW T-MOBILE TELCO POINT OF CONNECTION.
6. EXISTING ASPHALT PARKING LOT.
7. NEW T-MOBILE UNDERGROUND TELCO RUN TO T-MOBILE EQUIPMENT. (± 156'). REFER TO ELECTRICAL SHEETS.
8. EXISTING CHURCH BUILDING.
9. EXISTING TRASH ENCLOSURE TO BE REMOVED.
10. EXISTING CONCRETE PAD.
11. EXISTING TRELLIS TO REMAIN.
12. EXISTING POLE TO BE REMOVED.
13. EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED AND/OR RELOCATED.
14. EXISTING PALM TREE TO REMAIN.
15. EXISTING TOWER.
16. NEW T-MOBILE 12' WIDE NON-EXCLUSIVE ACCESS EASEMENT.
17. NEW T-MOBILE NON-EXCLUSIVE PARKING LOCATION.
18. NEW T-MOBILE 200A METER MOUNTED ON WALL. REFER TO ELECTRICAL SHEETS.
19. NEW T-MOBILE UNDERGROUND ELECTRICAL RUN IN 5' WIDE UTILITY EASEMENT (±165'). REFER TO ELECTRICAL SHEETS.
20. EXISTING WALL MOUNTED METER.
21. EXISTING WALL MOUNTED PULL CAN AND NEW T-MOBILE ELECTRICAL POINT OF CONNECTION. REFER TO ELECTRICAL SHEETS.
22. EXISTING DRIVEWAY ACCESS FROM PUBLIC RIGHT OF WAY.

RECEIVED
DEC 03 2008
REGIONAL PLANNING COMMISSION



DEMO PLAN | SCALE: 1/4"=1'-0" | 2



PARKING TABULATION
REQUIRED: ONE SPACE PER 5 PERSONS BASED ON OCCUPANT LOAD OF THE LARGEST ASSEMBLY AREA. EXISTING PEWS PROVIDE SEATING FOR 500. 500/3 = 100 SPACES.
101 STANDARD SPACES PROVIDED
2 HANDICAP SPACES PROVIDED

PARKING TABULATION BY:
DHA
318 NORTH FIRST AVE.
ARCADIA, CA 91006
PLANS DATED: 1/8/06

NOTE:
SOILS ENGINEER TO OBSERVE ALL EXCAVATIONS.

SITE PLAN | SCALE: 1"=30'-0" | 1

T-Mobile
Get more from life
3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:
NATIONAL ENGINEERING & CONSULTING, INC.
22962 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA 92688-2189
PHONE: (949) 589-5588
FAX: (949) 589-5665
www.nationaleng.com

NO.	DATE:	DESCRIPTION:	BY:
1	7/21/06	90% CONSTRUCTION	FRF
2	1/16/07	PLAN CHECK CORRECTIONS	MG
3	4/04/07	PLAN CHECK CORRECTIONS	HFA
4	4/27/07	PLANNING DEPT. CORRECTIONS	HFA

SITE INFORMATION:
IE04998B
ST. ELIZABETH
1885 NORTH LAKE AVENUE
ALTADENA, CA 91001

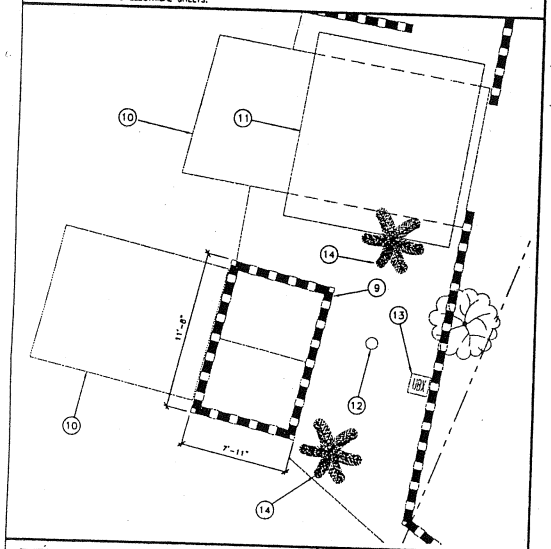
STAMP:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

NOTES:

1. EXISTING PROPERTY LINE.
2. EXISTING 2 STORY BUILDING.
3. EXISTING DRIVE WAY ACCESS TO BE USED BY T-MOBILE.
4. EXISTING BUILDING.
5. EXISTING UTILITY POLE AND NEW T-MOBILE TELCO POINT OF CONNECTION.
6. EXISTING ASPHALT PARKING LOT.
7. NEW T-MOBILE UNDERGROUND TELCO RUN TO T-MOBILE EQUIPMENT. (± 158'). REFER TO ELECTRICAL SHEETS.
8. EXISTING CHURCH BUILDING.
9. EXISTING TRASH ENCLOSURE TO BE REMOVED. RELOCATE EXISTING TRASH ENCLOSURE GATES TO NEW TRASH ENCLOSURE.
10. EXISTING CONCRETE PAD.
11. EXISTING TRELLIS TO REMAIN.
12. EXISTING POLE TO BE REMOVED.
13. EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED AND/OR RELOCATED.
14. EXISTING PALM TREE TO REMAIN.
15. EXISTING TOWER.
16. NEW T-MOBILE 12' WIDE NON-EXCLUSIVE ACCESS EASEMENT.
17. NEW T-MOBILE NON-EXCLUSIVE PARKING LOCATION.
18. NEW T-MOBILE 200A METER MOUNTED ON WALL. REFER TO ELECTRICAL SHEETS.
19. NEW T-MOBILE UNDERGROUND ELECTRICAL RUN IN 6' WIDE UTILITY EASEMENT (±260'). REFER TO ELECTRICAL SHEETS.
20. EXISTING WALL MOUNTED METER UTRH 19.335-0445.
21. EXISTING WALL MOUNTED PULL CAN AND NEW T-MOBILE ELECTRICAL POINT OF CONNECTION. REFER TO ELECTRICAL SHEETS.
22. EXISTING DRIVEWAY ACCESS FROM PUBLIC RIGHT OF WAY.
23. EXISTING OAK TREE CANOPY.
24. NEW T-MOBILE 17" x 30" HANDHOLE.



DEMO PLAN

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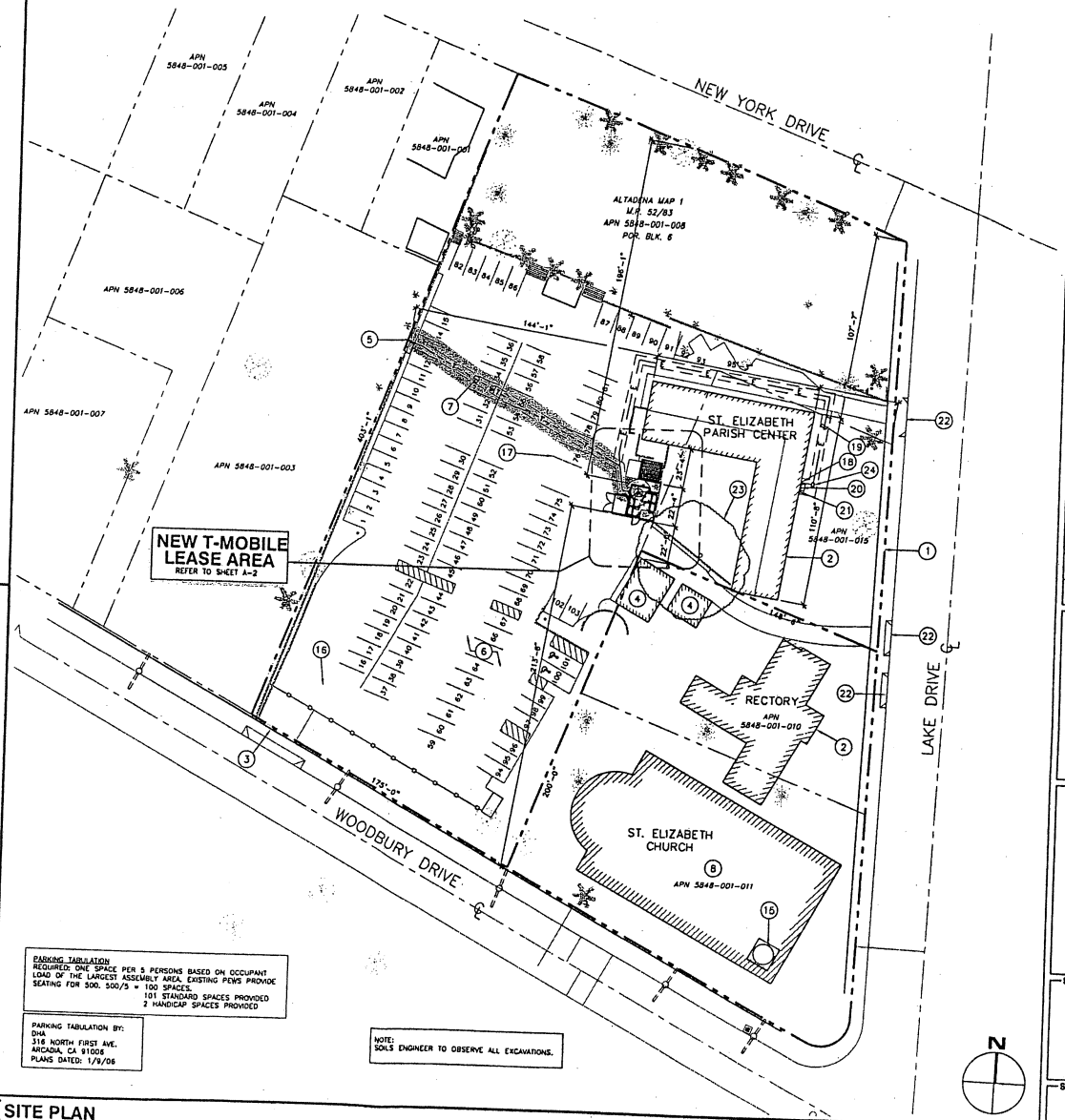

PARKING TABULATION
REQUIRED: ONE SPACE PER 5 PERSONS BASED ON OCCUPANT LOAD OF THE LARGEST ASSEMBLY AREA. EXISTING PEWS PROVIDE SEATING FOR 500. 500/5 = 100 SPACES.
101 STANDARD SPACES PROVIDED
2 HANDICAP SPACES PROVIDED

PARKING TABULATION BY:
DHA
316 NORTH FIRST AVE.
ARCADIA, CA 91006
PLANS DATED: 1/9/06

NOTE:
SOILS ENGINEER TO OBSERVE ALL EXCAVATIONS.

2 SITE PLAN

SCALE: 1"=30'-0"

1

T-Mobile
Stick Together
3257 E. GUASTI ROAD, SUITE 200
ONTARIO, CA 91761

PLANS PREPARED BY:

NATIONAL ENGINEERING & CONSULTING, INC.
22382 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA 92688-2153
PHONE: (949) 766-7774
FAX: (949) 766-7789

NO.	DATE:	DESCRIPTION:	BY:
1	7/21/06	90% CONSTRUCTION	FRF
2	1/16/07	PLAN CHECK CORRECTIONS	MG
3	4/04/07	PLAN CHECK CORRECTIONS	HFA
4	4/27/07	PLANNING DEPT. CORRECTIONS	HFA
5	5/20/08	CLIENT REVISIONS	MG
6	06/24/08	DRW REVISIONS	JSM
7	11/21/08	POWER RUN RE-ROUTED AS OPTION-1	FAR

SITE INFORMATION:

IE04998B
ST. ELIZABETH

1885 NORTH LAKE AVENUE
ALTADENA, CA 91001

STAMP:

SHEET TITLE:

SITE PLAN OPTION-1

SHEET NUMBER:

A-1A

ITEM #8

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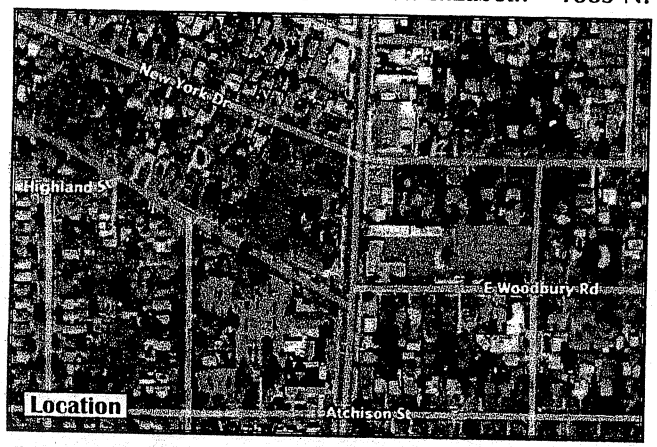
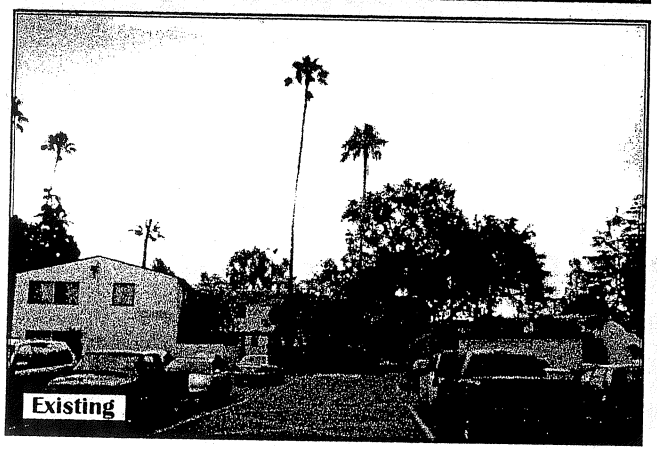
REGIONAL PLANNING COMMISSION

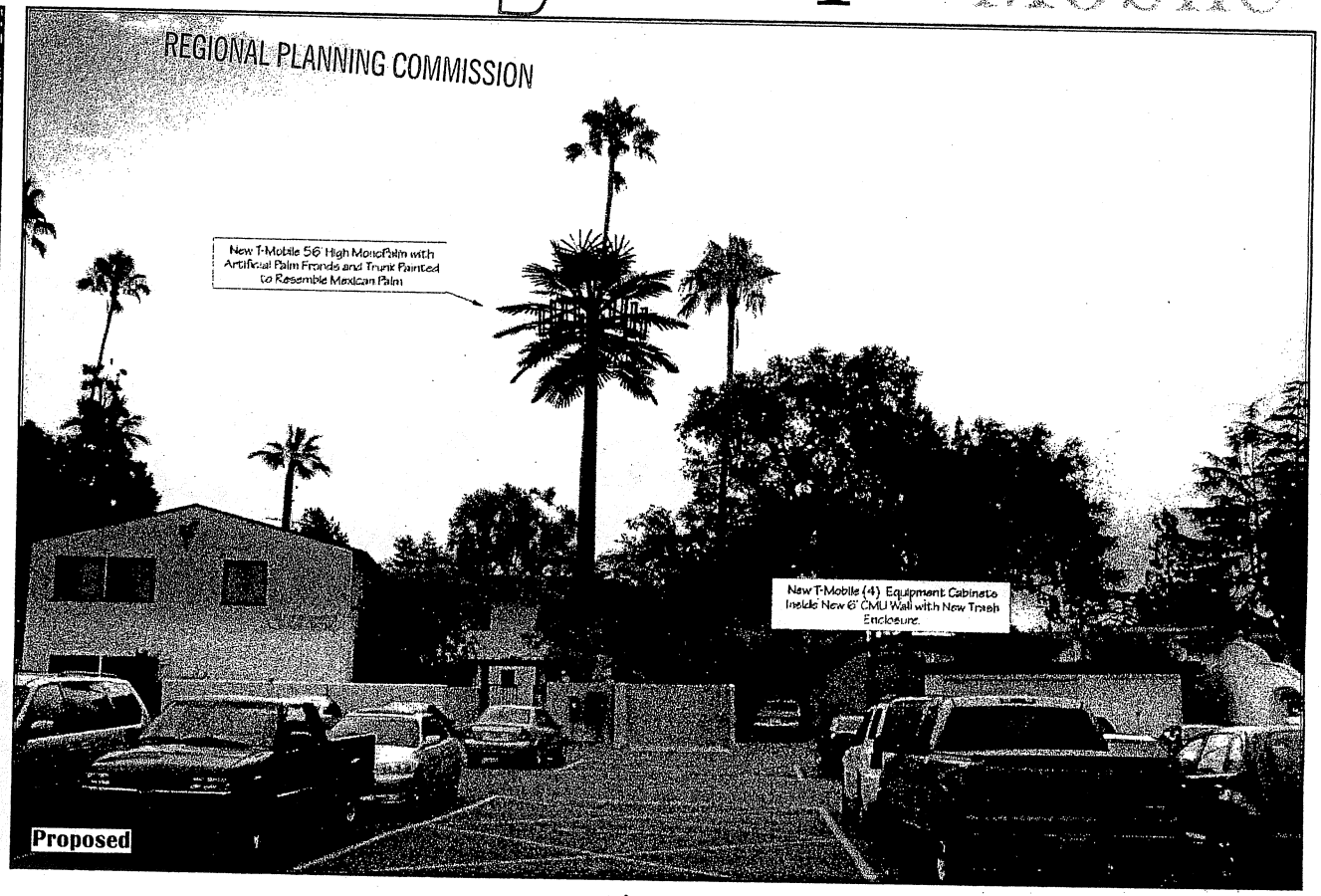
IE04998

St. Elizabeth ~ 1885 N. Lake Ave. Alta Dena, CA 91001

T-Mobile







View 1

Strategic Business... Simplified
Digital DREAMZ
20014 Cronese Lane
Apple Valley, CA 92308
www.dreamzdesignz.com
simz@dreamzdesignz.com
866.961.9295

This Illustration Is Representative Of The Proposed Project Based On Information Provided By Our Client
Actual Construction May Vary Dependent On Approved Construction Plans
Digital Dreamz is not Responsible for Post Simulation Production Design Changes

T-Mobile
Travis Hampton
Project Manager
3 Imperial Promenade Suite 1000
Santa Ana, CA 92707
(714) 391-4210

Applicant

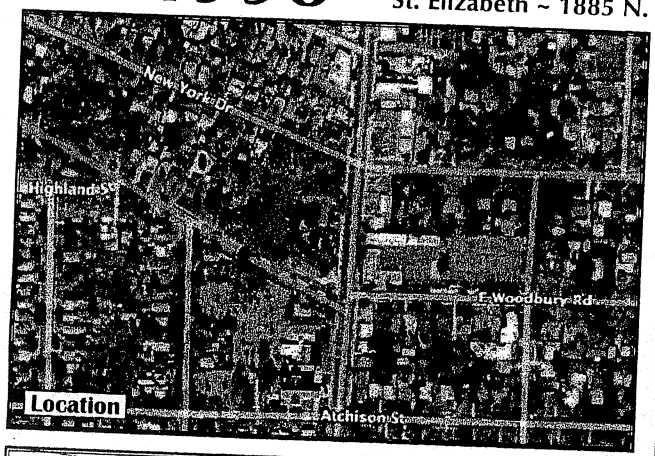
Avila, Inc.
Joe Spieler
Land Use Planner
6254 Avila Road
Yucca Valley, CA 92284
(805) 689-6259

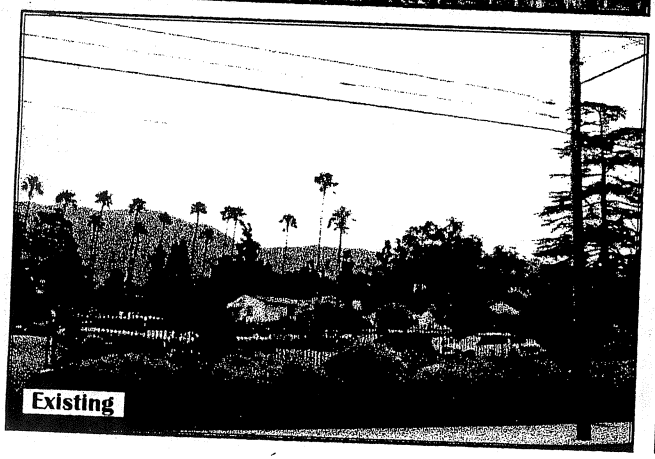
Contact

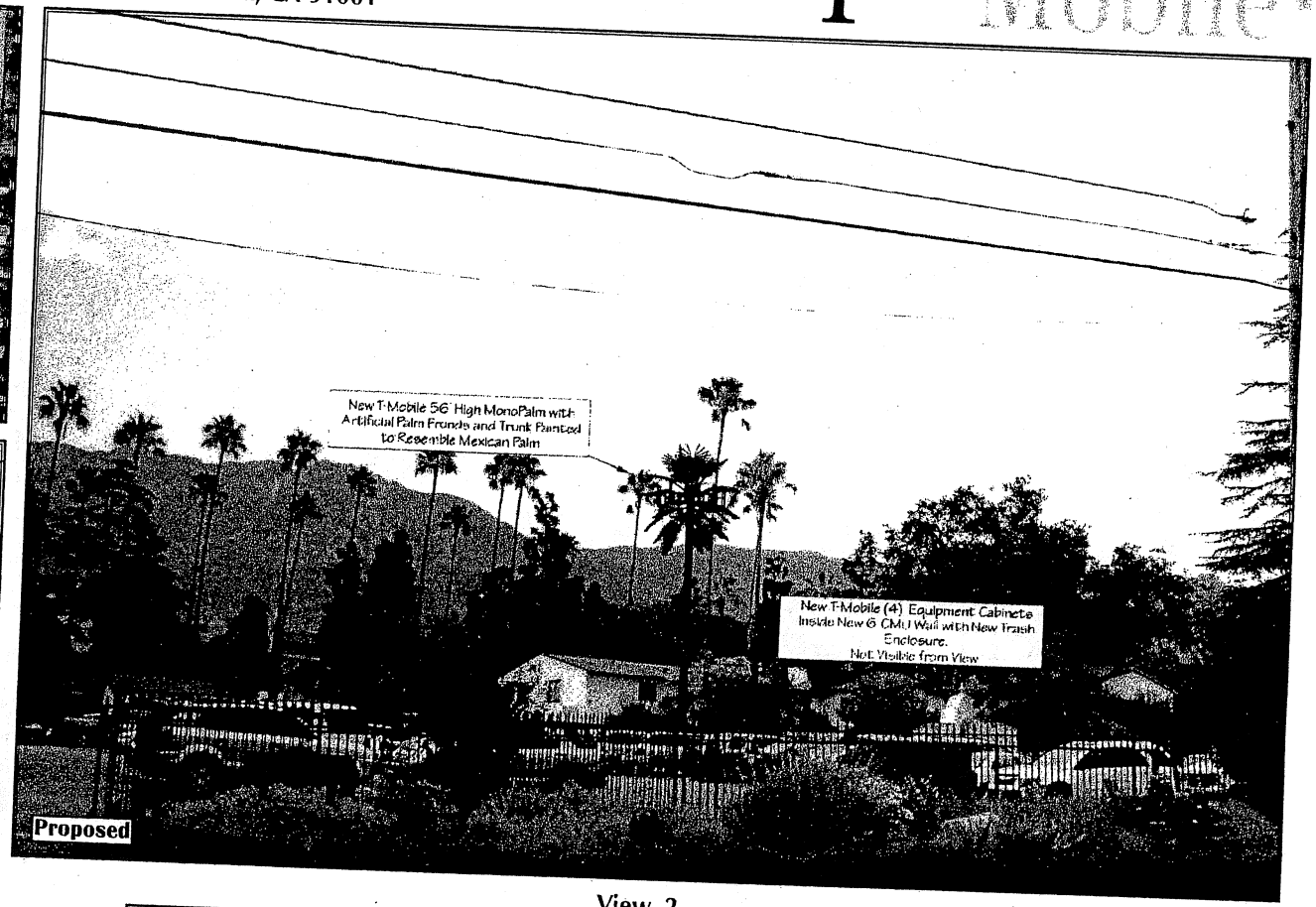
IE04998

St. Elizabeth ~ 1885 N. Lake Ave. Alta Dena, CA 91001

T-Mobile







View 2

Strategic Business... Simplified
Digital DREAMZ
20014 Cronese Lane
Apple Valley, CA 92308
www.dreamzdesignz.com
simz@dreamzdesignz.com
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Contact

ITEM #8

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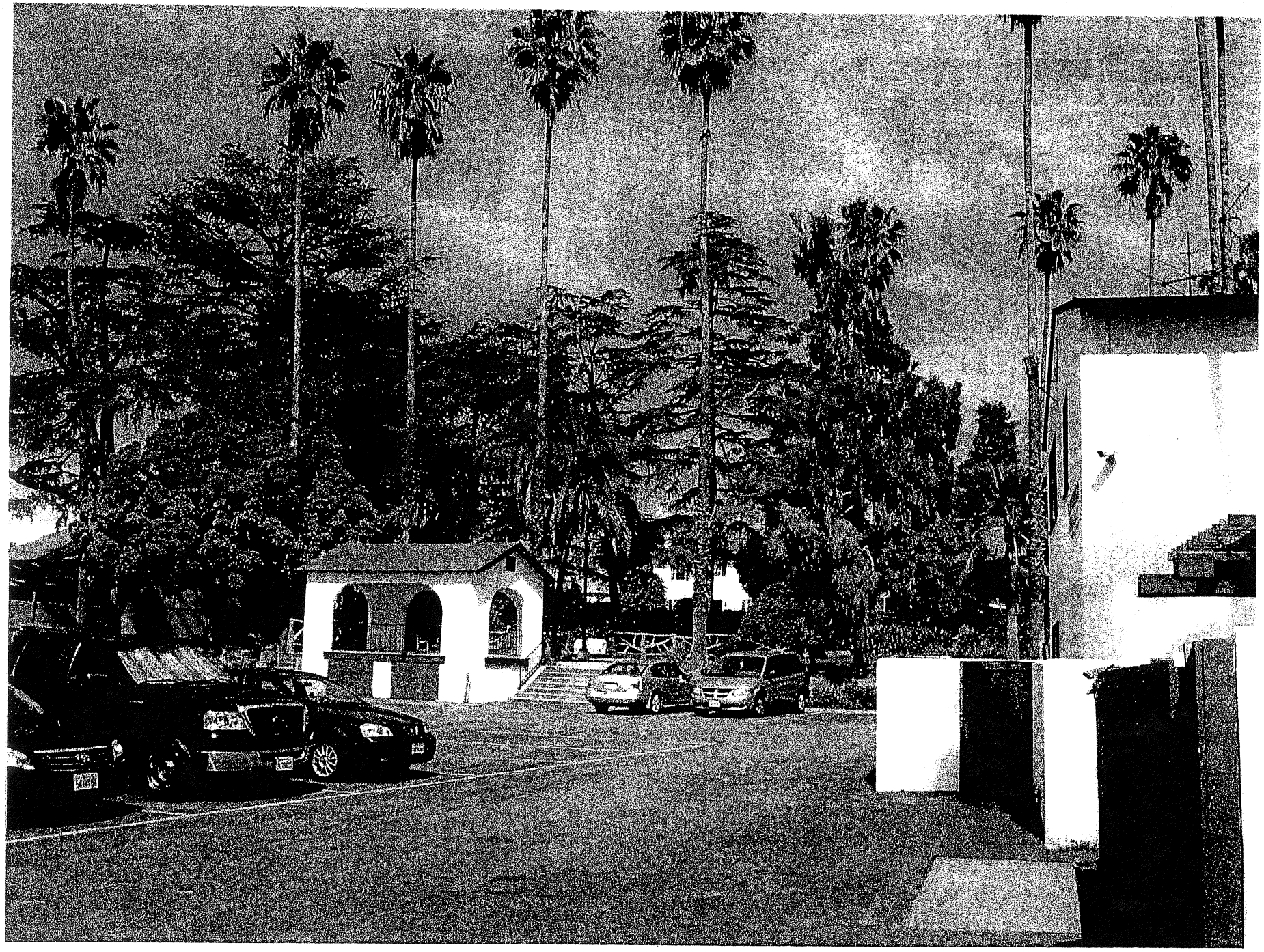
ression Date: Mar 24, 2006 12:22
Modification Date: Jun 15, 2006 17:46

Average Scale: 1:1068

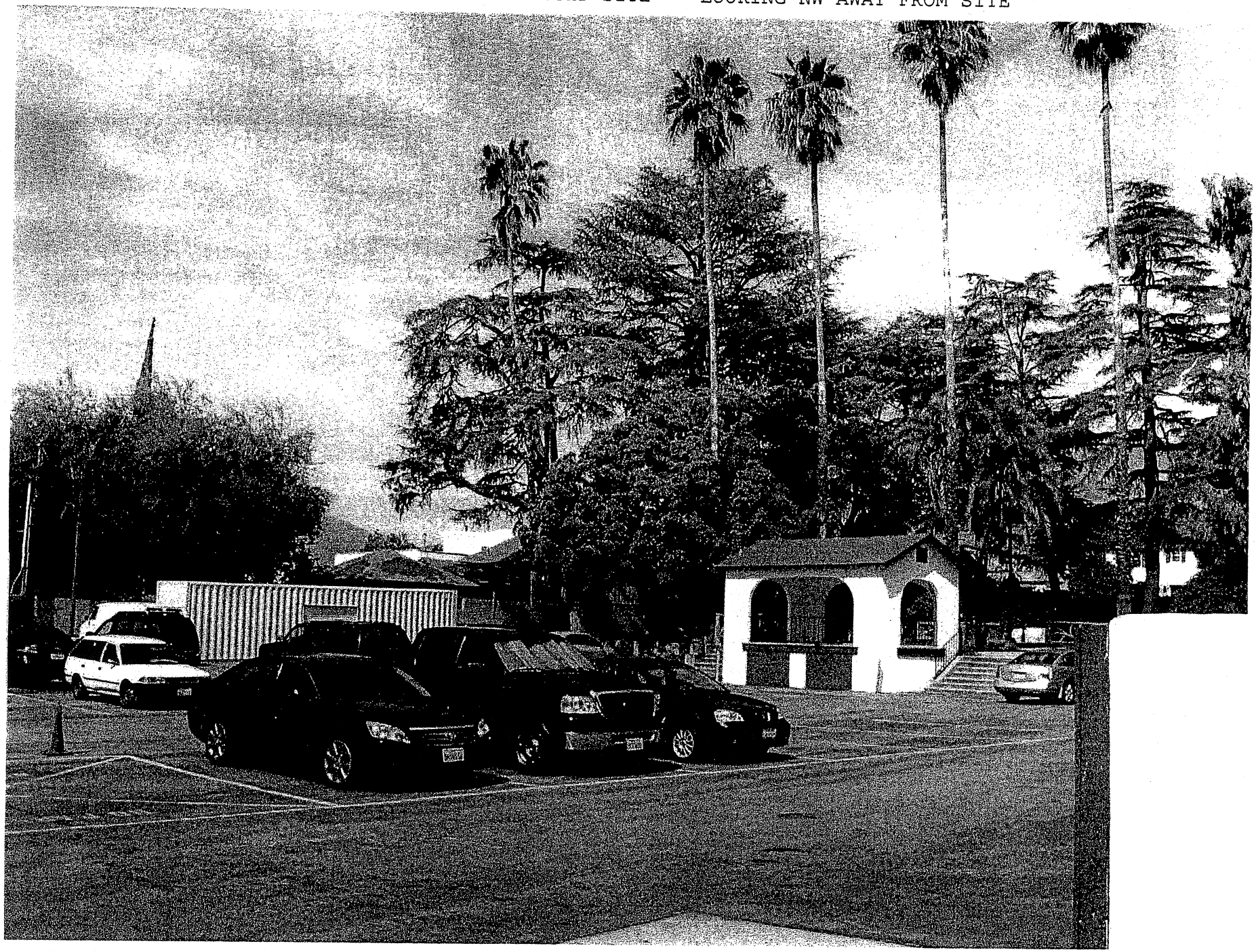
Distance between tick marks: 82.55 feet

PHOTO TAKEN FROM PROPOSED SITE -- LOOKING NORTH



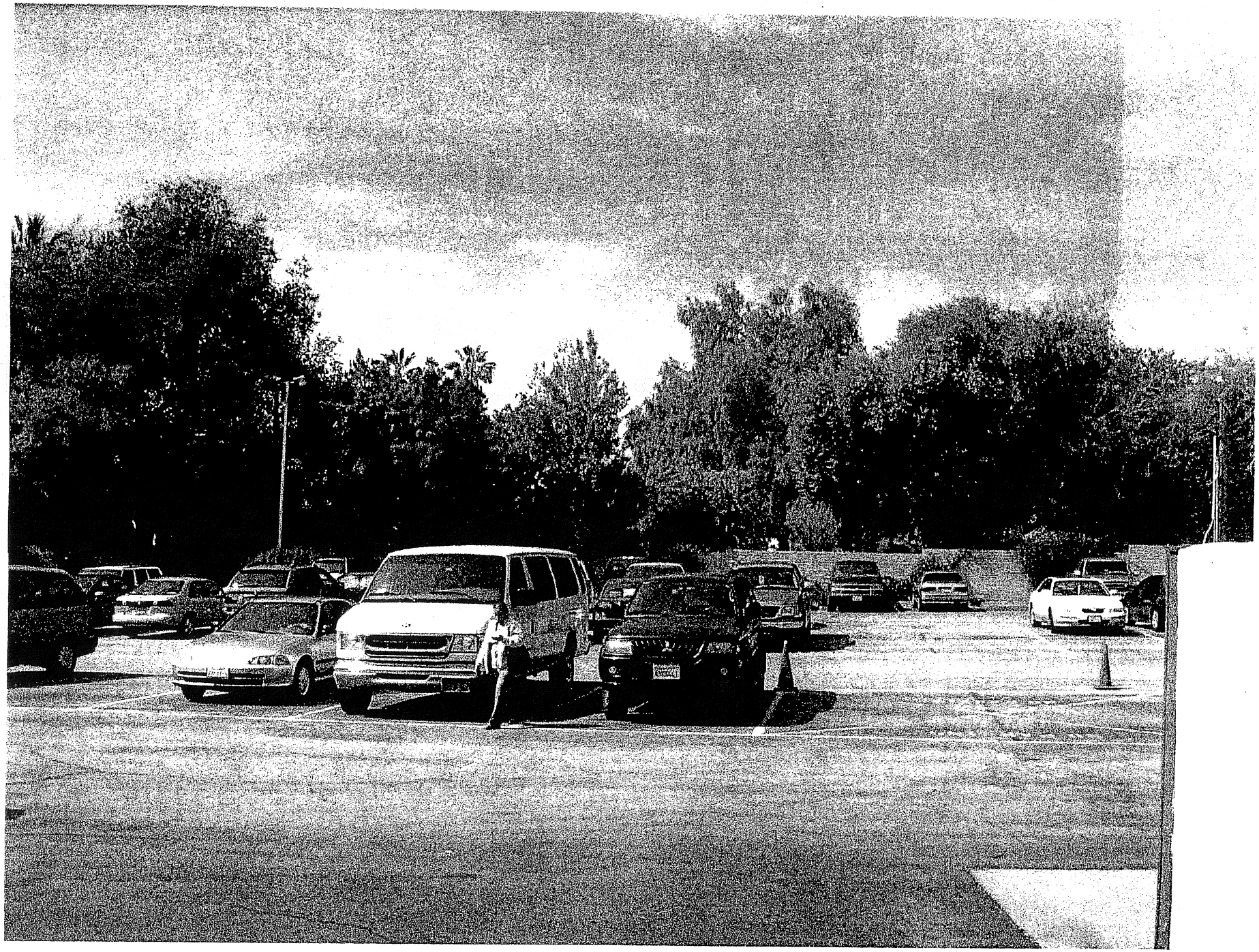
THIS PHOTO SHOWS THE TALL TREES TO THE NORTH (AKA GROTTO AREA)

PHOTO TAKEN FROM PROPOSED SITE -- LOOKING NW AWAY FROM SITE



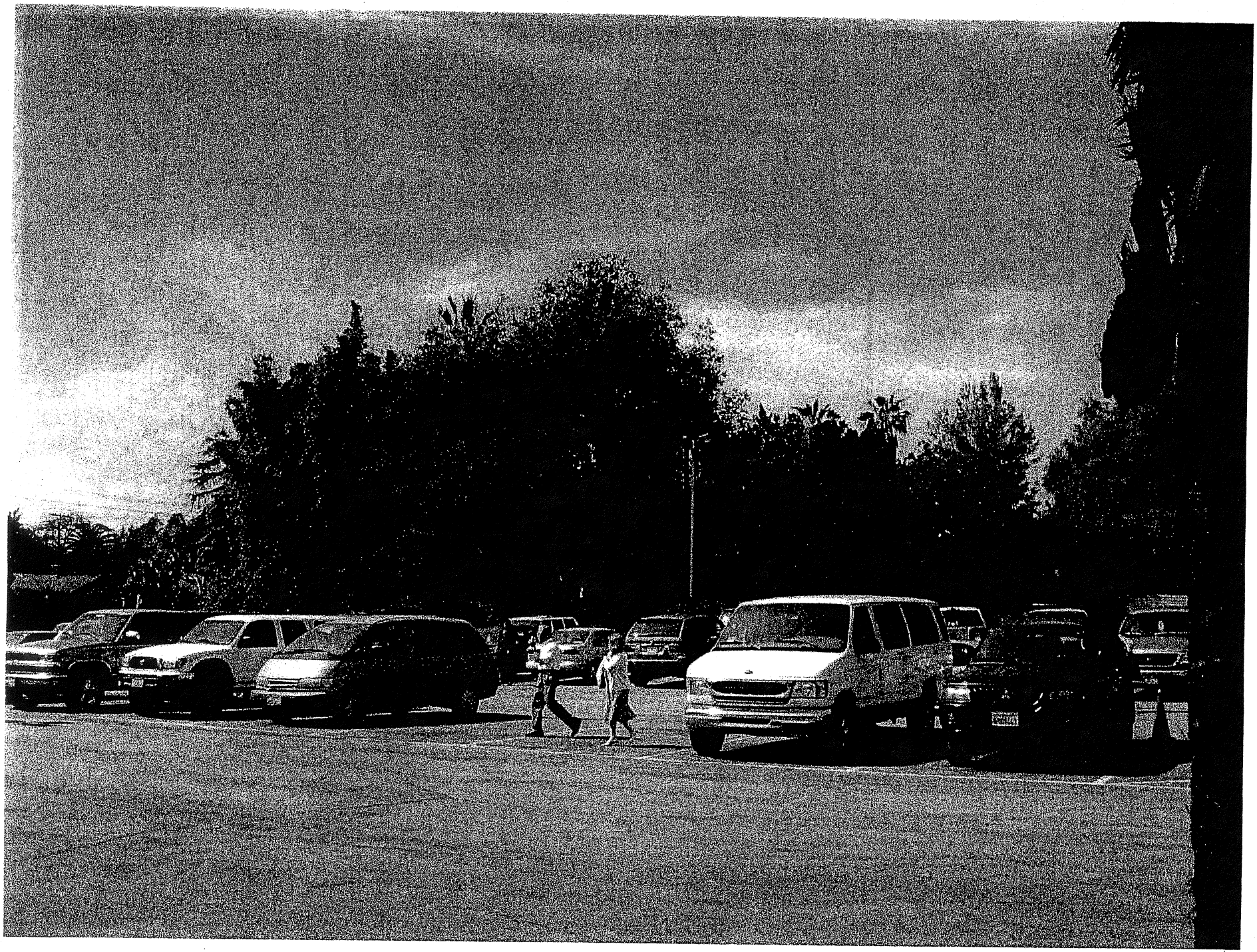
THIS VIEW SHOWS THE SUBSTANTIALLY TALL EXISTING TREES AT NW CORNER OF THE PROPERTY

FROM SITE LOOKING WEST



THIS PHOTO SHOWS EXISTING TALL TREES AT WEST PROPERTLY LINE

PHOTO TAKEN FROM PROPOSED SITE LOCATION LOOKING SW AWAY FROM SITE

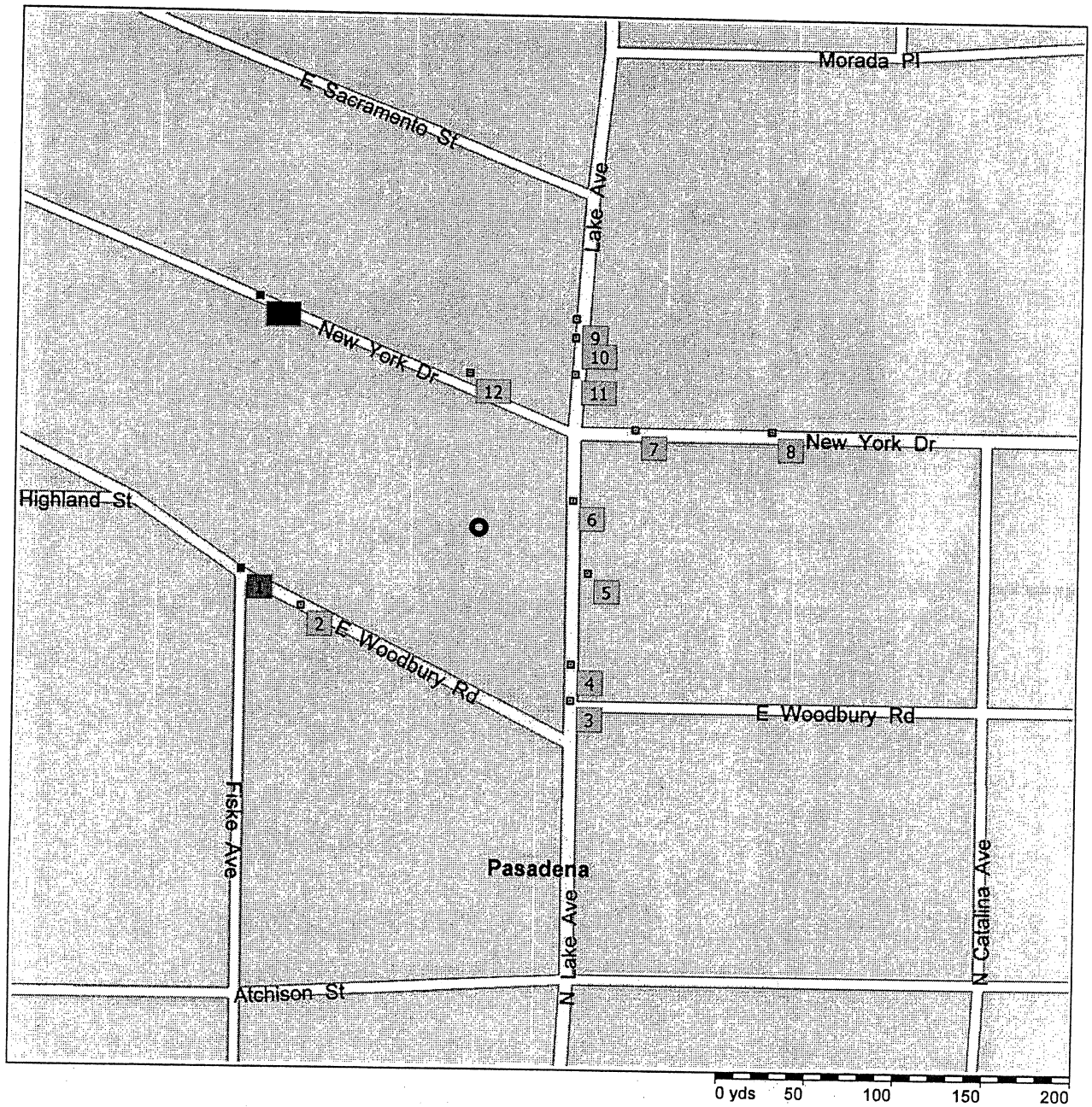


THIS VIEW SHOWS THE EXISTING TALL TREES ON WEST PROPERTLY LINE

PHOTO TAKEN FROM PROPOSED SITE -- LOOKING SOUTH AWAY FROM SITE

THIS PHOTO SHOWS EXISTING TREES TO THE SOUTH

SLIDE SHOW SURROUNDING STREET PHOTO VANTAGE MAP

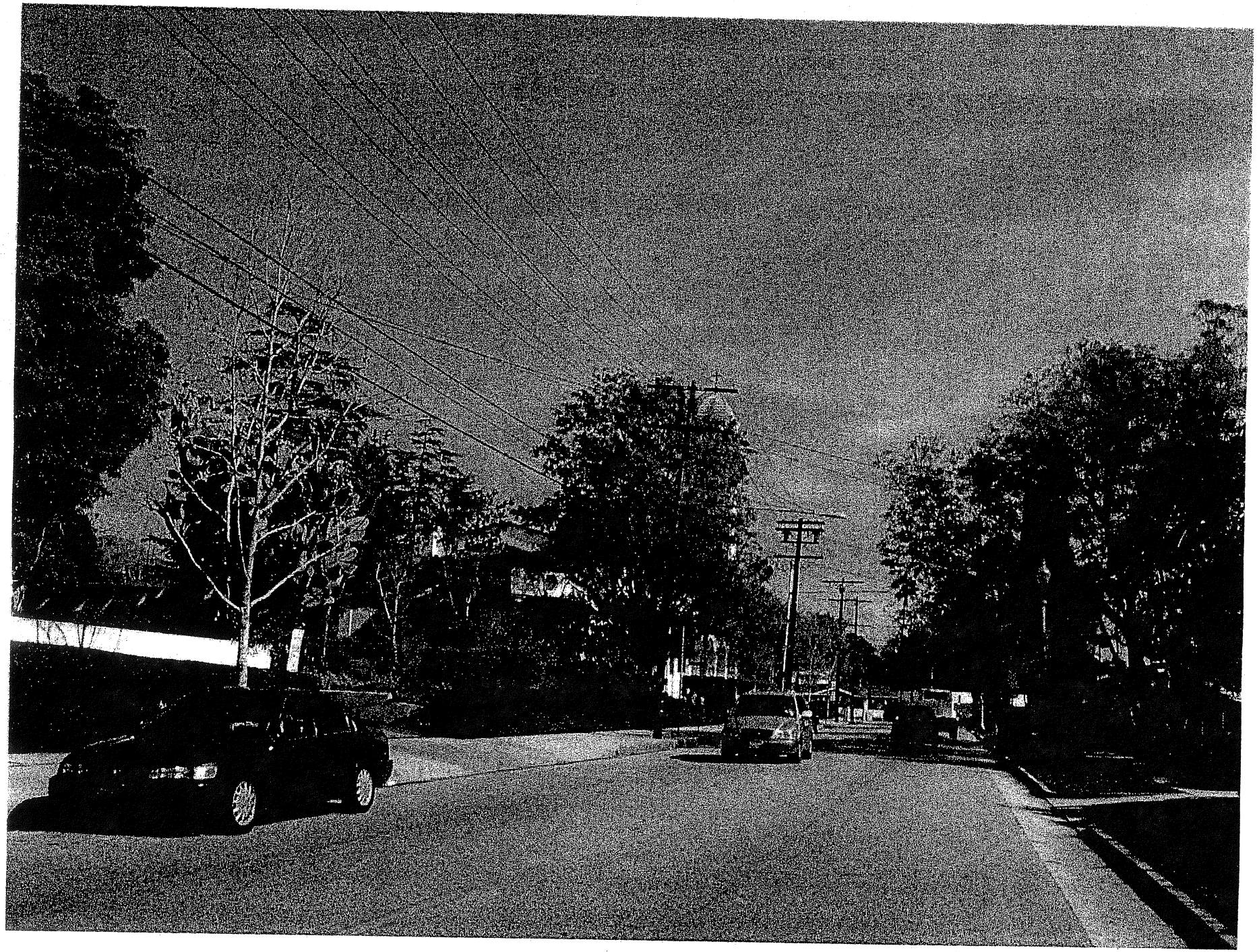


EACH SLIDE HAS A NUMBER IN THE LOWER RIGHT CORNER, LOCATE THAT NUMBER ON THIS MAP TO IDENTIFY WHERE PHOTO WAS TAKEN.

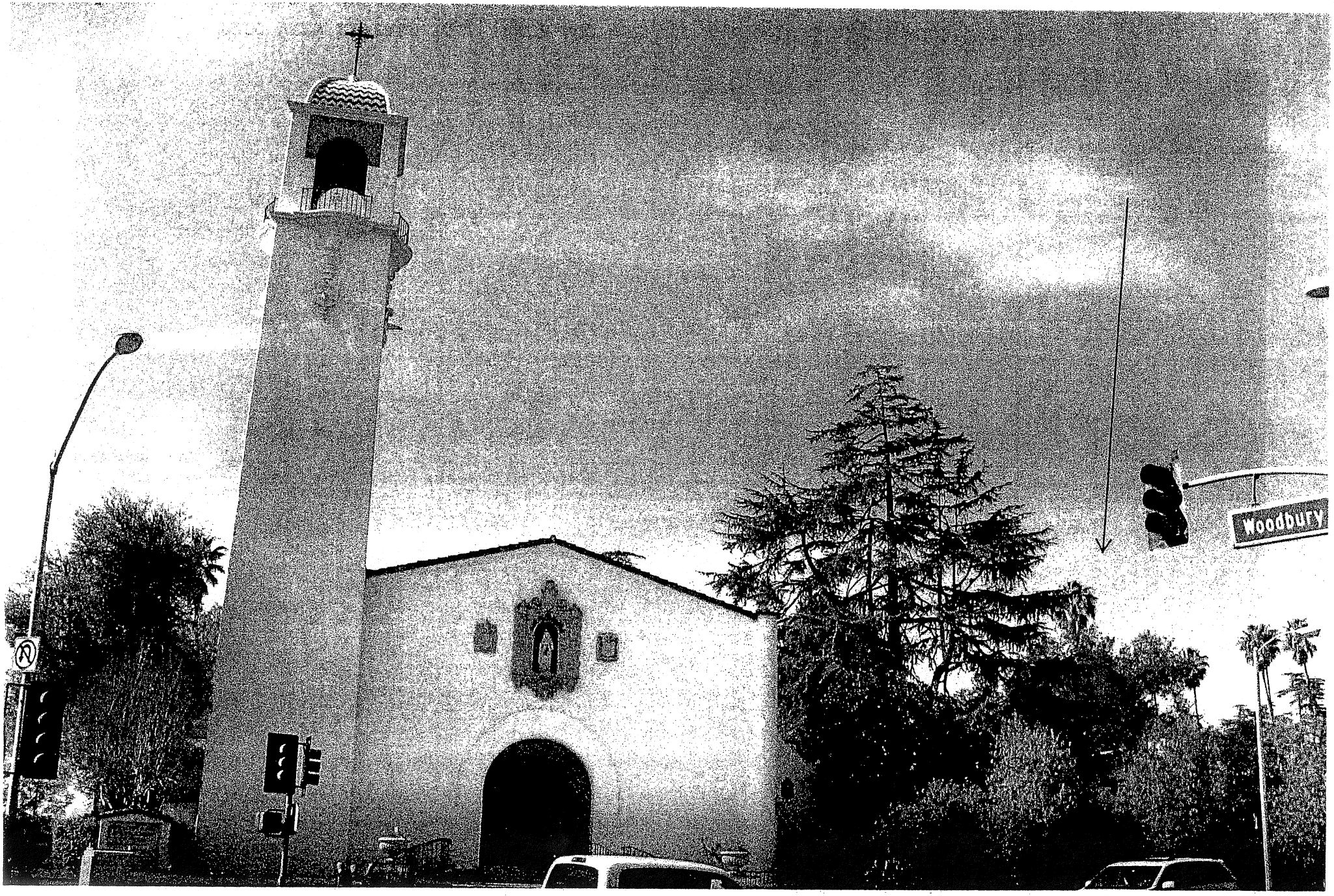
PHOTO LOOKING NORTH EAST AT SITE FROM INTERSECTION OF FISKE AVE & WOODBURY RD

THE PROPOSED T-MOBILE MONOPALM CAN NOT BE SEEN DUE TO EXTENSIVE VEGETATION ALONG EAST (CHURCH SIDE) OF PROPERTY AT 803 E. WOODBURY ROAD.

PHOTO TAKEN FROM WOODBURY ROAD -- LOOKING EAST TOWARD LAKE AVENUE



THIS VIEW REVEALS TALL TREES AND UTILITY POLE/WIRES ALONG WOODBURY ROAD

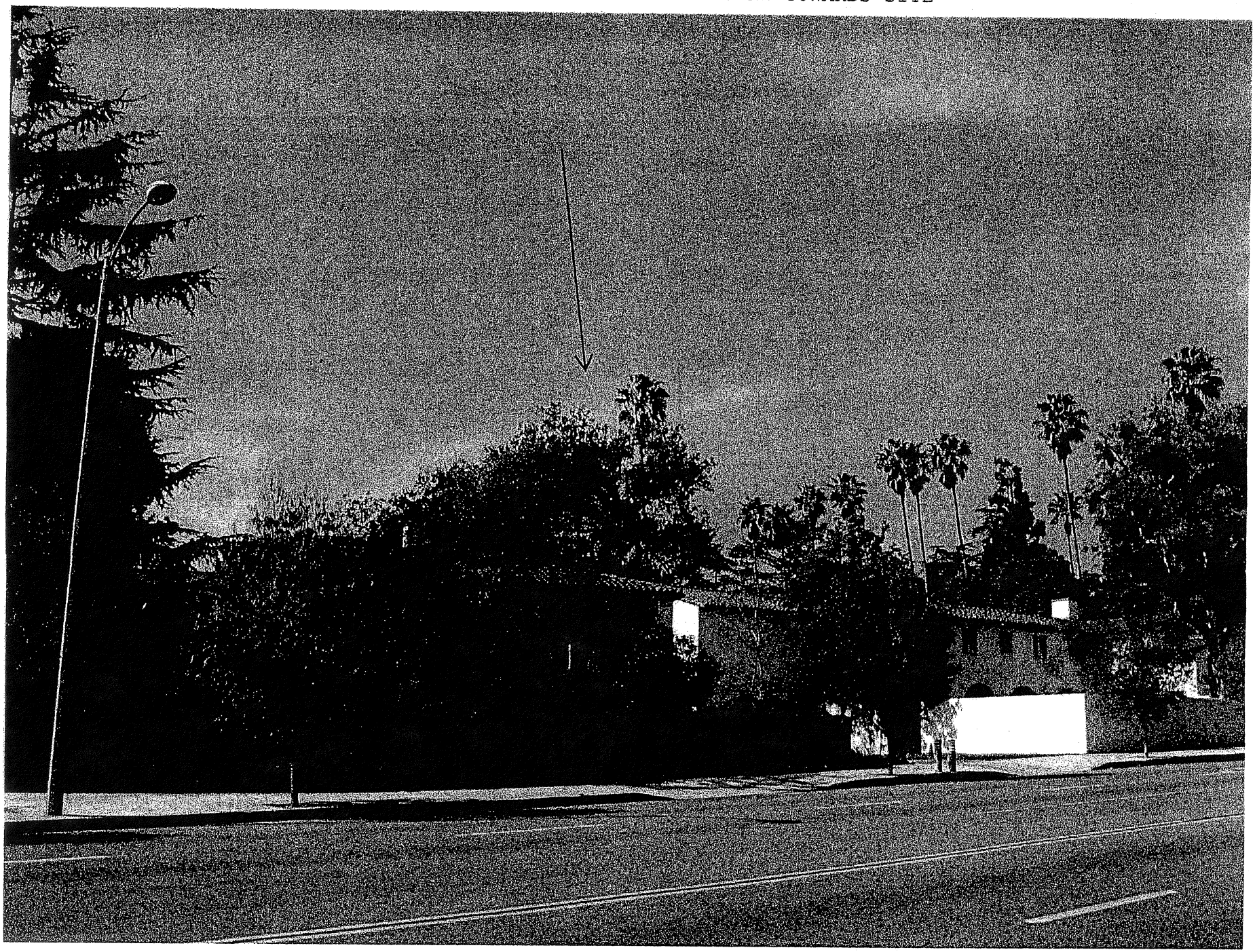


VIEW FROM INTERSECTION OF LAKE AVENUE & WOODBURY

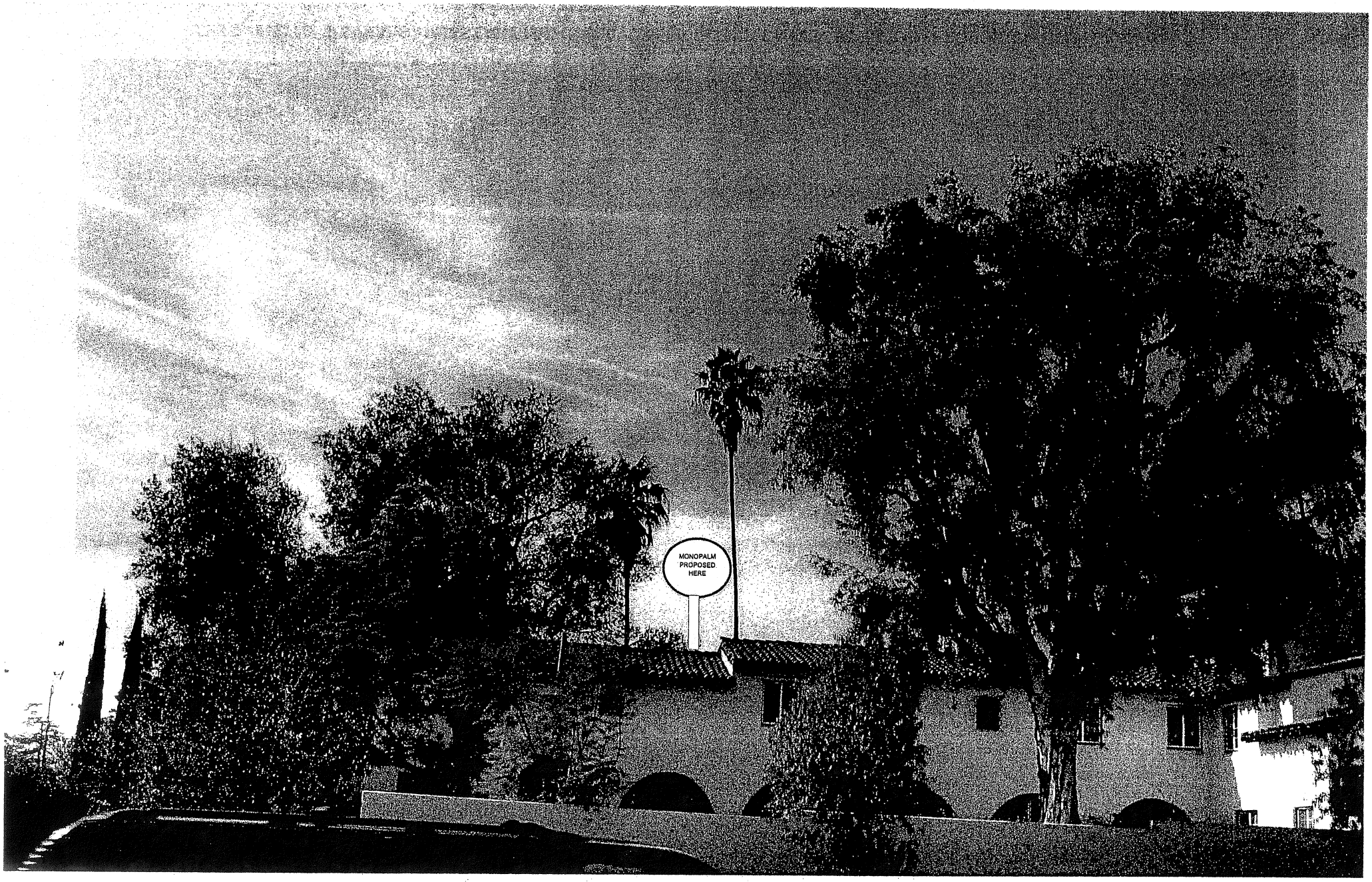
LOOKING AT CHURCH TOWER

PROPOSED MONOPALM CAN NOT BE SEEN FROM THIS VANTAGE POINT DUE TO EXISTING TALL TREES ON THE RIGHT SIDE OF THE CHURCH

PHOTO TAKEN FROM LAKE AVENUE LOOKING NW TOWARDS SITE



THIS PHOTO REVEALS SUBSTANTIAL TALL TREES WILL LIMIT VIEW OF PROPOSED MONOPALM

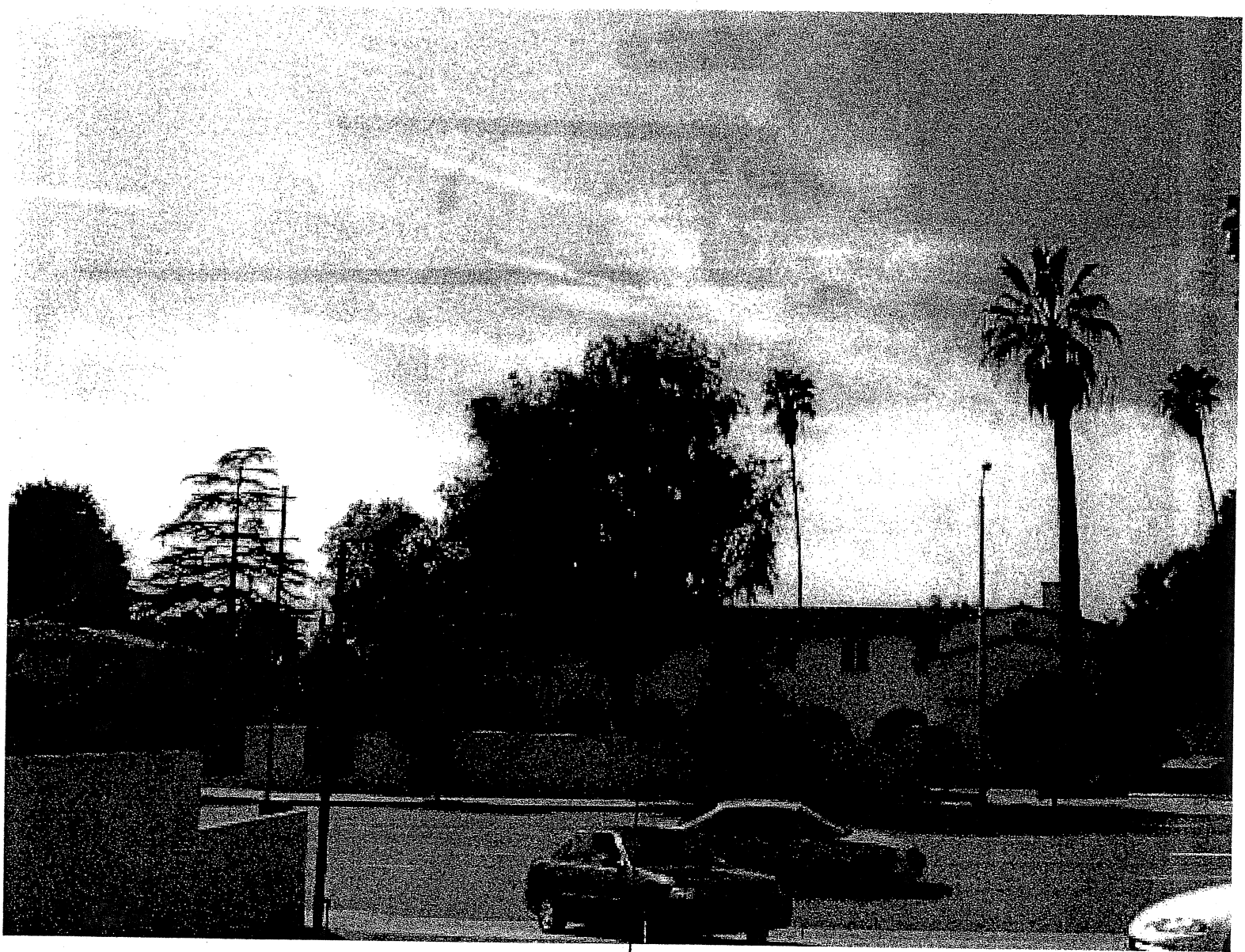


VIEW FROM LAKE AVENUE --- (ACROSS THE STREET)

LOOKING WEST AT SITE

EXISTING TALL TREES TO THE SOUTH AND NORTH SUBSTANTIALLY BLOCK VIEW OF THE PROPOSED MONOPALM

LOOKING WEST AT PROPOSED SITE FROM ARCO ENTRANCE

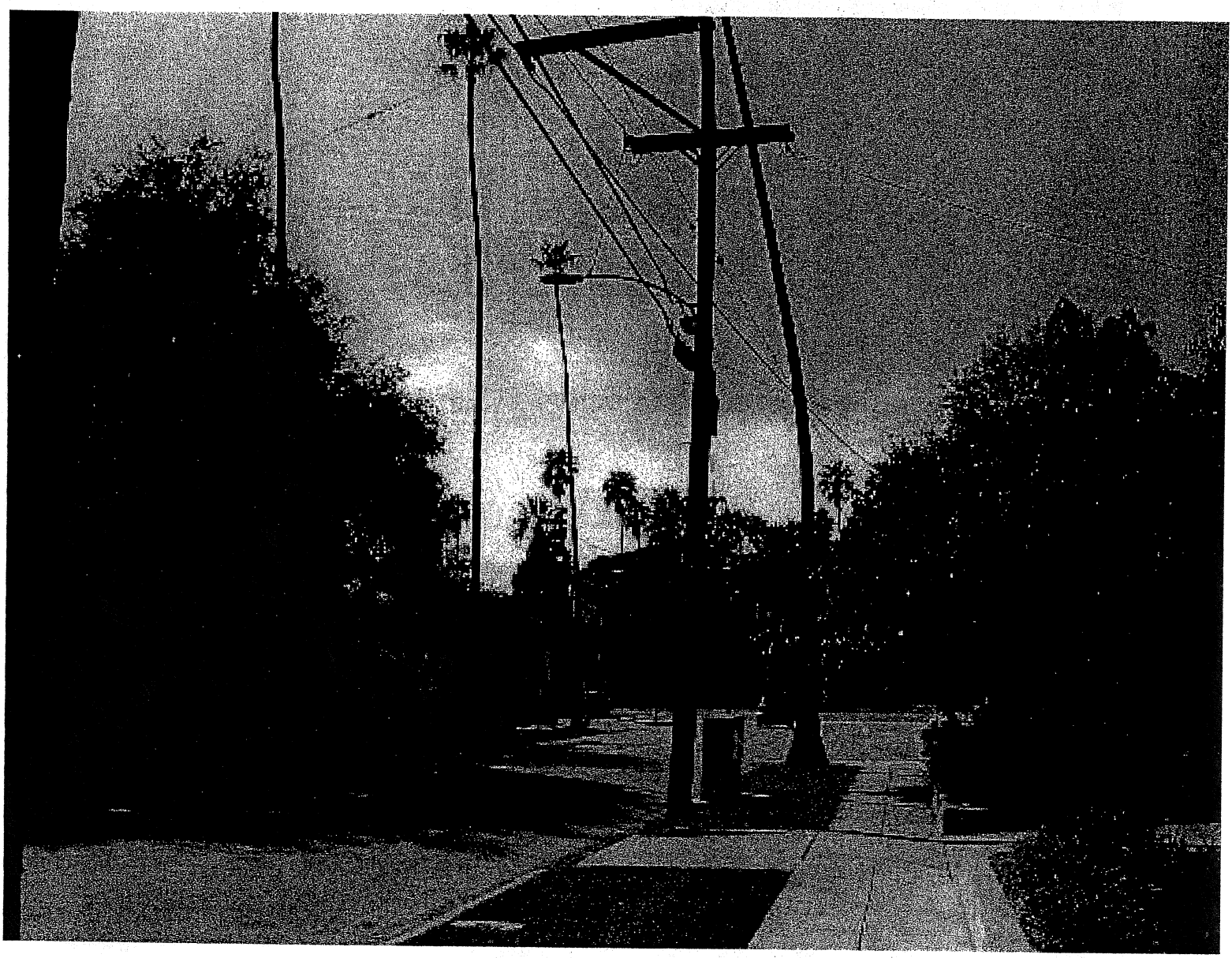


VIEW OF PROPOSED MONOPALM SUBSTANTIALLY BLOCKED BY EXISTING TALL TREE

PHOTO TAKEN FROM NEWYORK DRIVE LOOKING SE TOWARDS SITE

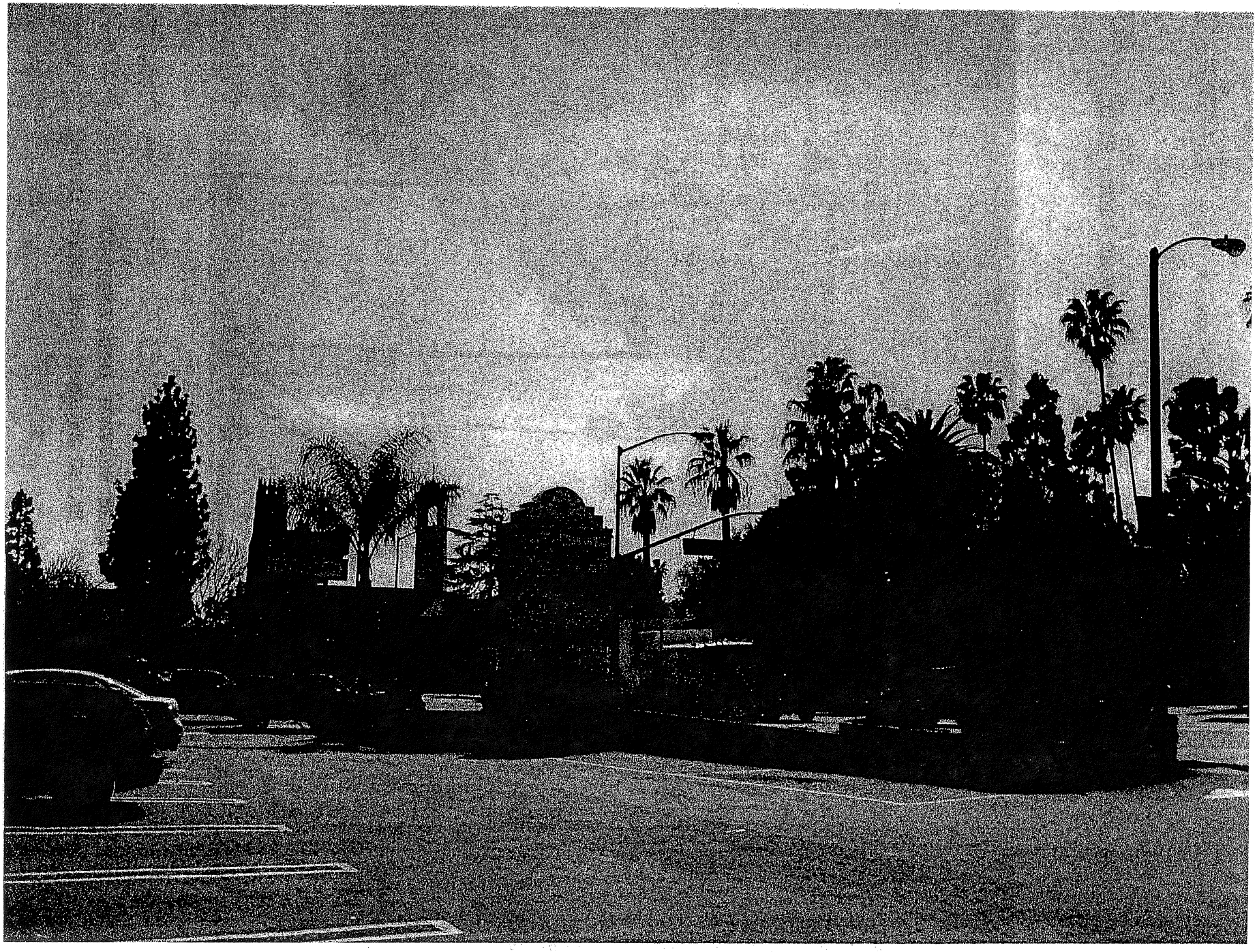
PHOTO REVEALS SUBSTANTIAL EXISTING VERTICAL CLUTTER

PHOTO TAKEN FROM NEWYORK DRIVE (EAST OF LAKE AVENUE)
LOOKING WEST TOWARDS PROPOSED SITE



THIS PHOTO SHOWS SUBSTANTIAL TALL TREES ALONG NEW YORK DRIVE

PHOTO FROM PROPERTY NE NEWYORK DRIVE - LAKE AVENUE INTERSECTION



THIS PHOTO SHOWS SUBSTANTIAL VERTICAL ELEMENTS IN THE AREA

PHOTO FROM LAKE AVENUE NORTH OF NEW YORK DRIVE

LOOKING SOUTH WEST AT SITE

PROPOSED MONOPALM CAN NOT BE SEEN AS IT IS SUBSTANTIALLY SCREENED BY THE EXISTING 'GROTTO' TREES

VIEW FROM 1911 LAKE AVENUE LOOKING SOUTH

EXISTING TALL 'GROTTO AREA' TREES BLOCK VIEW OF PROPOSED MONOPALM

PHOTO LOOKING SOUTH FROM 1911 NEW YORK DRIVE

THIS PHOTO SHOWS SUBSTANTIAL TALL EXISTING TREES ON SUBJECT PROPERTY

PHOTO TAKEN FROM NEWYORK DRIVE -- LOOKING AT NW CORNER OF "GROTTO"

THIS VIEW SHOWS SUBSTANTIALLY TALL TREES ON NW CORNER OF PROPERTY

T-Mobile

Neighbor Sites Coverage WITHOUT IE04998B

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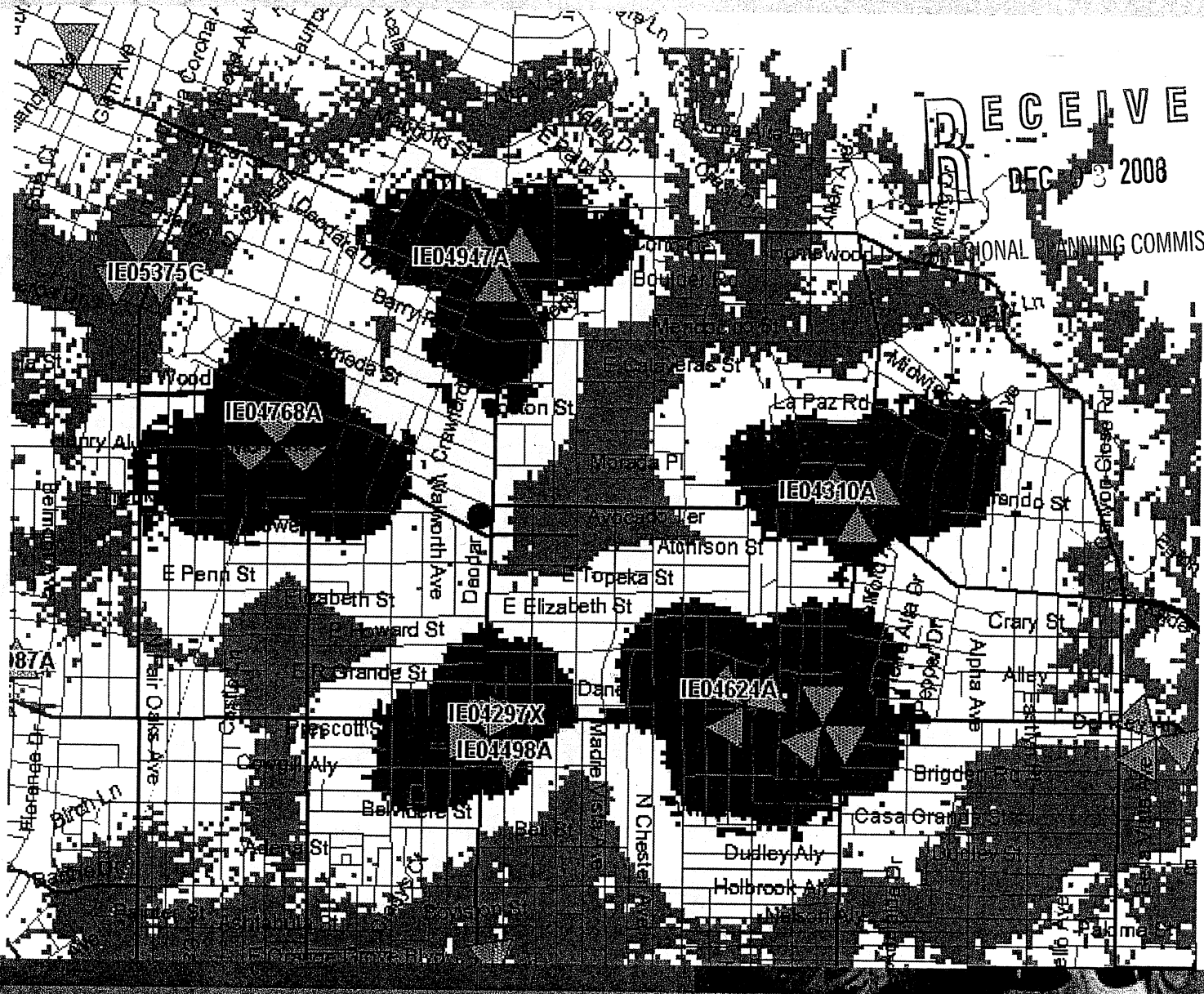
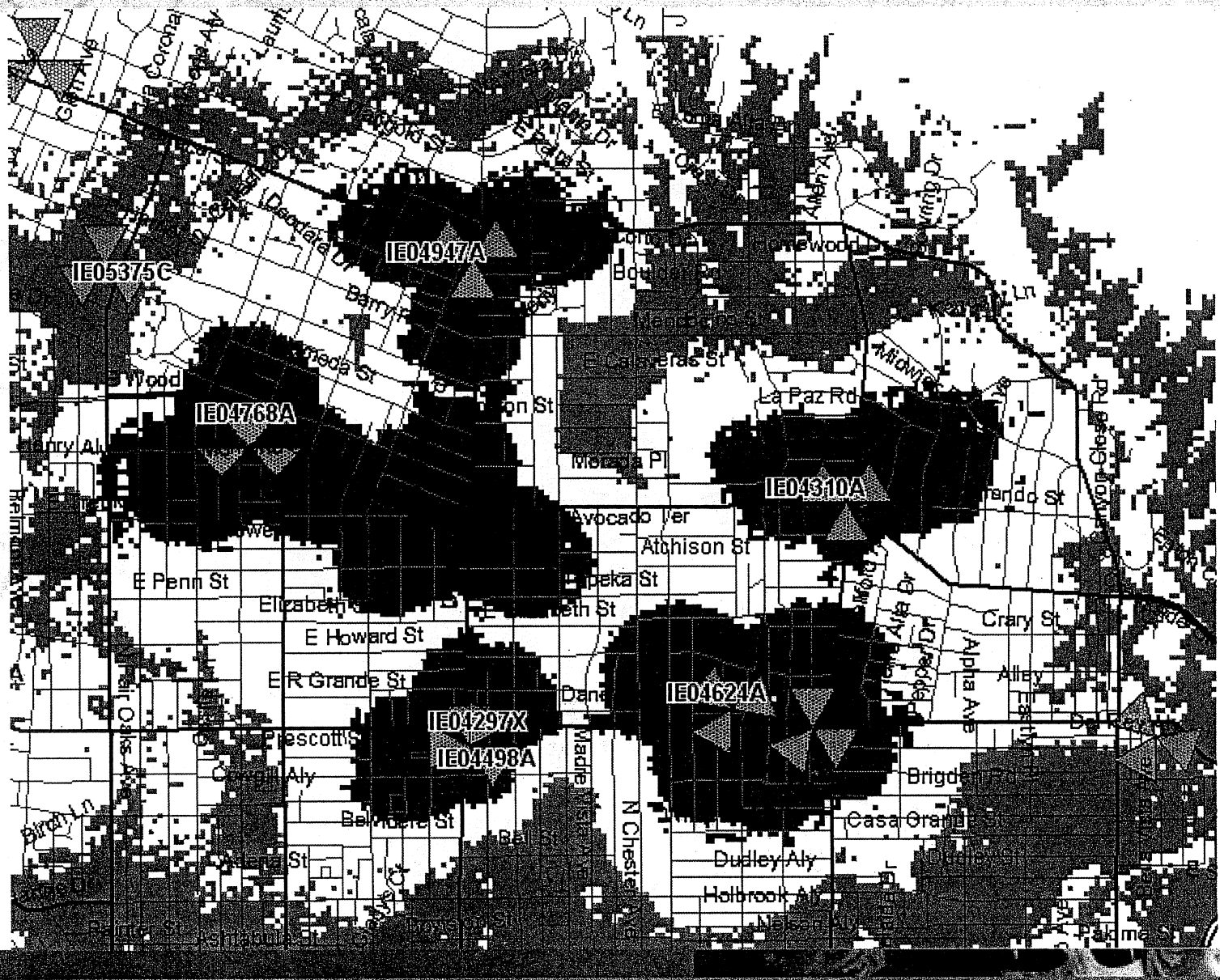


● = IE04998B Proposed Site Location

plots at -76, -84 & -91 dBm GOOD FAIR MARGINAL

T-Mobile

Neighbor Sites Coverage WITH IE04998B



● = IE04998B Proposed Site Location

Plots at -76, -84 & -91 dBm

GOOD FAIR MARGINAL

JERROLD T. BUSHBERG Ph.D., DABMP, DABSNM
♦HEALTH AND MEDICAL PHYSICS CONSULTING♦

7784 Oak Bay Circle Sacramento, CA 95831
(800) 760-8414–jbushberg@hampc.com

Joe Spieler
Project Representative
AVILA INC.
Contractor for T-Mobile USA Inc.
6254 Avila Rd.
Yucca Valley, CA 92284

May 13, 2008

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Introduction

At your request, I have reviewed the technical specifications and calculated the maximum radiofrequency, (RF), power density from the proposed T-Mobile (TM) wireless telecommunications site, (referenced as IE04998B), to be located at the St Elizabeth Parish Center, 1885 North Lake Avenue, Altadena, California as depicted in attachment 1.

This proposed TM telecommunication site will consist of a Personal Communications Services (PCS) wireless facility. The facility will utilize directional transmit panel antennae configured in three (3) sectors. The antennae are planned to be mounted on a mono-palm with their center at least 46 feet above grade directed at 0 (sector A), 120 (sector B), and 240 (sector C) degrees true north. The antennas specified are Andrew model TMBX-6516-R2M for all sectors. Technical specifications of these antennae are provided in attachment two. The sectorized antennas are designed to transmit with an effective radiated power (ERP) of up to 158 watts per sector within a bandwidth between approximately 1,710 and 2,155 MHz.

Calculation Methodology, Results & Recommendations

Calculations were made in accordance with the recommendations contained in the Federal Communications Commission, Office of Engineering and Technology Bulletin 65 (edition 97-01) entitled "Evaluating Compliance with FCC-Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields." Several assumptions were made in order to provide the most conservative or "worse case" projections of power densities. Calculations were made assuming that all channels were operating simultaneously at their maximum design effective radiated power. Attenuation (weakening) of the signal that would result from surrounding foliage or buildings was ignored. Buildings can reduce the signal strength by a factor of 10 (i.e., 10 dB) or more depending upon the construction material. The ground or other surfaces were considered to be perfect reflectors (which they are not) and the RF energy was assumed to overlap and interact constructively at all locations (which they would not) thereby resulting in the calculation of the maximum

potential exposure. In fact, the accumulations of all these very conservative assumptions will significantly overestimate the actual exposures that would typically be expected from such a facility. However, this method is a prudent approach that errs on the side of safety.

The maximum public RF exposure from this TM facility was calculated to be less than 0.5 $\mu W/cm^2$ (i.e., ~0.05 % of the public safety standard at 1,850 MHz). Exposure details are shown in appendix A.

A sign conforming to with ANSI C95.2 color, symbol and content, and other markings as appropriate, should be placed close to the antennas with appropriate contact information in order to alert maintenance or other workers approaching the antenna to the presence of RF transmissions and to take precautions to avoid exposures in excess of FCC limits.

RF Safety Standards

The two most widely recognized standards for protection against RF field exposure are those published by the American National Standards Institute (ANSI) C95.1 and the National Council on Radiation Protection and measurement (NCRP) report #86.

The NCRP is a private, congressionally chartered institution with the charge to provide expert analysis of a variety of issues (especially health and safety recommendations) on radiations of all forms. The scientific analyses of the NCRP are held in high esteem in the scientific and regulatory community both nationally and internationally. In fact, the vast majority of the radiological health regulations currently in existence can trace their origin, in some way, to the recommendations of the NCRP.

All RF exposure standards are frequency-specific, in recognition of the differential absorption of RF energy as a function of frequency. The most restrictive exposure levels in the standards are associated with those frequencies that are most readily absorbed in humans. Maximum absorption occurs at approximately 80 MHz in adults. The NCRP maximum allowable continuous occupational exposure at this frequency is 1,000 $\mu W/cm^2$. This compares to 5,000 $\mu W/cm^2$ at the most restrictive of the PCS frequencies (~1,800 MHz) that are absorbed much less efficiently than exposures in the VHF TV band.

The traditional NCRP philosophy of providing a higher standard of protection for members of the general population compared to occupationally exposed individuals, prompted a two-tiered safety standard by which levels of allowable exposure were substantially reduced for "uncontrolled " (e.g., public) and continuous exposures. This measure was taken to account for the fact that workers in an industrial environment are typically exposed no more than eight hours a day while members of the general population in proximity to a source of RF radiation may be exposed continuously. This additional protection factor also provides a greater margin of safety for children, the infirmed, aged, or others who might be more sensitive to RF exposure. After several years of evaluating the national and international scientific and biomedical literature, the members of the NCRP scientific committee selected 931 publications in the peer-reviewed scientific literature on which to base their recommendations. The current NCRP recommendations limit continuous public exposure at PCS frequencies to 1,000 $\mu W/cm^2$.

The 1992 ANSI standard was developed by Scientific Coordinating Committee 28 (SCC 28) under the auspices of the Institute of Electrical and Electronic Engineers (IEEE). This standard, entitled "IEEE Standards for Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields,

3 kHz to 300 GHz" (IEEE C95.1-1991), was issued in April 1992 and subsequently adopted by ANSI. A revision of this standard (C95.1-2005) was completed in October 2005 by SCC 39 the IEEE International Committee on Electromagnetic Safety. Their recommendations are similar to the NCRP recommendation for the maximum permissible exposure (MPE) to the public PCS frequencies (950 $\mu W/cm^2$ for continuous exposure at 1,900 MHz) and incorporates the convention of providing for a greater margin of safety for public as compared with occupational exposure. Higher whole body exposures are allowed for brief periods provided that no 30 minute time-weighted average exposure exceeds these aforementioned limits.
On August 9, 1996, the Federal Communications Commission (FCC) established a RF exposure standard that is a hybrid of the current ANSI and NCRP standards. The maximum permissible exposure values used to assess environmental exposures are those of the NCRP (i.e., maximum public continuous exposure at PCS frequencies of 1,000 $\mu W/cm^2$). The FCC issued these standards in order to address its responsibilities under the National Environmental Policy Act (NEPA) to consider whether its actions will "significantly affect the quality of the human environment." In as far as there was no other standard issued by a federal agency such as the Environmental Protection Agency (EPA), the FCC utilized their rulemaking procedure to consider which standards should be adopted. The FCC received thousands of pages of comments over a three-year review period from a variety of sources including the public, academia, federal health and safety agencies (e.g., EPA & FDA) and the telecommunications industry. The FCC gave special consideration to the recommendations by the federal health agencies because of their special responsibility for protecting the public health and safety. In fact, the maximum permissible exposure (MPE) values in the FCC standard are those recommended by EPA and FDA. The FCC standard incorporates various elements of the 1992 ANSI and NCRP standards which were chosen because they are widely accepted and technically supportable. There are a variety of other exposure guidelines and standards set by other national and international organizations and governments, most of which are similar to the current ANSI/IEEE or NCRP standard, figure one.

The FCC standards "Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation" (Report and Order FCC 96-326) adopted the ANSI/IEEE definitions for controlled and uncontrolled environments. In order to use the higher exposure levels associated with a controlled environment, RF exposures must be occupationally related (e.g., PCS company RF technicians) and they must be aware of and have sufficient knowledge to control their exposure. All other environmental areas are considered uncontrolled (e.g., public) for which the stricter (i.e., lower) environmental exposure limits apply. All carriers were required to be in compliance with the new FCC RF exposure standards for new telecommunications facilities by October 15, 1997. These standards applied retroactively for existing telecommunications facilities on September 1, 2000.

The task for the physical, biological, and medical scientists that evaluate health implications of the RF data base has been to identify those RF field conditions that can produce harmful biological effects. No panel of experts can guarantee safe levels of exposure because safety is a null concept, and negatives are not susceptible to proof. What a dispassionate scientific assessment can offer is the presumption of safety when RF-field conditions do not give rise to a demonstrable harmful effect.

Summary & Conclusions

This proposed PCS facility as specified above will be in full compliance with FCC RF public safety standards. PCS transmitters, by design and operation, are low-power devices. Even under maximal exposure conditions in which all the channels from all antennas are operating at full power (158 watts ERP per sector),

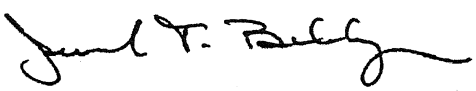
the maximum exposure from this facility will not result in power densities in excess of 0.5 $\mu W/cm^2$ (i.e., ~0.05 % of the FCC public safety standard) at any publically accessible location. This maximum exposure is more than 2,000 times lower than the FCC public exposure standards for these frequencies. In other words, you could theoretically operate 2,000 identical facilities at the same location as the proposed facility, before you would reach the FCC public exposure limit. A chart of the electromagnetic spectrum and a comparison of RF power densities from various common sources is presented in figures two and three respectively in order to place exposures from PCS telecommunications systems in perspective.

It is important to realize that the FCC maximum allowable exposures are not set at a threshold between safety and known hazard but rather at 50 times below a level that the majority of the scientific community believes may pose a health risk to human populations. Thus the previously mentioned maximum exposure from the site represent a "safety margin" from this threshold of potentially adverse health effects of more than 100,000 times.

Given the very low levels of radiofrequency fields that would be generated from this facility, and given the evidence on biological effects in a large data base, there is no scientific basis to conclude that harmful effects will attend the utilization of the proposed wireless telecommunications facility. This conclusion is supported by a large numbers of scientists that have participated in standard-setting activities in the United States who are overwhelmingly agreed that RF radiation exposure below the FCC exposure limits has no demonstrably harmful effects on humans.

These findings are based on my professional evaluation of the scientific issues related to the health and safety of non-ionizing electromagnetic radiation and my analysis of the technical specification as provided by TM. The opinions expressed herein are based on my professional judgement and are not intended to necessarily represent the views of any other organization or institution. Please contact me if you require any additional information.

Sincerely,



Jerrold T. Bushberg Ph.D., DABMP, DABSNM
Diplomate, American Board of Medical Physics (DABMP)
Diplomate, American Board of Science in Nuclear Medicine (DABSNM)

Enclosures: Figures 1-3; Attachments 1, 2; Appendix A, and Statement of Experience.

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SITE NUMBER:	**IE04998B**	**CITY:**	**ALTADENA**
SITE NAME:	**ST. ELIZABETH**	**COUNTY:**	**LOS ANGELES**
SITE TYPE:	**RAW LAND**	**JURISDICTION:**	**LOS ANGELES COUNTY**

PROJECT SUMMARY:

SITE ADDRESS:
1865 NORTH LAKE AVENUE
ALTADENA, CA. 91001

PROPERTY OWNER:
ROMAN CATHOLIC ARCHBISHOP OF L.A.
3424 WILSHIRE BLVD.
LOS ANGELES, CA. 90010
PHONE: 626-797-1167

APPLICANT:
T-MOBILE USA
3 IMPERIAL PROMENADE SUITE 1100
SANTA ANA CA 92707

REPRESENTATIVE:	NAME:	CELL #:
ZONING MANAGER:	JOE SPIELER	805.689.6259
CONSTRUCTION MANAGER:	XXXXXXXXXXX	XXX.XXX.XXX
DEVELOPMENT MANAGER:	XXXXXXXXXXX	XXX.XXX.XXX
PROJECT MANAGER:	TRAVIS HAMPTON	714-391-4210

PROJECT DESCRIPTION:
THE PROJECT ENTAILS:
THE INSTALLATION OF T-MOBILE EQUIPMENT CABINETS AND A 55 FOOT HIGH MONOPALM INSIDE A CMU ENCLOSURE. A NEW TRASH ENCLOSURE TO REPLACE EXISTING. POWER AND TELCO FROM AND EXISTING UTILITY POLE ON PROPERTY.

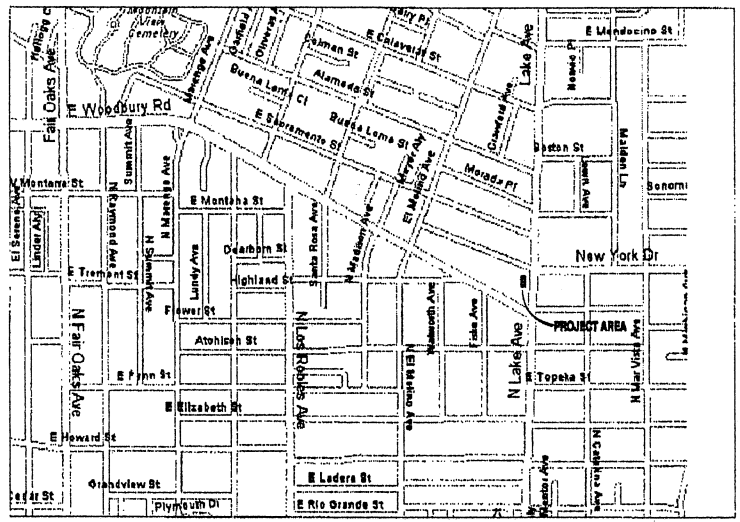
BUILDING SUMMARY:

OCCUPANCY CLASSIFICATION:	B
TYPE OF CONSTRUCTION:	V-N
ZONING	R-3 (RESIDENTIAL)
AREA OF CONSTRUCTION:	522 SQ. FT.
ASSESSORS PARCEL NUMBER:	5848-001-008

SHEET INDEX:

SHEET:	DESCRIPTION:
T-1	TITLE SHEET
T-2	ABBREVIATIONS, SYMBOLS, GENERAL NOTES & SPECIFICATIONS
T-3	GENERAL NOTES & SPECIFICATIONS
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS
A-5	ARCHITECTURAL DETAILS
A-6	ARCHITECTURAL DETAILS
E-1	ELECTRICAL SITE PLAN, POWER & LIGHTING PLAN, AND RF CONFIGURATION
E-2	GROUNDING PLAN, GROUNDING NOTES, AND COAX CABLE GROUNDING SCHEMATIC DIAGRAM
E-3	GENERAL NOTES, PANEL SCHEDULE AND SINGLE LINE DIAGRAM
E-4	ELECTRICAL DETAILS
E-5	ELECTRICAL DETAILS

VICINITY MAP:



CONSULTING TEAM:

SAC/ZONING/PERMITTING:
AVILA INC.
6254 AVILA ROAD
YUCCA VALLEY, CA 92284

PHONE: (805) 686-8259
FAX:
CONTACT: JOSEPH SPIELER

ARCHITECTURAL & ENGINEERING:
NATIONAL ENGINEERING & CONSULTING, INC.
22362 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA. 92688
PHONE: (949) 589-8888
FAX: (949) 589-8868

SURVEY:
BERT MAZE AND ASSOCIATES
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CA. 92626
PHONE: (714) 557-1567
FAX: (714) 557-1568
CONTACT: BERT MAZE

ELECTRICAL ENGINEER:
NATIONAL ENGINEERING & CONSULTING, INC.
22362 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA. 92688
PHONE: (949) 589-8888
FAX: (949) 589-8868

STRUCTURAL ENGINEER:
NATIONAL ENGINEERING & CONSULTING, INC.
22362 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA. 92688
PHONE: (949) 589-8888
FAX: (949) 589-8868

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. MGR			
PROJECT MGR			
SR. RF ENGINEER			
RF ENGINEER			
OPERATIONS			
SAC REP.			

DIRECTIONS FROM T-MOBILE OFFICE:
TAKE I-5 NORTH TO I-605 NORTH GO TO I-210 WEST TOWARDS PASADENA EXIT LAKE AVENUE, TURN RIGHT. GO 1.8 MILES TO SITE ON LEFT SIDE

THOMAS GUIDE
REGION: RIVERSIDE COUNTY
PAGE: 773
GRID #: E5

APPLICABLE CODES

CALIFORNIA ADMINISTRATIVE CODE
2001 CALIFORNIA BUILDING CODE
UNIFORM MECHANICAL CODE
ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
2001 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

POWER & TELCO UTILITY CONTACTS

POWER:
COMPANY NAME
CONTACT: SCE
PHONE: (XXX) XXX-XXXX

TELCO:
COMPANY VERIZON
CONTACT: XXXXXXX
PHONE: (XXX) XXX-XXXX

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3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:
NATIONAL ENGINEERING & CONSULTING, INC.
22362 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA. 92688-2165
PH (949) 589-8888
FAX: (949) 589-8868
www.nationaleng.com

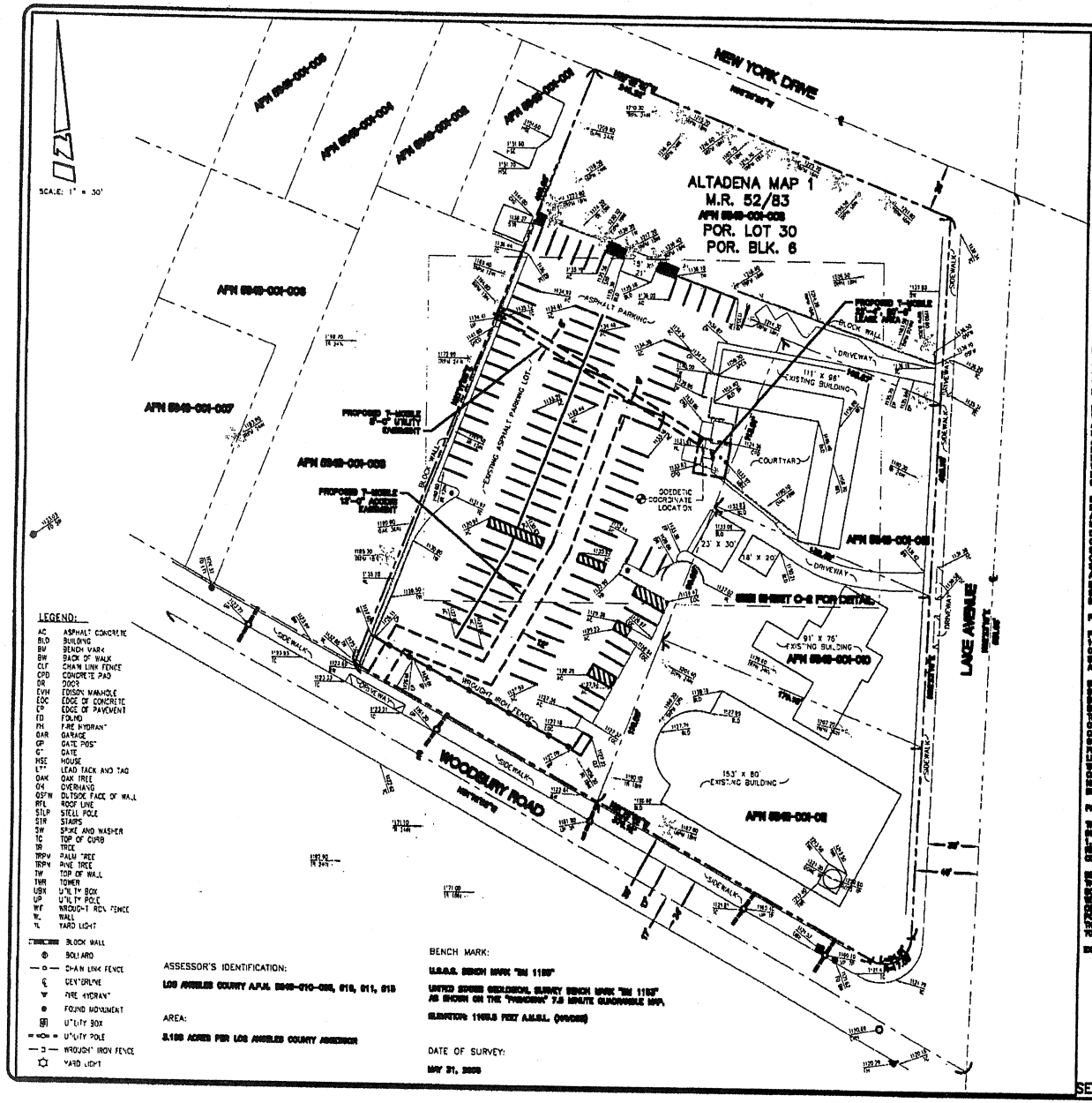
NO.	DATE:	DESCRIPTION:	BY:
1	7/21/06	90% CONSTRUCTION	FRF
2	1/16/07	PLAN CHECK CORRECTIONS	MG
3	4/04/07	PLAN CHECK CORRECTIONS	HFA
4	4/27/07	PLANNING DEPT. CORRECTIONS	HFA

SITE INFORMATION:
IE04998B
ST. ELIZABETH
1865 NORTH LAKE AVENUE
ALTADENA, CA 91001

STAMP:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



LEGEND:

AC	ASPHALT CONCRETE
BLD	BUILDING
BM	BENCH MARK
BW	BACK OF WALK
CLF	CHAIN LINK FENCE
CPD	CONCRETE PAD
DR	DOOR
EVH	EDISON MANHOLE
EOC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
FD	FOUND
FH	FIRE HYDRANT
GAR	GARAGE
GP	GATE POST
G	GATE
HSE	HOUSE
LT	LEAD TACK AND TAG
OAK	OAK TREE
OH	OVERHANG
OSFW	OUTSIDE FACE OF WALL
RFL	ROOF LINE
STLP	STEEL POLE
STR	STAIRS
SW	SPIKE AND WASHER
TC	TOP OF CURB
TR	TREE
TRPV	PALM TREE
TRPN	PINE TREE
TW	TOP OF WALL
TWR	TOWER
UBX	UTILITY BOX
UP	UTILITY POLE
WF	WROUGHT IRON FENCE
W	WALL
YL	YARD LIGHT

BLOCK WALL
BOLLARD
CHAIN LINK FENCE
DRIVEWAY
FIRE HYDRANT
FOUND MONUMENT
UTILITY BOX
UTILITY POLE
WROUGHT IRON FENCE
YARD LIGHT

ASSESSOR'S IDENTIFICATION:

LOS ANGELES COUNTY A.P.N. 5848-010-036, 010, 011, 015

AREA:

3.189 ACRES PER LOS ANGELES COUNTY ASSESSOR

BENCH MARK:

U.S.G.S. BENCH MARK "BM 1155"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 1155" AS SHOWN ON THE "PASADENA" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION 1165.5 FEET A.M.S.L. (NAVD88)

DATE OF SURVEY:

MAY 31, 2006

COORDINATES:

LATITUDE 34°14'48.01" N
LONGITUDE 118°07'58.04" W

NAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING SURVEY GRADE TRIMBLE® G.P.S. RECEIVERS AND ASHTECH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF WOODBURY ROAD BEING NORTH 81°41'00" WEST PER R.O.S. MAP, M.B. 121/91, RECORDS OF LOS ANGELES COUNTY.

TITLE REPORT IDENTIFICATION:

LANDAMERICA LAWYERS TITLE PRELIMINARY TITLE REPORT) ORDER NO. 07130515-10, DATED AS OF JUNE 5, 2006.

EASEMENT NOTES:

REFERENCE PLOTTED HEREON PER LANDAMERICA LAWYERS TITLE PRELIMINARY TITLE REPORT) ORDER NO. 07130515-10, DATED AS OF JUNE 5, 2006.

1. AN EASEMENT FOR WATER PIPES RECORDED IN BOOK 1388, PAGE 31, OF DEEDS.
(DOES NOT CONTAIN ANY SAID EASEMENTS, REASONABLY)

LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF LOT 29 IN BLOCK 6 OF THE SUBDIVISIONS OF BLOCK 4, 5, 6, 7, 8, 9, 10, 11, 16, 17, 18, 19, 20, 21, 22 AND 23 OF ALTADENA, AS PER MAP RECORDED IN BOOK 52, PAGE 83 OF MISCELLANEOUS RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID LOT WITH THE NORTHERLY LINE OF WOODBURY ROAD, AS SHOWN ON SAID MAP; THENCE ALONG SAID NORTHERLY LINE SOUTH 81° 41' 00" EAST 18.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1382.39 FEET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID WOODBURY ROAD AND SAID CURVE THROUGH A CENTRAL ANGLE OF 1° 47' 00" AN ARC DISTANCE OF 43.00 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE CITY OF PASADENA, RECORDED JUNE 19, 1958 AS INSTRUMENT NO. 1388, IN BOOK D1388, PAGE 31, OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 0° 19' 00" EAST ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND 147 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND; THENCE SOUTH 81° 41' 00" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND 147 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND; THENCE SOUTH 0° 19' 00" WEST ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND 147 FEET TO THE NORTHERLY LINE OF SAID WOODBURY ROAD; THENCE EAST 18.00 FEET ALONG THE NORTHERLY LINE OF SAID WOODBURY ROAD TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL THAT PORTION OF LOT 29, BLOCK 6, SUBDIVISIONS OF BLOCKS 4, 5, 6, 7, 8, 9, 10, 11, 16, 17, 18, 19, 20, 21, 22, AND 23 OF ALTADENA, AS PER MAP RECORDED IN BOOK 52, PAGE 83, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED LINES BEGINNING AT A POINT IN THE SOUTHERLY CORNER OF SAID LOT 29, SAID POINT BEING DISTANT NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 29, A DISTANCE OF 20.37 FEET TO THE SOUTHEAST OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 17.0 FEET; THENCE, SOUTHWESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE, A DISTANCE OF 24.01 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 29, POINT THEREIN 27.37 FEET DISTANTLY FROM SAID SOUTHWESTERLY LINE OF LOT 29, SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY, THENCE EASTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 27.37 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 29 IN BLOCK 6 OF THE SUBDIVISIONS OF LOTS 4, 5, 6, 7, 8, 9, 10, 11, 16, 17, 18, 19, 20, 21, 22 AND 23 OF ALTADENA, AS PER MAP RECORDED IN BOOK 52, PAGE 83, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT, AT THE SOUTHWESTERLY CORNER OF THE LAND CONVEYED TO ANDREW ANDERSON CORP. BY DEED RECORDED IN BOOK 11705, PAGE 101, OF DEEDS, SAID POINT BEING DISTANT SOUTH 89° 59' 00" WEST 27.37 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAND, 151.50 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LAND CONVEYED TO THE ROMAN CATHOLIC BISHOP OF LOS ANGELES BY DEED RECORDED IN BOOK 6008, PAGE 179, OF DEEDS, SAID SOUTHERLY LINE BEING PARALLEL WITH AND DISTANT 151.50 FEET, SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 29; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHERLY LINE OF SAID LOT 29; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF LOT 29 IN BLOCK 6 OF SUBDIVISIONS OF BLOCKS 4 TO 9 INCLUSIVE, 10 TO 23 INCLUSIVE AND 28 TO 31 INCLUSIVE OF ALTADENA, MAP NO. 1, IN THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP RECORDED IN BOOK 52, PAGE 83, OF MISCELLANEOUS RECORDS, IN SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT, DISTANT SOUTHERLY 27.37 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 151.50 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT AND PERPENDICULARLY DISTANT 151.50 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID WESTERLY LINE 151.50 FEET TO A POINT IN A LINE PARALLEL WITH AND 27.37 FEET, MEASURED AT RIGHT ANGLES FROM THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND INCLUDED IN LAKE AVENUE.

PROFESSIONAL LAND SURVEYOR
BERT HAKE
No. 7211
Exp. 3-31-08
STATE OF CALIFORNIA

SEE SHEET C-2 FOR SITE DETAILS
SEE SHEET C-3 FOR EASEMENT DETAILS

REV:	DATE/BY:	REVISION DESCRIPTION:
1	06/07/06 DVP	ISSUED FOR REVIEW
2	04/10/07 MDL	ADDED TITLE INFO/ PROPOSED EASEMENTS

SITE ACQUISITION / PLANNER

SITE BUILDER:

T-MOBILE USA
3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707
PHONE: (714) 850-2400

SURVEYOR

BERT HAKE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX

JN 613.007

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ.:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR:		
CONST MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME:
IE04998B
SB617 ST. ELIZABETH

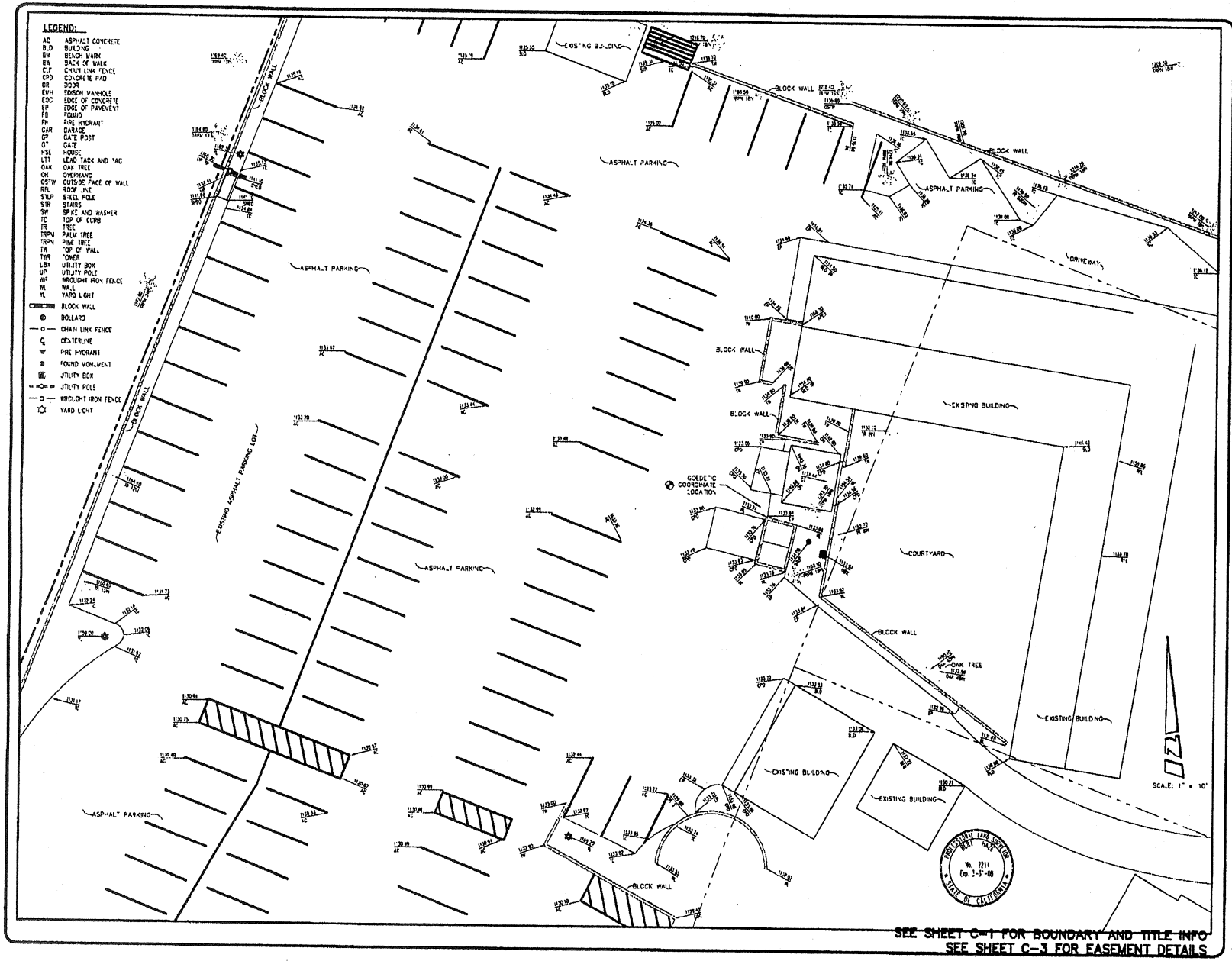
SITE ADDRESS:
1885 N. LAKE AVENUE
ALTADENA, CA 91001

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
IE04998B	CP	06/07/06

SHEET NUMBER:
1 OF 3 | C-1



SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO
SEE SHEET C-3 FOR EASEMENT DETAILS

REV:	DATE/BY:	REVISION DESCRIPTION:
1	05/07/06 DVP	ISSUED FOR REVIEW
2	04/10/07 MDL	ADDED TITLE INFO/ PROPOSED EASEMENTS

SITE ACQUISITION / PLANNER

SITE BUILDER:

T-MOBILE USA
3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707
PHONE: (714) 850-2400

SURVEYOR

BERT KAAR
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE #1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX
JN 613 007

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ.:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR:		
CONST MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME:
IE04998B
SB617 ST. ELIZABETH

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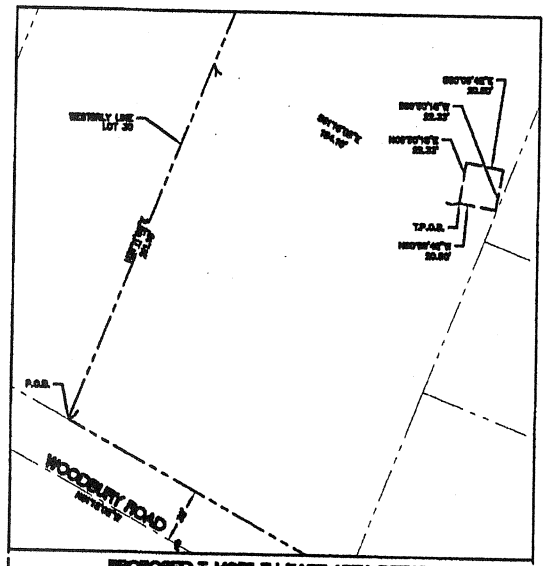
1885 N. LAKE AVENUE
ALTADENA, CA 91001

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
IE04998B	CP	06/07/06

SHEET NUMBER:
2 OF 3 | C-2



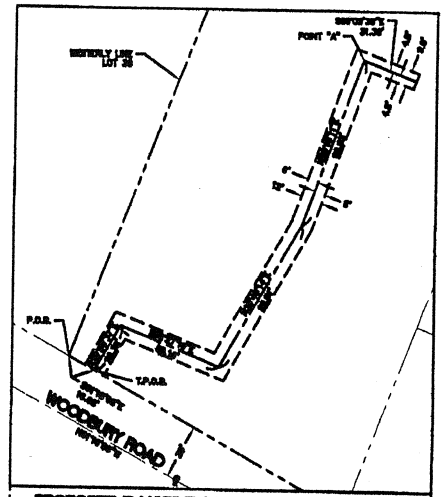
PROPOSED T-MOBILE LEASE AREA DETAIL
SCALE: 1" = 30'

PROPOSED T-MOBILE LEASE AREA LEGAL DESCRIPTION:

AN EASEMENT OVER THAT PORTION OF LOT 35 IN BLOCK 6 OF THE SUBDIVISION OF BLOCKS 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, AND 30 OF ALHAMBRA AVE. LOT, AS PER MAP RECORDED IN BOOK 51, PAGE 93 OF MISCELLANEOUS RECORDS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 93 OF MISCELLANEOUS RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID LOT 35 WITH THE NORTHERLY LINE OF WOODBURY ROAD, AS ESTABLISHED AND USED JANUARY 26, 1926, AND AS RECITED IN THE DEED OF SAID DATE FROM HENRY T. SINCLAIR, ET AL., TO THE ROMAN CATHOLIC BISHOP OF MONTEREY AND LOS ANGELES; THENCE NORTH 21°11'00" EAST ALONG THE WESTERLY LINE OF SAID LOT 35, 211.19 FEET; THENCE SOUTH 51°15'00" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID WOODBURY ROAD, 104.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 09°09'19" EAST, 23.33 FEET; THENCE SOUTH 80°50'41" EAST, 20.00 FEET; THENCE SOUTH 09°09'19" WEST, 20.33 FEET; THENCE NORTH 81°06'46" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 407.77 SQ. FT.



PROPOSED T-MOBILE ACCESS EASEMENT DETAIL
SCALE: 1" = 30'

PROPOSED T-MOBILE ACCESS EASEMENT LEGAL DESCRIPTION:

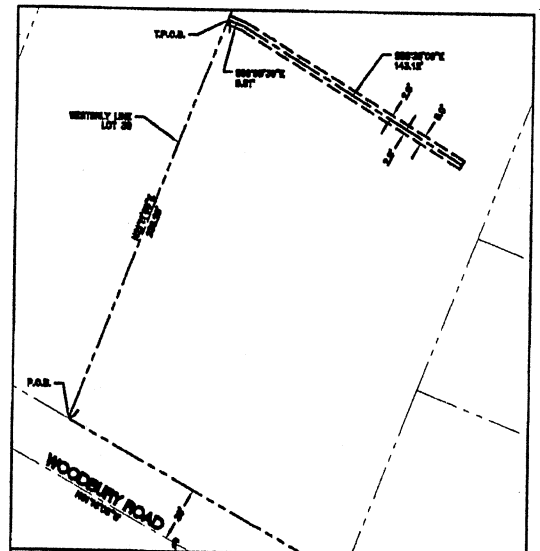
AN EASEMENT 10 FEET WIDE OVER THAT PORTION OF LOT 35 IN BLOCK 6 OF THE SUBDIVISION OF BLOCKS 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, AND 30 OF ALHAMBRA AVE. LOT, AS PER MAP RECORDED IN BOOK 51, PAGE 93 OF MISCELLANEOUS RECORDS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 93 OF MISCELLANEOUS RECORDS, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID LOT 35 WITH THE NORTHERLY LINE OF WOODBURY ROAD, AS ESTABLISHED AND USED JANUARY 26, 1926, AND AS RECITED IN THE DEED OF SAID DATE FROM HENRY T. SINCLAIR, ET AL., TO THE ROMAN CATHOLIC BISHOP OF MONTEREY AND LOS ANGELES; THENCE SOUTH 51°15'00" EAST ALONG THE NORTHERLY LINE OF WOODBURY ROAD 140.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 38°44'59" EAST, 60.00 FEET; THENCE SOUTH 51°15'01" EAST, 39.10 FEET; THENCE NORTH 38°44'59" EAST, 60.01 FEET; THENCE SOUTH 51°15'11" EAST, 64.00 FEET TO POINT A, TOGETHER WITH

PARCEL A A 9 FOOT EASEMENT THE CENTERLINE OF WHICH BEGINS AT THE HEREINBEFORE DESCRIBED POINT A; THENCE SOUTH 38°44'59" EAST, 31.39 FEET.

THE SIDE LINES OF SAID 9 AND 10 FOOT EASEMENTS TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE AT THE SAID NORTHERLY LINE OF WOODBURY ROAD.

CONTAINING 2201.66 SQ. FT.



PROPOSED T-MOBILE UTILITY EASEMENT DETAIL
SCALE: 1" = 30'

PROPOSED T-MOBILE UTILITY EASEMENT LEGAL DESCRIPTION:

AN EASEMENT 5 FEET IN WIDTH OVER THAT PORTION OF LOT 35 IN BLOCK 6 OF THE SUBDIVISION OF BLOCKS 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, AND 30 OF ALHAMBRA AVE. LOT, AS PER MAP RECORDED IN BOOK 51, PAGE 93 OF MISCELLANEOUS RECORDS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 93 OF MISCELLANEOUS RECORDS, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID LOT 35 WITH THE NORTHERLY LINE OF WOODBURY ROAD, AS ESTABLISHED AND USED JANUARY 26, 1926, AND AS RECITED IN THE DEED OF SAID DATE FROM HENRY T. SINCLAIR, ET AL., TO THE ROMAN CATHOLIC BISHOP OF MONTEREY AND LOS ANGELES; THENCE NORTH 51°15'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 35, 205.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 09°09'19" EAST, 5.01 FEET; THENCE SOUTH 80°50'41" EAST, 140.12 FEET.

THE SIDE LINES OF SAID 5 FOOT EASEMENT TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE AT THE SAID NORTHERLY LINE OF LOT 35.

CONTAINING 700.17 SQ. FT.

SCALE: 1" = 10'

SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO
SEE SHEET C-2 FOR SITE DETAILS

REV:	DATE/BY:	REVISION DESCRIPTION:
1	06/07/06 DVP	ISSUED FOR REVIEW
2	04/10/07 MDL	ADDED TITLE INFO/ PROPOSED EASEMENTS

SITE ACQUISITION / PLANNER

SITE BUILDER:

T-MOBILE USA
3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707
PHONE: (714) 850-2400

SURVEYOR

BERT KAKE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K
COSTA MESA, CALIFORNIA 92626
714 557-5511 OFFICE
714 557-5388 FAX

JN 613007

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ.:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR:		
CONST. MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME:
IE04998B
SB617 ST. ELIZABETH

SITE ADDRESS:
1885 N. LAKE AVENUE
ALTADENA, CA 91001

SHEET TITLE:
TOPOGRAPHIC SURVEY

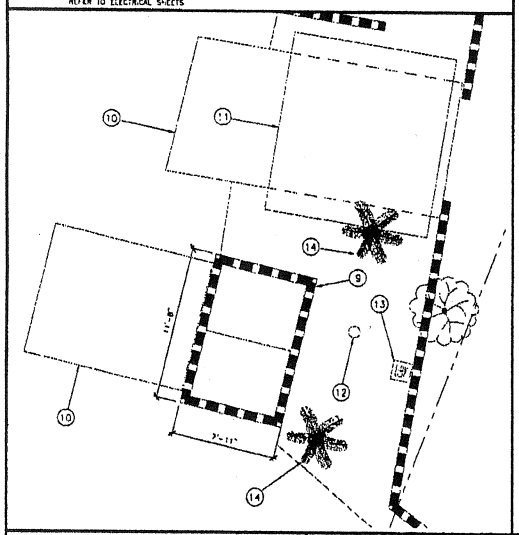
DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
IE04998B	CP	06/07/06

SHEET NUMBER:
3 OF 3 | C-3

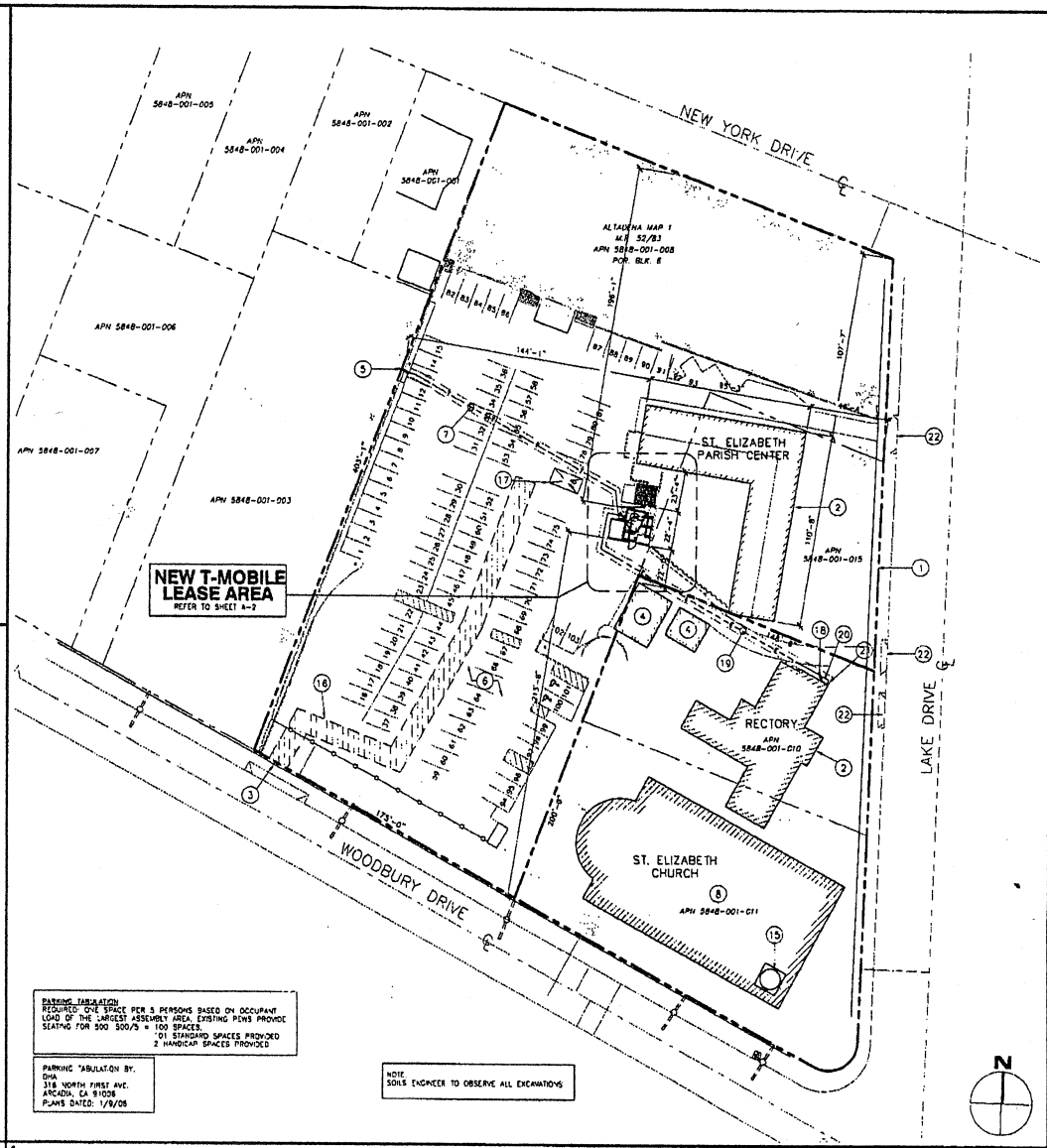
NOTES:

1. EXISTING PROPERTY LINE.
2. EXISTING 2 STORY BUILDING
3. EXISTING DRIVE WAY ACCESS TO BE USED BY T-MOBILE
4. EXISTING BUILDING.
5. EXISTING UTILITY POLE AND NEW T-MOBILE TELCO POINT OF CONNECTION.
6. EXISTING ASPHALT PARKING LOT.
7. NEW T-MOBILE UNDERGROUND TELCO RUN TO T-MOBILE EQUIPMENT. (± 158'). REFER TO ELECTRICAL SHEETS
8. EXISTING CHURCH BUILDING
9. EXISTING TRASH ENCLOSURE TO BE REMOVED.
10. EXISTING CONCRETE PAD.
11. EXISTING TRELLIS TO REMAIN
12. EXISTING POLE TO BE REMOVED
13. EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED AND/OR RELOCATED.
14. EXISTING PALM TREE TO REMAIN
15. EXISTING TOWER.
16. NEW T-MOBILE "2' WIDE NON-EXCLUSIVE ACCESS EASEMENT.
17. NEW T-MOBILE NON-EXCLUSIVE PARKING LOCATION
18. NEW T-MOBILE 200A METER MOUNTED ON WALL. REFER TO ELECTRICAL SHEETS.
19. NEW T-MOBILE UNDERGROUND ELECTRICAL RUN IN 5' WIDE UTILITY EASEMENT (±185'). REFER TO ELECTRICAL SHEETS.
20. EXISTING WALL MOUNTED METER.
21. EXISTING WALL MOUNTED PULL CAN AND NEW T-MOBILE ELECTRICAL POINT OF CONNECTION REFER TO ELECTRICAL SHEETS.
22. EXISTING DRIVEWAY ACCESS FROM PUBLIC RIGHT OF WAY.



DEMO PLAN

SCALE: 1/4"=1'-0"



PARKING TABULATION
REQUIRED: ONE SPACE PER 5 PERSONS BASED ON OCCUPANT LOAD OF THE LARGEST ASSEMBLY AREA. EXISTING PEWS PROVIDE SEATING FOR 500 500/5 = 100 SPACES.
101 STANDARD SPACES PROVIDED
2 HANDICAP SPACES PROVIDED

PARKING TABULATION BY:
DHA
316 NORTH FIRST AVE.
ARCADIA, CA 91006
PLANS DATED: 1/9/06

NOTE:
SOILS ENGINEER TO OBSERVE ALL EXCAVATIONS

2 SITE PLAN

SCALE: 1"=30'-0"

1

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3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING, INC.
22865 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA. 92688-2132
PH (949) 589-3500
FAX (949) 589-3580
www.nationalenc.com

NO.	DATE:	DESCRIPTION:	BY:
1	7/21/06	90% CONSTRUCTION	FRF
2	1/16/07	PLAN CHECK CORRECTIONS	MG
3	4/04/07	PLAN CHECK CORRECTIONS	HFA
4	4/27/07	PLANNING DEPT. CORRECTIONS	HFA

SITE INFORMATION:

IE04998B

ST. ELIZABETH

1865 NORTH LAKE AVENUE
ALTADENA, CA 91001

STAMP:

SHEET TITLE:

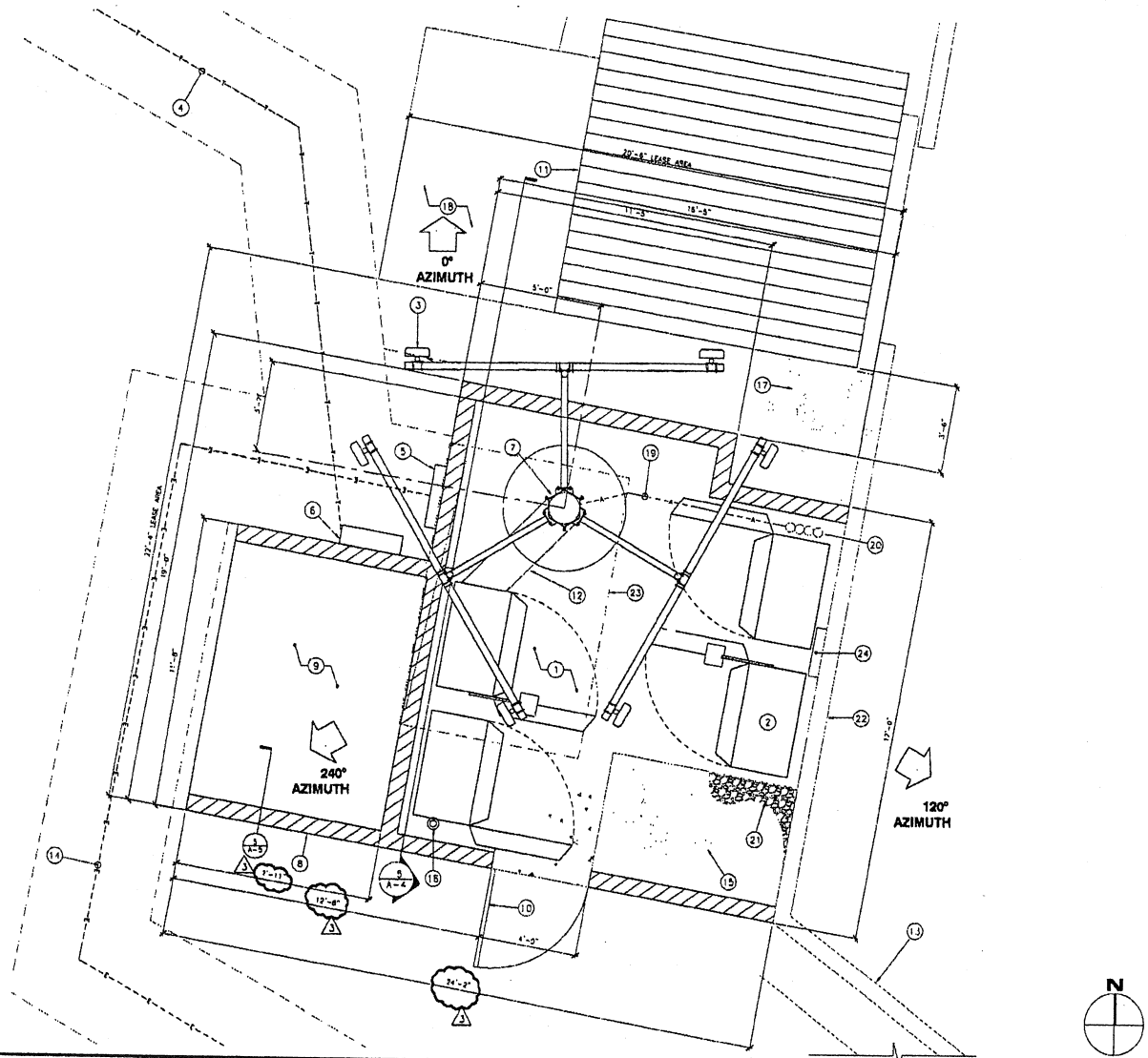
SITE PLAN

SHEET NUMBER:

A-1

NOTES:

1. NEW T-MOBILE 459 SQ.FT. LEASE AREA.
2. NEW T-MOBILE (4) ERICSSON RBS 2106 EQUIPMENT CABINETS (3/A-5) (1/A-5)
3. NEW T-MOBILE PANEL ANTENNAS MOUNTED ON 56' HIGH MONOPALM PAINTED TO MATCH PALM FRONDS
4. NEW T-MOBILE UNDERGROUND TELCO UTILITY RUN IN 5' WIDE UTILITY EASEMENT (±158'). REFER TO ELECTRICAL SHEETS
5. NEW T-MOBILE ELECTRICAL PANEL MOUNTED ON WALL. REFER TO ELECTRICAL SHEETS
6. NEW T-MOBILE TELCO PANEL MOUNTED ON WALL. REFER TO ELECTRICAL SHEETS.
7. NEW T-MOBILE 56' HIGH MONOPALM WITH ARTIFICIAL PALM FRONDS AND TEXTURED TRUNK CLADDING TO RESEMBLE MEXICAN PALM.
8. NEW T-MOBILE 6' HIGH CMU WALL TO MATCH EXISTING. (5/A-5)
9. NEW CMU TRASH ENCLOSURE TO REPLACE EXISTING AND MEET CURRENT ENCLOSURE IN SIZE AND DESIGN. (3)
10. NEW 4' WIDE WROUGHT IRON ACCESS GATE. (7/A-5)
11. EXISTING TRELLIS
12. NEW T-MOBILE COAX CABLE TRAY
13. EXISTING 8' HIGH CMU WALL.
14. NEW T-MOBILE UNDERGROUND ELECTRICAL RUN (±185') IN 5' WIDE UTILITY EASEMENT. REFER TO ELECTRICAL SHEETS.
15. EXISTING 60' HIGH PALM TREE TO REMAIN.
16. NEW T-MOBILE GPS ANTENNA MOUNTED ON CABINET (5/A-6)
17. EXISTING 70' HIGH PALM TREE.
18. EXISTING CONCRETE SLAB.
19. NEW UNDERGROUND COAX CABLE RUN. (7/A-6)
20. NEW COAX CONDUIT STUB-UP. (8/A-6)
21. NEW T-MOBILE GRAVEL PLANTER (8/A-6)
22. EXISTING WALL TO REMAIN.
23. EXISTING CMU TRASH ENCLOSURE TO BE REMOVED (SHOWN DASHED).
24. EXISTING UNUSED UTILITY BOX TO BE REMOVED AND RELOCATED PER LANDLORD REQUIREMENTS



ENLARGED SITE PLAN

SCALE: 1/2"=1'-0" 1

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3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:

NATIONAL ENGINEERING & CONSULTING, INC.
[illegible] GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA [illegible]
PHONE: [illegible]
FAX: [illegible]
www.nationaleng.com

NO.	DATE	DESCRIPTION	BY
1	7/21/06	90% CONSTRUCTION	FRF
2	1/16/07	PLAN CHECK CORRECTIONS	MG
3	4/04/07	PLAN CHECK CORRECTIONS	HFA
4	4/27/07	PLANNING DEPT. CORRECTIONS	HFA

SITE INFORMATION:

IE04998B
ST. ELIZABETH

1[illegible] NORTH LAKE AVENUE
ALTADENA, CA 91001

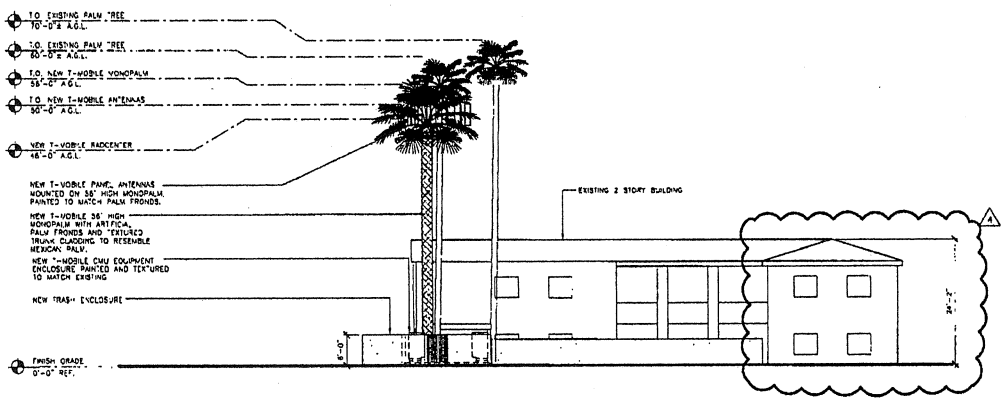
STAMP:

SHEET TITLE:

ENLARGED SITE PLAN

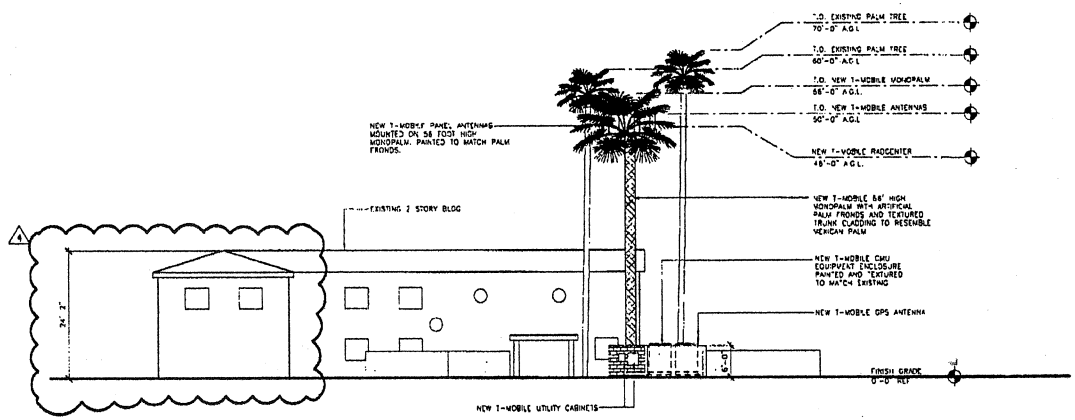
SHEET NUMBER:

A-2



SOUTH ELEVATION

SCALE: 1"=10'-0" | 1



WEST ELEVATION

SCALE: 1"=10'-0" | 2

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PLANS PREPARED BY:

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22262 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA 92688-2153
PHONE: (949) 589-8888
FAX: (949) 589-8808
www.nationaleng.com

NO.	DATE:	DESCRIPTION:	BY:
1	7/21/06	90% CONSTRUCTION	FRF
2	1/16/07	PLAN CHECK CORRECTIONS	MG
3	4/04/07	PLAN CHECK CORRECTIONS	HFA
4	4/27/07	PLANNING DEPT. CORRECTIONS	HFA

SITE INFORMATION:

IE04998B
ST. ELIZABETH

1885 NORTH LAKE AVENUE
ALTADENA, CA 91001

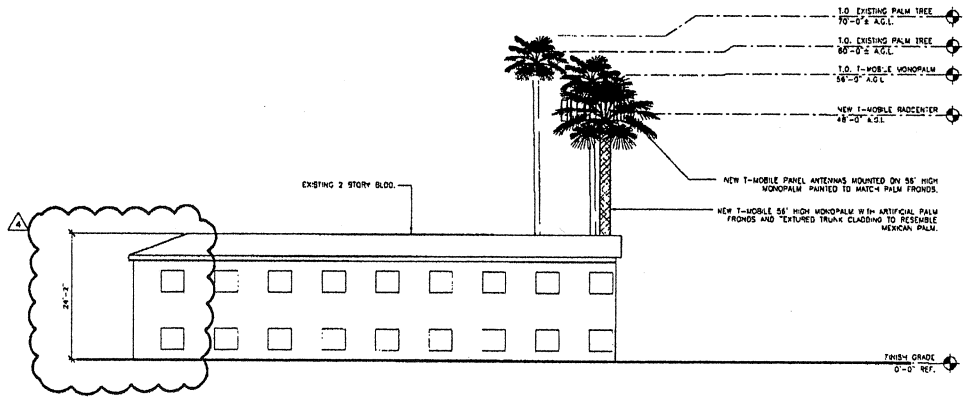
STAMP:

SHEET TITLE:

ARCHITECTURAL ELEVATIONS

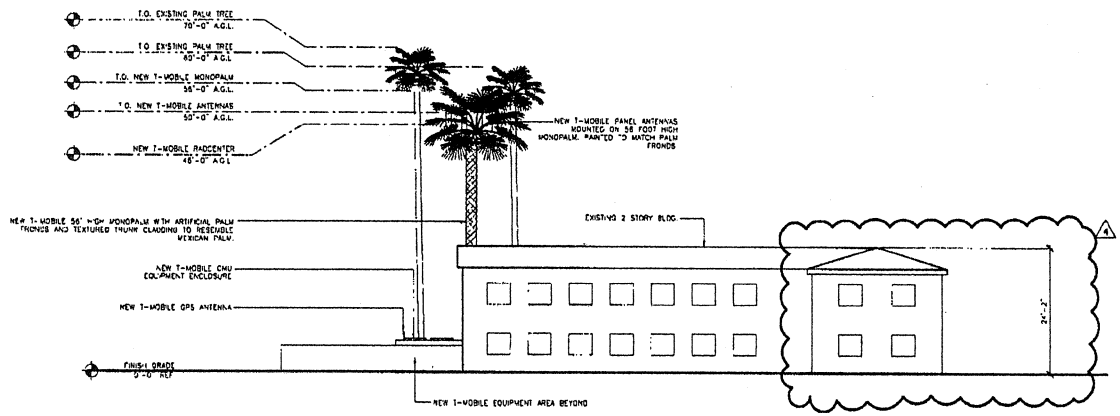
SHEET NUMBER:

A-3



NORTH ELEVATION

SCALE: 1"=10'-0" 1



EAST ELEVATION

SCALE: 1"=10'-0" 2

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SANTA ANA, CA 92707

PLANS PREPARED BY:

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ENGINEERING & CONSULTING, INC.
[illegible] DILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA [illegible]
PHONE: [illegible]
FAX: [illegible]
www.nationaleng.com

NO.	DATE:	DESCRIPTION:	BY:
1	7/21/06	90% CONSTRUCTION	FRF
2	1/16/07	PLAN CHECK CORRECTIONS	MG
3	4/04/07	PLAN CHECK CORRECTIONS	HFA
4	4/27/07	PLANNING DEPT. CORRECTIONS	HFA

SITE INFORMATION:

IE04998B
ST. ELIZABETH

1885 NORTH LAKE AVENUE
ALTADENA, CA 91001

STAMP:

SHEET TITLE:

ARCHITECTURAL ELEVATIONS

SHEET NUMBER:

A-4

Attachment 2

Antenna Specifications

ANDREW®

DualPol® Panel Antenna

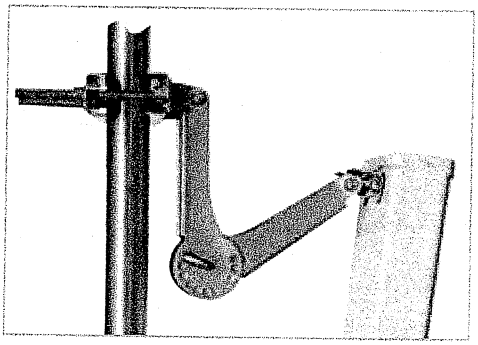
Decibel®
Base Station Antennas

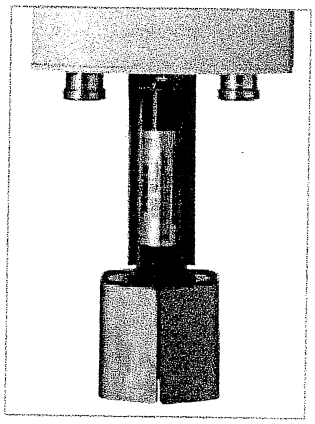
- Patented cross dipole and feed system
- Rugged, reliable design with excellent PIM suppression
- Includes factory installed AISG RET actuator
- Fully compatible with Andrew Teletilt® remote control antenna system

Frequency Range (MHz):	1710–2155
Characteristic Impedance (Ohms):	50
Azimuth BW (Deg):	65 ± 6
Elevation BW (Deg):	7.2 ± 1.1
Gain (dBi) :	17.5 ± 0.7
Polarization:	±45°
Front-to-Back Ratio (dB)	**0° 2° 4° 6° 8° 10°**
Copol, 180° ± 30°:	>25 >25 >25 >24 >24 >24
Total Power, 180° ± 30°:	>24 >24 >24 >24 >24 >22
Upper Sidelobe (dB)	**0° 2° 4° 6° 8° 10°**
Main Beam to +20°:	>18 >18 >17 >17 >15 >12
VSWR / Return Loss (dB):	1.35:1 / 16.5
Port-to-Port Isolation (dB):	>30
Electrical Tilt Range (Deg)*:	0–10
Electrical Downtilt Accuracy (Deg):	± 0.6
Cross-pol (dB)	**0° 2° 4° 6° 8° 10°**
3 dB Beamwidth:	>15 >15 >15 >15 >15 >14
Intermodulation Products (dBc)	
3rd Order, 2 x 20 Watts:	155
Max. Input Power (Watts):	250
Lightning Protection:	DC Ground

Gain Variation (dB) (between UL and DL frequency pair):	1.3
Electrical Tilt Accuracy (Deg) (between UL and DL frequncy pair within 0.5°):	<0.5
Azimuth HPBW (Deg) (between UL and DL frequncy pair):	9

Net Weight (kg / lbs):	5.1 / 11.2
Dimensions–LxWxD: (with actuator)	1499 x 168 x 84 mm 59 x 6.6 x 3.3 inch
Max. Wind Area (m² / ft²):	0.11 / 1.2
Max. Wind Load (N / lbf):	298.0 / 67.0
Max. Wind Speed (km/h / mph):	241 / 150
Hardware Material:	Hot Dip Galvanized
Connector Type:	7-16 DIN, Female (2)
Color:	Off White
Standard Mounting Hardware:	TM602030A





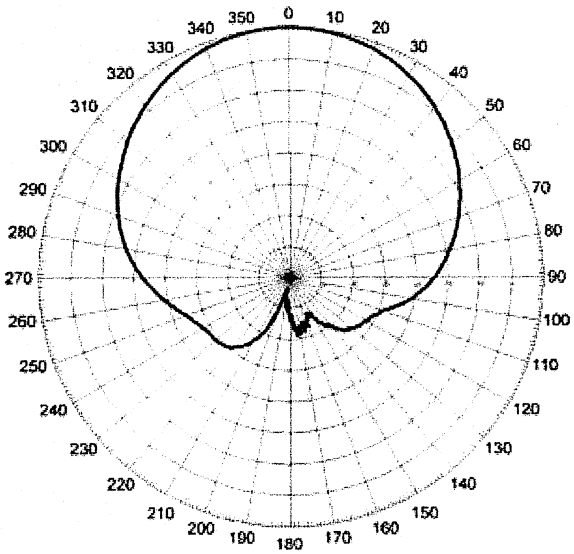
***Specifications may vary when using 0° or 1° electrical tilt.**

Andrew Corporation
2601 Telecom Parkway
Richardson, Texas U.S.A. 755082-3521
Tel: 214.631.0310

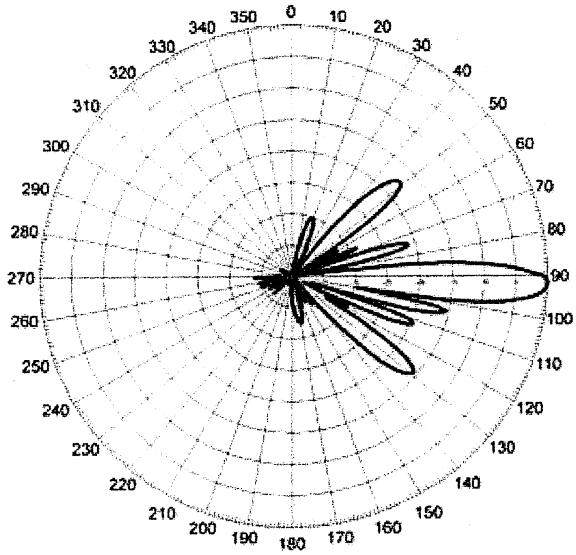
Fax: 214.688.0089
Toll Free Tel: 1.800.676.5342
Fax: 1.800.229.4706
www.andrew.com

dbtech@andrew.com

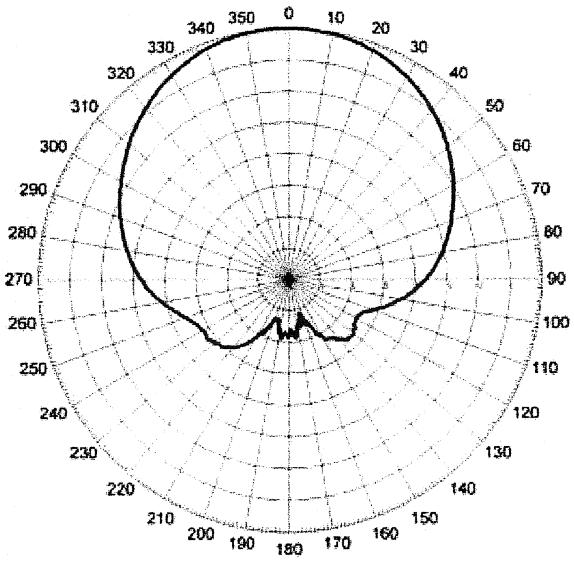
Information correct at date of issue but may be subject to change without notice.



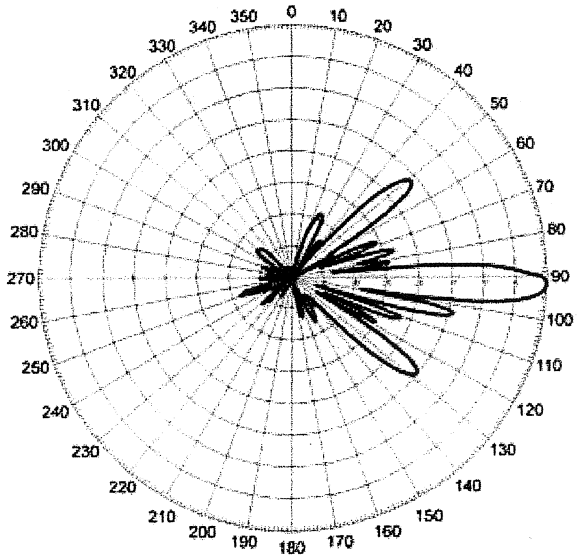
1732 MHz, Tilt: 2°



1732 MHz, Tilt: 2°



1880 MHz, Tilt: 2°



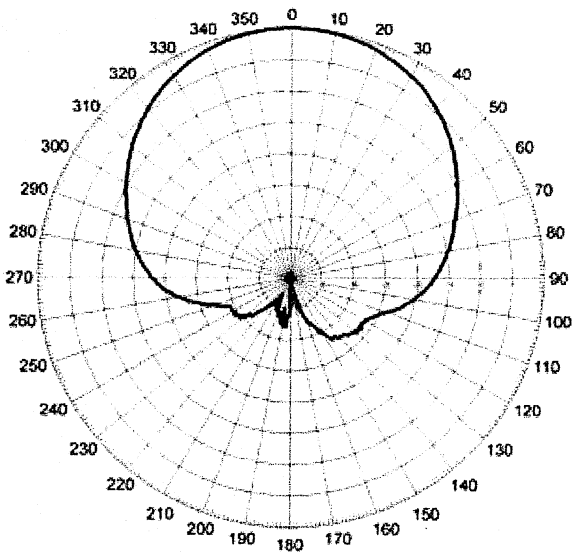
1880 MHz, Tilt: 2°

Note: Scale 5 dB per division.

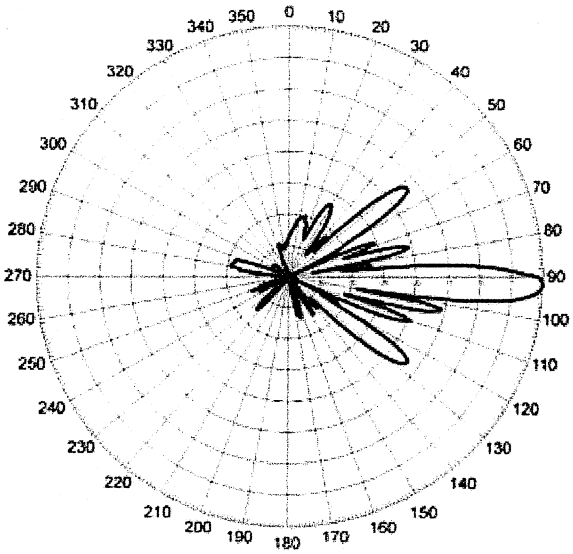
Andrew Corporation
2601 Telecom Parkway
Richardson, Texas U.S.A. 755082-3521
Tel: 214.631.0310

Fax: 214.688.0089
Toll Free Tel: 1.800.676.5342
Fax: 1.800.229.4706
www.andrew.com

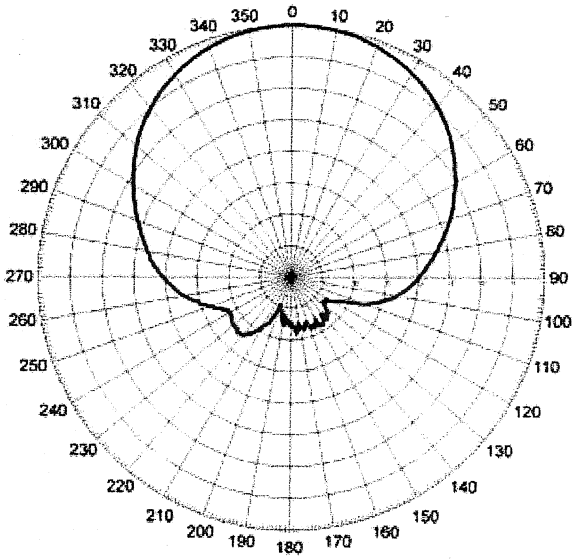
Information correct at date of issue but may be subject to change without notice.



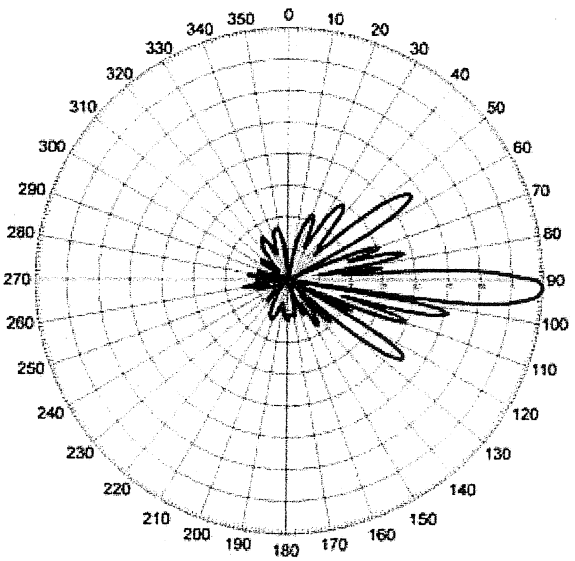
1960 MHz, Tilt: 2°



1960 MHz, Tilt: 2°



2132 MHz, Tilt: 2°



2132 MHz, Tilt: 2°

Note: Scale 5 dB per division.

Andrew Corporation
2601 Telecom Parkway
Richardson, Texas U.S.A. 755082-3521
Tel: 214.631.0310

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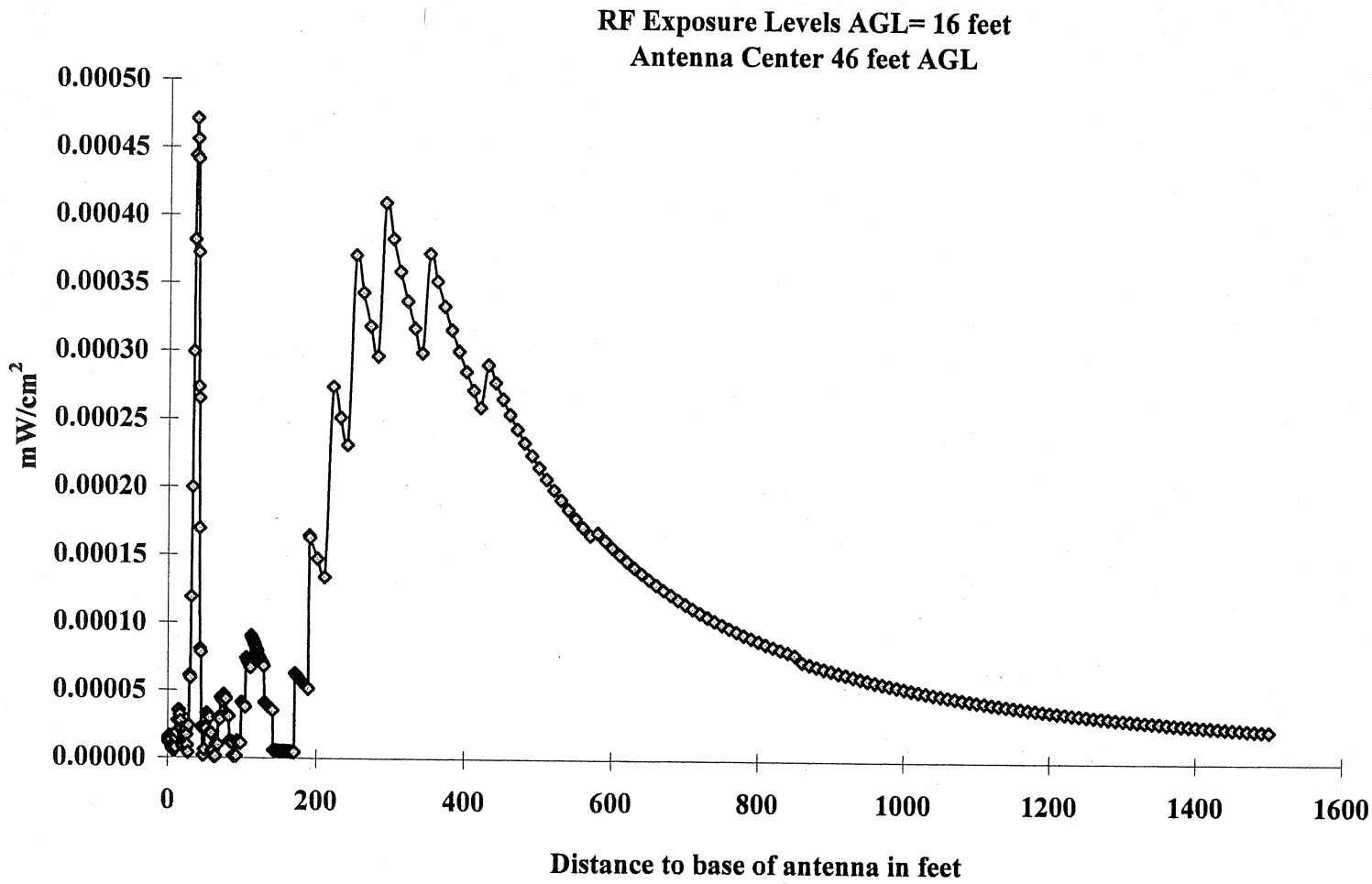
dbtech@andrew.com

Information correct at date of issue but may be subject to change without notice.

Appendix A

Andrew Model # TMBX-6516-R2M
Exposure Calculation 16.0 ft AGL
Antenna RF Center 46.0ft
ERP 158 Watts (PCS)


RF Exposure Levels AGL= 16 feet
Antenna Center 46 feet AGL
0.00050
0.00045
0.00040
0.00035
0.00030
0.00025
0.00020
0.00015
0.00010
0.00005
0.00000
mW/cm2
0
200
400
600
800
1000
1200
1400
1600
Distance to base of antenna in feet

ARL	30	Max gain (dBd):	15.5	Max exposure:	0.00047084	mW/cm^2

Max ERP (W): 158 **Ant type:** Andrew TMBX-6516-R2M **Feet from site:** 36

RF Exposure Level

Feet to Ant. base	Depress angle	Antenna gain	dB from max ERP	Prop dist in cm	Act ERP in mW	Level mW/cm^2	Precent of FCC STD
0	90.000	-21.7	-37.2	914.40	30.1063	0.00001	0.00120
1	88.091	-21	-36.5	914.91	35.3718	0.00001	0.00141
2	86.186	-20.5	-36	916.43	39.6878	0.00002	0.00158
3	84.289	-20.5	-36	918.96	39.6878	0.00002	0.00157
4	82.405	-21.3	-36.8	922.49	33.0109	0.00001	0.00130
5	80.538	-23.3	-38.8	927.01	20.8285	0.00001	0.00081
6	78.690	-24.5	-40	932.51	15.8000	0.00001	0.00061
7	76.866	-24.5	-40	938.96	15.8000	0.00001	0.00060
8	75.069	-24.5	-40	946.35	15.8000	0.00001	0.00059
9	73.301	-24.5	-40	954.66	15.8000	0.00001	0.00058
10	71.565	-23.3	-38.8	963.86	20.8285	0.00001	0.00075
11	69.864	-20.4	-35.9	973.93	40.6123	0.00001	0.00143
12	68.199	-19.2	-34.7	984.84	53.5374	0.00002	0.00184
13	66.571	-17.4	-32.9	996.56	81.0321	0.00003	0.00273
14	64.983	-16.2	-31.7	1009.07	106.8211	0.00004	0.00351
15	63.435	-16.1	-31.6	1022.33	109.3093	0.00003	0.00349
16	61.928	-16.4	-31.9	1036.32	102.0134	0.00003	0.00317
17	60.461	-17	-32.5	1051.01	88.8499	0.00003	0.00269
18	59.036	-18	-33.5	1066.36	70.5760	0.00002	0.00207
19	57.653	-20.7	-36.2	1082.36	37.9016	0.00001	0.00108
20	56.310	-21.7	-37.2	1098.97	30.1063	0.00001	0.00083
21	55.008	-21.4	-36.9	1116.17	32.2595	0.00001	0.00087
22	53.746	-18.3	-33.8	1133.92	65.8654	0.00002	0.00171
23	52.524	-17.7	-33.2	1152.21	75.6236	0.00002	0.00190
24	51.340	-17.3	-32.8	1171.00	82.9196	0.00002	0.00202
25	50.194	-18	-33.5	1190.28	70.5760	0.00002	0.00166
26	49.086	-20.4	-35.9	1210.02	40.6123	0.00001	0.00093
27	48.013	-24.2	-39.7	1230.20	16.9300	0.00000	0.00037
28	46.975	-16.1	-31.6	1250.79	109.3093	0.00002	0.00233
29	45.971	-11.8	-27.3	1271.79	294.2098	0.00006	0.00608
30	45.000	-11.8	-27.3	1293.16	294.2098	0.00006	0.00588
31	44.061	-8.6	-24.1	1314.89	614.6913	0.00012	0.01188
32	43.152	-6.2	-21.7	1336.96	1068.2111	0.00020	0.01997
33	42.274	-4.3	-19.8	1359.35	1654.4631	0.00030	0.02991
34	41.424	-3.1	-18.6	1382.06	2181.0071	0.00038	0.03815
35	40.601	-2.3	-17.8	1405.06	2622.1473	0.00044	0.04438

ARL	30	Max gain (dBd):	15.5	Max exposure:	0.00047084	mW/cm²

Max ERP (W): 158 **Ant type:** Andrew TMBX-6516-R2M **Feet from site:** 36

RF Exposure Level

Feet to Ant. base	Depress angle	Antenna gain	dB from max ERP	Prop dist in cm	Act ERP in mW	Level mW/cm²	Precent of FCC STD
36	39.806	-1.9	-17.4	1428.34	2875.1274	0.00047	0.04708
37	39.036	-1.9	-17.4	1451.88	2875.1274	0.00046	0.04557
38	38.290	-1.9	-17.4	1475.69	2875.1274	0.00044	0.04411
39	37.569	-2.5	-18	1499.73	2504.1312	0.00037	0.03720
40	36.870	-3.7	-19.2	1524.00	1899.5778	0.00027	0.02733
41	36.193	-3.7	-19.2	1548.49	1899.5778	0.00026	0.02647
42	35.538	-5.5	-21	1573.19	1255.0386	0.00017	0.01694
43	34.902	-8.6	-24.1	1598.09	614.6913	0.00008	0.00804
44	34.287	-8.6	-24.1	1623.19	614.6913	0.00008	0.00779
45	33.690	-13.9	-29.4	1648.46	181.4083	0.00002	0.00223
46	33.111	-13.9	-29.4	1673.90	181.4083	0.00002	0.00216
47	32.550	-24.5	-40	1699.52	15.8000	0.00000	0.00018
48	32.005	-24.5	-40	1725.29	15.8000	0.00000	0.00018
49	31.477	-19	-34.5	1751.21	56.0605	0.00001	0.00061
50	30.964	-13.3	-28.8	1777.27	208.2846	0.00002	0.00220
51	30.466	-13.3	-28.8	1803.48	208.2846	0.00002	0.00214
52	29.982	-11.3	-26.8	1829.82	330.1088	0.00003	0.00329
53	29.511	-11.3	-26.8	1856.28	330.1088	0.00003	0.00320
54	29.055	-11.3	-26.8	1882.86	330.1088	0.00003	0.00311
55	28.610	-11.3	-26.8	1909.57	330.1088	0.00003	0.00302
56	28.179	-11.3	-26.8	1936.38	330.1088	0.00003	0.00294
57	27.759	-13.2	-28.7	1963.30	213.1361	0.00002	0.00185
58	27.350	-13.2	-28.7	1990.32	213.1361	0.00002	0.00180
59	26.952	-18.5	-34	2017.44	62.9009	0.00001	0.00052
60	26.565	-18.5	-34	2044.66	62.9009	0.00001	0.00050
61	26.188	-18.5	-34	2071.97	62.9009	0.00000	0.00049
62	25.821	-24.5	-40	2099.36	15.8000	0.00000	0.00012
63	25.463	-24.5	-40	2126.84	15.8000	0.00000	0.00012
64	25.115	-24.5	-40	2154.40	15.8000	0.00000	0.00011
65	24.775	-14.8	-30.3	2182.04	147.4542	0.00001	0.00103
66	24.444	-14.8	-30.3	2209.75	147.4542	0.00001	0.00101
67	24.121	-14.8	-30.3	2237.53	147.4542	0.00001	0.00098
68	23.806	-9.9	-25.4	2265.38	455.6770	0.00003	0.00297
69	23.499	-9.9	-25.4	2293.30	455.6770	0.00003	0.00289
70	23.199	-9.9	-25.4	2321.29	455.6770	0.00003	0.00283
71	22.906	-7.8	-23.3	2349.33	739.0215	0.00004	0.00447
72	22.620	-7.8	-23.3	2377.44	739.0215	0.00004	0.00437
73	22.341	-7.8	-23.3	2405.60	739.0215	0.00004	0.00427
74	22.068	-7.8	-23.3	2433.82	739.0215	0.00004	0.00417
75	21.801	-7.2	-22.7	2462.10	848.5102	0.00005	0.00468

ARL	30	Max gain (dBd):	15.5	Max exposure:	0.00047084	mW/cm^2

Max ERP (W): 158 **Ant type:** Andrew TMBX-6516-R2M **Feet from site:** 36

RF Exposure Level

Feet to Ant. base	Depress angle	Antenna gain	dB from max ERP	Prop dist in cm	Act ERP in mW	Level mW/cm^2	Precent of FCC STD
76	21.541	-7.2	-22.7	2490.42	848.5102	0.00005	0.00457
77	21.286	-7.2	-22.7	2518.80	848.5102	0.00004	0.00447
78	21.038	-7.2	-22.7	2547.22	848.5102	0.00004	0.00437
79	20.794	-8.4	-23.9	2575.70	643.6608	0.00003	0.00324
80	20.556	-8.4	-23.9	2604.21	643.6608	0.00003	0.00317
81	20.323	-8.4	-23.9	2632.77	643.6608	0.00003	0.00310
82	20.095	-8.4	-23.9	2661.38	643.6608	0.00003	0.00304
83	19.872	-12.2	-27.7	2690.02	268.3225	0.00001	0.00124
84	19.654	-12.2	-27.7	2718.71	268.3225	0.00001	0.00121
85	19.440	-12.2	-27.7	2747.43	268.3225	0.00001	0.00119
86	19.231	-12.2	-27.7	2776.19	268.3225	0.00001	0.00116
87	19.026	-12.2	-27.7	2804.99	268.3225	0.00001	0.00114
88	18.825	-20.3	-35.8	2833.82	41.5582	0.00000	0.00017
89	18.628	-20.3	-35.8	2862.69	41.5582	0.00000	0.00017
90	18.435	-20.3	-35.8	2891.59	41.5582	0.00000	0.00017
91	18.246	-20.3	-35.8	2920.52	41.5582	0.00000	0.00016
92	18.060	-20.3	-35.8	2949.48	41.5582	0.00000	0.00016
93	17.879	-11.4	-26.9	2978.47	322.5946	0.00001	0.00121
94	17.700	-11.4	-26.9	3007.50	322.5946	0.00001	0.00119
95	17.526	-11.4	-26.9	3036.55	322.5946	0.00001	0.00117
96	17.354	-11.4	-26.9	3065.63	322.5946	0.00001	0.00115
97	17.186	-11.4	-26.9	3094.73	322.5946	0.00001	0.00113
98	17.021	-11.4	-26.9	3123.87	322.5946	0.00001	0.00110
99	16.858	-5.6	-21.1	3153.02	1226.4704	0.00004	0.00412
100	16.699	-5.6	-21.1	3182.21	1226.4704	0.00004	0.00405
101	16.543	-5.6	-21.1	3211.41	1226.4704	0.00004	0.00397
102	16.390	-5.6	-21.1	3240.64	1226.4704	0.00004	0.00390
103	16.239	-5.6	-21.1	3269.89	1226.4704	0.00004	0.00383
104	16.091	-5.6	-21.1	3299.17	1226.4704	0.00004	0.00376
105	15.945	-2.6	-18.1	3328.47	2447.1303	0.00007	0.00738
106	15.803	-2.6	-18.1	3357.78	2447.1303	0.00007	0.00725
107	15.662	-2.6	-18.1	3387.12	2447.1303	0.00007	0.00713
108	15.524	-2.6	-18.1	3416.48	2447.1303	0.00007	0.00700
109	15.388	-2.6	-18.1	3445.86	2447.1303	0.00007	0.00689
110	15.255	-2.6	-18.1	3475.25	2447.1303	0.00007	0.00677
111	15.124	-2.6	-18.1	3504.67	2447.1303	0.00007	0.00666
112	14.995	-1.2	-16.7	3534.10	3377.9801	0.00009	0.00904
113	14.868	-1.2	-16.7	3563.55	3377.9801	0.00009	0.00889
114	14.744	-1.2	-16.7	3593.02	3377.9801	0.00009	0.00874
115	14.621	-1.2	-16.7	3622.51	3377.9801	0.00009	0.00860

ARL	30	Max gain (dBd):	15.5	Max exposure:	0.00047084	mW/cm^2

Max ERP (W): 158 **Ant type:** Andrew TMBX-6516-R2M **Feet from site:** 36

RF Exposure Level

Feet to Ant. base	Depress angle	Antenna gain	dB from max ERP	Prop dist in cm	Act ERP in mW	Level mW/cm^2	Precent of FCC STD
116	14.500	-1.2	-16.7	3652.01	3377.9801	0.00008	0.00846
117	14.381	-1.2	-16.7	3681.52	3377.9801	0.00008	0.00833
118	14.265	-1.2	-16.7	3711.06	3377.9801	0.00008	0.00819
119	14.149	-1.2	-16.7	3740.61	3377.9801	0.00008	0.00807
120	14.036	-1.2	-16.7	3770.17	3377.9801	0.00008	0.00794
121	13.925	-1.3	-16.8	3799.74	3301.0879	0.00008	0.00764
122	13.815	-1.3	-16.8	3829.34	3301.0879	0.00008	0.00752
123	13.707	-1.3	-16.8	3858.94	3301.0879	0.00007	0.00741
124	13.601	-1.3	-16.8	3888.56	3301.0879	0.00007	0.00729
125	13.496	-1.3	-16.8	3918.19	3301.0879	0.00007	0.00718
126	13.392	-1.3	-16.8	3947.84	3301.0879	0.00007	0.00708
127	13.291	-1.3	-16.8	3977.49	3301.0879	0.00007	0.00697
128	13.191	-1.3	-16.8	4007.16	3301.0879	0.00007	0.00687
129	13.092	-1.3	-16.8	4036.85	3301.0879	0.00007	0.00677
130	12.995	-3.4	-18.9	4066.54	2035.4343	0.00004	0.00411
131	12.899	-3.4	-18.9	4096.24	2035.4343	0.00004	0.00405
132	12.804	-3.4	-18.9	4125.96	2035.4343	0.00004	0.00399
133	12.711	-3.4	-18.9	4155.69	2035.4343	0.00004	0.00394
134	12.619	-3.4	-18.9	4185.43	2035.4343	0.00004	0.00388
135	12.529	-3.4	-18.9	4215.18	2035.4343	0.00004	0.00383
136	12.440	-3.4	-18.9	4244.94	2035.4343	0.00004	0.00377
137	12.352	-3.4	-18.9	4274.70	2035.4343	0.00004	0.00372
138	12.265	-3.4	-18.9	4304.48	2035.4343	0.00004	0.00367
139	12.179	-3.4	-18.9	4334.27	2035.4343	0.00004	0.00362
140	12.095	-3.4	-18.9	4364.07	2035.4343	0.00004	0.00357
141	12.011	-3.4	-18.9	4393.88	2035.4343	0.00004	0.00352
142	11.929	-11	-26.5	4423.70	353.7179	0.00001	0.00060
143	11.848	-11	-26.5	4453.52	353.7179	0.00001	0.00060
144	11.768	-11	-26.5	4483.36	353.7179	0.00001	0.00059
145	11.689	-11	-26.5	4513.20	353.7179	0.00001	0.00058
146	11.611	-11	-26.5	4543.05	353.7179	0.00001	0.00057
147	11.535	-11	-26.5	4572.91	353.7179	0.00001	0.00057
148	11.459	-11	-26.5	4602.78	353.7179	0.00001	0.00056
149	11.384	-11	-26.5	4632.66	353.7179	0.00001	0.00055
150	11.310	-11	-26.5	4662.54	353.7179	0.00001	0.00054
151	11.237	-11	-26.5	4692.44	353.7179	0.00001	0.00054
152	11.165	-11	-26.5	4722.33	353.7179	0.00001	0.00053
153	11.094	-11	-26.5	4752.24	353.7179	0.00001	0.00052
154	11.023	-11	-26.5	4782.16	353.7179	0.00001	0.00052
155	10.954	-10.7	-26.2	4812.08	379.0156	0.00001	0.00055

ARL	30	Max gain (dBd):	15.5	Max exposure:	0.00047084	mW/cm²

Max ERP (W): 158 **Ant type:** Andrew TMBX-6516-R2M **Feet from site:** 36

RF Exposure Level

Feet to Ant. base	Depress angle	Antenna gain	dB from max ERP	Prop dist in cm	Act ERP in mW	Level mW/cm²	Precent of FCC STD
156	10.886	-10.7	-26.2	4842.00	379.0156	0.00001	0.00054
157	10.818	-10.7	-26.2	4871.94	379.0156	0.00001	0.00053
158	10.751	-10.7	-26.2	4901.88	379.0156	0.00001	0.00053
159	10.685	-10.7	-26.2	4931.83	379.0156	0.00001	0.00052
160	10.620	-10.7	-26.2	4961.78	379.0156	0.00001	0.00051
161	10.555	-10.7	-26.2	4991.75	379.0156	0.00001	0.00051
162	10.491	-10.7	-26.2	5021.71	379.0156	0.00001	0.00050
163	10.429	-10.7	-26.2	5051.69	379.0156	0.00000	0.00050
164	10.366	-10.7	-26.2	5081.67	379.0156	0.00000	0.00049
165	10.305	-10.7	-26.2	5111.65	379.0156	0.00000	0.00048
166	10.244	-10.7	-26.2	5141.64	379.0156	0.00000	0.00048
167	10.184	-10.7	-26.2	5171.64	379.0156	0.00000	0.00047
168	10.125	-10.7	-26.2	5201.64	379.0156	0.00000	0.00047
169	10.066	-10.7	-26.2	5231.65	379.0156	0.00000	0.00046
170	10.008	-10.7	-26.2	5261.66	379.0156	0.00000	0.00046
171	9.951	0.7	-14.8	5291.68	5231.8717	0.00006	0.00624
172	9.894	0.7	-14.8	5321.71	5231.8717	0.00006	0.00617
173	9.838	0.7	-14.8	5351.74	5231.8717	0.00006	0.00610
174	9.782	0.7	-14.8	5381.77	5231.8717	0.00006	0.00604
175	9.728	0.7	-14.8	5411.81	5231.8717	0.00006	0.00597
176	9.673	0.7	-14.8	5441.85	5231.8717	0.00006	0.00590
177	9.620	0.7	-14.8	5471.90	5231.8717	0.00006	0.00584
178	9.567	0.7	-14.8	5501.96	5231.8717	0.00006	0.00577
179	9.514	0.7	-14.8	5532.02	5231.8717	0.00006	0.00571
180	9.462	0.7	-14.8	5562.08	5231.8717	0.00006	0.00565
181	9.411	0.7	-14.8	5592.15	5231.8717	0.00006	0.00559
182	9.360	0.7	-14.8	5622.22	5231.8717	0.00006	0.00553
183	9.310	0.7	-14.8	5652.29	5231.8717	0.00005	0.00547
184	9.260	0.7	-14.8	5682.37	5231.8717	0.00005	0.00541
185	9.211	0.7	-14.8	5712.46	5231.8717	0.00005	0.00536
186	9.162	0.7	-14.8	5742.55	5231.8717	0.00005	0.00530
187	9.114	0.7	-14.8	5772.64	5231.8717	0.00005	0.00525
188	9.067	0.7	-14.8	5802.74	5231.8717	0.00005	0.00519
189	9.019	0.7	-14.8	5832.84	5231.8717	0.00005	0.00514
190	8.973	5.8	-9.7	5862.95	16930.0050	0.00016	0.01646
191	8.926	5.8	-9.7	5893.05	16930.0050	0.00016	0.01629
201	8.489	5.8	-9.7	6194.34	16930.0050	0.00015	0.01474
211	8.092	5.8	-9.7	6495.96	16930.0050	0.00013	0.01340
221	7.730	9.3	-6.2	6797.86	37901.5601	0.00027	0.02740
231	7.400	9.3	-6.2	7100.01	37901.5601	0.00025	0.02512

ARL 30 Max gain (dBd): 15.5 Max exposure: 0.00047084 mW/cm²

Max ERP (W): 158 Ant type: Andrew TMBX-6516-R2M Feet from site: 36

RF Exposure Level

Feet to Ant. base	Depress angle	Antenna gain	dB from max ERP	Prop dist in cm	Act ERP in mW	Level mW/cm²	Precent of FCC STD
241	7.096	9.3	-6.2	7402.37	37901.5601	0.00023	0.02311
251	6.816	11.7	-3.8	7704.93	65865.3626	0.00037	0.03707
261	6.557	11.7	-3.8	8007.66	65865.3626	0.00034	0.03432
271	6.317	11.7	-3.8	8310.54	65865.3626	0.00032	0.03186
281	6.094	11.7	-3.8	8613.55	65865.3626	0.00030	0.02966
291	5.886	13.4	-2.1	8916.69	97422.0103	0.00041	0.04094
301	5.692	13.4	-2.1	9219.94	97422.0103	0.00038	0.03829
311	5.510	13.4	-2.1	9523.28	97422.0103	0.00036	0.03589
321	5.339	13.4	-2.1	9826.72	97422.0103	0.00034	0.03371
331	5.179	13.4	-2.1	10130.23	97422.0103	0.00032	0.03172
341	5.028	13.4	-2.1	10433.83	97422.0103	0.00030	0.02990
351	4.885	14.6	-0.9	10737.49	128427.2216	0.00037	0.03722
361	4.751	14.6	-0.9	11041.21	128427.2216	0.00035	0.03520
371	4.623	14.6	-0.9	11344.99	128427.2216	0.00033	0.03334
381	4.502	14.6	-0.9	11648.82	128427.2216	0.00032	0.03162
391	4.387	14.6	-0.9	11952.71	128427.2216	0.00030	0.03003
401	4.278	14.6	-0.9	12256.64	128427.2216	0.00029	0.02856
411	4.175	14.6	-0.9	12560.61	128427.2216	0.00027	0.02720
421	4.076	14.6	-0.9	12864.62	128427.2216	0.00026	0.02593
431	3.982	15.3	-0.2	13168.67	150888.8286	0.00029	0.02907
441	3.892	15.3	-0.2	13472.75	150888.8286	0.00028	0.02777
451	3.806	15.3	-0.2	13776.86	150888.8286	0.00027	0.02656
461	3.723	15.3	-0.2	14081.00	150888.8286	0.00025	0.02543
471	3.644	15.3	-0.2	14385.17	150888.8286	0.00024	0.02436
481	3.569	15.3	-0.2	14689.37	150888.8286	0.00023	0.02336
491	3.496	15.3	-0.2	14993.59	150888.8286	0.00022	0.02242
501	3.427	15.3	-0.2	15297.83	150888.8286	0.00022	0.02154
511	3.360	15.3	-0.2	15602.10	150888.8286	0.00021	0.02071
521	3.296	15.3	-0.2	15906.38	150888.8286	0.00020	0.01992
531	3.234	15.3	-0.2	16210.69	150888.8286	0.00019	0.01918
541	3.174	15.3	-0.2	16515.01	150888.8286	0.00018	0.01848
551	3.116	15.3	-0.2	16819.35	150888.8286	0.00018	0.01782
561	3.061	15.3	-0.2	17123.71	150888.8286	0.00017	0.01719
571	3.008	15.3	-0.2	17428.08	150888.8286	0.00017	0.01660
581	2.956	15.5	0	17732.47	158000.0000	0.00017	0.01679
591	2.906	15.5	0	18036.87	158000.0000	0.00016	0.01623
601	2.858	15.5	0	18341.29	158000.0000	0.00016	0.01569
611	2.811	15.5	0	18645.71	158000.0000	0.00015	0.01518
621	2.766	15.5	0	18950.15	158000.0000	0.00015	0.01470
631	2.722	15.5	0	19254.60	158000.0000	0.00014	0.01424

ARL 30 Max gain (dBd): 15.5 Max exposure: 0.00047084 mW/cm^2

Max ERP (W): 158 Ant type: Andrew TMBX-6516-R2M Feet from site: 36

RF Exposure Level

Feet to Ant. base	Depress angle	Antenna gain	dB from max ERP	Prop dist in cm	Act ERP in mW	Level mW/cm^2	Precent of FCC STD
641	2.680	15.5	0	19559.07	158000.0000	0.00014	0.01380
651	2.638	15.5	0	19863.54	158000.0000	0.00013	0.01338
661	2.599	15.5	0	20168.02	158000.0000	0.00013	0.01298
671	2.560	15.5	0	20472.51	158000.0000	0.00013	0.01259
681	2.522	15.5	0	20777.01	158000.0000	0.00012	0.01223
691	2.486	15.5	0	21081.52	158000.0000	0.00012	0.01188
701	2.451	15.5	0	21386.04	158000.0000	0.00012	0.01154
711	2.416	15.5	0	21690.56	158000.0000	0.00011	0.01122
721	2.383	15.5	0	21995.10	158000.0000	0.00011	0.01091
731	2.350	15.5	0	22299.64	158000.0000	0.00011	0.01062
741	2.318	15.5	0	22604.18	158000.0000	0.00010	0.01033
751	2.288	15.5	0	22908.74	158000.0000	0.00010	0.01006
761	2.258	15.5	0	23213.30	158000.0000	0.00010	0.00980
771	2.228	15.5	0	23517.86	158000.0000	0.00010	0.00954
781	2.200	15.5	0	23822.44	158000.0000	0.00009	0.00930
791	2.172	15.5	0	24127.01	158000.0000	0.00009	0.00907
801	2.145	15.5	0	24431.60	158000.0000	0.00009	0.00884
811	2.118	15.5	0	24736.19	158000.0000	0.00009	0.00863
821	2.093	15.5	0	25040.78	158000.0000	0.00008	0.00842
831	2.068	15.5	0	25345.38	158000.0000	0.00008	0.00822
841	2.043	15.5	0	25649.98	158000.0000	0.00008	0.00802
851	2.019	15.5	0	25954.59	158000.0000	0.00008	0.00784
861	1.996	15.3	-0.2	26259.21	150888.8286	0.00007	0.00731
871	1.973	15.3	-0.2	26563.82	150888.8286	0.00007	0.00714
881	1.950	15.3	-0.2	26868.44	150888.8286	0.00007	0.00698
891	1.928	15.3	-0.2	27173.07	150888.8286	0.00007	0.00683
901	1.907	15.3	-0.2	27477.70	150888.8286	0.00007	0.00668
911	1.886	15.3	-0.2	27782.33	150888.8286	0.00007	0.00653
921	1.866	15.3	-0.2	28086.97	150888.8286	0.00006	0.00639
931	1.846	15.3	-0.2	28391.61	150888.8286	0.00006	0.00625
941	1.826	15.3	-0.2	28696.25	150888.8286	0.00006	0.00612
951	1.807	15.3	-0.2	29000.90	150888.8286	0.00006	0.00599
961	1.788	15.3	-0.2	29305.55	150888.8286	0.00006	0.00587
971	1.770	15.3	-0.2	29610.20	150888.8286	0.00006	0.00575
981	1.752	15.3	-0.2	29914.86	150888.8286	0.00006	0.00563
991	1.734	15.3	-0.2	30219.52	150888.8286	0.00006	0.00552
1001	1.717	15.3	-0.2	30524.18	150888.8286	0.00005	0.00541
1011	1.700	15.3	-0.2	30828.84	150888.8286	0.00005	0.00530
1021	1.683	15.3	-0.2	31133.51	150888.8286	0.00005	0.00520
1031	1.667	15.3	-0.2	31438.18	150888.8286	0.00005	0.00510

STATEMENT OF EXPERIENCE

Jerrold Talmadge Bushberg, Ph.D., DABMP, DABSNM
(800) 760-8414 jbushberg@hampc.com

Dr. Jerrold Bushberg has performed health and safety analysis for RF & ELF transmissions systems since 1978 and is an expert in both health physics and medical physics. The scientific discipline of Health Physics is devoted to radiation protection, which, among other things, involves providing analysis of radiation exposure conditions, biological effects research, regulations and standards as well as recommendations regarding the use and safety of ionizing and non-ionizing radiation. In addition, Dr. Bushberg has extensive experience and lectures on several related topics including medical physics, radiation protection, (ionizing and non-ionizing), radiation biology, the science of risk assessment and effective risk communication in the public sector.

Dr. Bushberg's doctoral dissertation at Purdue University was on various aspects of the biological effects of microwave radiation. He has maintained a strong professional involvement in this subject and has served as consultant or appeared as an expert witness on this subject to a wide variety of organizations/institutions including, local governments, school districts, city planning departments, telecommunications companies, the California Public Utilities Commission, national news organizations, and the U.S. Congress. In addition, his consultation services have included detailed computer based modeling of RF exposures as well as on-site safety inspections and RF & ELF environmental field measurements of numerous transmission facilities in order to determine their compliance with FCC and other safety regulations. The consultation services provided by Dr. Bushberg are based on his professional judgement as an independent scientist, however they are not intended to necessarily represent the views of any other organization.

Dr. Bushberg is a member of the main scientific body of International Committee on Electromagnetic Safety (ICES) which reviews and evaluates the scientific literature on the biological effects of non-ionizing electromagnetic radiation and establishes exposure standards. He also serves on the ICES Risk Assessment Working Group that is responsible for evaluating and characterizing the risks of non-ionizing electromagnetic radiation. Dr. Bushberg was appointed and is serving as a member of the main scientific council of the National Council on Radiation Protection and Measurement's (NCRP). He is also a Scientific Vice-President of the NCRP, a member of the NCRP Board of Directors and chairs its committee on Radiation Protection in Medicine. In addition, Dr. Bushberg is a member of NCRP's scientific advisory committee on Non-ionizing Radiation Safety. The NCRP is the nation's preeminent scientific radiation protection organization, chartered by Congress to evaluate and provide expert consultation on a wide variety of radiological health issues. The current FCC RF exposure safety standards are based in large part on the recommendations of the NCRP. Dr. Bushberg was elected to the International Engineering in Medicine and Biology Society Committee on Man and Radiation (COMAR) which has as its primary area of responsibility the examination and interpreting the biological effects of non-ionizing electromagnetic energy and presenting its findings in an authoritative and professional manner. Dr. Bushberg is also a member of a six person U.S. expert delegation to the international scientific community on Scientific and Technical Issues for Mobile Communication Systems established by the Federal Communications Commission.

Dr. Bushberg is a full member of the Bioelectromagnetics Society, the Health Physics Society and the Radiation Research Society. Dr. Bushberg received both a Masters of Science and Ph.D. from the Department of Bionucleonics at Purdue University. Dr. Bushberg is certified by several national professional boards with specific sub-specialty certification in radiation protection and medical physics. Prior to coming to California, Dr. Bushberg was on the faculty of Yale University School of Medicine.

Project Number R2006-02294-(5)
1885 North Lake Avenue, Altadena

Photographs of Proposed Project Site

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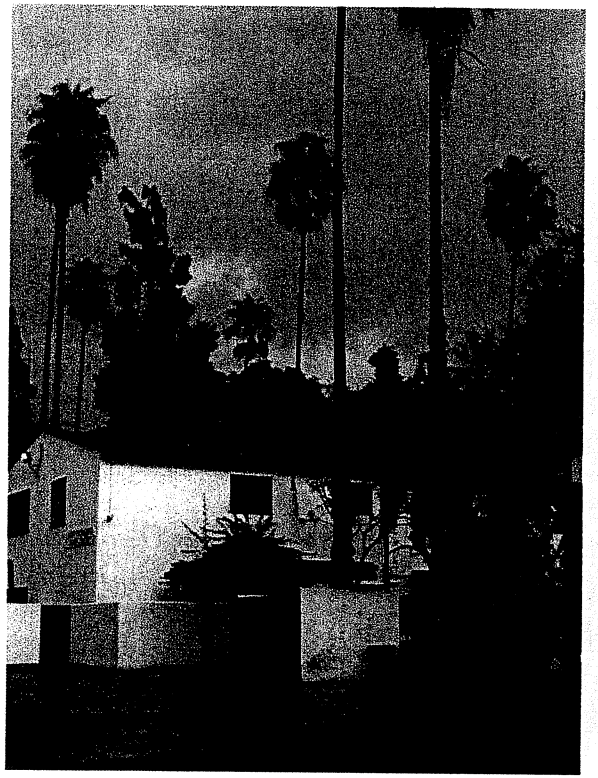
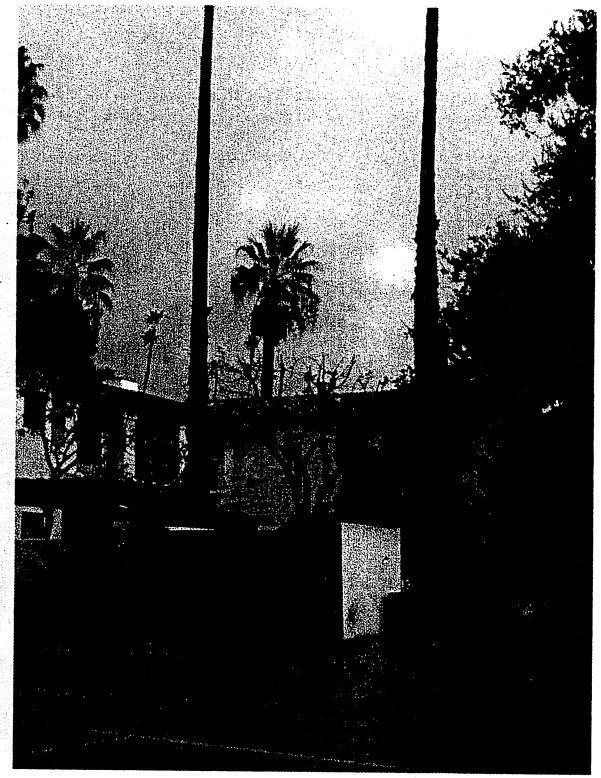
DEC 03 2008
REGIONAL PLANNING COMMISSION

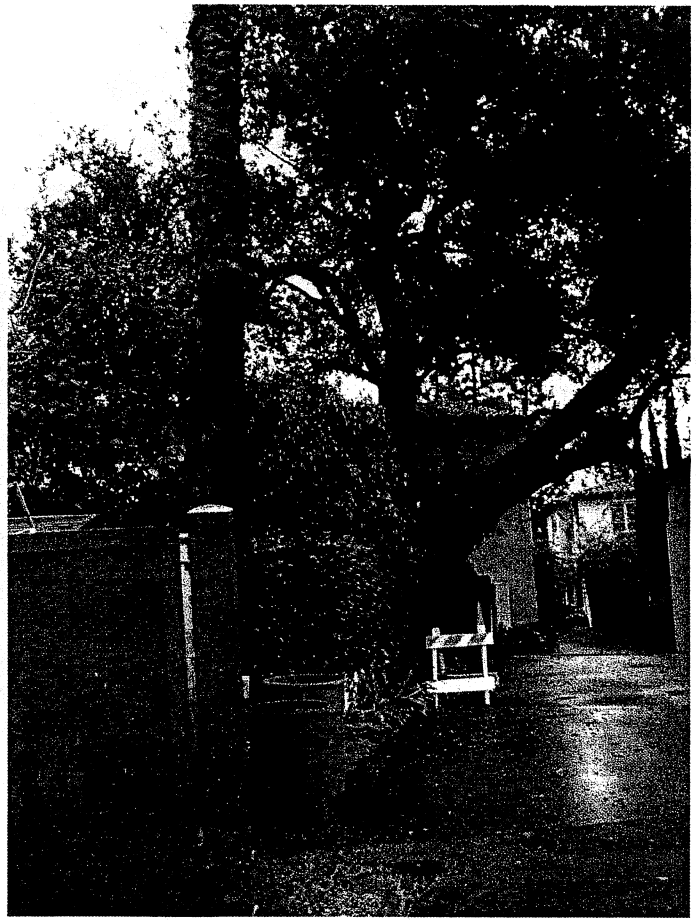




Views (looking northeast) of proposed project site, existing trash enclosure and palms.

Project Number R2006-02294-(5)
1885 North Lake Avenue, Altadena

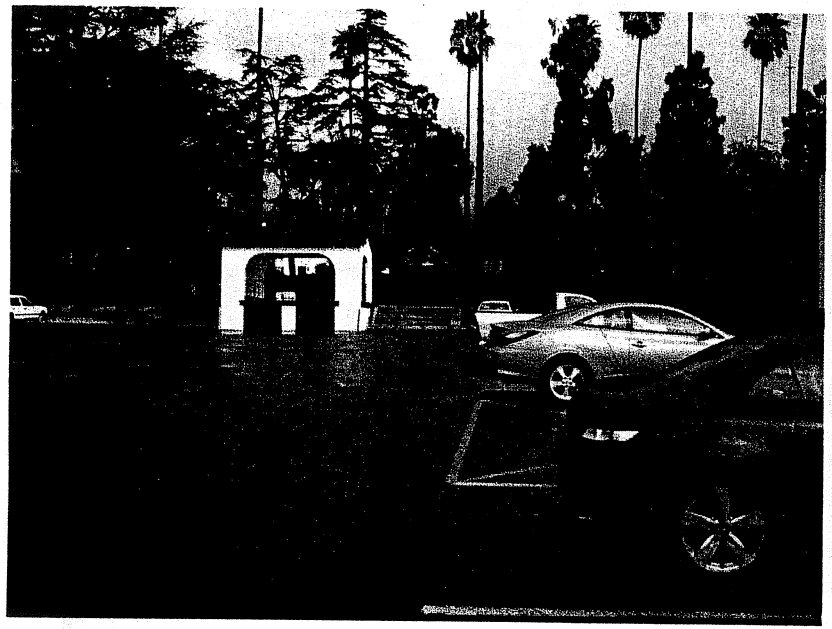
Photographs of Proposed Project Site



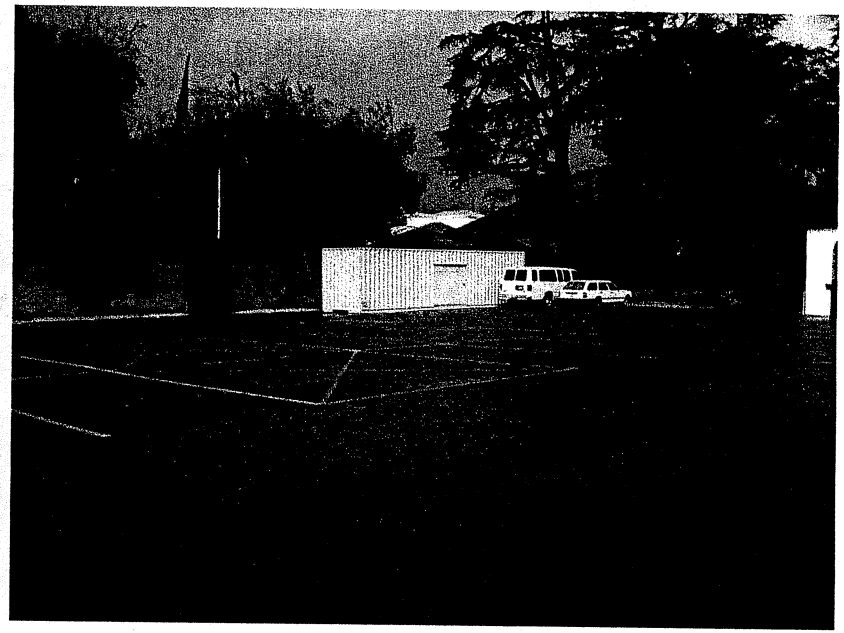
View (looking east) of proposed project site, existing trash enclosure and oak tree.

Project Number R2006-02294-(5)
1885 North Lake Avenue, Altadena

Photographs of Proposed Project Site



View looking north, toward Grotto.

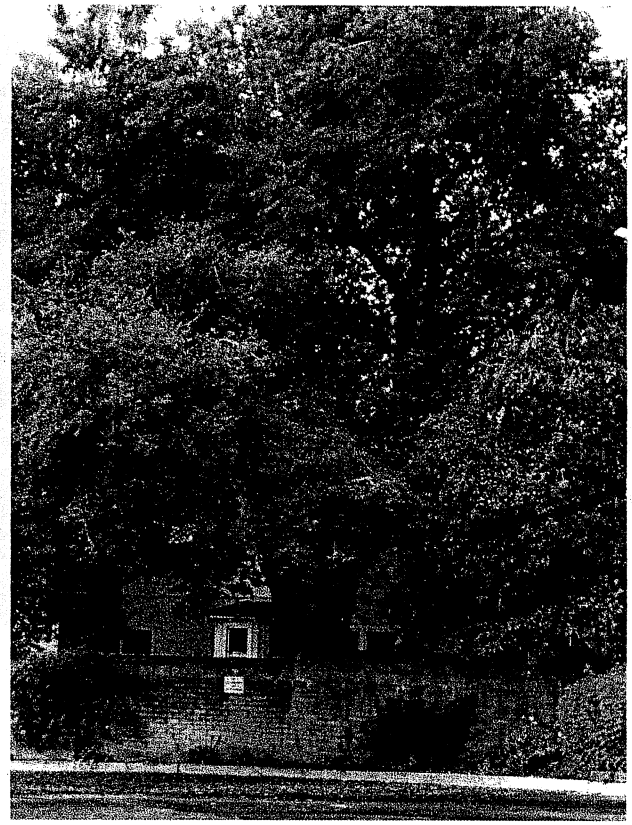


View looking northwest.

Project Number R2006-02294-(5)
1885 North Lake Avenue, Altadena

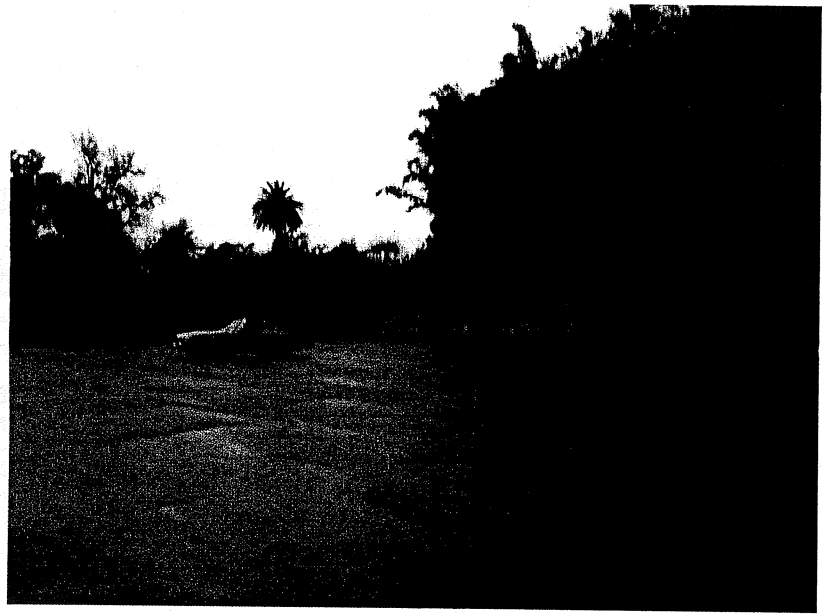
Photographs of Proposed Project Site

Views looking west, toward adjacent single family residential.



Project Number R2006-02294-(5)
1885 North Lake Avenue, Altadena

Photographs of Proposed Project Site



View looking southwest.

View looking south.

COMMUNITY REPORT

12-2-2008

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1. The Altadena Town Council Unanimously **(16 elected members) OPPOSED PROJECT**
2. The Altadena Land Use Committee Unanimously **OPPOSED PROJECT**
3. 572 Petitioners **OPPOSED PROJECT**
4. Wallace Neff, Jr. Family declared opposition
5. Altadena Heritage opposed to present proposal
6. Friends of Saint Elizabeth **OPPOSED PROJECT**
7. Altadena Building Biographer expressed Strong reservations
8. Dundee Heights Neighborhood Association (260 Properties) **OPPOSED PROJECT**
9. Pasadena Neighborhood Coalition **OPPOSED PROJECT**
10. 4 Realtors declared present proposal is detrimental to nearby property values
11. Congressman Adam Schiff expressed support for concerned residents
12. Altadena Neighborhood Alliance **OPPOSED PROJECT**
13. SWAC Arborist Report proves that the proposed Oak Tree encroachment will have **a significant detrimental impact** on the Oak tree. The proposed Tower will cause harm to the tree and increase risk of sudden limb and tree failure, resulting in an unjustified continuous Hazard to many children who frequently gather under the Oak tree.

I. T-Mobile is proposing to Build the Tallest commercial structure in Altadena.

A) **Reasons:**

1. To Improve Coverage for six (6) blocks in each direction near St. Elizabeth Church. (Exhibit "B").

2. To Improve Coverage for 461 subscribers.

3. To reduce 911 Dropped Calls

   a. On December 2, 2008 , Altadena Los Angeles County Fire., stations 11 and 12 stated that they receive, combined, 330 emergency calls per month. (330 total emergency calls per month in all of Altadena).

   b. On December 2, 2008, Altadena Sheriff Sargent stated that they receive between 4-12 emergency calls per day for all of Altadena. (Approximately 360 emergency calls per month for all of Altadena).

   c. T-Mobile's assertion alleging 3,000 911 calls for this small proposed service area is inaccurate.

B) T-Mobile's Burden has not been met for either Permit

1. The Altadena Plan calls for preservation of historic building sites like the St. Elizabeth Property. (Exhibit "D", page 4-2).

   The Altadena Plan calls for no structures to exceed 3 stories in this zone. The proposed tower would be five (5) stories tall. (Exhibit "D", page 4-10).

   The Altadena Plan noise limit of 65dB may be exceeded. (Exhibit "D", page 3-5).

2. There is a community consensus that the Project **is detrimental** to the community (Exhibit "C" and aforementioned evidence).

3. The Oak Tree would be significantly detrimentally impacted by the proposed trenching. (see Exhibit "E").

   a. Severing roots (40-50% of critical roots) will increase risk of sudden limb and tree failure.
   b. The tree is weak and not likely to withstand the proposed impacts.
   c. The percentage of canopy pruning has not been declared by the

applicant, therefore, no evidence has been presented to conclude that the project is not detrimental to the Oak or Community.

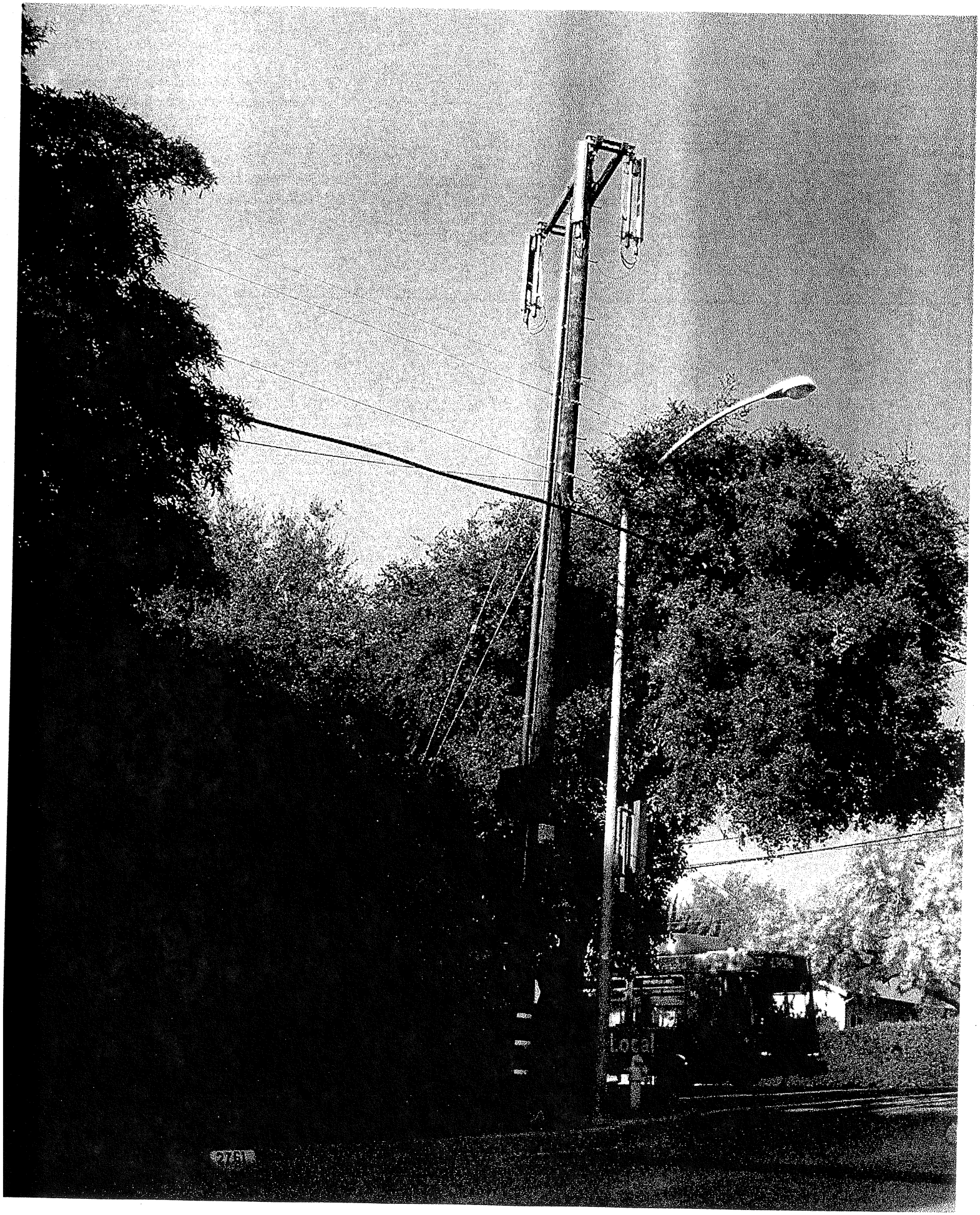
d. The project would create a Hazardous condition for all who gather for functions in the courtyard and use the driveway.

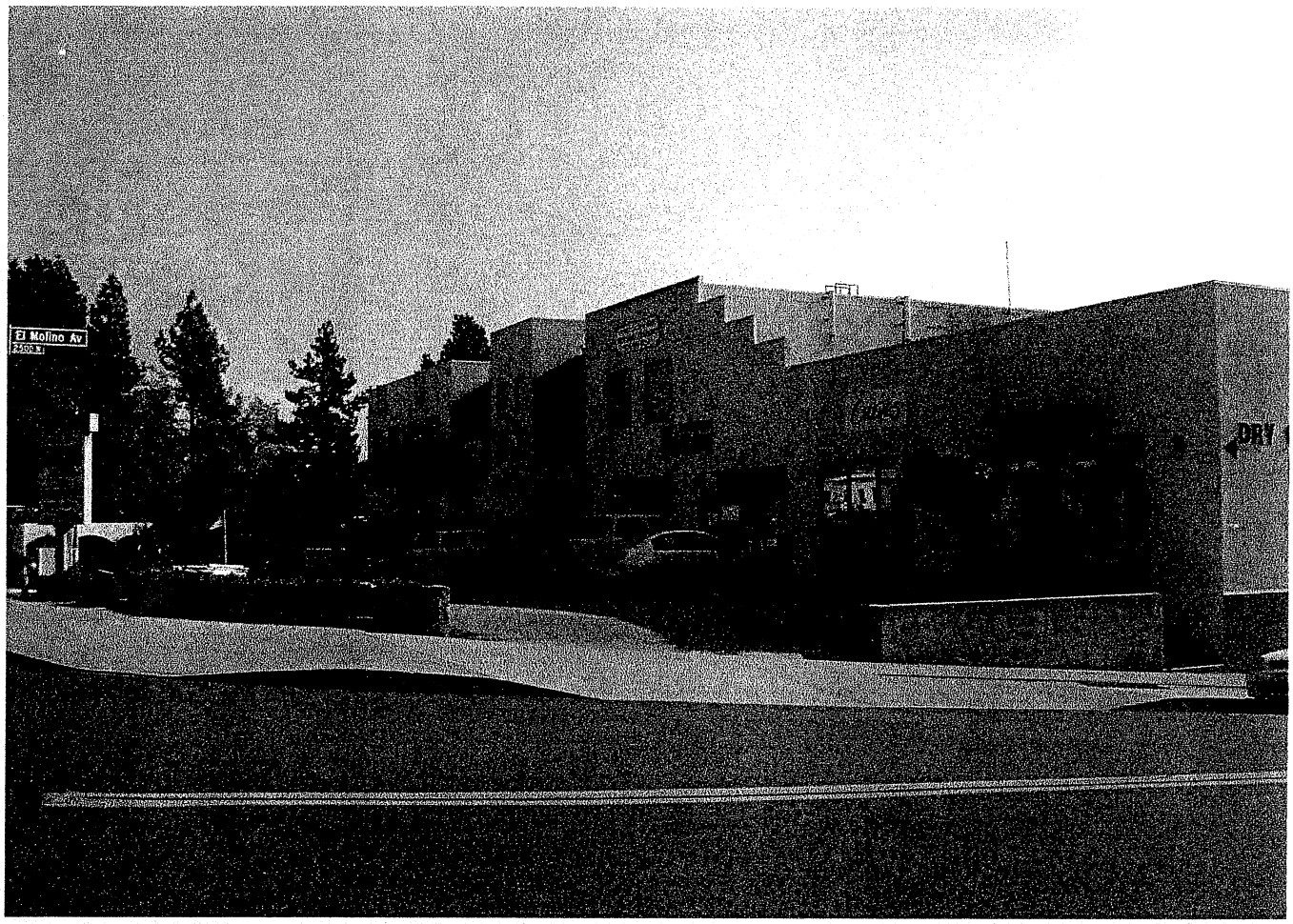
C) Solution / Mitigation

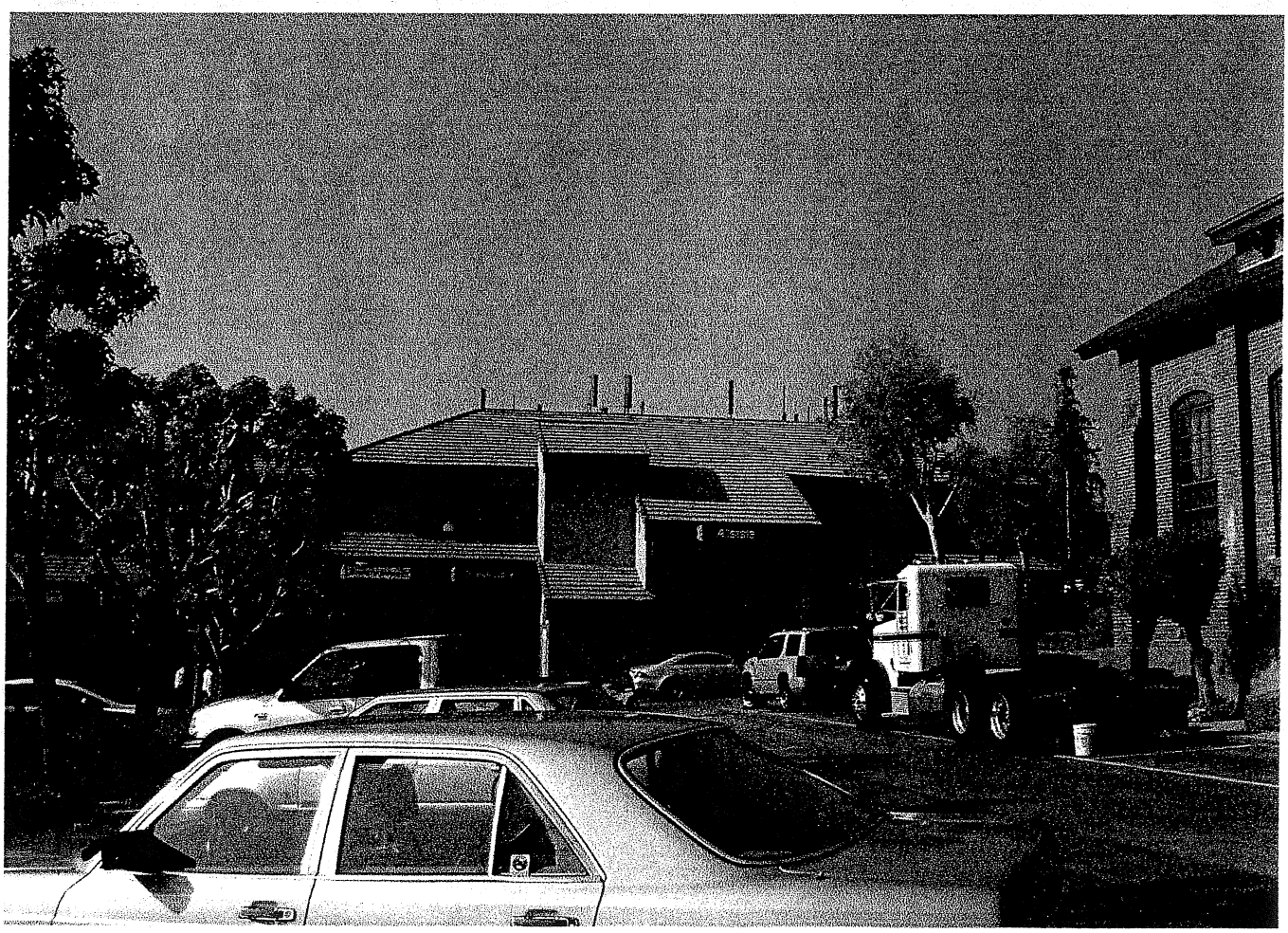
1. Alternative Site: the Southern End of the Altadena Golf Course (Exhibit "B").

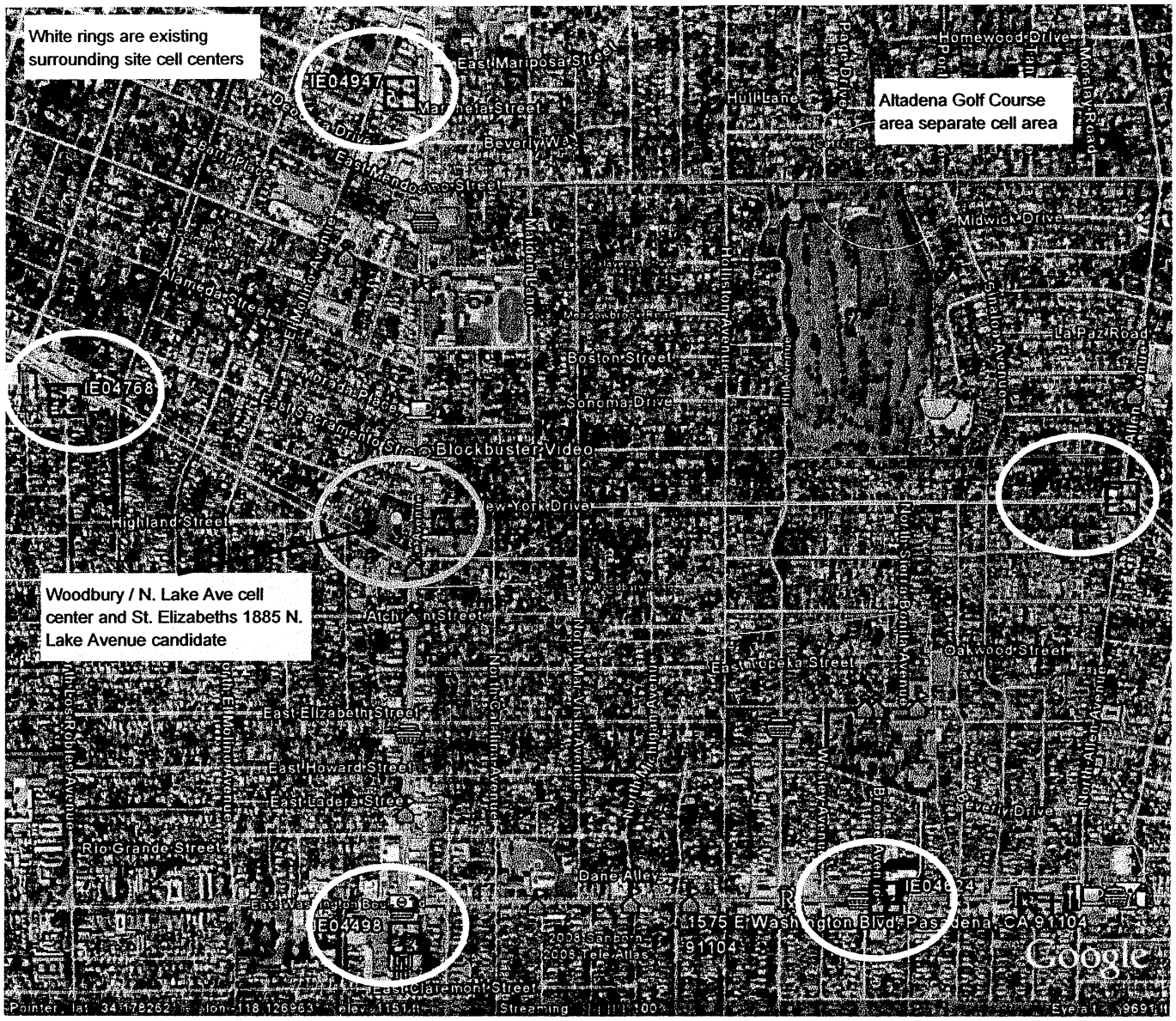
2. Alternative Site: the Nursery or Billboard north of the present proposed site. (Exhibit "A", page 3 - top photo).

3. UTILITY POLE PLACEMENT (Exhibit "A" page 1).


Local


El Molino Av
2500 B





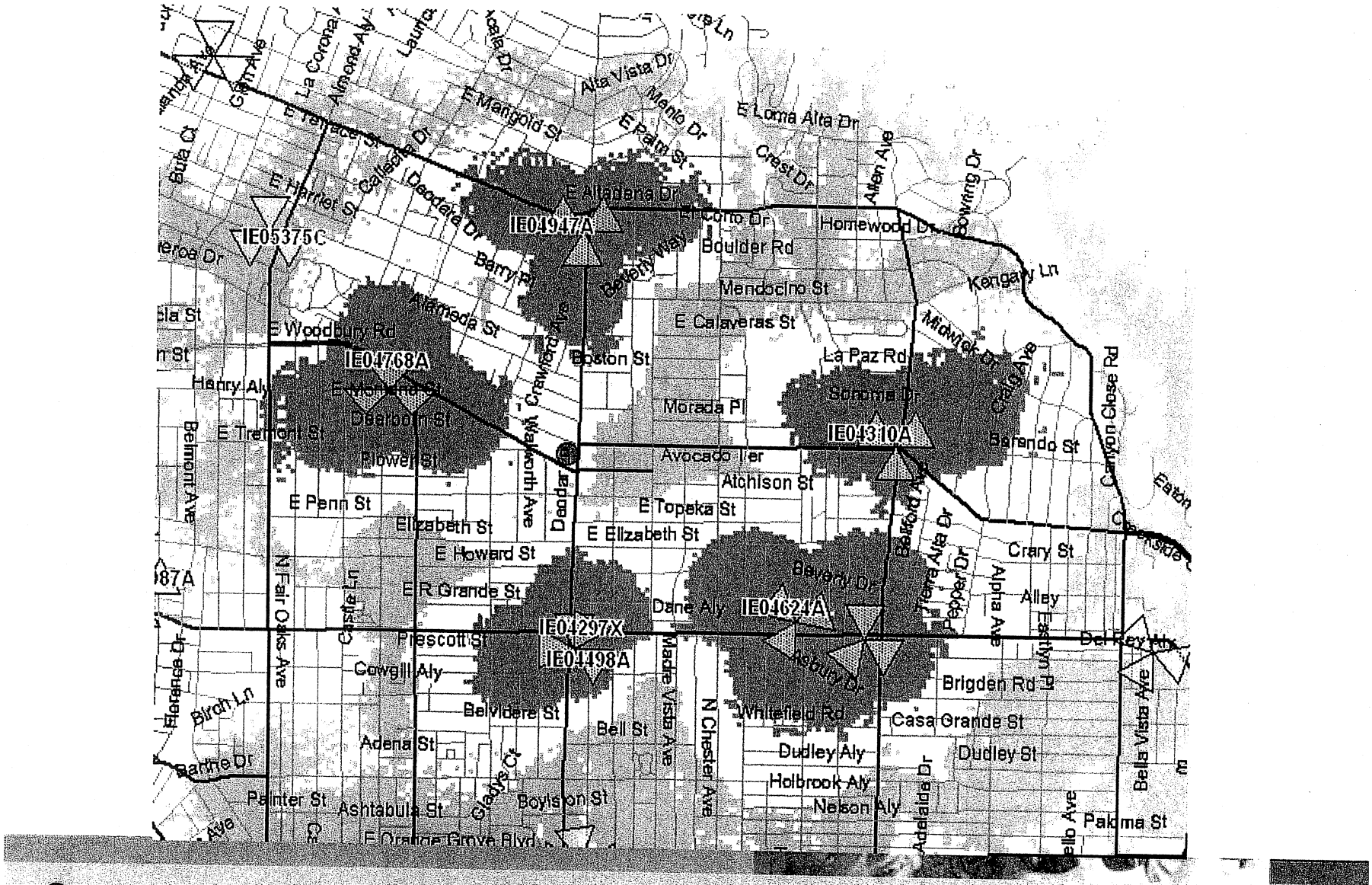
The map above shows the existing cell centers of the closest T-Mobile sites in the area in white rings. These existing sites can also be seen on the RF propagations before and after coverage maps slides. The green ring above is the Woodbury - N. Lake Avenue search area center. The green dot is the proposed St. Elizabeth's Church parking lot imitation fan palm proposed site.

The existing structures and commercial properties in and near the green search area circle of N. Lake Avenue area where considered, however none were viable alternatives either because the structures were not of a suitable height, had existing tall vegetation in too close proximity, or were too close to existing T-Mobile sites to the North and South. Some of the structures that had height but could not be used due to the following reasons:
St. Elizabeth's church bell tower--(corner Woodbury & N. Lake Ave) Rejected by church mgmt due to Architectural importance of structure/architect.
Westminster Presbyterian Church, 1757 N. Lake Ave, would not be able to incorporate hidden antenna / equipment design into stone historical structure.
Eliot Middle School building, 2184 North Lake Ave, Altadena --Too close to existing site to the North.
Other properties in the area were then considered for a stand alone structure, and the parking lot parcel at St. Elizabeths 1885 N. Lake Avenue provided significant separation from view corridors and thus the Altadena Town Council overwhelmingly approved of the design.

As discussed in the March 13th question and answer session, the SW corner of Altadena Golf Course, 1456 E. Mendocino St., Altadena, was too far away from cell center, and also the NE corner of that golf course is already a proposed seperate separate cell center for a coverage deficiency to that area for Altadena.

T-Mobile

Neighbor Sites Coverage WITHOUT IE04998B



● = **IE04998B Proposed Site Location**

plots at –76, -84 & -91 dBm

GOOD FAIR MARGINAL

Bruce W. McClendon
Los Angeles County Department of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

Re: Wireless Telecommunications Facilities in Altadena

September 11, 2007

Dear Mr. McClendon:

As you know, currently all wireless telecommunications facilities (WTF) require a Conditional Use Permit and community input before approval and installation. However, under current federal law citizen input to the process is extremely limited. The Altadena Town Council has long been frustrated by its inability to have any impact on the number, type, style, location, and quality of WTFs in our community, and is tired of rubberstamping approvals.

On August 21, 2001, the Altadena Town Council RESOLVED to request that Regional Planning create a comprehensive master plan and guideline for the build out of such facilities in Altadena that takes into account masking and other aesthetic considerations, and encourages telecommunication companies to cooperatively combine placement so as to limit visual pollution caused by excessive numbers of facilities. Until such time as a master plan is created, the Altadena Town Council will not recommend approval of future WTF projects.

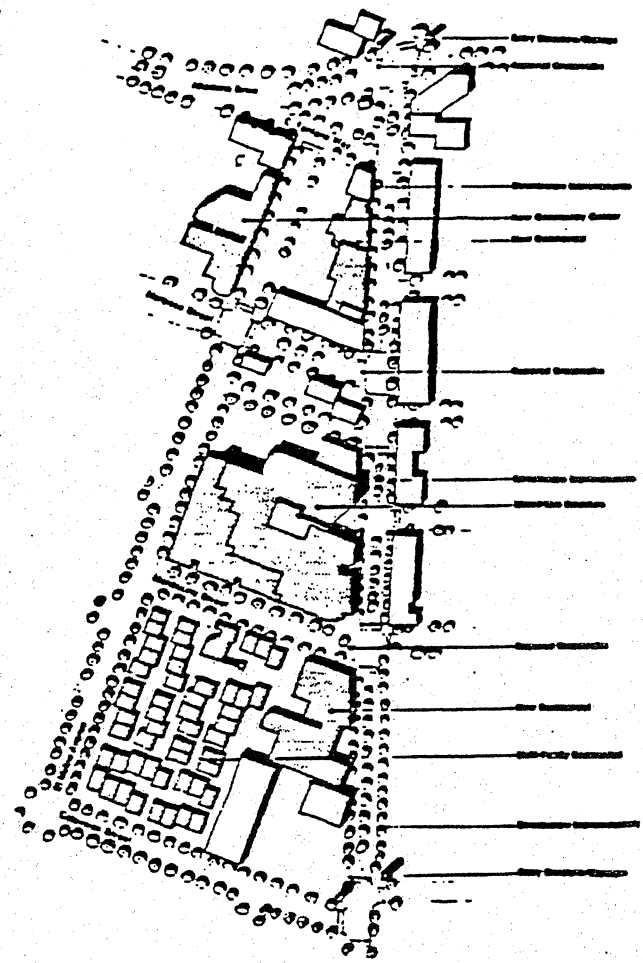
Sincerely,

George Lewis, chair
Altadena Town Council

cc: Sussy Nemer, Chief Deputy to Supervisor Antonivich, Pasadena

LOS ANGELES COUNTY

Altadena Community Plan



Prepared for:

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

Prepared by:

ENVICOM CORPORATION in association with
Greer & Company • Economics Research Associates •
Opinion Research of California

SUMMARY OF TECHNICAL BACKGROUND REPORT

3.1 LAND USE

The unincorporated community of Altadena contains 5,646 acres (8.8 square miles) and is located in the West San Gabriel Valley, adjacent to and north of the City of Pasadena. The community is primarily residential in character with some commercial and industrial uses present.

Existing land uses in the Altadena community are depicted in Figure 3. Single-family residential use constitutes the majority of the area (53 percent). Less than one percent is developed with multiple-family residential uses. Public streets account for 17 percent of the Altadena area, which is the second largest land use. Commercial uses, which are limited to major streets, occupy a little more than one percent of the area. Institutional uses (schools, churches, and hospitals) and governmental uses (Flood Control District facilities, reservoirs, and channels) comprise two and one percent, respectively. The Angeles National Forest is partially located within the Altadena community and accounts for slightly more than eight percent of the area. Vacant land totals ten percent of the area. However, much of the vacant land is owned by the National Forest. Recreational and miscellaneous open space uses amount to three percent of the area. Utilities comprise three percent of the Altadena area.

3.2 CIRCULATION

Ten Major and Secondary Highways serve the Altadena Community. These streets include Lake Avenue, Fair Oaks Avenue, New York Drive, Allen Avenue, Washington Boulevard, Marengo Avenue, Lincoln Avenue, Woodbury Road, Windsor Avenue, and Altadena Drive.

All of the arterials in Altadena operate basically under "free-flow" conditions, well within their capacity. Congestion is limited to a few intersections at peak hours.

The Southern California Rapid Transit District operates ten bus routes in Altadena. In addition, a dial-a-ride service and a County operated and financed east-west bus route (independent) from the SCRTD lines serves the Altadena Community.

3.4.2 Sheriff

The Los Angeles County Sheriff station serving the Altadena Community is located at 780 East Altadena Drive. The Sheriff Department is considering construction of a new station immediately west of the current Sheriff facility. The Los Angeles County Board of Supervisors may authorize construction of the new station in the near future depending on funding decisions and other scheduled Sheriff Department improvements.

Crime in the Altadena area is a major concern to community residents. The most frequent types of crime include burglary, larceny, theft and aggravated assault.

3.4.3 Schools

The Pasadena Unified School District is responsibile for all public schools in the Altadena community. Presently, there are eight K-6 elementary schools and one junior high school. High school students attend school in Pasadena. The overall number of K-6 level students has been increasing slightly in the Altadena community while the number of high school students has remained relatively stable.

3.4.4 Parks

Four parks in the Altadena community are maintained by the Los Angeles County Department of Parks and Recreation (Farnsworth, Loma Alta, Charles White and the Altadena Golf Course). These parks provide a wide range of recreational activities including field sports, tennis, softball, picnicking, children's play areas, basketball, and equestrian uses.

3.4.5 Health Department Facilities

Health services for the Altadena community are provided by the Los Angeles County Health Department from the Monrovia facility approximately ten miles away.

3.4.6 Animal Control

Animal control services are provided by the Los Angeles County Animal Control Department in Baldwin Park approximately 14 miles away.

3.4.7 Library

Altadena independently operates a community library at 600 E. Mariposa Street. The library is publicly owned and managed by a Board of Trustees.

3.5 VISUAL ENVIRONMENT

The unique setting of Altadena adjacent to the San Gabriel Mountains and the Angeles National Forest offers exposure on the northern edge of the community to ridges, canyons, heavy vegetation, and rugged topography. Steep slopes and ravines characterize this interface between mountains and

residential development. Prominent ridges extend southerly from these foothills offering significant views for hillside residents or motorists on canyon roads.

Two buildings on the National Register of Historic Places are located in Altadena: the Pacific Electric Substation No. 8 buildings (1906) located at 2245 North Lake Avenue and the Keys Bungalow (1911) at 1337 East Boston Street. There are a large number of residences and other structures throughout the community of significant architectural design merit. A number of these may be considered for future designation by state and federal agencies.

3.6 ENVIRONMENTAL RESOURCES

3.6.1 Topography

The Community lies on and adjacent to the southern flank of the San Gabriel Mountains. Areas adjacent to the hillsides gently slope to the southwest. However, at the base of the San Gabriel Mountains the terrain is steep to very steep. Prominent ridges and knolls in the community include Mt. Lowe (elevation 2,820 feet), Echo Mountain (elevation 3,207 feet), and Sunset Ridge (elevation 2,030 feet).

3.6.2 Vegetation and Wildlife

In the urbanized portions of the community, the vegetation is dominated by a variety of native and introduced trees, shrubs and grass species, typically used as landscape forms. This vegetation provides habitat for a limited group of animals that have adapted to a continuous human presence and modified habitat type. In the more rural mountain areas, vegetation is dominated by native species of plants. The dominant vegetation type of these areas is soft chaparral which is typical of the low elevation, arid hills of southern California. Animal species that utilize this habitat are abundant and include a variety of herbivorous, omnivorous, and carnivorous forms. Known sensitive plant and animal species habitat are located in Millard Canyon and Rubio Canyon.

3.6.3 Hydrology

Surface water flows from the higher elevations north of the community to the south via a variety of natural drainage courses. During winter rains, this surface water flows to lower elevations where it is controlled by a variety of man-made flood control features. Principal control structures include debris basins, dams, and concrete lined flood control channels. Debris or mud flows can accompany storm water drainage during periods of heavy rainfall. This problem can be magnified in foothill areas if wildfires have occurred during the year which contribute to mudflow potentials.

3.6.4 Noise

Existing traffic levels results in noise levels which may exceed recommended exterior standards for sensitive receptors (65 dB(A) Ldn) at several isolated locations in the Altadena community (near school sites).

LAND USE

4.1 ISSUES

The following have been identified as the land use issues of the Altadena community.

1. The Altadena community presently has a desirable mix of land use types and intensities, however, future development has the potential to change the land use pattern and character of the community.

2. Single-family residential, which is the dominant land use of the community, may be affected by inappropriate development and intensification of large areas.

3. Without regular maintenance and because of economic development occurring elsewhere, commercial areas in Altadena are declining in economic vitality.

4. Existing light industrial development in West Altadena has the potential for expansion and improvement but may conflict with other land uses unless sensitive design and mitigation occurs.

4.2 GOALS

The major land use goals for the Community Plan are:

1. Maintain and enhance the quality and distribution of land uses which characterize the Altadena community and make it an attractive environment in which to live, work and enjoy leisure hours.

2. Maintain and enhance a living environment for Altadena residents which provides for their needs: health, physical safety, and a high quality of life.

3. Establish an economically viable commercial environment for the Altadena community which meets the needs of the residents and is compatible with the community character.

4. Develop a light industrial base as a secondary use for the Altadena community which provides jobs for residents and is compatible with the community character.

4.3 POLICIES

The following land use policies have been organized according to the issues to which they most apply.

ISSUE 1: Land Use Mix

1. Preserve existing residential neighborhoods, commercial districts, community facilities, institutions, and environmental amenities.

2. Provide for new development which is compatible with and complements existing uses.

3. Allow the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena community.

4. Preserve and enhance existing land uses and areas of historical and/or unique importance (e.g., Pacific Electric Substation No. 8 and Keys Bungalow, etc.).

5. Provide for the strengthening of existing corridors and clusters of commercial, industrial, and public uses (library, parks, senior citizens facilities, etc.) as principal activity centers of the Altadena community.

6. Provide for the evolution of Lake Avenue, between Calaveras Street and Altadena Drive, as the principal core of the Altadena community, containing retail and office commercial, restaurants, entertainment, moderate density residential, and community facilities.

ISSUE 2: Preservation of Single-family Character

1. Preserve and maintain existing residential units which are structurally sound.

2. Rehabilitate and renovate structurally sound residential units which exhibit non-structural deterioration.

3. Rehabilitate residential units which are structurally deteriorated, unless economically infeasible.

4. Replace residential units which cannot be economically rehabilitated with those of a size and density which are consistent with those of the surrounding residential neighborhood.

5. Continue and/or initiate programs to provide financial assistance, as funding is available, to owners and tenants for the renovation and rehabilitation of residential units.

6. Promote accessibility to housing opportunities by all households, regardless of income, race, color, religion, sex, marital status, age, household size, or physical disability.

7. Provide opportunities for new, moderate density residential units to serve senior citizen needs in proximity to local-serving commercial uses, community facilities, and public transit.

8. Ensure that residential neighborhoods are supported by adequate open spaces, community facilities, and amenities.

9. Permit developers to utilize innovative residential construction and siting techniques, provided that they maintain physical safety and health and are compatible with existing land use and the environmental setting.

ISSUE 3: Commercial Development

Community-wide Commercial

1. Enhance the physical character and economic viability of existing commercial centers and districts by providing for infill and intensification of vacant and under-utilized parcels, adaptive reuse of vacant structures, and rehabilitation of deteriorated structures.

2. Establish and/or continue existing programs to provide financial assistance, as funding is available, to merchants and owners for the upgrading of existing commercial structures.

3. Attract new commercial uses to the Altadena community which are necessary to support the needs of the residents and are now unavailable.

4. Encourage commercial areas to develop desirably distinctive qualities in their design, appearance, and operation.

5. Modify existing commercial districts, where necessary, to make them functionally more efficient and attractive to users by improving pedestrian, automobile, and truck access, separating pedestrian and vehicular access, grouping structures around common open spaces, providing customer amenities, and establishing attractive and unifying architectural elements and themes.

6. Provide additional parking which is conveniently accessible to businesses.

7. Accommodate new liquor stores and bars only if it can be demonstrated that they will benefit the community and not have adverse impacts.

8. Formulate programs, where necessary, to mitigate the adverse impacts of existing commercial uses on adjacent residential neighborhoods (traffic, noise, and/or operations).

9. Provide for the expansion of commercial areas on Lake Avenue, Lincoln Avenue, and Woodbury Road which are marginally viable due to parcel size and depth constraints.

10. Use redevelopment techniques as provided for by State law to facilitate the revitalization of blighted commercial districts.

11. Encourage existing merchant associations or the formation of a new organization for each commercial district to actively market and promote the district.

Lake Avenue Commercial

1. Establish Lake Avenue as the principal commercial center of the Altadena community (Altadena Drive to Calaveras Street).

2. Expand the Lake Avenue commercial core west to El Molino Avenue, between Mariposa and Calaveras Streets.

3. Improve the existing pattern and character of development to establish a "village-like" environment for the Lake Avenue commercial core.

4. Provide that all structures, except those in large scale (multi-parcel) "Planned" developments, be sited on the property line, abutting sidewalks, promoting pedestrian continuity.

5. Restrict the ground elevation of structures in the Lake Avenue core to retail commercial, restaurants, and other high turnover, pedestrian-active uses.

6. Provide for mixed-use structures in the Lake Avenue core, incorporating retail uses on the ground level and office or residential uses on the second and higher levels.

7. Encourage the establishment of a diversity of community-oriented uses (small retail stores, home furnishings, hardware, gift shops, grocery stores, bookstores, restaurants, financial institutions, etc.) and community-oriented service and cultural uses in the Lake Avenue "core".

Other Commercial Districts

1. Maintain and enhance Lincoln Avenue-Woodbury Road, Lincoln Avenue-Altadena Drive, Fair Oaks Avenue-Woodbury Road, Woodbury Road-Santa Anita Avenue, East Washington Boulevard, and New York Drive-Allen Avenue as secondary neighborhood commercial districts.

2. Provide for the establishment of a new neighborhood-serving commercial center in the western portion of Altadena (Lincoln Avenue) containing a grocery store, drug store, and supporting shops.

ISSUE 4: Industrial Development

1. Provide for the establishment of a unified district for research and development, light manufacturing, and related uses along West Woodbury Road, west of Lincoln Avenue.

- Medium Density Residential [Twelve (12) to twenty-two (22) dwelling units per gross acre]

  The Medium Density Residential designation is applicable to apartments, condominiums, and moderate density townhouses. Medium Density Residential areas would typically occur in clusters or along major streets.

- Non-Urban

  The Non-Urban designation applies to foothill lands including privately owned "inholdings" of land within the Angeles National Forest. These lands are subject to the Non-Urban Hillside development standards contained in the Los Angeles County General Plan Hillside Management/Performance Review Procedure and applicable inholdings standards. Residential development within non-urban hillside areas is subject to the following densities:

Natural Slope	Low Threshold	High Threshold
Under 25%	1 du/5 acres	1 du/acre
25 to 50%	1 du/10 acres	1 du/2 acres
Greater than 50%	Not applicable	1 du/20 acres

The density granted reflects the extent to which performance criteria are met. Those performance criteria are hereby included by reference and are available from the Department of Regional Planning.

Commercial

- General Commercial

  The General Commercial designation is intended to permit a broad range of commercial services, including the traditional concepts of "community", "neighborhood", and "highway-oriented" commercial. These may include supermarkets, clothing stores and gift shops, shoe stores, drug stores, hardware stores, jewelry stores, specialty stores, fast-food facilities, restaurants, professional offices, automobile service and gasoline supply, banks and savings and loan establishments, medical offices and clinics, motels, hotels, cleaners and laundries, movie theaters, and entertainment facilities. Maximum lot coverage permitted by the Community Plan for General Commercial uses is 90 percent which includes a floor area ratio of 1.8 times the total lot area. Maximum building height in General Commercial areas is two stories.

- Mixed-use "Center"

  The Mixed-use Center designation applies to the Lake Avenue Commercial Center Area and permits primarily retail commercial, office uses, financial institutions, restaurants, entertainment uses, multi-family residential, community services, senior citizen housing, and institutional or quasi-public land uses. Mixed-use structures incorporating retail use on the ground level and office or residential use

on the second or higher levels may be permitted with discretionary review and approval by the Regional Planning Commission. Maximum lot coverage permitted by the Community Plan for the Mixed-Use Center is 90 percent which includes a floor area ratio of 2.7 times the total lot area. The maximum building height for the Mixed-Use Center is three stories.

- Business Park

The Business Park designation includes industrial uses that are clean, non-polluting, attractively landscaped, visually attractive and do not emit obtrusive odors. Emphasis is placed on development in accordance with "industrial park" standards of visual and physical quality. Generally, the category would include "research and development" types of industries and small manufacturers. Maximum lot coverage permitted by the Community Plan for Light Industrial areas is 60 percent which includes a floor area ratio of 1.0 times the total lot area. A minimum 15-foot landscaped side yard setback and 30-foot landscaped front setback is required for all Light Industrial uses. All such uses would also be required to have a 20-foot screened rear setback. Maximum building height in Business Park areas is two stories.

Public and Institutional Uses

- Institutions

The Institutions designation includes all public and private schools, private institutions, churches, temples, hospitals and governmental facilities (Public Works Department and Flood Control District sites, Sheriff Station, Fire Station, Water, Reservoirs, etc.).

- Utilities

The Utilities designation applies to the Southern California Edison 220 KV transmission right-of-way corridor in the San Gabriel Mountain foothills above Altadena, and existing transformer stations.

Open Space

- Public and Private Recreation

The Public and Private Recreation designation incorporates County recreation sites (Farnsworth Park, Loma Alta Park, and Charles White Park, and the Altadena Golf Course) and the privately-owned Altadena Town and Country Club.

- Angeles National Forest

This designation includes the northern portions of the Altadena Community that are in the National Forest (approximately 476 acres).

- Miscellaneous Open Space

  The Miscellaneous Open Space designation applies to the Mountain View Cemetery and associated structures.

Public Streets

- The public streets designation includes all streets, boulevards, avenues and roads located within the Altadena Community.

4.5 LAND USE POLICY MAP

Land use policy, shown on the Community Plan Map (Figure 4, folded map accompanying document), depicts the permitted allocation and density of uses attributable to the policies articulated in this element and broadly provides for the (1) preservation and maintenance of Altadena's single-family residential character; (2) establishment of a mixed-use Lake Avenue Commercial Center; (3) upgrading of the Woodbury Road, Lincoln Avenue, Fair Oaks Avenue, and other commercial districts; and (4) protection of foothill areas from incompatible development.

Major community centers, corridors and sub-areas include:

4.5.1 Lake Avenue Commercial Center

The Land Use Plan Map provides for the establishment of the 36-acre area bounded by El Molino Avenue, Calaveras Street, Altadena Drive, and parcels fronting the east side of Lake Avenue as the principal activity center of Altadena. As depicted in Figure 5, this area would be conceived as a "village-like" environment of mixed uses and extensive streetscape amenities. Among the uses to be accommodated would be retail commercial, professional offices, financial institutions, dining and entertainment, multi-family residential, and community service uses. In particular, it would encourage the development of mixed-use structures, containing ground level pedestrian-oriented uses and professional offices and residential units in upper levels. Streetscape elements such as sidewalk and street crossing pavement treatments, coordinated street furniture (benches, news racks, trash receptacles, etc.), street trees and landscape planters, pedestrian-oriented lighting, signage, and entry monuments would be introduced to enhance the environment.

New development would be subject to design guidelines and architectural review developed and administered by a new Architectural Review Board. The new Lake Avenue core would be served by exising bus routes on Lake Avenue, Mariposa Street, and Altadena Drive. Convenient access to commercial opportunities would be available for nearby residents of multiple-family residential development. The proposed community center would be the focus of local community services such as Fire, Sheriff, and youth services, in concert with the possible relocation of County administrative and health offices.

4.5.2 Fair Oaks Commercial Corridor

The Fair Oaks Commercial Corridor extends from the general vicinity of Woodbury Road and Fair Oaks Avenue to Calaveras Street and Fair Oaks

INFRASTRUCTURE

6.1 ISSUES

The following have been identified as the infrastructure issues of the Altadena community.

1. A comprehensive sewer network is near completion which should provide sanitation services to the entire community; however, funding sources to assist with hook-up costs needs to be developed.

2. Existing overhead electrical and telephone lines conflict with the unique visual quality and backdrop of the San Gabriel Mountains.

3. Street lights, curbs, and gutters are deficient in scattered portions of the community.

4. Governmental services such as street cleaning, tree trimming, and landscaping maintenance are not conducted with sufficient frequency resulting in overgrown and visually unattractive conditions.

5. Numerous water companies provide service to the Altadena Community. Such a water distribution system is confusing, inefficient, and causes inconsistent water pressures in certain areas of the community.

6.2 GOALS

The major infrastructure goals for the Community Plan are:

1. Encourage changeover from septic tank sewage system to the County underground sewage line.

2. Encourage installation of underground utilities and coordinate all County departments and private utilities which are responsible for under-street maintenance.

3. Install streets, curbs, and gutters in deficient public areas to improve pedestrian and vehicular safety and/or reduce flooding problems.

PUBLIC SERVICES

8.1 ISSUES

The following have been identified as the public services issues of the Altadena community.

1. Crime is a serious threat to Altadena because of socioeconomic conditions in certain portions of the community and too few Sheriff Department personnel.

2. Proximity to the National Forest, foothill areas and heavy vegetation in the community present the frequent threat of fire and flood.

3. Major recreational opportunities exist because of Altadena's proximity to the National Forest, Arroyo Seco, Eaton Canyon, and the County Park and Recreation facilities in the community.

4. School facilities have multiple function potential to act as community or recreation, as well as educational, centers.

5. Altadena residents in need of County public health services must utilize County health facilities in Monrovia, nearly ten miles away.

8.2 GOALS

The major public services goals for the Community Plan are:

- Increase the number of personnel at the Altadena Sheriff Station.
- Maintain and improve fire protection services serving the community.
- Maintain and improve present recreational opportunities and sites in the Altadena community.
- Provide a broad range of community services at available existing school sites or other new facilities.
- Develop a Community Center on Lake Avenue with consolidated community and governmental services.

8.3 POLICIES

The following public services policies have been organized according to the issues to which they most apply.

ISSUE 1: Crime

1. Continue Sheriff Department crime prevention and public awareness programs for residential and commercial/industrial areas.

2. Improve personal and property security measures in the residential and commercial/industrial areas of Altadena to preserve a safe and attractive investment environment.

3. Support the development and maintenance of a "Youth Diversion Center" with specialized recreational facilities and programs for Altadena youth, e.g., sub-teens and teen-aged groups.

4. Enhance security for all of Altadena's land uses through the introduction of "Defensible Space" techniques including, but not limited to, controlled and visible access, exterior lighting, property maintenance, and neighborhood watch groups. Defensible Space circulation concepts (referenced in Appendix B) should only be implemented after detailed studies are conducted and coordinated with the Sheriff's Department and the Fire Department.

ISSUE 2: Fire Hazard

1. Continue the efficient level of fire protection commensurate with the population and values invested in the community.

2. Maintain brush clearance standards and require new construction to incorporate fire-retardant materials to reduce the risks of fire hazard.

3. Continue recommendations for fire safety as contained in the County's Safety Element.

ISSUE 3: Recreation

1. Provide a balanced recreational program to effectively serve a population with varied ages, characteristics, needs, and interests.

2. Maintain specialized recreational facilities and cultural programs for senior citizens.

3. Maintain the Los Angeles County Parks Department program of providing park and recreation facilities of community significance, capitalizing on and improving natural features, unique vistas, and historic points of interest.

4. Preserve and extend the present riding and hiking trails system into a continuous loop system connecting the community with external trail systems.

5. Provide open space for both active and passive recreational use.

3. County Department of Public Works, in cooperation with the Sheriff's and Fire Departments, will consider a scheduled design program for the installation of traffic control devices for providing defensible space in selected residential neighborhoods. Improvements to be considered shall include those described in Appendix B.

4. The Fire Department shall continue fire preventative community awareness programs.

5. Continue Fire Zone 4 building restrictions and standards as specified in the Uniform Building Code.

6. Consistent with County Fire Department policy, require a minimum brush clearance of 100 feet surrounding any structure located in Zone 4.

7. Maintain adequate emergency access in hillside areas through strict interpretation of subdivision ordinance specifying grades, road lengths, and widths, etc., in new subdivisions.

8. County Department of Parks and Recreation will assist organizing representatives of local recreational clubs, organizations and user groups into a volunteer trails council for the purpose of planning, maintaining and promoting local trails in the San Gabriel Mountains. The Department of Parks and Recreation shall also coordinate with the U.S. Forest Service to solicit additional assistance in a program of trails management.

9. Utilize the environmental review process to ensure compatible land uses and minimize effects on schools and other sensitive land uses.

10. The County Parks and Recreation Department will evaluate the feasibility of establishing an Altadena Guild "umbrella" group supported by existing community service organizations and dedicated to the preservation of cultural facilities and programs.

11. The County shall evaluate the feasibility of creating a regional County office within the Lake Avenue "core" with branch offices of major County departments (Health, Board Office, etc.). Development of a County "field" office will help establish the community center within the Lake Avenue "core".

AESTHETICS AND URBAN DESIGN

9.1 ISSUES

The following have been identified as the major aesthetics and urban design issues of the Altadena community.

- Future new development has the potential of conflicting with the special character of Altadena as reflected in its setting, structures history, residents, and landscaping.
- Commercial and Industrial areas have declined in Altadena and are evident in the appearance, maintenance and deterioration of structures, landscaping, and streetscape elements.

9.2 GOALS

The major aesthetics and urban design goals for the Community Plan are:

- Preserve and enhance the unique character of Altadena as reflected in the community's history, residents and geographical setting.
- Provide a program of urban design improvements for the Altadena community and a machanism for the design review of all new commercial structures.

9.3 POLICIES

The following policies have been identified that are related to the major issues.

ISSUE 1: Preservation of Altadena's Character

1. Encourage interested and qualified organizations to assist the Los Angeles County Landmarks Commission in surveying and identifying additional structures and sites for designation as historical places.
2. Seek designation of Christmas Tree Lane as an historical landmark.
3. Provide landscaped median strips with appropriate left-turn lanes on all major and secondary highways.

4. Require new subdivisions to install underground utilities where feasible.

5. Require Discretionary Site Review by the Los Angeles County Regional Planning Commission of any new private development, excluding refurbishment, occurring within the Angeles National Forest to ensure compatibility with the visual resources of the San Gabriel Mountains.

ISSUE 2: Urban Design in Altadena

1. Establish a community-based Architectural Review Board to create architectural guidelines which express consistency and creativity in construction and rehabilitation of all commercial structures. Proposed guidelines should also create a unique character for each commercial district. The guidelines shall be prepared by the community Architectural Review Board and forwarded to the Department of Regional Planning for review.

2. Establish a Community Standards or Special Design District for the Lake Avenue commercial core, as the primary commercial center in Altadena, to implement major design and streetscape improvements (benches, outdoor planters, landscaped median, pavement treatments, lighting, uniform signage, etc.) approved by the Architectural Review Board.

3. Provide unique public signage and other identifying elements (e.g., landscaping) at key entry points to Altadena (Figure 8).

4. Formulate a design plan for the improvement of public spaces and establishment of a unique identity for each commercial district (West Altadena Redevelopment Project, Fair Oaks/Woodbury Road and Los Robles/Woodbury Road intersections) which may include the introduction of a unifying and distinctive signage program and provision of streetscape amenities (street trees, planters, paving materials, street furniture, pedestrian-oriented lighting, etc.) along existing sidewalks, expanded intersections, street crossings, and/or medians.

5. Provide visual consistency and identity for commercial and industrial areas through architectural review and uniform landscaping.

6. Prohibit future outdoor advertising billboards.

9.4 IMPLEMENTATION MEASURES

1. County Landmarks Commission shall inventory additional structures and/or sites for historical significance.

2. Discretionary site review by the Regional Planning Commission of any new private development, excluding refurbishment, occurring within the National Forest.

3. Subdivision ordinance should be amended to require installation of underground utilities where feasible.

4. The County shall establish a community-based Architectural Review Board with the assistance of local professional groups and community leaders, with the responsibility of creating architectural guidelines for commercial and industrial uses.

5. As part of the Lake Avenue improvements program, the County shall create a Community Standards or Special Design District to implement major design and streetscape improvements.

7. Provide that new development incorporate sufficient open space to serve the needs of the tenant(s) and a compatible relationship with adjacent uses.

8. Restrict the development of residential, schools, health facilities, and other noise sensitive uses in areas exposed to noise levels exceeding an Ldn of 65 dB(A), unless adequate mitigation measures can be implemented.

9. Prevent adverse light and glare effects of a land use on adjacent properties.

10. Require that all obnoxious odors and smoke be contained to the site where it is generated.

11. Prohibit the disruption of riparian corridors and other significant environmental habitats in the San Gabriel Mountain foothills.

12. Continue standards which minimize grading in foothill areas.

13. Require new development in foothill areas minimize siltation of streams and canyons.

14. Maintain view corridors of the San Gabriel Mountains and Los Angeles basin by controlling the siting, height, and density of new development.

15. Recognize all policies and standards contained in the County's Seismic Safety Element.

10.4 IMPLEMENTATION MEASURES

1. Continued reliance on the County Zoning Ordinance to regulate the location, setbacks, heights, bulk, type and intensity of land uses which might impact environmental resources.

2. Utilize the environmental review procedure to mitigate projects impacting the environmental resources of Altadena (refer to Appendix C for the Preliminary Evaluation of Environmental Effects associated with implementation of the proposed Community Plan).

3. Require compliance with state interior noise standards and Noise Element of the County-wide General Plan for sensitive land uses.

4. Adhere to policies and standards within the County Seismic Safety and Safety Elements.

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December 2, 2008

Steve Escovar, Attorney at Law
Park Center Building
221 East Walnut Street #234
Pasadena, CA 91101

RE: 3RD PARTY REVIEW OF OAK TREE REPORT FOR PROPOSED ST. ELIZABETH'S PARISH CELL TOWER

Dear Mr. Escovar:

This letter presents a peer review of the Preliminary Arborist Report for the T-Mobile Cell Tower at 1885 North Lake Avenue, Altadena, California in Los Angeles County. The subject oak tree has a diameter of 51 inches in diameter measured at 2 feet above grade. This large tree has a canopy of nearly seventy feet (70') across and provides shade for a private courtyard and arches over two buildings to the south of the driveway. SWCA has reviewed the report and performed a field observation of the tree on December 1, 2008.

After reviewing the report and observing the tree, I believe that the proposed cell tower project will cause this heritage sized mature oak tree to go into decline. Because the site is heavily utilized by church goers, children and visitors; the increased risk of limb or whole tree failure could cause the tree to be removed sooner than it would have been if the impacts from the cell tower had not occurred. The preliminary arborist report is missing data which is required to make adequate decisions about the tree: (1) the report does not adequately take into consideration the existing condition of the tree; (2) it is missing quantification of impacts to the canopy and roots of the tree; and (3) it does not take into consideration the frequency of use of the space under and around the tree.

The proponent's arborist acknowledges that decay may be present in the root crown (where the trunk joins the roots) of the tree and calls for a root crown excavation. It is impossible to tell the extent of decay in the root crown unless the excavation is performed by a qualified arborist. Additionally, the field observation of the tree revealed that the canopy is thinning and dieback exists at the tips of the branches, especially over the courtyard area. In my opinion, the dieback in the canopy may be caused by a combination of root and soil issues. Camellia plants are growing directly adjacent to the trunk of the oak tree. These plants require significantly more water than a mature oak to survive. The soil may have an aeration deficit from too much water which can cause the tree to die slowly over time. Excess water in the warm seasons within 10 feet or less of the trunk can also accelerate diseases such as oak root fungus (*Armillaria mellea*).

Oak trees that already have decay are weak and can decline more quickly with significant impacts such as trenching. The arborist report does not quantify the amount of impact to the subject tree. Root and canopy impacts can be cumulative. Trees need the roots to provide nutrients and water, and the leaves to provide food from photosynthesis. If either are removed, the health of the tree suffers. Using the drawings provided in the report, I estimate that 40-50% of the critical rooting zone could be impacted during trenching and construction activities. Even if the roots greater than two inches in size are preserved, the amount of feeder roots impacted would be significant. The amount of canopy loss is not estimated in the arborist report.

SWCA
ENVIRONMENTAL CONSULTANTS

The courtyard under the oak tree is frequently used. Saint Elizabeth's Church has approximately over 2,000 parishioners. On any given weekend, as many as 100 people can congregate under the tree for events. If the tree is weakened from the construction activities, it may become a liability.

In conclusion, this is a significant tree to the site and to the community. The proposed impacts to the tree could cause the tree to decline or fail prematurely. A dry zone needs to be created near the trunk of the tree and a root crown excavation should be performed to determine the extent of decay present.

It has been a pleasure assisting you with this project. If you have any questions regarding this 3rd party arboricultural report, please don't hesitate to contact me at rlatta@swca.com or (626) 240-0587 ext. 113.

Respectfully,

Rebecca Latta
Senior Arborist
WC ISA #4264

Cara Corsetti
Program Director

RECEIVED
DEC 03 2008
REGIONAL PLANNING COMMISSION

TO BE SUBMITTED IN PERSON AT THE REGIONAL PLANNING COMMISSION ON WEDNESDAY, DECEMBER 3, 2008

RE: Disapproval of placement of a 56 foot T-Mobile Cell tower at the site of the historic Saint Elizabeth Roman Catholic Church (Eligible for Historic Designation)

SAINT ELIZABETH'S ROMAN CATHOLIC CHURCH
Built in 1924
By renowned Architect, Wallace Neff

Neff's only church design

Respectfully submitted by Miriam Nakamura-Quan
(938 Kewen Dr., Pasadena, CA 91108) or her representative

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The Legacy of Wallace Neff

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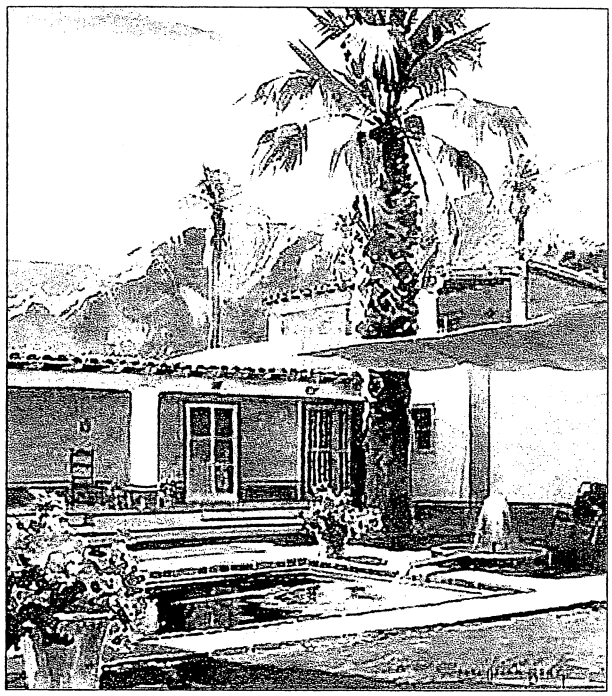

The domestic architecture of Wallace Neff (1895-1982), particularly that inspired by Spanish-Mediterranean styles, is respected, emulated, and highly sought after by Southern California home buyers.

In 1989 architect Robert A. M. Stern summarized Neff's artistic gifts and durability:

"He was a talented pragmatist graced with a sure sense of composition and a refined sense of detail. He understood what needed to be done for both the good of his clients and the public realm, and he pursued these twin objectives with taste, finesse, and invention."

Neff's remarkable architectural achievement, commitment to his clients, and contributions to the built environment of Southern California are extensively documented in the collections of the Huntington Library. Last year Wallace Neff, Jr. presented his father's papers to The Huntington, which include sketches, notebooks, photographs, and architectural drawings. This small exhibition celebrates this gift and displays a sampling of other significant material related to Neff's work in the Library. These few drawings and photographs demonstrate Neff's skills as an artist and the execution of a gifted architect.

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Contact us

626 South Arroyo Blvd.
Pasadena 91105
11/25/08

To whom it may concern,

I understand that there is a plan to put a telephone tower behind St. Elizabeth's Church in Altadena. The church is the only one that Wallace Neff, the major architect in Southern California in the 1920s, built. It is lovely. Along with the Presbyterian Church across the street it is a beautiful composition.

I would hate to see the view of them spoiled by a tower however well it was camoflaged. Please consider the present wonderful place as sacred.

Sincerely,
Robert Winter
Fellow of the Society of
Architectural Historians

626 South Arroyo Blvd.
Pasadena, CA 91105
11-25-08

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I understand that there is a plan to put a telephone tower behind St. Elizabeth's Church in Altadena. The church is the only one that Wallace Neff, the major architect in Southern California in the 1920's, built. It is lovely. Along with the Presbyterian Church across the street it is a beautiful composition.

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Robert Winter
Fellow of the Society of Architectural Historians

http://en.wikipedia.org/wiki/Robert_Winter

Robert Winter (born 1924) is one of California's leading architectural historians. He is the Arthur G. Coons Professor of the History of Ideas, Emeritus, at Occidental College, Los Angeles. He is particularly known for his contributions to the history of the California branch of the Arts and Crafts Movement.

In 2007 Winter was made a Fellow of the Society of Architectural Historians.

Winter lives in Pasadena in the Batchelder House that formerly belonged to tilemaker Ernest Batchelder.

Winter is the author of numerous books including *The California Bungalow* (1980) and *American Bungalow Style* (1996). With David Gebhard he co-authored guides to architecture in northern and southern California.

Gebhard, David, and Winter, Robert, *A Guide to Architecture in Los Angeles & Southern California*, Peregrine Smith, Santa Barbara 1977 – Currently in print.

Amazon.com Product Description: "**Known as "the bible"** to Los Angeles architecture scholars and enthusiasts, Robert Winter and David Gebhard's groundbreaking guide to architecture in the greater Los Angeles area is updated and revised once again."

He joined the faculty at Occidental in 1963 and retired in 1994.

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LOS ANGELES

by DAVID GEBHARD AND ROBERT WINTER

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is quite simple but retains marvelous Mission-style lanterns in the center of the court. The photographer for the image above was possibly Helen Lukens Gant.

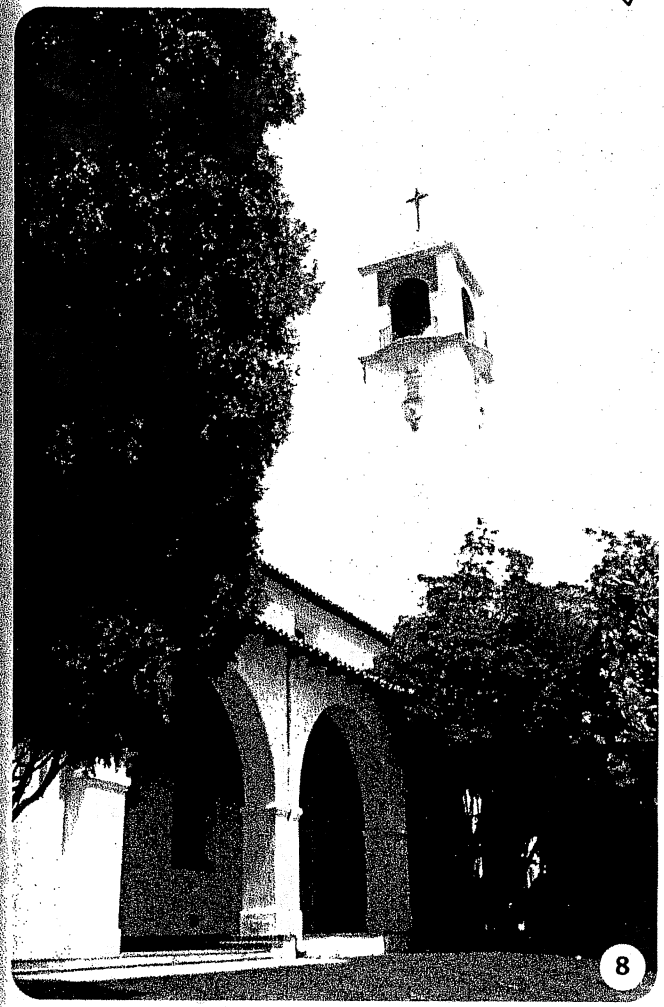
6. House, 1914
Southwest corner of Orange Grove Boulevard and El Molino Avenue
A huge airplane bungalow on a boulder base.

7. Westminster Presbyterian Church, 1928
Marston, Van Pelt, and Maybury (Sylvanus Marston)
1757 N. Lake Avenue

Certainly a landmark as Lake Avenue rises toward the mountains, this church seems vaguely modeled on St. Maclou at Rouen.

8. St. Elizabeth's Roman Catholic Church, 1924
Wallace Neff
1849 N. Lake Avenue, north of Westminster Presbyterian Church Altadena

St Elizabeth Church



The monumental but simple façade of this Spanish Revival church is marred only by a bad sculpture of the saint over the door.

9. House, circa 1910
Southwest corner of Michigan Avenue and Washington Boulevard

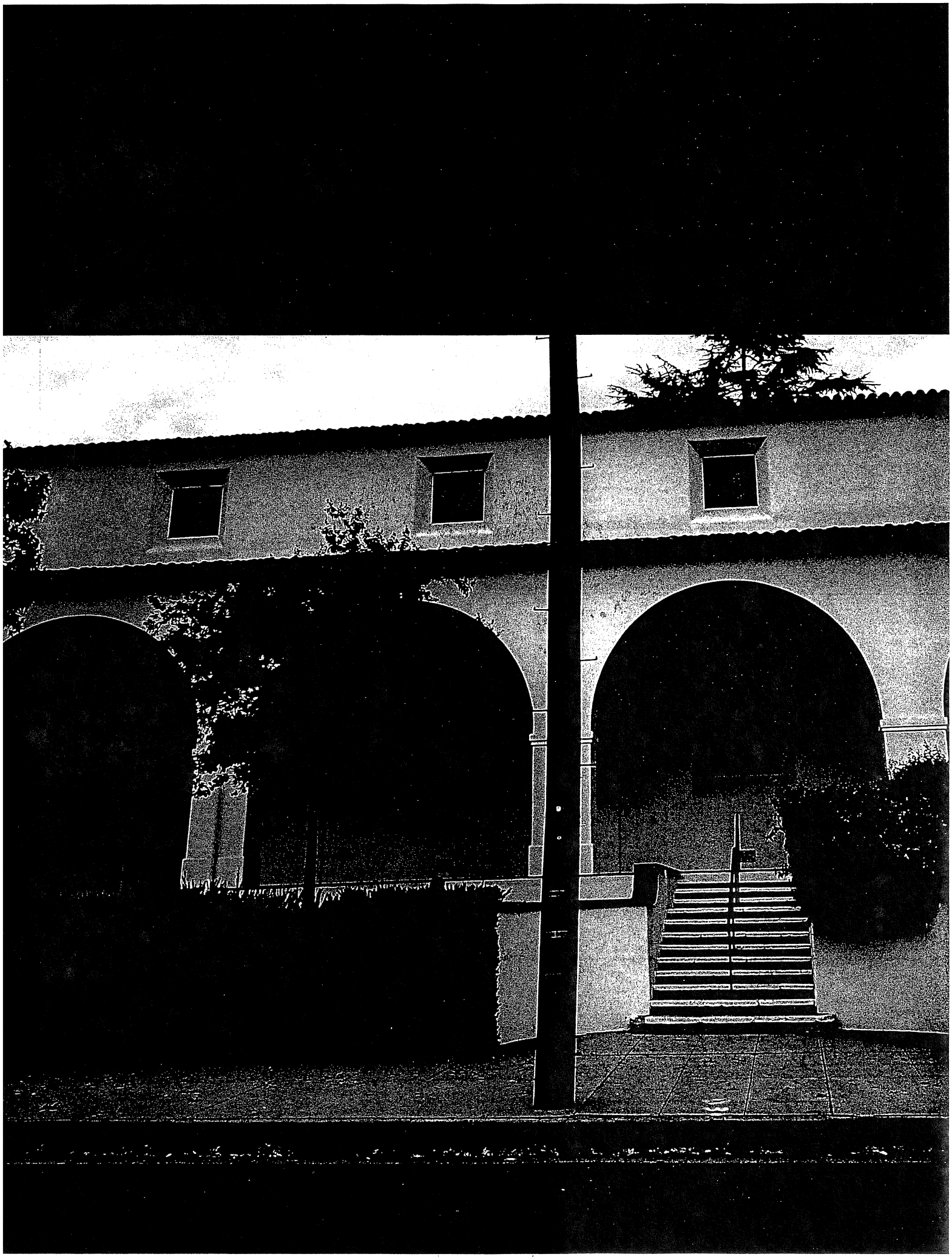
Mission style with red trim.

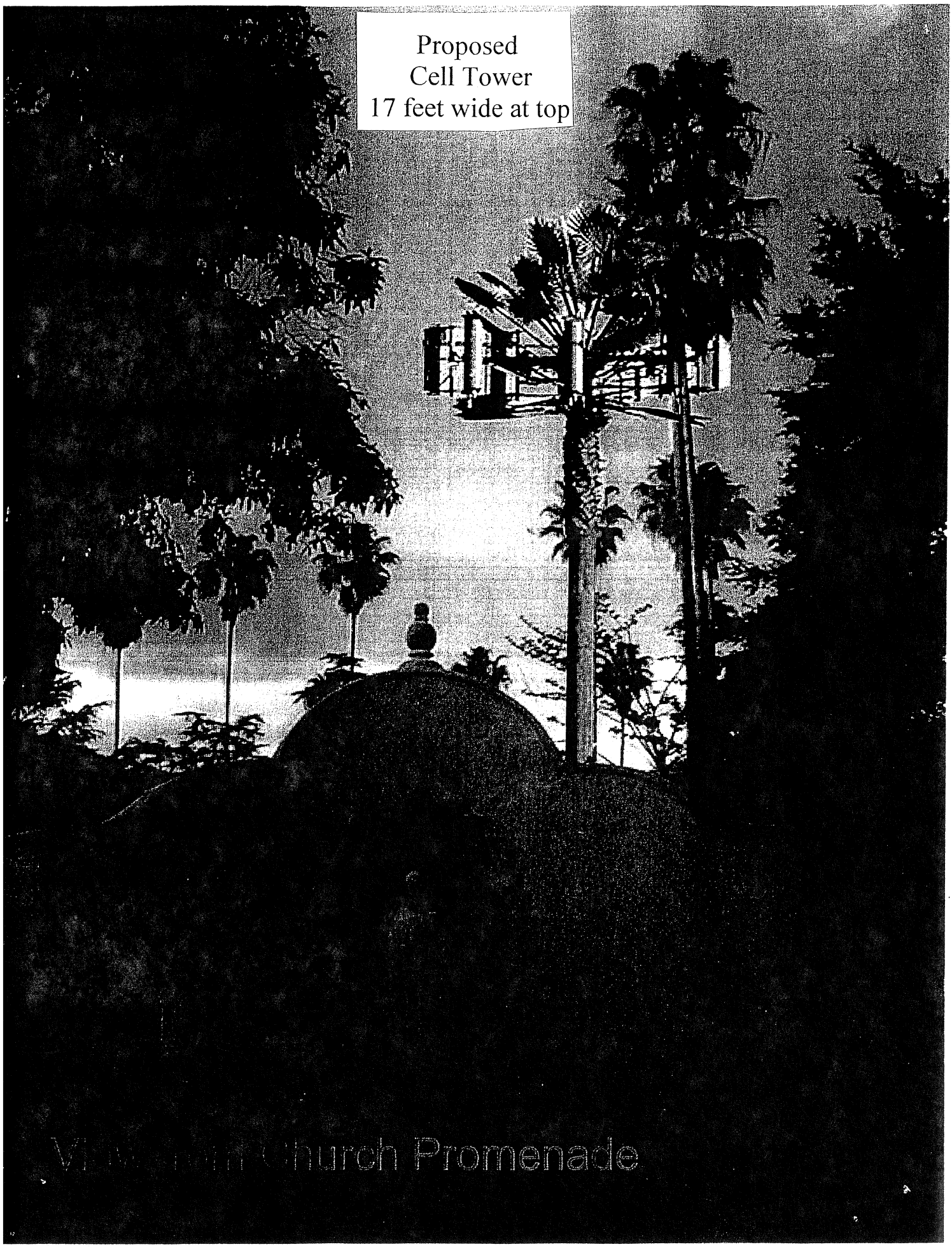
10. Bungalow Heaven
Sixteen blocks east of Lake Avenue and bounded by Washington Boulevard, Mentor Avenue, Orange Grove Boulevard, and Chester Avenue.

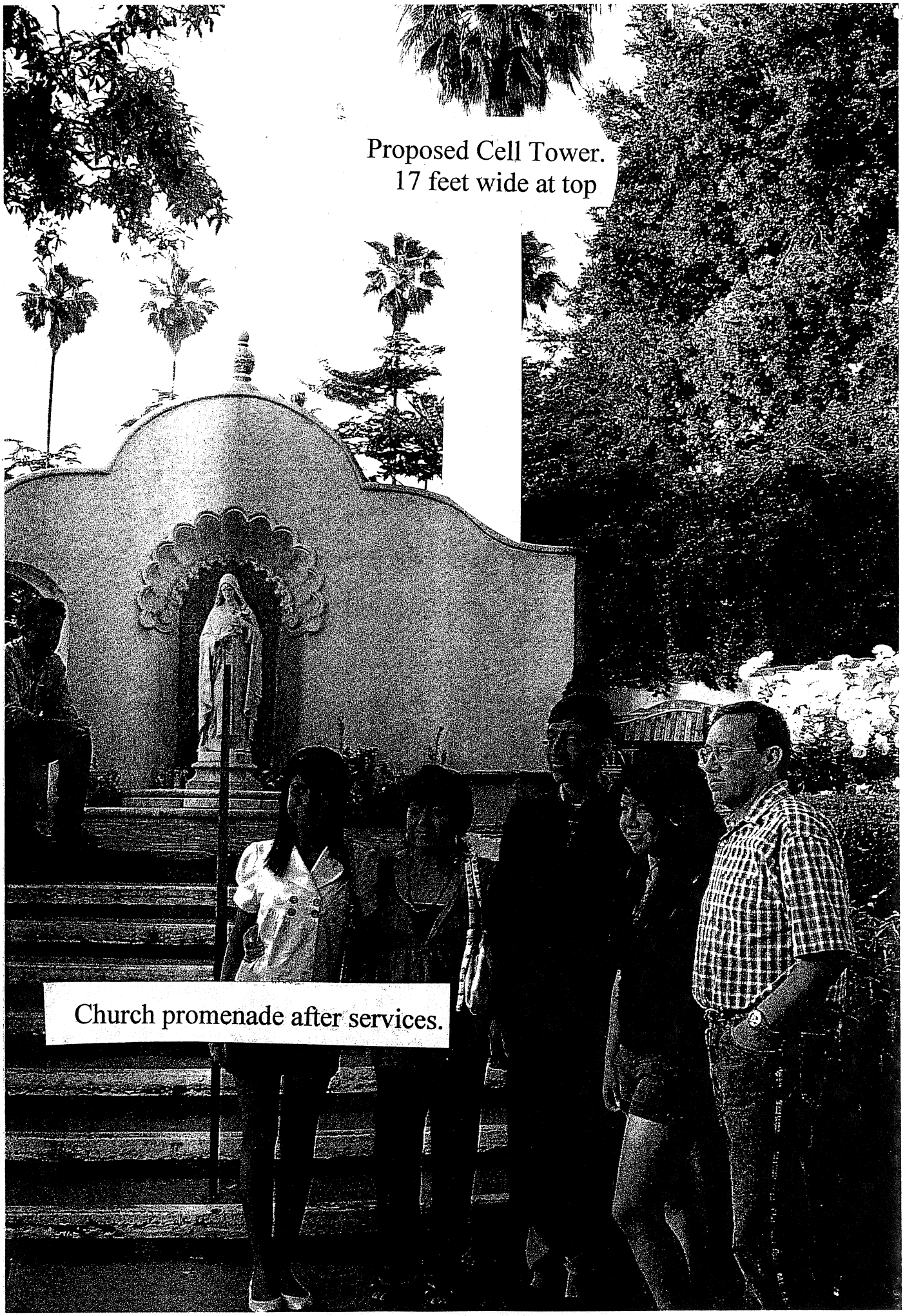
Almost completely built with bungalows—one- or one-and-a-half-story single-family houses on tree-lined streets of which the best is Michigan. None of the houses is great architect are simply pleasant place with their gardens and t of scale with few intrusi

Even more significant dents have a conspicuou in place" that makes for sense of community. For although near gang-infes the spirit of neighborhoo "heaven" is so strong tha little trouble with crime

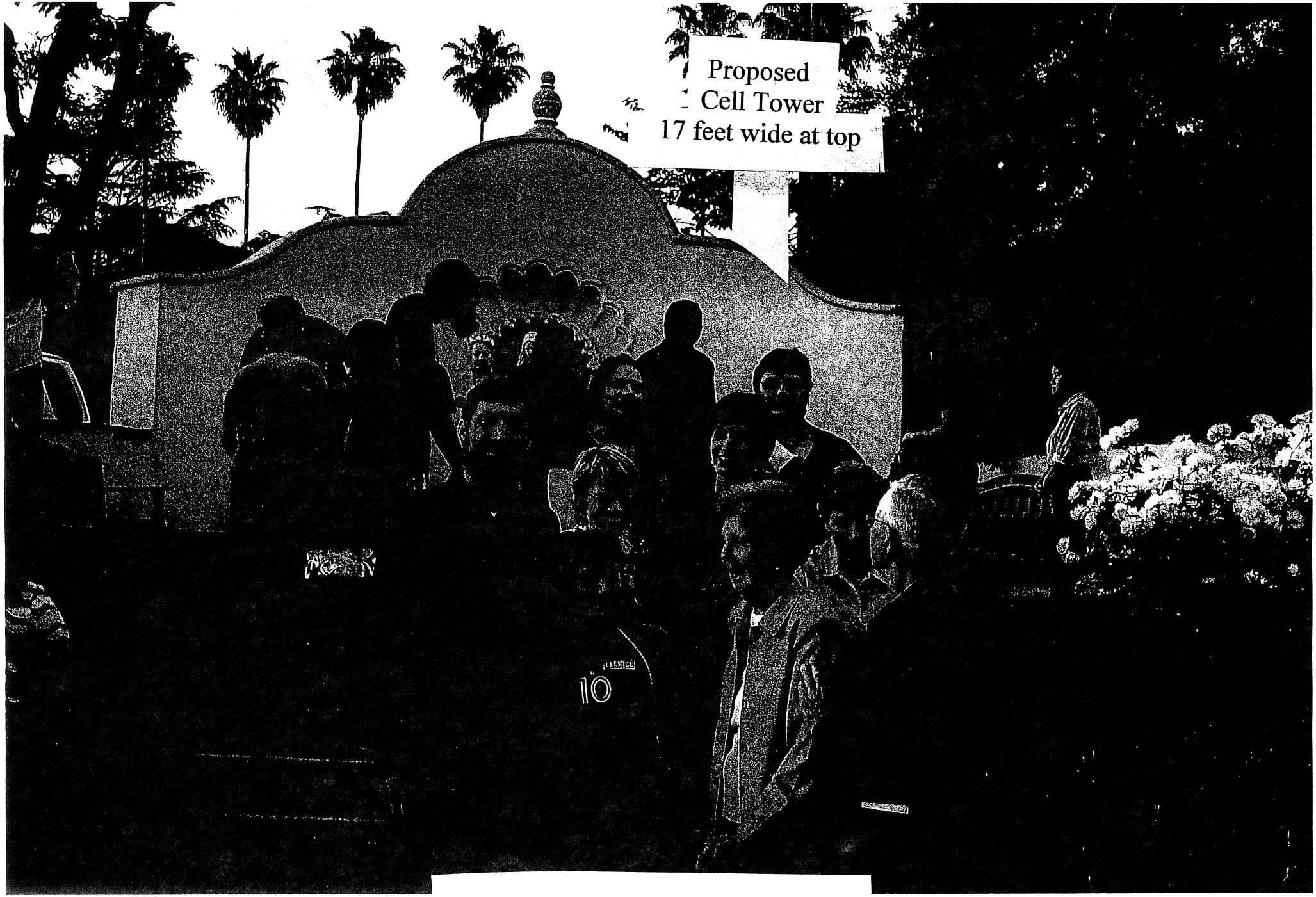
Church & grounds in fragile condition. See damaged areas.




Proposed
Cell Tower
17 feet wide at top
Church Promenade

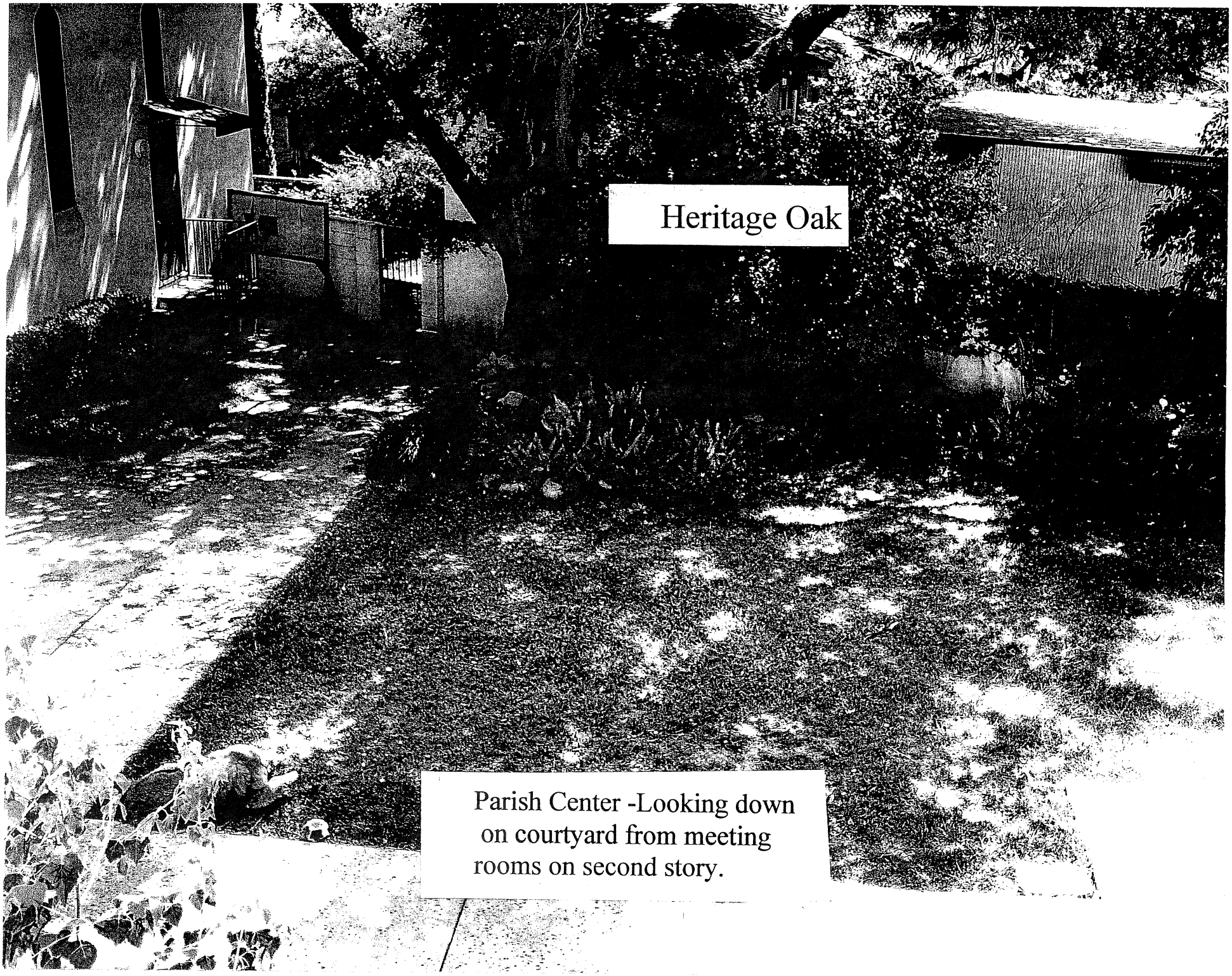

Proposed Cell Tower.
17 feet wide at top
Church promenade after services.

(2)

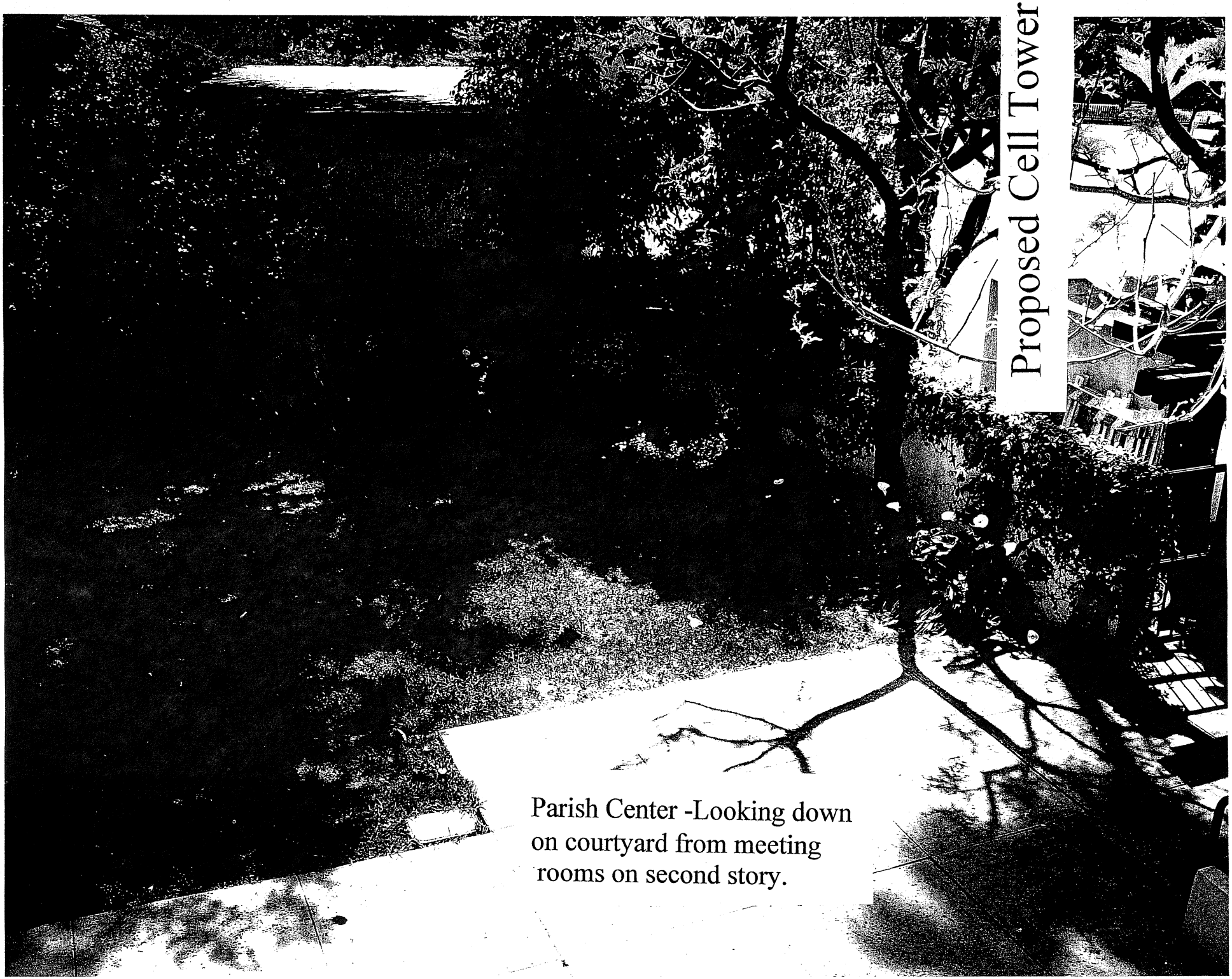


Church promenade after services.

Church promenade after services.



Parish Center -Looking down on courtyard from meeting rooms on second story.



Parish Center -Looking down on courtyard from meeting rooms on second story.

(7)

School Day
Parent & Child Luncheon

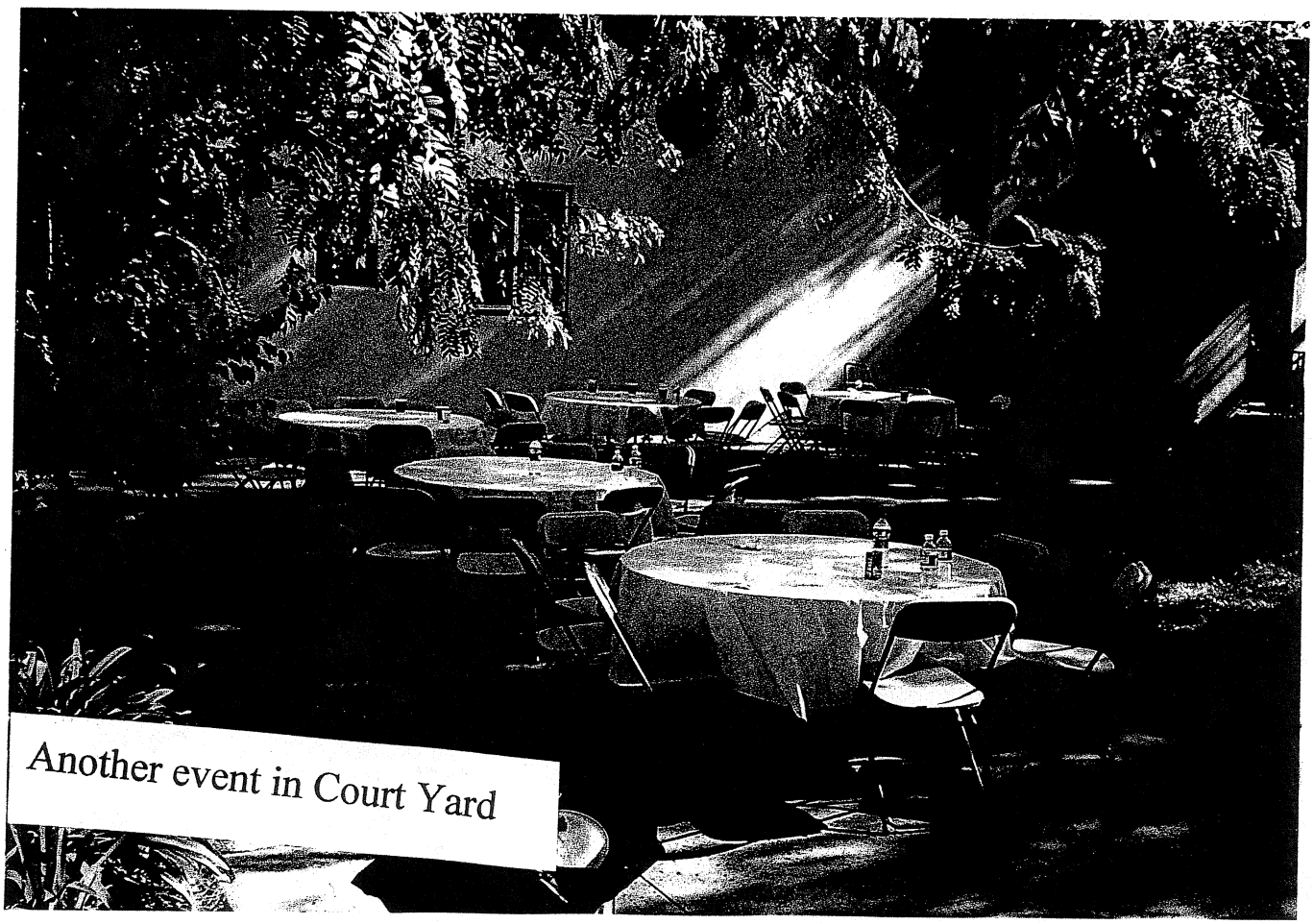
Parish Center Courtyard

Regular School Day
Children's Nurturing Life Retreat Day

Proposed Cell Tower.

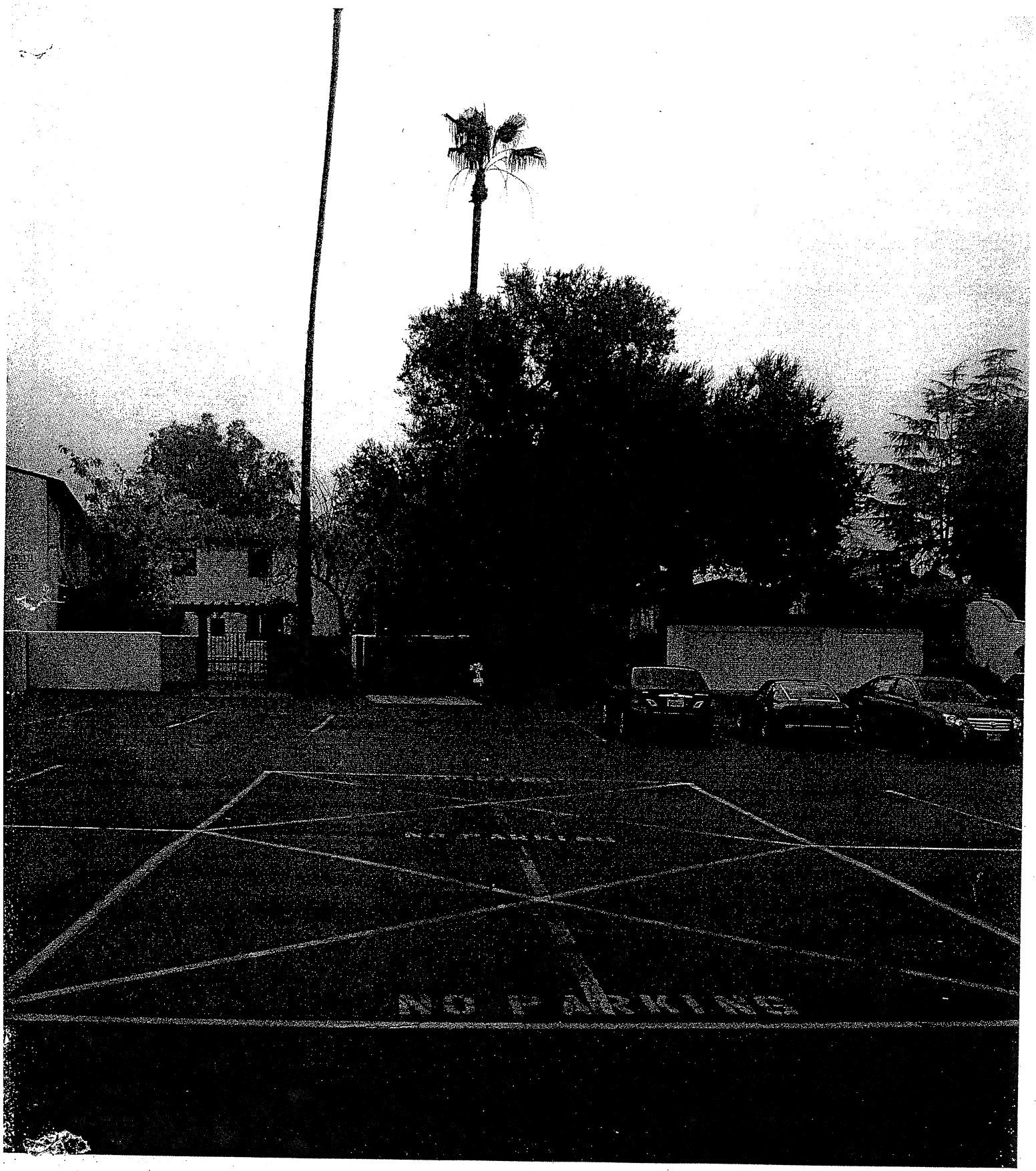
(8)

Another event in Court Yard



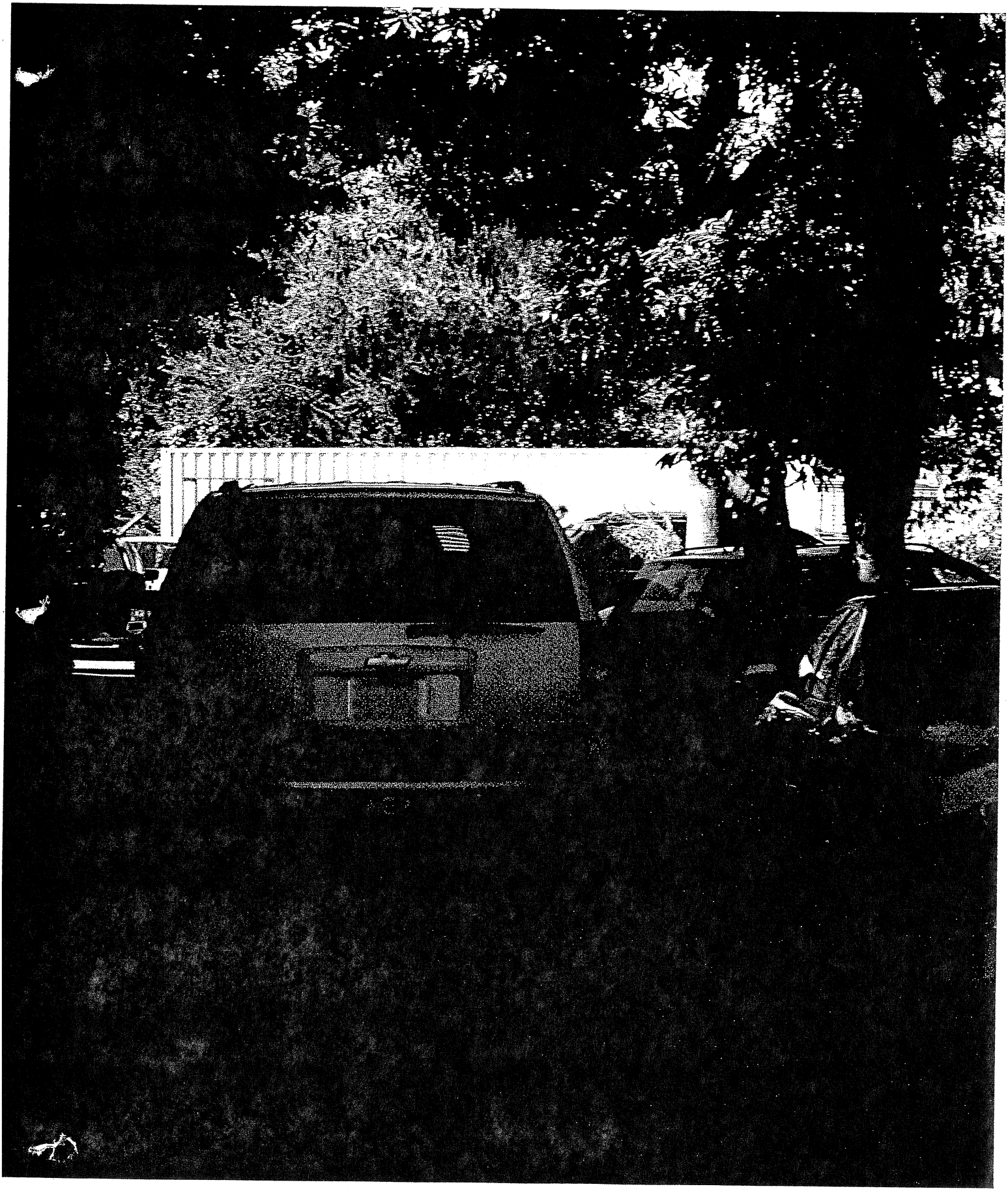
Another event in Court Yard

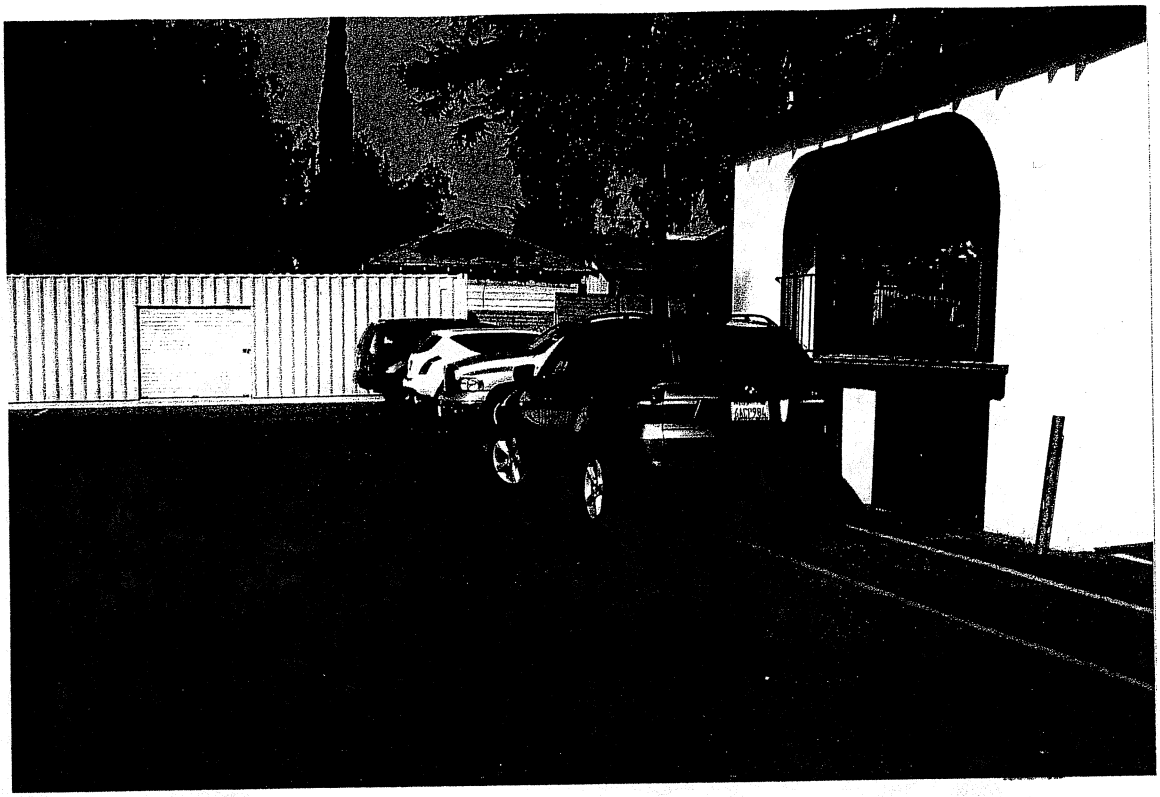
(10) Overcapacity Parking in Driveways


NO PARKING

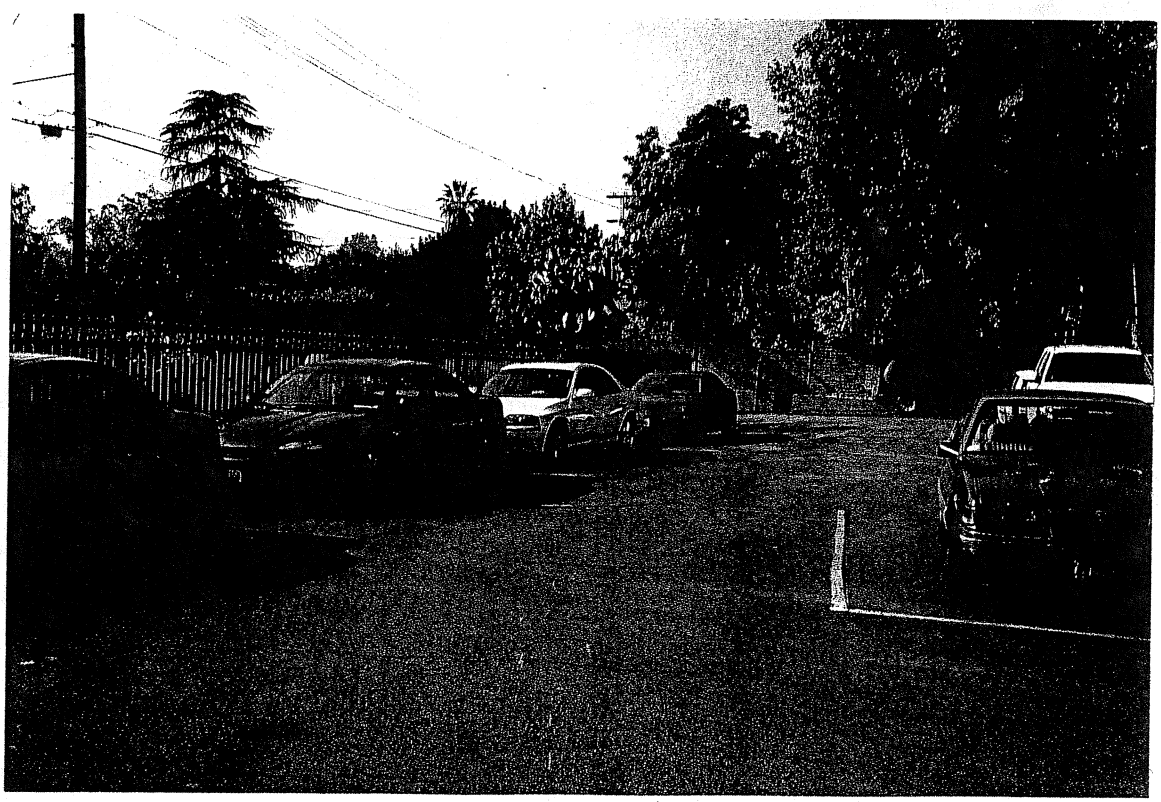
10B

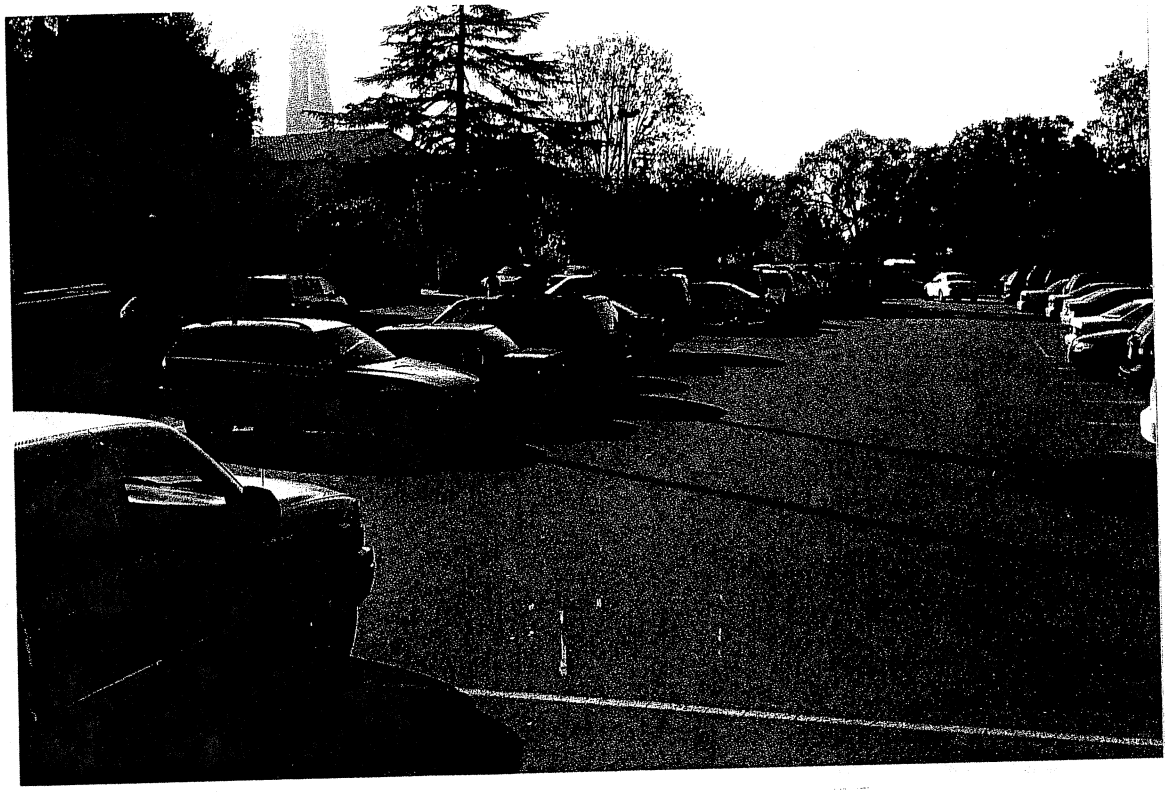
10C



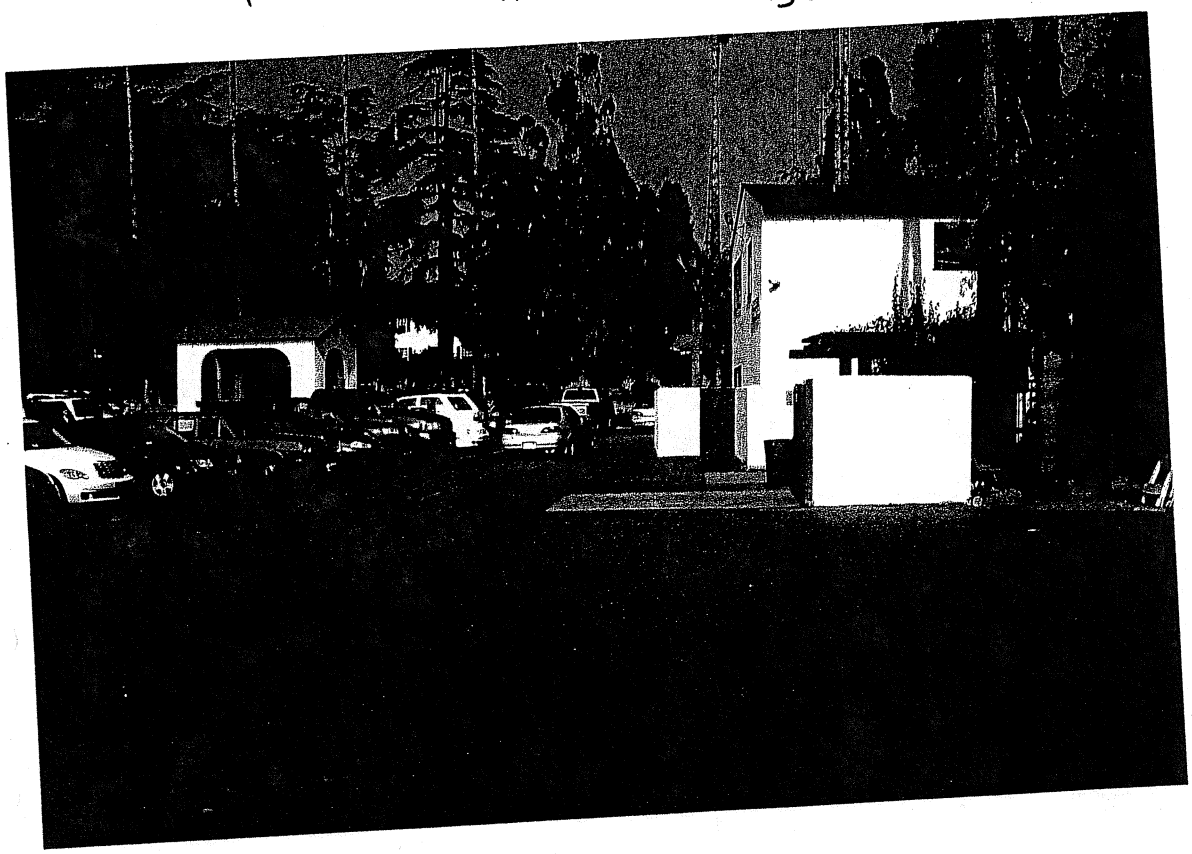


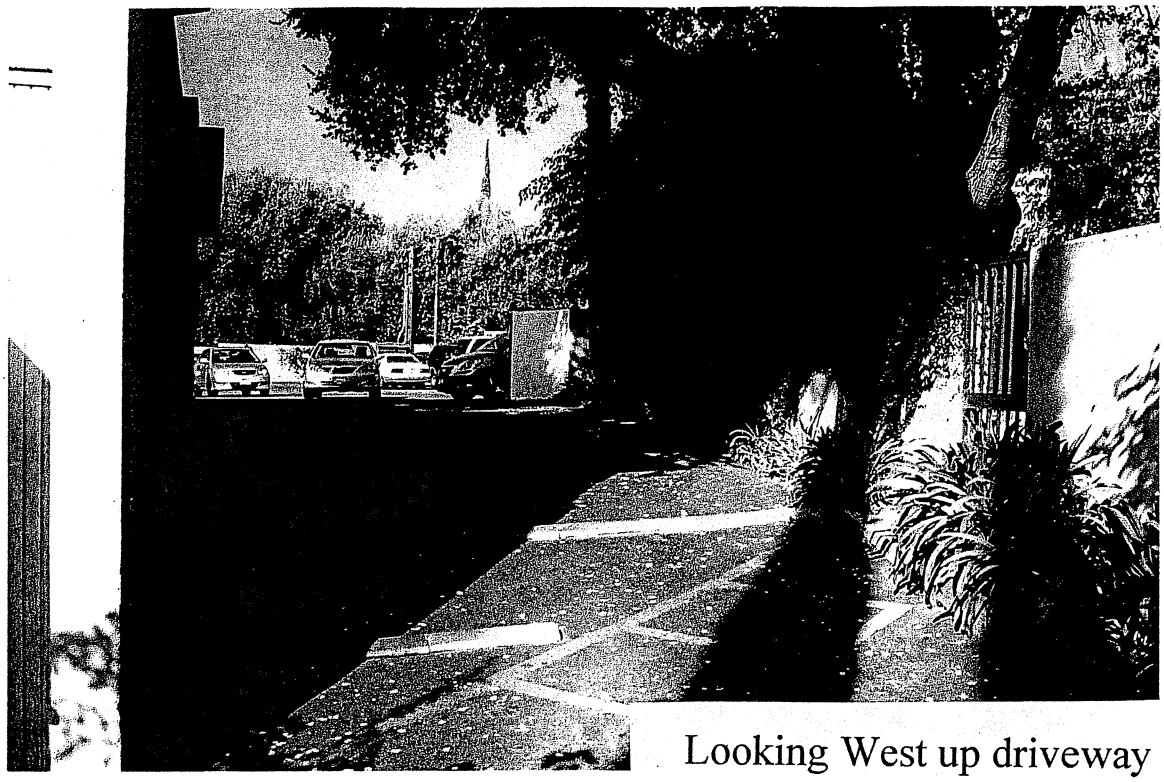
Overcapacity Sunday parking in unmarked spaces.



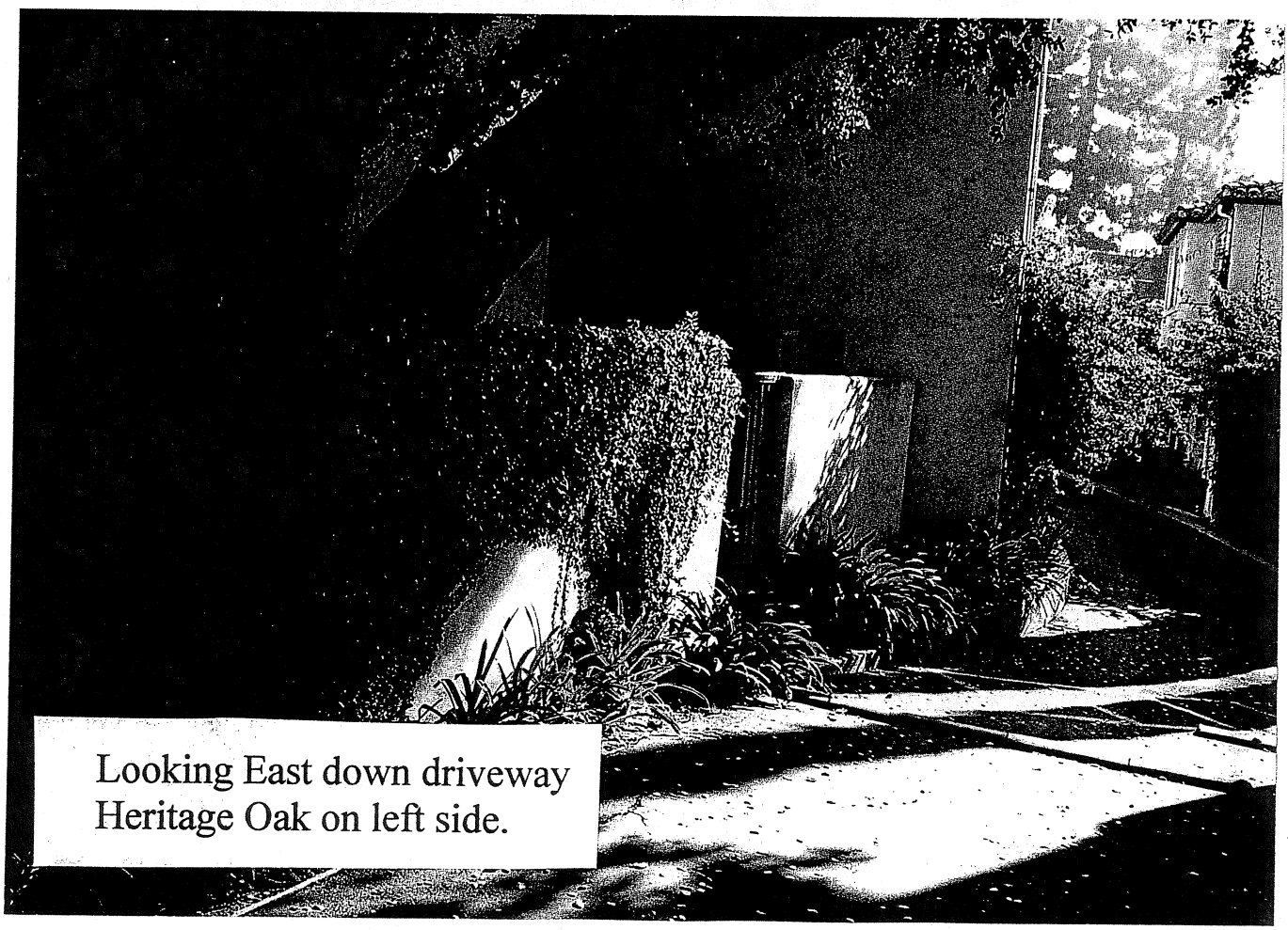


Typical over capacity Sunday parking. Note cars parked in marked aisle way.



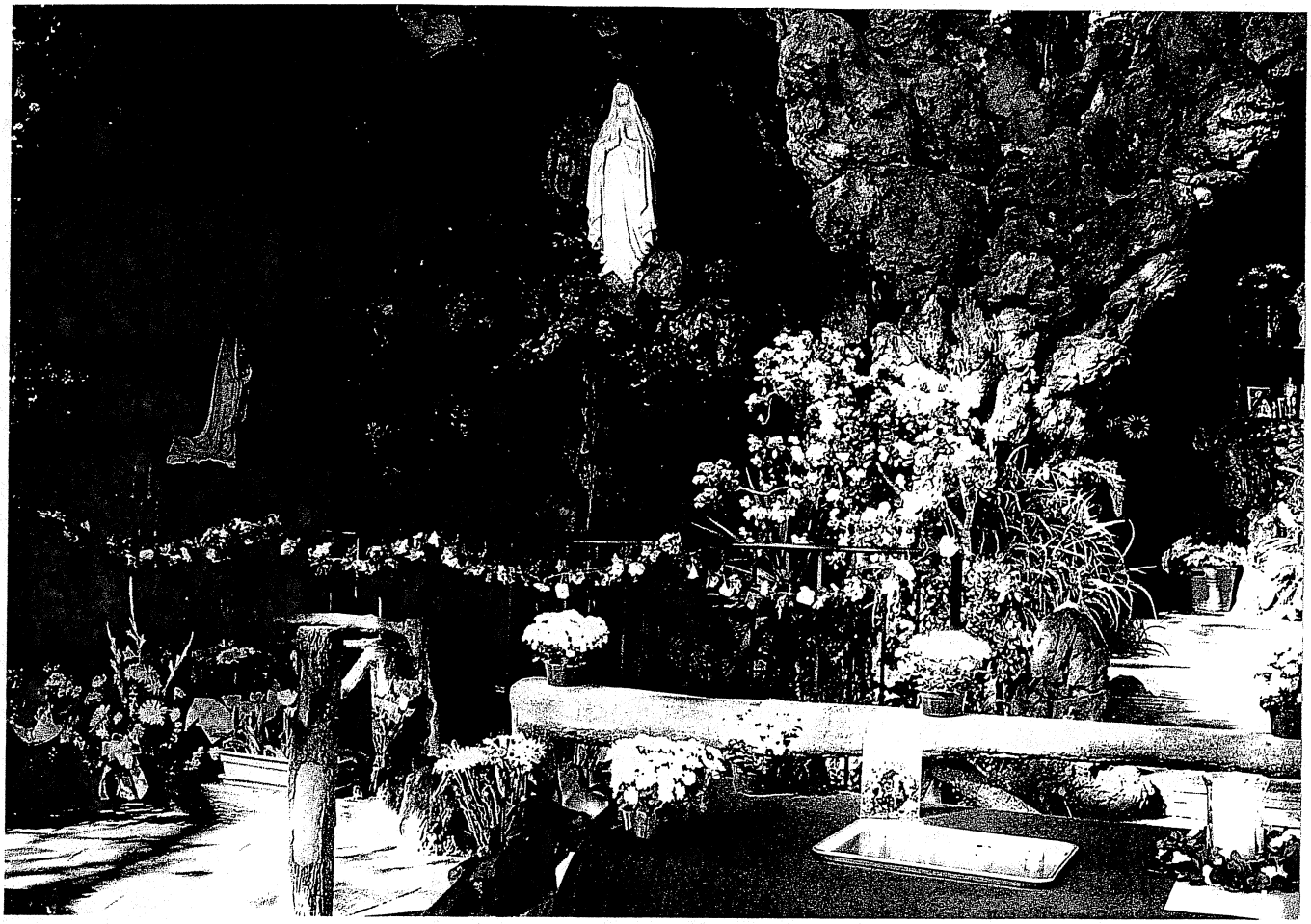


Looking West up driveway
Heritage Oak on right side.

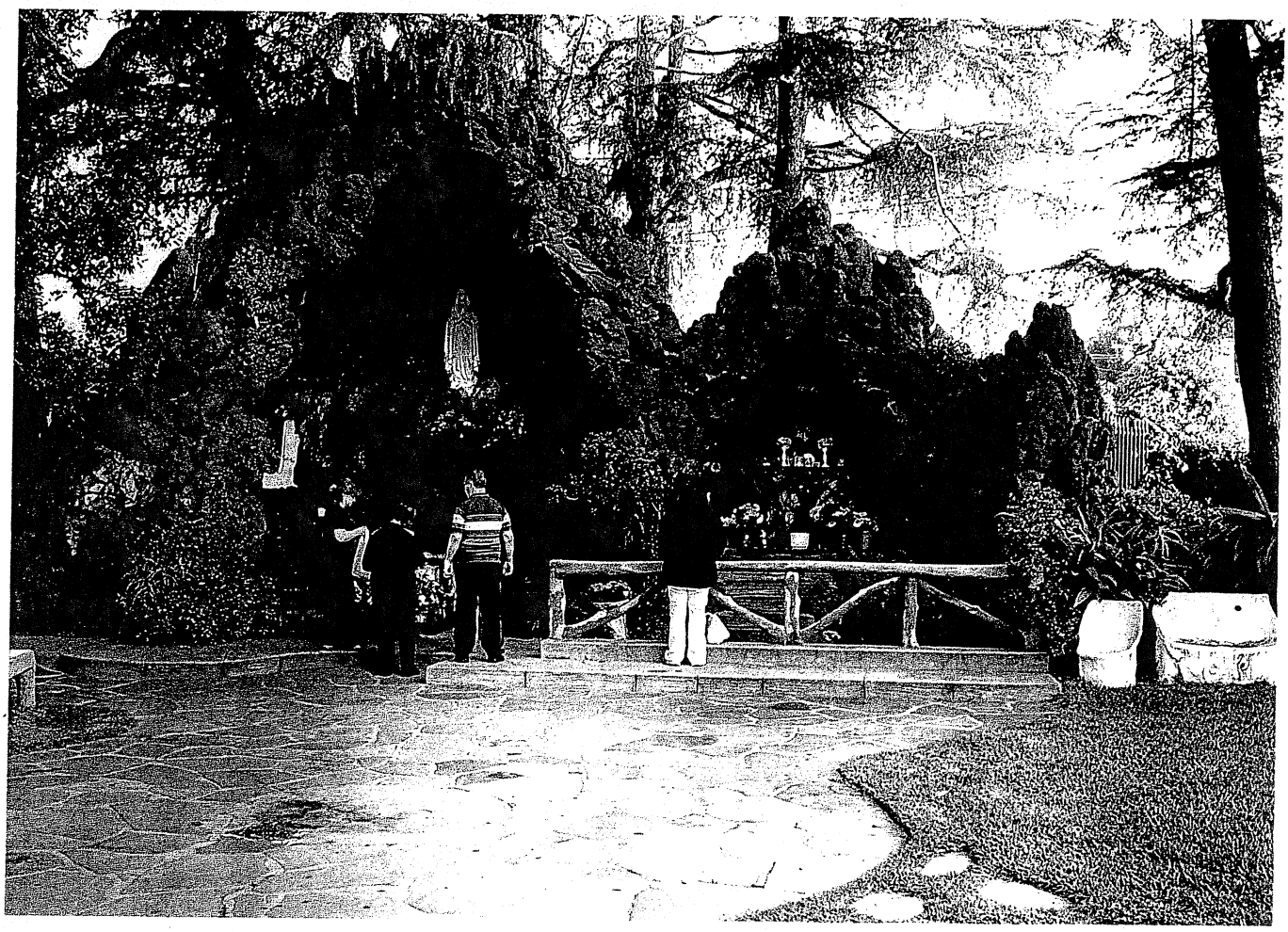


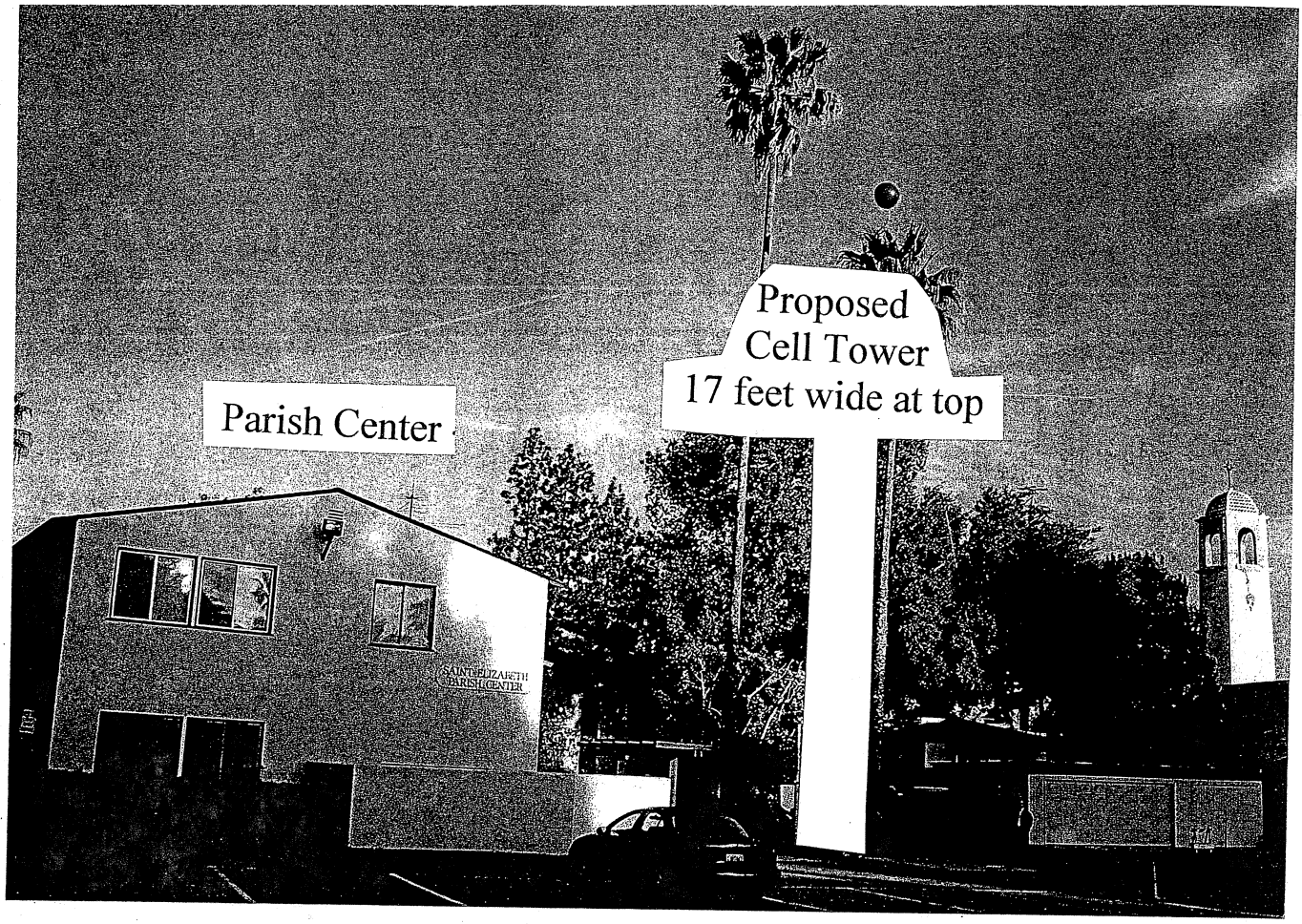
Looking East down driveway
Heritage Oak on left side.

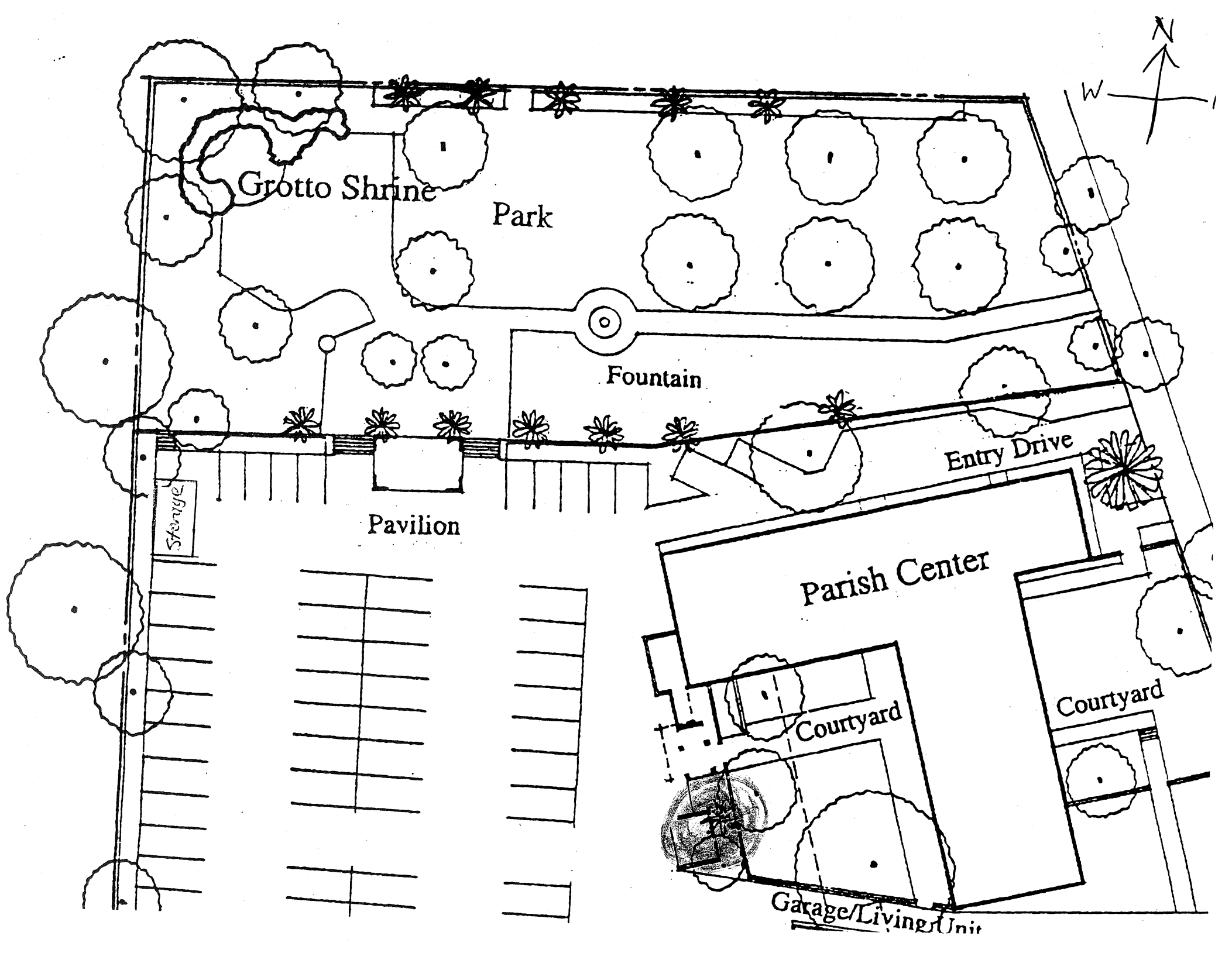
Grotto 1950s



Grotto 2008

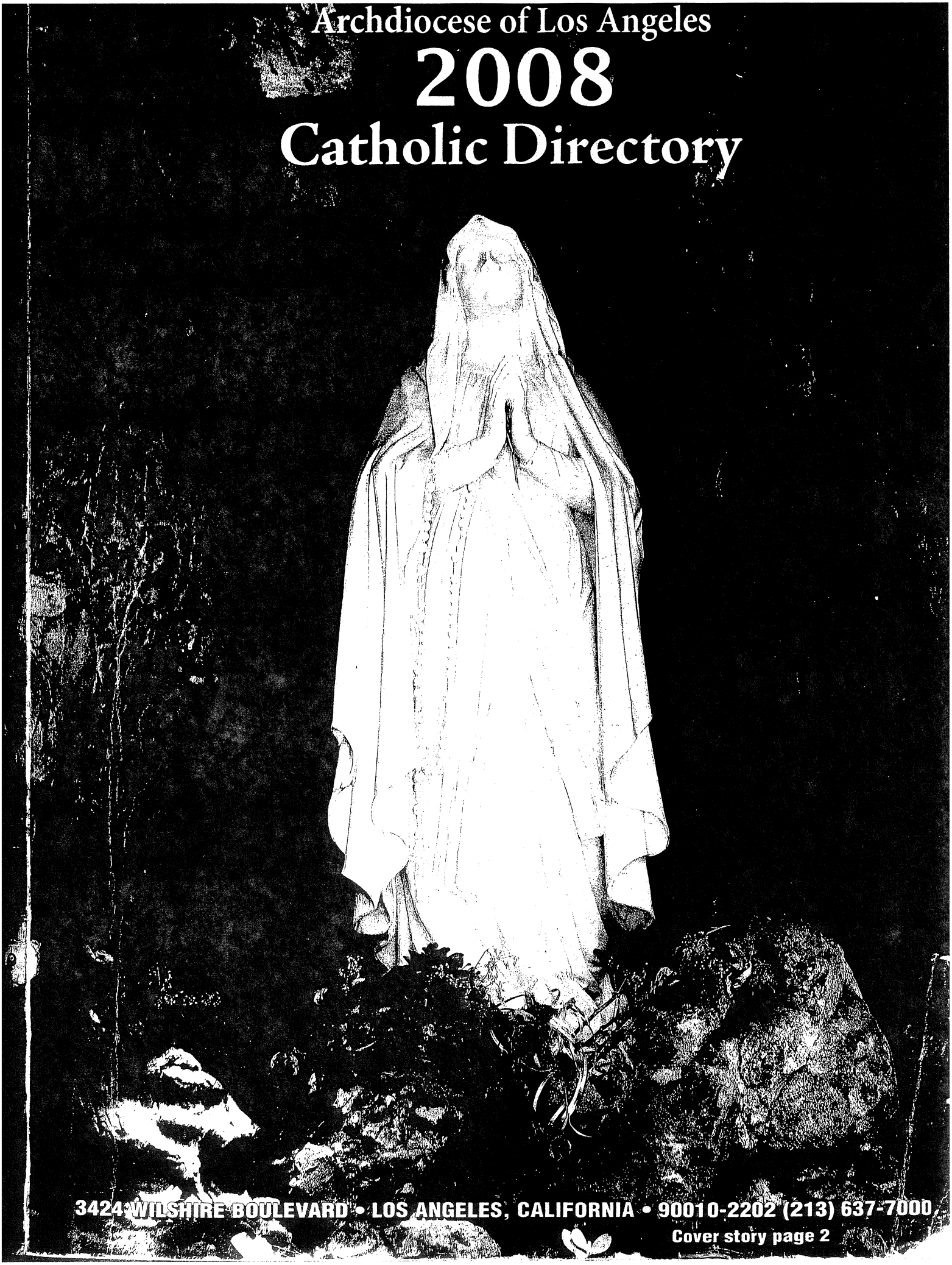



Parish Center
Proposed
Cell Tower
17 feet wide at top
SAINT ELIZABETH
PARISH CENTER


N
W
Grotto Shrine
Park
Fountain
Entry Drive
Pavilion
Parish Center
Courtyard
Courtyard
Garage/Living Unit

Archdiocese of Los Angeles

2008 Catholic Directory



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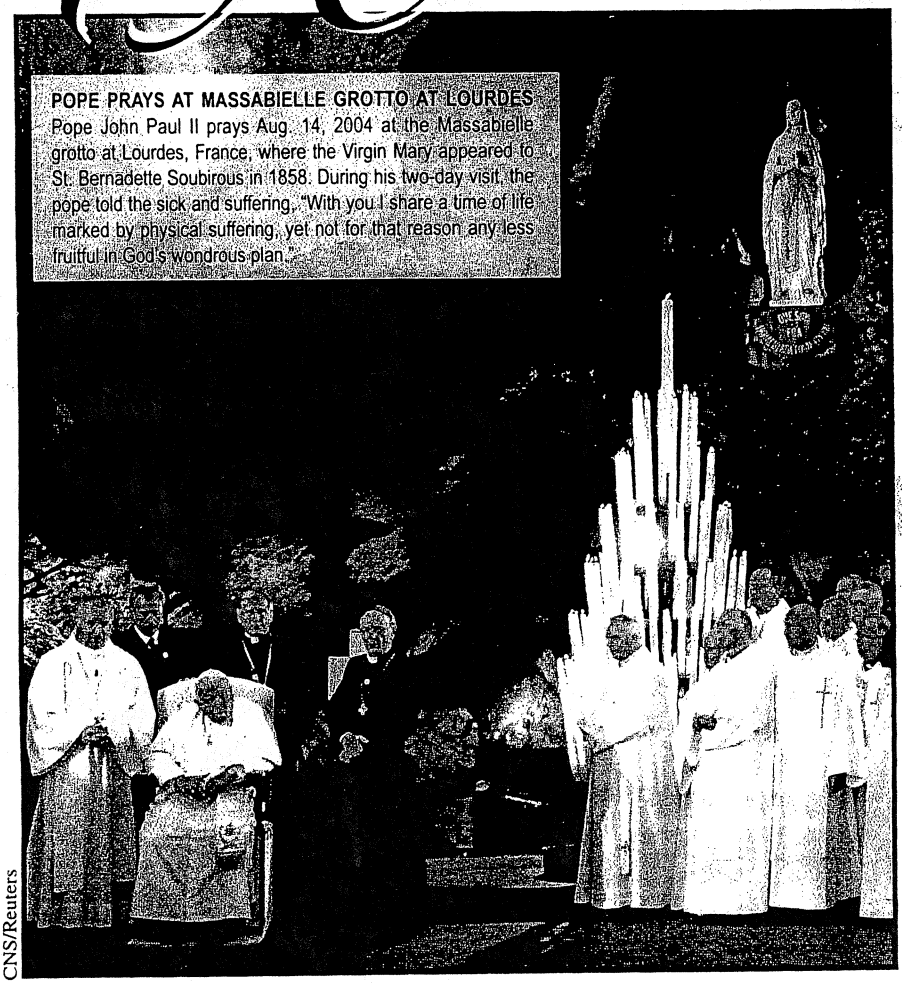
Cover story page 2

150th Anniversary of Lourdes Apparitions



POPE PRAYS AT MASSABIELLE GROTTO AT LOURDES
Pope John Paul II prays Aug. 14, 2004 at the Massabielle grotto at Lourdes, France, where the Virgin Mary appeared to St. Bernadette Soubirous in 1858. During his two-day visit, the pope told the sick and suffering, "With you I share a time of life marked by physical suffering, yet not for that reason any less fruitful in God's wondrous plan."

CNS/Reuters

In February of 1858 the Blessed Mother appeared in the first of 18 apparitions to the 14-year-old peasant girl Bernadette Soubirous at Lourdes, France. Since that time millions have traveled to the shrine in pilgrimage both for spiritual and physical healing.

Although thousands of healings have since been recorded, there are 66 authenticated miracles attributed to the intercession of the Mother of God. Pope Pius XI canonized Bernadette in 1933, 54 years after her death at age 35.

Just two years after experiencing the 18 visions of Mary, she began living with the Sisters of Charity and Christian Instruction where for almost 20 years she led a dedicated religious life, but one filled with severe illness. Thirty years after her death, her body was exhumed and found to be incorrupt and is now encased in a glass casket at the convent at Nevers where she had lived and died.

Mary instructed Bernadette to "ask the priests to have the people come here in procession and tell them to have a chapel built." That simple request has resulted through the years to the second largest site of Catholic pilgrimage in the world, after Rome. Every year it is estimated some six million people visit the magnificent shrine.

The "Lourdes of the West" is the remarkable replica at St. Elizabeth Church in Altadena. Archbishop John Cantwell dedicated the shrine Oct. 1, 1939 in a ceremony attended by 10,000 worshippers. The concept for the shrine was conceived by the pastor, Msgr. William Corr, who saw it as a means of sharing the spiritual benefits of the Shrine in France with the people of California.

The artistic replica was the work of the nationally known stone craftsman, Ryozo Fuso Kado who fashioned the 25-foot shrine with 135 tons of rusty-red volcanic rock, setting each stone himself, and 90 tons of cement. Within 12 months, nearly half a million people visited the shrine. Kado was known as the "wizard of rocks" and built some 75 religious shrines in his lifetime. Born in Japan, he came to the U.S. in 1910 and studied under Chotaro Nishimura who had built part of the Royal Gardens in Japan.

Kado was a Catholic convert and in Los Angeles had his own business laying out rock gardens for prominent citizens. But at the start of World War II he was forced to leave his home and business and was sent to Manzanar Relocation Center. Even in the desert camp he created gardens and was released with commendation from the camp. From then to the end of his life in 1982, he directed all the landscaping for archdiocesan cemeteries, built 80 shrines and grottoes at 65 churches, cemeteries, hospitals and schools. He was known as "the greatest builder of Catholic shrines in the west and perhaps in the whole country." He was devoted to Our Lady and is best known for the "Lourdes of the West" shrine in Altadena.

(The Directory Cover is a photo of the Lourdes Shrine at St. Elizabeth Church in Altadena)

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DEC 03 2008
REGIONAL PLANNING COMMISSION

22.44.127 Altadena Community Standards District.

A. Intent and Purpose. The Altadena Community Standards District is established to provide a means of reasonably protecting the light, air, and privacy of existing single family residences from the negative impacts on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences. The District is also established to ensure that new and expanded structures are compatible in size and scale with the characteristics of existing residential neighborhoods.

B. Description of District. The boundaries of the District are coterminous with the boundaries of the Altadena Community Plan. The map of the District follows this section.

C. Community-wide Development Standards (Reserved).

D. Zone-specific Development Standards.

1. Zone R-1.

a. Yard Requirements and Height Limits.

i. The standards for yards and heights shall be based on the size of the lot or parcel as noted in the following table, except as specified in subsections D1aii through D1avi:

Lot Size (square feet)	Minimum Yard Dimensions (linear feet): Front	Minimum Yard Dimensions (linear feet): Back	Minimum Yard Dimensions (linear feet): Side Interior and Corner	Minimum Yard Dimensions (linear feet): Side Reverse Corner	Maximum Height (linear feet):
40,000+	20	35	5	10	35
39,999--20,000	20	35	5	10	35
19,999--13,000	20	25	5	10	30
<13,000	20	25	5	10	30
Flag lots <7,500	10	10	10	10	30

ii. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block. A vacant lot or parcel shall not be included in the computation for this purpose.

iii. Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.

iv. Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.

v. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.

vi. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020, B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030, C, shall not be considered a story above grade.

b. Gross Structural Area and Lot Coverage.

i. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

ii. The maximum GSA or lot coverage shall be determined by the following formula:

GSA or Lot Coverage = (.25 x net lot area) + 1,000 square feet

iii. In no event shall the maximum GSA or maximum lot coverage exceed 9,000 square feet.

c. Parking.

i. Each residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows:

Number of Bedrooms	Number of Parking Spaces
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

ii. Where more than two parking spaces are required, such spaces may be uncovered and developed in tandem.
iii. "Bedroom" means any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking or dining purposes.
d. Except as provided below, all sections of Part 2 of Chapter 22.48 relating to yards shall remain applicable. The provisions of this Community Standards District shall supersede the provisions of Part 2 of Chapter 22.48 as follows:
i. The flag lot yard provisions of Section 22.48.050 are hereby modified and not applicable to yards of 7,500 square feet or greater;
ii. The front yard provisions of Sections 22.48.060, 22.48.070, and 22.48.080, are hereby modified by the provisions of subsection D.1.a.ii;
iii. The side yard provisions of Sections 22.48.090 and 22.48.100 are hereby modified by the provisions of subsection D.1.a.iii;
iv. The accessory building provisions of subsections A and D of Section 22.48.140 shall not be applicable; and
v. The yard modification provisions of Section 22.48.180 shall not be applicable.
e. The provisions of this Community Standards District do not supersede the nonconforming use provisions of Part 10 of Chapter 22.56, except as provided below:
i. Section 22.56.1510 G1 relating to repair of damage shall be superseded by the following provisions: repair of damaged or destroyed buildings or structures nonconforming due to use and/or standards. Any single-family residence building or structure nonconforming due to use and/or standards which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 per cent of the total market value of the building or structure as determined by the methods set forth in Section 22.56.1510 G1a and b.
f. Modification Procedure. The standards contained in this section may only be modified if a conditional use permit has first been approved as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of such permit.
2. Other Zones (Reserved).
E. Area-specific Development Standards.
1. Lake Avenue Area.
a. Intent and Purpose. The Lake Avenue area-specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue commercial district of Altadena.
b. Description of Area. The boundaries of the Lake Avenue area are shown on the map following this section.
c. Lake Avenue Area-wide Development Standards.
i. Height Limits. The maximum height permitted in the area is 35 feet.
ii. Signs. The sign regulations prescribed herein shall not affect existing signs which were established legally according to Title 22. New signs or proposed changes to existing signs, including size, shape, colors, lettering and location shall conform to the following provisions, specified herein.
(A) Wall Signs.
(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the

wall a maximum of nine inches;
(2) Each business in a building shall be permitted a maximum of one wall-mounted sign. Businesses with more than one street frontage may have one sign per frontage. Each business in a building having more than 40 feet of primary street frontage shall be permitted one additional wall sign for each additional 30 feet of frontage.
(B) Freestanding Signs.
(1) Signs having a solid base which rests directly on the ground may be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more.
(2) Said signs shall not exceed five feet in height measured vertically from ground level at the base of the sign or 40 square feet in area per sign face.
(3) Said signs shall not be located in nor extend above any public right-of-way or public sidewalk area.
(C) Awning Signs.
(1) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and 10 percent for the second floor level. Maximum letter height shall not exceed 10 inches.
(2) Awning signs are not permitted above the second floor.
(D) Prohibited signs are:
(1) Roof signs;
(2) Outdoor advertising signs (billboards).
(E) Sign Size.
(1) In Zones C-2 and C-3, the total sign area permitted shall correspond to building frontage. A business tenant is allowed one square foot of sign area for every linear foot of building frontage on a street having a right-of-way of at least 80 feet in width. On a street having a right-of-way of less than 80 feet in width, a business tenant is allowed 0.5 square foot of sign area for every linear foot of frontage. Width of signs shall be limited to a maximum fifty percent of the building frontage.
(2) Maximum height of letters shall be restricted to 18 inches.
(F) Sign design shall be subject to review and approval by the planning director to insure that:
(1) Sign colors shall coordinate with the building color scheme and storefront and be limited to any three colors.
(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.
(3) Lettering styles shall be complementary to each storefront in a single building.
(4) In multitenant buildings, the height and placement of signs shall be similar for each business or storefront.
(5) Multicolored logos may be used if the logo represents 25 percent or less of the total sign area.
iii. Design Standards.
(A) Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.
(B) Materials, Colors and Equipment.
(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.
(2) Light earth-tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.
(C) Awnings. Awnings shall be architecturally compatible with the related buildings, regarding color and style.
(D) Mechanical Equipment.
(1) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.
(2) Storefront air-conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.
(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.

(E) Security.
(1) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.
(2) All security bars or grilles shall be installed on the inside of the building.
(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.
(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.
d. Lake Avenue Area Zone-Specific Development Standards. Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard. The provisions of subsections E1diii through E1dviii apply in all commercial zones.
i. Zone C-2 (Neighborhood Business Zone).
(A) In addition to the uses enumerated in Section 22.28.160, a conditional use permit is required to establish, operate and maintain the following:
(1) Sales.
-- Multiple-Tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls;
(2) Services.
-- Automobile service stations, including incidental repair, washing and rental of utility trailers,
-- Electric distributing substations,
-- Microwave stations.
ii. Zone C-3 (Unlimited Commercial Zone).
(A) In addition to the uses enumerated in Section 22.28.210, a conditional use permit is required to establish, operate and maintain the following:
(1) Sales.
-- Mobilehome sales,
-- Pawnshop,
-- Trailer sales, box and utility;
(2) Services.
-- Automobile battery services, provided all repair activities are conducted within an enclosed building only,
-- Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only,
-- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only,
-- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only,
-- Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering,
-- Automobile service stations,
-- Bakery goods distributors,
-- Carwashes, automatic, coin-operated and hand wash,
-- Electric distribution substations, including microwave facilities,
-- Microwave stations,
-- Motion picture studios,
-- Parcel delivery terminals,
-- Radio and television broadcasting studios,
-- Recording studios.
iii. Floor Area. The total gross floor area in all buildings on any one parcel of land shall not exceed 2.7 times the total net area of such parcel of land.
iv. Buffers. Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.
v. Parking Areas. With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue.

Screening materials may include walls and/or landscaping.
vi. Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/ irrigation plan as part of the director's review process. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.
vii. Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall and must have solid doors.
viii. Pedestrian Character.
(A) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.
(B) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.
(C) Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.
(D) Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.
(E) A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.
(F) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.
(G) Paving Material. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.
(H) Wall Finish. In order to preserve and enhance a Mediterranean environment on Lake Avenue, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the director.
(I) Architectural Elements. Buildings must incorporate at least five of the following architectural elements and desirable uses:
-- Arcading,
-- Arches,
-- Awnings,
-- Balconies,
-- Bay windows,
-- Colonnades,
-- Courtyards,
-- Decorative exterior stairs,
-- Decorative iron fences,
-- Decorative iron grilles,
-- Outdoor dining,
-- Plazas,
-- Recessed upper floor loggias or pergolas,
-- Tile or masonry fountains.
(e) Historical Preservation. The design standards and zone-specific development standards listed above do not apply to the following structures which may be of historic or architectural significance. Any expansion, addition, alteration or demolition of these buildings must be reviewed by the county of Los Angeles historical landmarks and records commission and the Altadena Heritage prior to issuance of the planning director's review.
(i) 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;
ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1--14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;
iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69;
v. 2455 Lake Avenue, 835--875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.
f. Minor Variations. Under exceptional circumstances, the planning director may permit minor variations from the standards specified in subsections E1ciii(B) through E1ciii(D) and E1dviii(A) through E1dviii(I) of this section. Such variations are subject to the finding of the planning director that:
i. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan; and
ii. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Altadena area; and
iii. Permitting a variation will not be materially detrimental to property or improvements in the area; and
iv. That no more than two unrelated property owners have expressed any opposition to the minor variation; and
v. Permitting a variation will be consistent with the goals of the community plan.
vi. The procedure for filing a minor variation will be the same as that for the planning director's review, except that the applicant shall also submit:
(A) A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use;
(B) Two sets of mailing labels for the above stated owners within a distance of 500 feet of the parcel of land to be occupied by the use;
(C) A map drawn to a scale specified by the director indicating where all such ownerships are located;
(D) A filing fee equal to that required for site plan review for commercial/industrial projects over 20,000 square feet in size.
vii. Not less than twenty days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 500 feet of the subject property using the mailing labels supplied by the applicant. Any interested person dissatisfied with the action of the planning director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 days following notification.
2. West Altadena Area.
a. Intent and Purpose. The West Altadena area is established to provide a means of assisting in the implementation of the redevelopment plan for the West Altadena Community Redevelopment Project as adopted by the board of supervisors on August 12, 1986. The redevelopment plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of the West Altadena area-specific development standards are necessary to ensure that the goals and policies of the redevelopment plan are accomplished in a manner which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood. This subsection is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the West Altadena Community Redevelopment Plan.
b. Description of Area. The West Altadena area is coterminous with the boundaries of the West Altadena Community Redevelopment Plan. The area extends as follows from the intersection of Woodbury Road and Lincoln Avenue:
Northerly on Lincoln Avenue 1,700 feet;
Southerly on Lincoln Avenue 400 feet;
Westerly on Woodbury Road 3,000 feet; and
Easterly on Woodbury Road 400 feet.
The map of the District follows this section. Except as otherwise specifically provided for in this subsection E2, the provisions of this Title 22 shall apply.
c. West Altadena Area-wide Development Standards.
i. Yards. For properties in Zones C-3 and C-M, as modified hereinafter:

(A) Front yards shall be established along all property lines abutting highways as shown on the County Highway Plan.
(B) Parcels abutting two highways shall have front yards along both highways.
(C) The front yard shall be at least 10 feet in depth.
For properties in residential zones, yards shall be provided in accordance with this Title 22.
ii. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52.
iii. Signs.
(A) Except as modified in this section, all signs shall conform to Part 10 of Chapter 22.52, including the enforcement provisions.
(B) The sign regulations prescribed in this section shall not affect existing signs which were established according to this title.
(C) All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.
(D) Wall Signs.
(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches;
(2) May not extend above the roofline and may only extend sideways to the extent of the building face or the highest soffit line of the building;
(3) Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).
(E) Window Signs.
(1) Shall be displayed only on the interior of windows or door windows;
(2) Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).
(F) Freestanding Signs (Not Attached to Building).
(1) Shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more. The sign shall be located on the same parcel of land as the business it is advertising;
(2) Shall not exceed 20 feet in height, except as may be expressly approved as a minor variation in Section 22.44.127 E2cv;
(3) Shall not exceed 80 square feet in area per sign face;
(4) Shall not be located in nor extend above any public right-of-way or public sidewalk area;
(5) Pole signs shall not be allowed;
(6) Monument signs, not mounted on poles, are allowed subject to the regulations set out in this paragraph (F).
(G) Awning Signs.
(1) Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy.
(2) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.
(H) Building Tenant Information/Identification Signs.
(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance.
(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.
(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.
(4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.
(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.
(I) Prohibited signs are as follows:

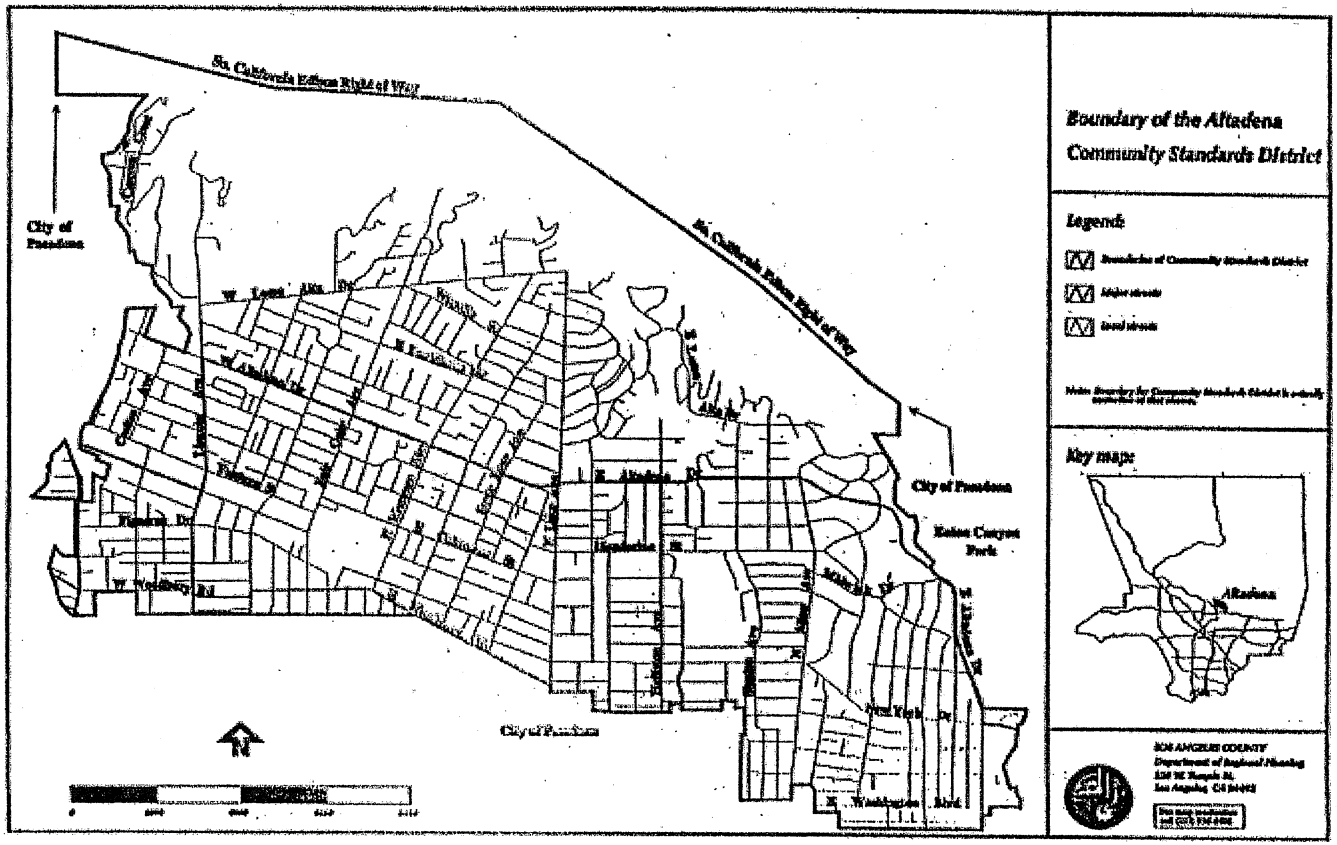
(1) Flashing, animated, or audible signs;
(2) Signs which rotate, move or simulate motion;
(3) Signs which extend from the building face more than 12 inches;
(4) Signs with exposed bracing, guy wires, conduits or similar devices;
(5) Roof signs (any sign erected and maintained upon or over the roof of any building);
(6) Outdoor advertising signs (billboards);
(7) Painted signs on the building surface;
(8) Banner signs of cloth or fabric;
(9) Portable signs;
(10) Pole signs;
(11) Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:
(a) National, state, local governmental, institutional or corporate flags, properly displayed,
(b) Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year.
(J) Size.
(1) In Zones C-3 and C-M, total allowable signage area shall correspond to building frontage. A business tenant is allowed 2.0 square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet in width.
(2) Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches. Greater letter sizes shall require the written approval of the executive director of the community development commission and the department of regional planning.
(K) Such design shall be subject to review and approval by the executive director of the community development commission and the department of regional planning.
(1) Signage colors shall compliment building colors and materials and be limited to three colors.
(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.
(3) Lettering styles shall be complementary for each storefront in a single building.
(4) In multitenant buildings, the height and placement of signs shall be consistent for each business or storefront.
iv. Design Standards.
(A) All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value or assessed valuation of the building or structure are subject to design review by the executive director of the community development commission and the department of regional planning.
(B) Uses, buildings and/or structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of residential properties planned for residential uses. When structures for nonresidential uses are located adjacent to residentially zoned parcels, such structures shall be designed so as to minimize their impact on residentially zoned parcels with respect to location on the site, height, architecture, and general amenities. Nonresidential uses shall be subject to review by the director of planning.
(C) Materials, Colors and Equipment.
(1) Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.
(2) Light earth tones and muted pastel colors are recommended as the primary or base-building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.
(3) Awnings.
(a) Shall be the same color and style for each opening on a single storefront or business;
(b) Shall be complementary in color and style for each storefront in a building;
(c) Shall be designed to coordinate with the architectural divisions of the building including individual windows and bays;
(d) Shall comply with building code and fire department requirements;
(e) In a state of disrepair shall be repaired or removed within 30 days from receipt of notification

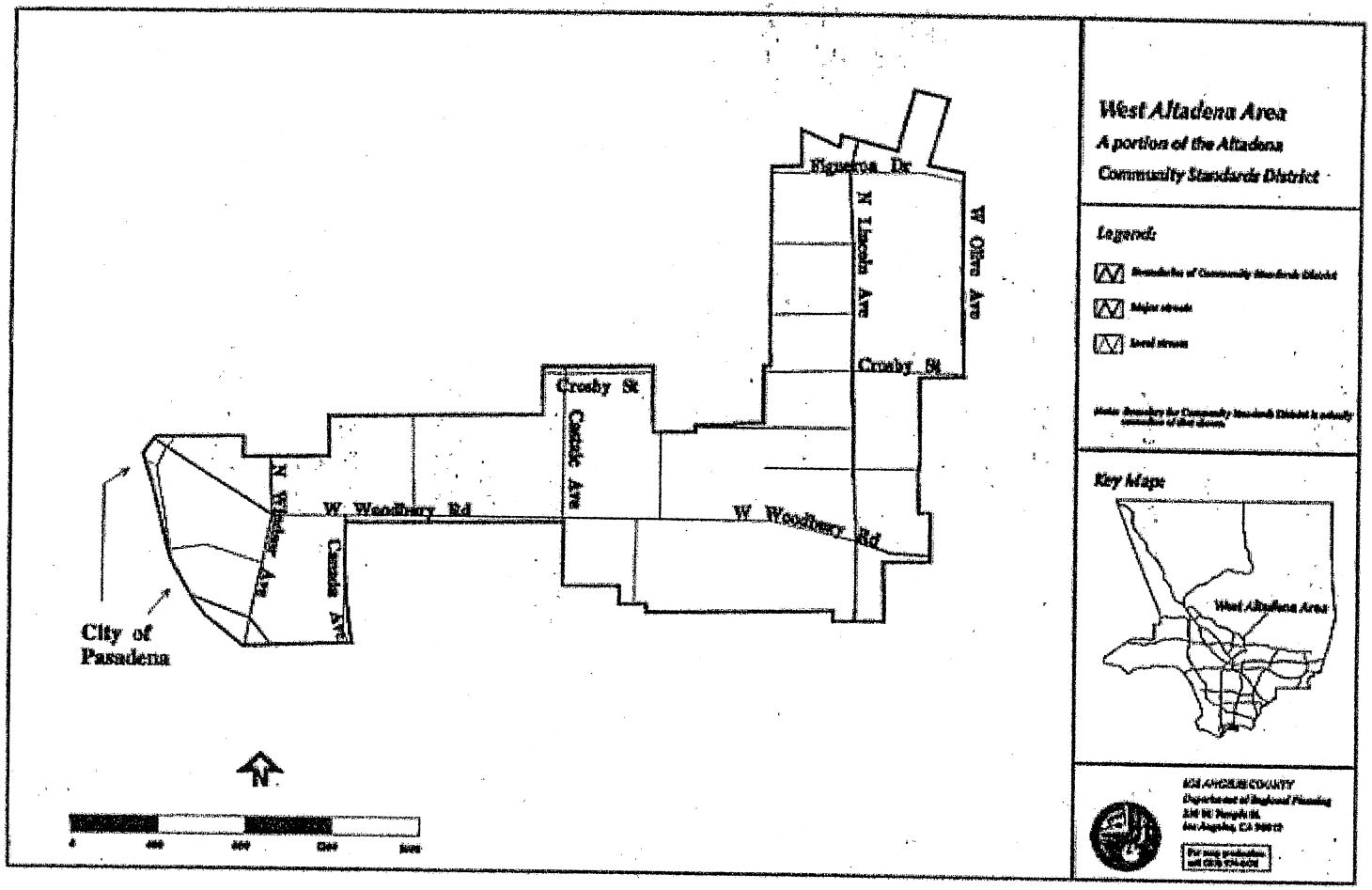
(2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.
(C) In addition to the findings for approval of a nonconforming use, building, or structure review required by Section 22.56.1550, the regional planning commission shall find that:
(1) The proposed use, building, or structure has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and
(2) The proposed use, building, or structure will not constitute a substantial conflict with implementation of the West Altadena Community Redevelopment Plan.
d. West Altadena Area Zone-Specific Development Standards.
i. Modified Zone C-3 (Unlimited Commercial).
(A) Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a conditional use permit:
(1) Sales.
-- Auction houses,
-- Automobile sales, new or used,
-- Boat and other marine sales,
-- Ice sales,
-- Mobile home sales,
-- Model home display centers and sales offices,
-- Recreational vehicle sales,
-- Secondhand stores,
-- Stamp redemption centers,
-- Trailer sales, box and utility.
(2) Services.
-- Air pollution sampling stations,
-- Auto battery service,
-- Auto brake repair shops,
-- Auto muffler shops,
-- Auto radiator shops,
-- Boat rentals,
-- Comfort stations,
-- Dog training schools,
-- Furniture transfer and storage,
-- Gas metering and control stations, public utility,
-- Homes for children, foster family,
-- Laboratories, research and testing,
-- Lodge halls,
-- Microwave stations,
-- Mortuaries,
-- Motion picture studios,
-- Motorcycle, motorscooter and trail bike rentals,
-- Recreational vehicle rentals,
-- Revival meetings, tent, temporary,
-- Signs, outdoor advertising,
-- Taxidermists,
-- Trailer rentals, box and utility,
-- Truck rentals, excluding trucks exceeding two tons capacity,
-- Wedding chapels;
(3) Recreation and Amusements.
-- Amusement rides and devices,
-- Athletic fields,
-- Carnivals,
-- Golf courses,

that a state of disrepair exists.
(4) Mechanical Equipment.
(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.
(b) If air-conditioning units must be located in the storefront, an attempt shall be made to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, the air-conditioning unit shall be screened or enclosed by using an awning or landscaping.
(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible from any point within 300 feet.
(5) Security.
(a) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.
(b) All security bars or grilles shall be installed on the inside of the building, except for roll-up shutters or grilles.
(c) Horizontally folding accordion grilles installed in front of a storefront are prohibited.
(d) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or roll-up shutters or grilles which can be concealed in the architectural elements of the building.
v. Minor Variations. Under exceptional circumstances, the department of regional planning may permit minor variation from the standards specified in this section. In order to permit such variations, the applicant must demonstrate through the director's review procedure that:
(A) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the redevelopment plan; and
(B) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the West Altadena area; and
(C) Permitting a variation will not be materially detrimental to property or improvements in the area; and
(D) Permitting a variation will not be contrary to the goals of the redevelopment plan.
vi. Director's Review.
(A) Director's review as described in Part 12 of Chapter 22.56 of this code is required to establish, operate or maintain any use, except that no director's review is required for a change in ownership or occupancy. Also exempt from director's review are construction, maintenance, and repairs conducted entirely within any 12-month period which does not exceed 25 percent of the current market value or assessed valuation of the building or structure.
(B) An application for director's review shall not be submitted to the department of regional planning until the proposed use has been submitted to and reported upon by the executive director of the community development commission as to conformity with the West Altadena Community Redevelopment Plan.
vii. Conditional Use Permits.
(A) Conditional use permits shall be required for those uses listed as subject to permit as specified in this title, as well as those uses listed in this section.
(B) In addition to the findings for approval of conditional use permits required by Section 22.56.090, the regional planning commission shall find that:
(1) The proposed use has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and
(2) The proposed use is consistent with the West Altadena Community Redevelopment Plan.
viii. Nonconforming Uses, Buildings and Structures.
(A) Uses, buildings and structures which are not in conformance with the redevelopment plan may be continued subject to the conditions contained in Part 10 of Chapter 22.56.
(B) For nonconforming uses, buildings, or structures, an application may be filed with the department of regional planning requesting:
(1) Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050; or

-- Commercial recreation clubs,
-- Swimming pools;
(4) Agricultural Uses.
-- Crops: field, tree, bush, berry, row;
(5) Accessory Uses.
-- Storage of building materials, except during on-site construction,
-- Auto body and fender repair, painting and upholstering,
-- Manufacturing.
(B) Development Standards. Premises in Modified Zone C-3 shall be subject to the following development standards:
(1) That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, and suitable hardscape materials, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area;
(2) Every building in Modified Zone C-3 shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices;
(3) The total floor area in all the buildings on any one parcel of land shall not exceed 1.8 times the total lot area of such parcel of land;
(4) That there be parking facilities as required by Part 11 of Chapter 22.52;
(5) Outside Display. Except for the following uses, all display in Modified Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:
-- Parking lots,
-- Business signs on the premises;
(6) Outside Storage. Outside storage is permitted only on the rear of a lot or parcel of land in Modified Zone C-3, provided such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and further provided that no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director of planning may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review.
ii. Modified Zone C-M (Commercial Manufacturing).
(A) Permitted Uses. All uses described in Zone C-M are allowed, except that the following uses require a conditional use permit:
(1) Sales.
-- Automobile sales, sale of new and used motor vehicles,
-- Boat and other marine sales,
-- Mobilehome sales,
-- Recreational vehicle sales,
-- Trailer sales, box and utility;
(2) Services.
-- Car washes, automatic, coin-operated and hand wash,
-- Revival meetings, tent, temporary,
-- Signs, outdoor advertising,
-- Tire retreading or recapping;
(3) Agricultural Uses.
-- Crops: field, tree, bush, berry, row;
(4) Accessory Uses.
-- Storage of building materials, except during
on-site construction.
(B) Development Standards. Premises in Modified Zone C-M shall be subject to the following

development standards:
(1) Every building in Modified Zone C-M shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices.
(2) The total floor area in all the buildings on any one parcel of land shall not exceed one times the total lot area of such parcel of land. Area covered by buildings shall not exceed 60 percent of the total lot area.
(3) Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
(4) Signs shall comply with the requirements of Part 10 of Chapter 22.52.
(5) Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
e. Area-Specific Standards.
i. Area 1 (Modified Zone C-3).
(A) Area Description. Area 1 is bounded generally on the north by Figueroa Drive, on the east by the redevelopment project area boundary, on the south by Woodbury Road, and on the west by the redevelopment project area boundary.
(B) Development Standards.
(1) A 10-foot front yard shall be provided along Lincoln Avenue, Woodbury Road, Figueroa Drive, and all other public streets in Area 1.
(2) The required yards will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the executive director of the community development commission and the planning director of the department of regional planning for review and approval.
(3) Buildings located in Area 1 within 50 feet of the redevelopment project area boundaries shall be designed to be compatible with the residential uses which adjoin the boundaries. All permitted residential buildings shall be designed in character with the surrounding residential uses. Architectural renderings shall be submitted and approved by the executive director of the community development commission and the planning director of the department of regional planning.
ii. Area 2 (Modified Zone C-M).
(A) Area Description. Area 2 is bounded generally on the north by the redevelopment project area boundary, on the east by Lincoln Avenue and Area 1, on the south by the redevelopment project area boundary, and on the west by the redevelopment project area boundary west of Windsor Avenue.
(B) Development Standards.
(1) A 10-foot continuously landscaped front yard shall be provided along Woodbury Road, Windsor Avenue, and on all other public streets in Area 2, and will be landscaped and neatly maintained. Landscape and irrigation plans shall be submitted to the executive director of the community development commission and the planning director of the department of regional planning for review and approval.
(2) Buildings located in Area 2 within 100 feet of the redevelopment project area boundaries, shall be designed to be compatible with the residential uses which adjoin said boundaries. All permitted residential buildings shall be designed in character with surrounding residential uses. Architectural renderings shall be submitted to and approved by the executive director of the community development commission and the planning director of the department of regional planning.


So. California Edison Right of Way
So. California Edison Right of Way
City of Pasadena
City of Pasadena
Eaton Canyon Park
City of Pasadena
Boundary of the Altadena
Community Standards District
Legend:
Key map:
Altadena
LOS ANGELES COUNTY
Department of Regional Planning


West Altadena Area
A portion of the Altadena
Community Standards District
Legend:
Key Map:
West Altadena Area
Figueroa Dr
N Lincoln Ave
W Olive Ave
Crosby St
Crosby St
Castaic Ave
W Woodbury Rd
W Woodbury Rd
N Windsor Ave
Canada Ave
City of
Pasadena
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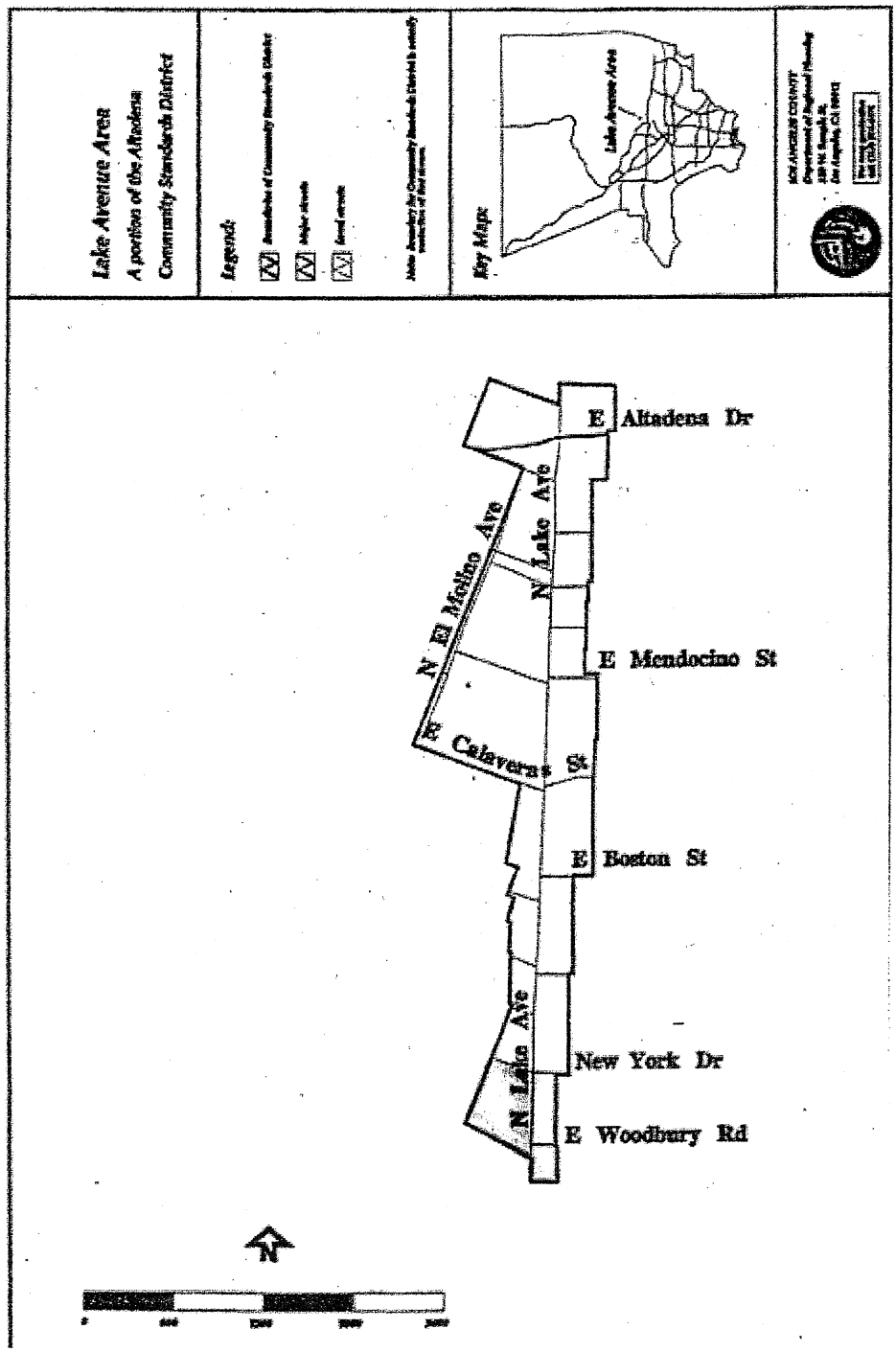

(Ord. 2001-0043 § 1, 2001; Ord. 99-071 § 6, 1999; Ord. 98-0043 § 5, 1998.)

626 South Arroyo Blvd.
Pasadena 91105

11/25/08

RECEIVED
DEC 03 2008
REGIONAL PLANNING COMMISSION

To whom it may concern,

I understand that there is a plan to put a telephone tower behind St. Elizabeth's Church in Altadena. The church is the only one that Wallace Neff, the major architect in Southern California in the 1920s, built. It is lovely. Along with the Presbyterian Church across the street it is a beautiful composition.

I would hate to see the view of them spoiled by a tower however well it was camoflaged. Please consider the present wonderful place as sacred.

Sincerely,
Robert Winter
Fellow of the Society of
Architectural Historians

626 South Arroyo Blvd.
Pasadena, CA 91105
11-25-08

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Fellow of the Society of Architectural Historians

http://en.wikipedia.org/wiki/Robert_Winter

Robert Winter (born 1924) is one of California's leading architectural historians. He is the Arthur G. Coons Professor of the History of Ideas, Emeritus, at Occidental College, Los Angeles. He is particularly known for his contributions to the history of the California branch of the Arts and Crafts Movement.

In 2007 Winter was made a Fellow of the Society of Architectural Historians.

Winter lives in Pasadena in the Batchelder House that formerly belonged to tilemaker Ernest Batchelder.

Winter is the author of numerous books including *The California Bungalow* (1980) and *American Bungalow Style* (1996). With David Gebhard he co-authored guides to architecture in northern and southern California.

Gebhard, David, and Winter, Robert, *A Guide to Architecture in Los Angeles & Southern California*, Peregrine Smith, Santa Barbara 1977 – Currently in print.

Amazon.com Product Description: "**Known as "the bible"** to Los Angeles architecture scholars and enthusiasts, Robert Winter and David Gebhard's groundbreaking guide to architecture in the greater Los Angeles area is updated and revised once again."

He joined the faculty at Occidental in 1963 and retired in 1994.

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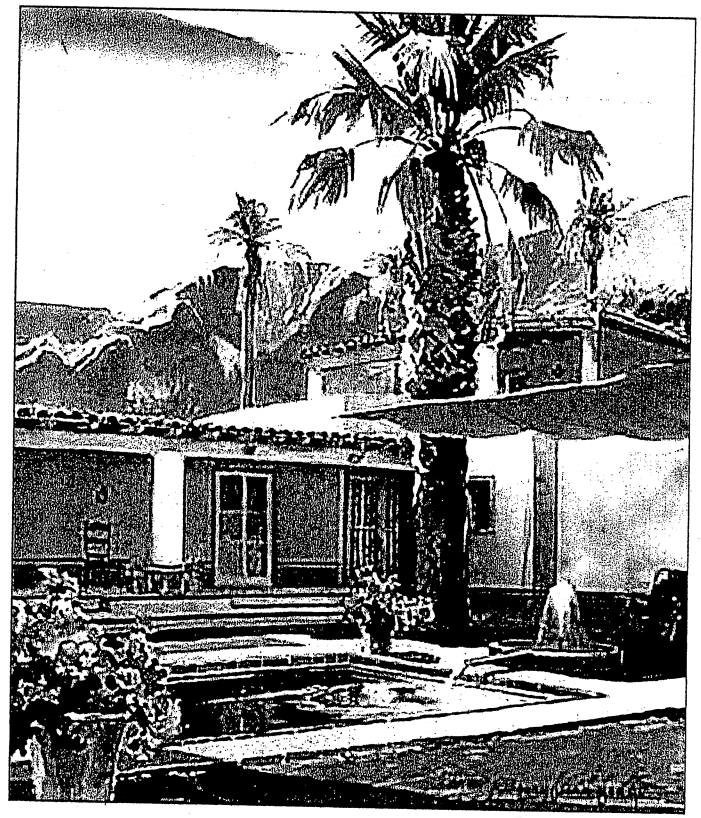
Admission, Hours
General Information
Calendar of Events
Directions
Filming, Photography, Painting
Map of the Grounds
Membership
Site Rentals
Tea Room, Cafe
Tours
Visitor's Guide
Volunteer
Wedding Photography

< back to all Exhibitions

The Legacy of Wallace Neff

Feb. 9 - May 12, 2008
Virginia Steele Scott Gallery - Drawing Cabinet



The domestic architecture of Wallace Neff (1895-1982), particularly that inspired by Spanish-Mediterranean styles, is respected, emulated, and highly sought after by Southern California home buyers.

In 1989 architect Robert A. M. Stern summarized Neff's artistic gifts and durability:

"He was a talented pragmatist graced with a sure sense of composition and a refined sense of detail. He understood what needed to be done for both the good of his clients and the public realm, and he pursued these twin objectives with taste, finesse, and invention."

Neff's remarkable architectural achievement, commitment to his clients, and contributions to the built environment of Southern California are extensively documented in the collections of the Huntington Library. Last year Wallace Neff, Jr. presented his father's papers to The Huntington, which include sketches, notebooks, photographs, and architectural drawings. This small exhibition celebrates this gift and displays a sampling of other significant material related to Neff's work in the Library. These few drawings and photographs demonstrate Neff's skills as an artist and the execution of a gifted architect.

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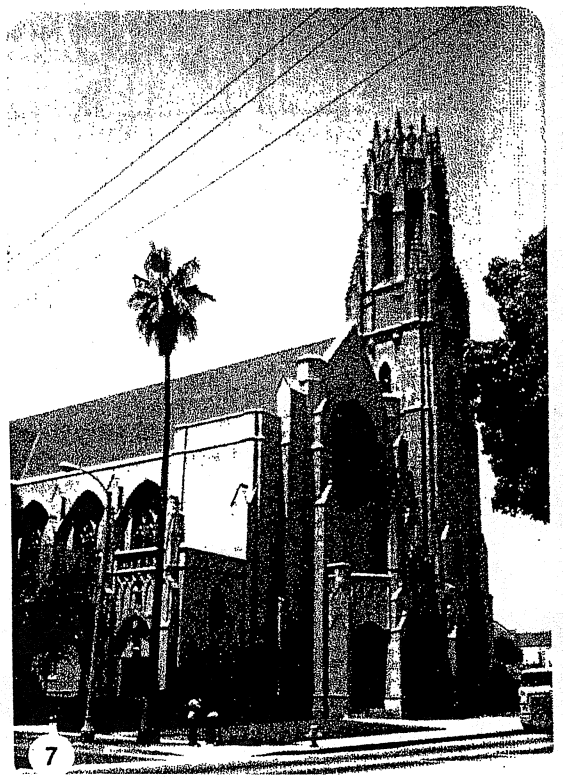
is quite simple but retains marvelous Mission-style lanterns in the center of the court. The photographer for the image above was possibly Helen Lukens Gant.

6. House, 1914
Southwest corner of Orange Grove Boulevard and El Molino Avenue
A huge airplane bungalow on a boulder base.

7. Westminster Presbyterian Church, 1928
Marston, Van Pelt, and Maybury (Sylvanus Marston)
1757 N. Lake Avenue

Certainly a landmark as Lake Avenue rises toward the mountains, this church seems vaguely modeled on St. Maclou at Rouen.

8. St. Elizabeth's Roman Catholic Church, 1924
Wallace Neff
1849 N. Lake Avenue, north of Westminster Presbyterian Church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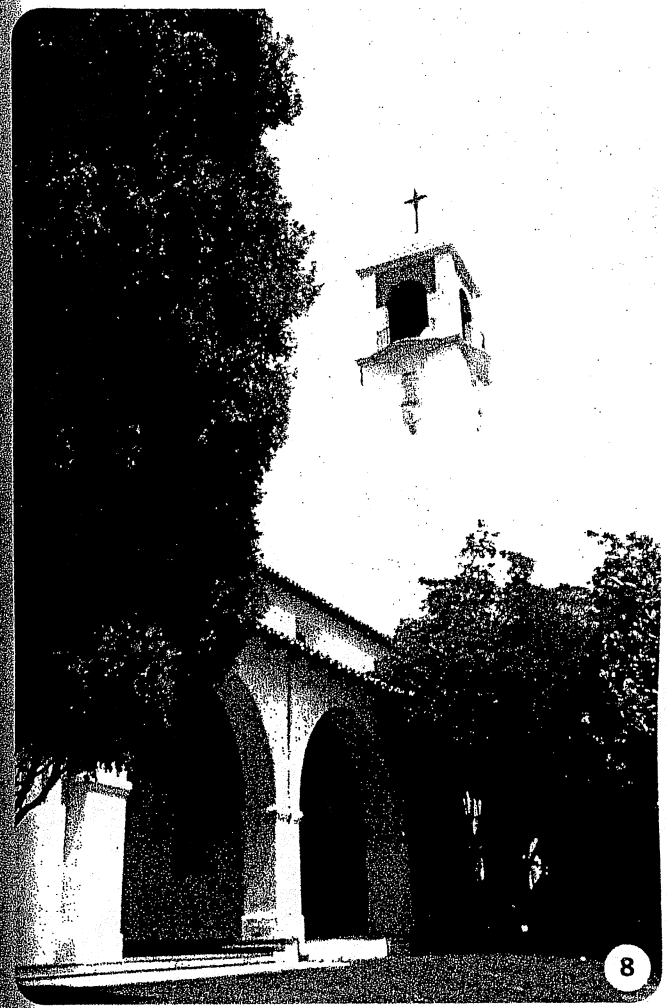
8

The monumental but simple façade of this Spanish Revival church is marred only by a bad sculpture of the saint over the door.

9. House, circa 1910
Southwest corner of Michigan Avenue and Washington Boulevard
Mission style with red trim.

10. Bungalow Heaven
Sixteen blocks east of Lake Avenue and bounded by Washington Boulevard, Mentor Avenue, Orange Grove Boulevard, and Chester Avenue.

Almost completely built with bungalows—one- or one-and-a-half-story single-family houses on tree-lined streets of which the best is Michigan. None of the houses is great architectu are simply pleasant places with their gardens and th of scale with few intrusio

Even more significant, dents have a conspicuous in place" that makes for a sense of community. For although near gang-infest the spirit of neighborhoo "heaven" is so strong that little trouble with crime o

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LOS ANGELES

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ironment of
ver published.

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architects for each style—Victorian, Beaux-Arts,
al, Arts & Crafts, Period Revival, International
dernism

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her, David Lawrence Gray, Michael Maltzan,
, David Hertz, and Johnson, Favaro

r-friendly historical essays

ndscape architecture and a list, by period, of
ndscape architects

ographs by Robert Winter

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oncert Hall, Rafael Moneo's Cathedral of Our
ngels, Morphosis's Diamond Ranch High School

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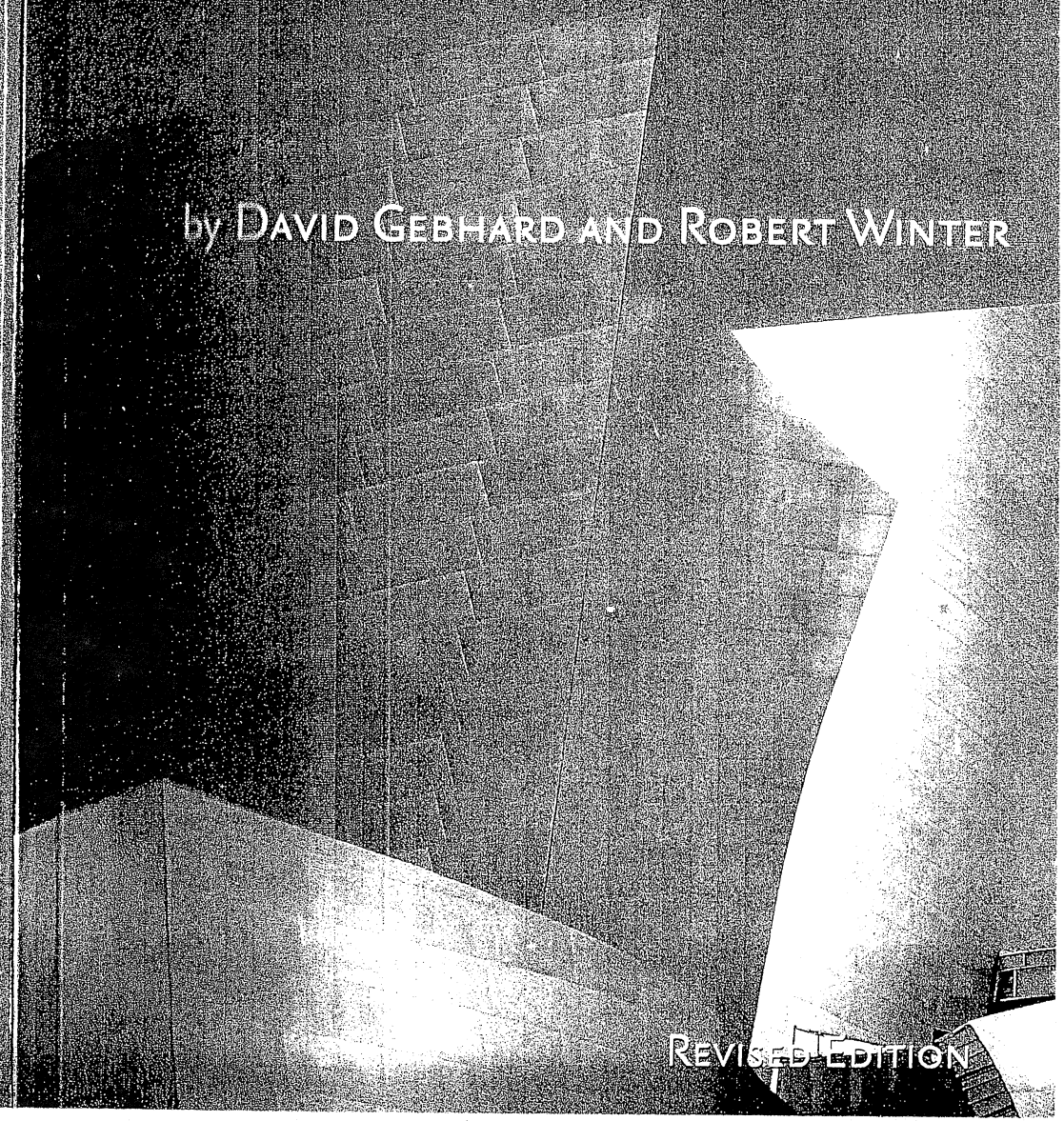

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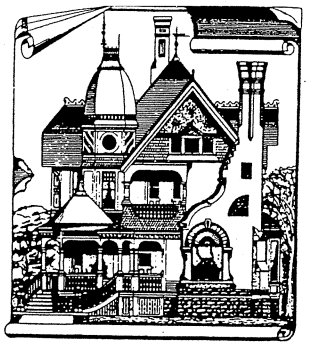

THE BUILDING BIOGRAPHER
TIM GREGORY
❖ Building Histories
❖ Cultural Resource Studies
❖ Historic Resources Surveys
❖ Local, State, and National Landmarking
❖ Historic Preservation and Archival Consulting

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REGIONAL PLANNING COMMISSION

December 2, 2008

TO: Los Angeles County Regional Planning Commission

In an e-mail to the County's Regional Planning Department, I have already voiced my concern about the impact of the proposed cell-tower on the property of St. Elizabeth's Church. I spoke with Regional Planning staff-person Anne Russett today. She informed me there are no County regulations to prevent the cell-tower from being installed. However, I feel the visual impact on the historic church property warrants further environmental review, if not a full-blown Environmental Impact Report.

I am now a registered public historian and am listed as a certified historian by the State Office of Historic Preservation (SHPO). A copy of my resume is attached. As my previous communication discussed, I was chairman of Altadena Heritage back in 1990 when we hired a consultant to undertake a windshield survey of our community's historical resources. She included St. Elizabeth's, built in 1924, as potentially eligible for listing on the California Register of Historical Resources, using a locally-created ECI code that would now be interpreted as 3CS, using the later-adopted official SHPO status codes. As a professional historian, I would change that code to 3S (appears eligible for listing on the National Register of Historic Places). That upgrade is based on my subsequent knowledge of the significance of architect Wallace Neff's works, the fact this is the only church he ever designed, and the fact he was living in Altadena at the time and designed it as a landmark for his "home town." Neff's work included not only the sanctuary, but also the former convent building and the grotto to the north, filling the whole block from Woodbury Road to New York Drive. Any impact on the site, either physical or visual, would be significant.

If the Church is in favor of having a cell-tower facility on their campus, I would urge them to look into installing it in their bell-tower. The Altadena Community Church, just up the street at 943 East Altadena Drive, did the same with their bell-tower a few years ago. There has been no visual or noticeable physical impact on their historical building as a result.

Thank you for taking the time to carefully consider this issue.

Tim Gregory

Tel: (626) 792-7465 ❖ Fax: (626) 793-5219
E-mail: timgregory@sbcglobal.net
400 East California Boulevard, #3 ❖ Pasadena, California 91106-3763

TIMOTHY P. GREGORY
Registered Public Historian & Certified Archivist
400 East California Blvd., #3
Pasadena, CA 91106
Voice: 626-792-7465 Fax: 626-793-5219
E-mail: timgregory@sbcglobal.net

EDUCATION AND LICENSES

Master of Public History and Historic Preservation, California State University, Dominguez Hills.

Master of Library Science; University of California, Berkeley.

B.A., English; U.C.L.A.

Western Archives Institute, sponsored by the Society Of California Archivists.

Registered Public Historian, specializing in Historic Preservation and Archival Administration, #562; California Council For the Promotion Of History.

Certified Archivist; Academy Of Certified Archivists.

Community College Instructor and Librarian lifetime credentials.

AWARDS

Listed in *Who's Who in America* (2007)

Commendation from the Pasadena/Foothills Association of Realtors for "contributing to marketing resources, providing an historical perspective, and inspiring preservation and restoration efforts." (2007)

"Altadena Citizen of the Year" (1991), awarded by the Altadena Chamber of Commerce and Civic Association for "major contributions to the improvement of Altadena."

Election to Phi Alpha Theta (History Honorary).

Election to Beta Phi Mu (Library Science Honorary).

EXPERIENCE

1992- **Principal, The Building Biographer, Pasadena, CA**
Consult with Realtors and environmental firms on the significance of historic structures and on matters of historic preservation and cultural resources management. Research and write technical reports and property histories. Please see Cultural Resources-oriented projects listed below.

1992- **Principal, The Traveling Archivist, Pasadena, CA**
Consult with businesses, non-profit organizations, and families on the archival preservation of documents, photographs, etc., and on matters of public history and oral history. Clients have included: Avery Dennison, Descanso Gardens, Lanterman Historical Museum Foundation, Pasadena Heritage, Pasadena Historical Museum, ARCO Petroleum. Served as Acting System Archivist for the California State University System (1994-1996). (Note: Please contact for a list of archival projects and activities.)

1991-1994 **Archivist (part-time), Pasadena Historical Society**
Managed the Archives of the Society and supervised an all-volunteer staff; acquired, accessioned, cataloged, and maintained all materials; indexed and inventoried on computer all existing collections; answered research questions in-person and by phone; cooperated with other local historical organizations; prepared exhibits; managed the move into the new History Center.

1980-1991 **Library Services Manager, Beverly Hills Public Library**
Administered the library under the general direction of the Director of Community Services; prepared $3 million annual budget; acted as fiscal, personnel and collection development officer; directly supervised an office staff of five, six division heads, and, through them, 108 additional personnel (51.7 FTE); coordinated public relations and publicity; planned a temporary facility and supervised the library's relocation into it; assisted architects and interior designers in planning a new 91,000-square-foot permanent facility; supervised the library's volunteer program; managed the library's automation and retrospective conversion project.

1986-1991 **Chairman of the Board, Altadena Heritage**
Served as founding Chairman; worked to expand the group from 12 to 500 members; began fund-raising program that netted $35,000 annually after the second year.

SELECTED PROJECTS AND PUBLICATIONS

1992- Over 1,800 historic property reports for major real estate companies, including Coldwell Banker; Dickson Podley Realtors; Dilbeck Realtors; Sotheby's International Realty; Prudential Realty; Century 21 (on-going)

2000- Historic Resources Evaluation: Houses on the campus of Pilgrim Place, Claremont, CA, prepared for Pilgrim Place, Claremont, CA (on-going)

2007 Historic Resources Evaluation: Parsonage of Pacific Baptist Church, Long Beach, CA, prepared for the owners, September.

2007 Historic Resources Evaluation: The Johnson Barns, Claremont, CA, prepared for the City of Claremont and Claremont Heritage (August)

2006 Professional Consultation: Preparation of Centennial Time Capsule for the Pasadena Department of Water & Power, Pasadena, CA, June.

2006 Revision of Ten Tours of Pasadena, prepared for the Convention & Visitors Bureau, Pasadena, July.

2006 National Register Nomination for the Andrew McNally House, Altadena, CA, prepared for the owners, August.

2006 Historic Resources Evaluation: The Old Schoolhouse, Claremont, CA, prepared for the City of Claremont and Claremont Heritage, November.

2005 Historic Resources Evaluation: Whispering Waters, Pasadena, CA, prepared for the Whispering Waters Homeowners Association, May

2005 Historic Resources Evaluation: 8485 Baker Street, Rancho Cucamonga, CA, prepared for Homescape Cucamonga LLC, Arcadia, September

2005 Historic Resources Evaluation: Marna O'Brien Park, Wildomar, CA, prepared for David Evans & Associates, Ontario, CA, November

2005 Historic Resources Survey: proposed school locations for the San Bernardino Unified School District, San Bernardino, CA, prepared for San Buenaventura Research Associates, Santa Paula, CA, December

2004 Historic Resources Evaluation: 156 East Seventh Street, Claremont, CA, prepared for Pomona College, Claremont, CA, March

2004 Co-edited award-winning history of Altadena (*Altadena: Between Wilderness and City*) and served as chair of book committee, beginning in 2003

2003 Historic Resources Evaluation: Utt Juice Buildings, Tustin, CA, prepared for the Redevelopment Agency and Sid Lindmark, AICP, Laguna Hills, CA, April

2003 Historic Resources Evaluation: South Coast Shipyard, Newport Beach, CA, prepared for SWCA, Inc., Mission Viejo, CA, June

2003 Historic Resources Survey: El Camino College campus, Torrance, CA, prepared for the College and Sid Lindmark, AICP, Laguna Hills, CA, August

2002 Historic Resources Evaluation: Wintersburg Japanese Presbyterian Mission/Church, Huntington Beach, CA, prepared for Culbertson, Adams & Associates, Aliso Viejo, CA, and the City of Huntington Beach, October

2002 Historic Resources Survey: Mount San Antonio College campus, Walnut, CA, prepared for the College and Sid Lindmark, AICP, Laguna Hills, CA, June

2002 Historic Resources Evaluation: San Marino Public Library, San Marino, CA, prepared for the City of San Marino, CA, May

2002 Historic Resources Evaluation: three reservoirs of the La Canada Irrigation District, La Canada Flintridge, CA, prepared for SWCA, Inc., Mission Veijo, CA, March

2002 Historic Resources Evaluation: Arley Leck House, San Juan Capistrano, CA, prepared for RMW Paleo/SWCA, Inc., Mission Viejo, CA, January

2001 Historic Resources Evaluation: The Bathgate Ranch, San Juan Capistrano, CA, prepared for RMW Paleo/SWCA, Inc., Mission Viejo, CA, August

2001 Historic Resources Evaluation: The Hausauer Ranch, Trabuco Canyon, Mission Viejo, CA, prepared for RMW Paleo/SWCA, Inc., Mission Viejo, CA, August

2001 Historic Resources Evaluation: Encino Reservoir, Encino, CA, prepared for RMW Paleo Associates, Mission Viejo, and Department of Water & Power, Los Angeles, June

2001 Historic Resources Evaluation: Jeffrey Road Grade Separation, Irvine, CA, prepared for CALTRANS and RMW Paleo Associates, Mission Viejo, CA, May

2001 Historic Resources Evaluation: Lemke property, Placentia, CA, prepared for The Church in Fullerton, Fullerton, CA, May

2001 National Register nomination for the Women's City Club, Pasadena, CA, prepared for the Club, March

2001 National Register nomination for the Samuel Merrill house, Pasadena, CA, prepared for Pasadena Heritage, Pasadena, CA, January

2000 Historic Resources Evaluation: Dayton Canyon, Chatsworth, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, September

2000 Historic Resources Survey: Santa Fe Springs Redevelopment Area, Santa Fe Springs, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, July

2000 Historic Resources Evaluation: 448 West Highland Avenue, Sierra Madre, CA, prepared for the City of Sierra Madre, CA, April

2000 Historic Resources Evaluation: Golden West Refining Company property, Santa Fe Springs, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, March

2000 Historic Resources Evaluation: Stone Canyon Reservoir, Bel-Air, CA, prepared for RMW Paleo Associates, Mission Viejo, and Department of Water & Power, Los Angeles CA, February

1999 Historic Resources Evaluation: Chino Hills redevelopment site, Chino Hills, CA, prepared for RMW Paleo Associates, Mission Viejo, December

1999 Historic Resources Evaluation: Wildwood Ranch, Glendora, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, September

1999 Historic Resources Evaluation: Larinan Apiary, Newhall, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, June

1999 Historic Resource Evaluation: Url M. Fox House, Sierra Madre, CA, prepared for The Gooden School, Sierra Madre, CA, May

1999 National Register nomination for Scripps Hall, Altadena, CA, prepared for Altadena Heritage, Altadena, CA, April

1999 Historic Resource Evaluation: Airport North Road/U.S. 101 Interchange, Camarillo, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, January

1999 Historical Property Studies: Eight schools within the Pasadena Unified School District, Pasadena, CA, prepared for the District pursuant to passage of rehabilitation bond issue, January

1998 Historic Resource Evaluation: Cecil Johnson Property, Rancho Cucamonga, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, November

1998 Historic Property Reports for television series on Hollywood homes broadcast on House & Garden cable network, prepared for Cinetel Productions, Los Angeles, CA, October

1998 Historic Resource Evaluation: Entomology and Insectary Buildings, University of California, Riverside, prepared for RMW Paleo Associates, Mission Viejo, CA, September

1998 Historic Resource Evaluation: Chocolate Summit Drive, Alpine, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, June

1998 Historic Resource Evaluation: Rancho Tapo, Subdivision #3, Simi Valley, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, June

1998 Historic Resources Survey: Pasadena Central District, prepared for Planning Consultants Research (PCR), Santa Monica, CA, and the City of Pasadena, May

1998 Historic Resource Evaluation: Fourteen Santa Vista View Gardens Project Site, Vista, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, April

1998 Historic Resource Evaluations: several hundred properties associated with the proposed expansion of LAX, prepared for Planning Consultants Research (PCR), Santa Monica, CA, February.

1997 Docent scripts for the house-tour component of the annual Craftsman Weekend, prepared for Pasadena Heritage, Pasadena, CA, November.

1997 Historic Resources Evaluation: 715 Plymouth Road, Claremont, CA, prepared for Pilgrim Place, Claremont, CA, October.

1997 Historic Resources Survey: Section 14, Palm Springs, CA, prepared for the Agua Caliente Indian band, Palm Springs, and RMW Paleo Associates, Mission Viejo, CA, August.

1996 Historic Resources Evaluation: The Oaks at Trabuco, Trabuco Canyon, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, November.

1996 History of Old Pasadena alleyways, prepared for Pasadena Heritage, Pasadena, CA, October.

1996 Historic Resources Evaluation: 673 Harrison Avenue, Claremont, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, and the City of Claremont, June.

1996 Historic Resources Survey: Artesia Redevelopment District for the City of Artesia, Artesia, CA, January.

1995 Historic Resources Evaluation: Proposed Home Depot Site, Riverside, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, and the City of Riverside, August.

1995 Historic Resources Evaluation: Trafalgar Canyon, San Clemente, CA, prepared for Ed Almanza & Associates, Laguna Beach, CA, and CALTRANS, April.

1994 National Register nomination for the Lanterman House, La Canada Flintridge, CA, prepared for the Lanterman Museum Foundation, La Canada Flintridge, CA, June.

1994 How to Research the History of Your Altadena Home, prepared for Altadena Heritage, Altadena, CA, June.

1993 Historic Resources Evaluation: Phillips Block, downtown Santa Ana, CA prepared for the Santa Ana Redevelopment Agency, Santa Ana, CA, August.

1993 Historic Resources Evaluation: Lux Arboretum and Adjacent Properties, Monrovia, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, February.

1992 Historic Resources Evaluation: Rancho Lucerne Planned Development, Lucerne Valley, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, November.

1992 Historic Resources Evaluation: Pumphouse Site, Lytle Creek Water & Improvement Company, Rialto, CA, prepared for RMW Paleo Associates, Mission Viejo, CA, October.

1992 How to Research the History of Your Pasadena House, prepared for the Pasadena Historical Society, Pasadena, CA, September.

1988-1991 Historic Resources Evaluations: Coordinated architectural and historic resources survey of Altadena, CA, discovering 3,300 buildings eligible for inventory. Wrote the final report on project, prepared for Altadena Heritage, Altadena, CA, December.

MEMBERSHIPS

Altadena Heritage (Past Chairman)
Altadena Historical Society (Past Vice-President and Chair of Book Committee)
American Association for State and Local History
Associated Historical Societies of Los Angeles County
California Council for the Promotion of History
California Planning and Conservation League
California Preservation Foundation
Los Angeles Conservancy
National Trust for Historic Preservation
Pasadena Heritage (member, Board of Directors)
Pasadena Museum of History (member, Collections Advisory Committee)
Society of American Archivists
Society of Architectural Historians
Society of California Archivists (past member, Board of Directors)

Presented for the Regional Planning Commission on December 3, 2008 by Christina R. Escovar

Staff Evaluation:

Altadena Community Plan

1.) Pg. 3-5 **Noise**: already exceeds exterior standards (65 dB(A) near school sites

As presented cabinets will produce noise of this or 68 dB(A)
Negative declaration inaccurate pg. 8

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2.) **Historical Importance** Pg. 4-2
1.1 Preserve existing . . . institutions

1.4 Preserve and enhance . . . areas of historical importance

Evidence from letters re: Historical Importance
Negative declaration inaccurate pg. 12

3.) Pg. 4-10 Maximum building **height** for mixed use center

Disregard for plan - Staff Analysis pg. 4 of 8
Negative declaration inaccurate pg. 15

4.) Pg. 6-1
6.1.2 Existing overhead electrical and telephone lines conflict with the unique visual quality and backdrop of the SGM

6.2.2 Encourage installation of underground. . .

Pg. 6-2
Issue 2: Encourage placement of utility and communication lines underground as funding becomes available

With such care taken in 1986 prior to widespread cell phone usage, our plan asks that lines of communication are underground. This is a complete disregard for plan.

Negative declaration inaccurate pg. 23

5.) Pg. 8-2
Issue 3 Recreation: 1.Provide a balanced recreational program . . . varied ages, characteristics, needs and interests
5. Provide open space for both active and passive rec. use.

Evidence: Healing Art Ctr. Letters

6.) Aesthetics Pg. 9-1
9.2 Preserve and Enhance
Pg. 10.2
14. View Corridors

Presented for the Regional Planning Commission on December 3, 2008 by Christina R. Escovar

Evidence re: welfare of community (visual blight, aesthetics)
Negative declaration inaccurate pg. 15

Comments in Opposition:

1. Last public update to correspondence: March and does not include call in opposition by Wallace Neff, Jr.

2. Total 11 calls, 17 emails and 36 letters

3. Of the letters in evidence (32) 8 health concerns, but 4 mention additional reasons for opposition.

4. **7** letters address Burden of Proof argument A: The welfare of the community negatively impacted

5. **5** letters address concern for Historic Church and are in line with the Altadena Community Plan

6. **4** letters from real estate professionals discuss decline in property value and attack Burden of Proof Argument

7. **6** letters are written by T-mobile customers and state there is no need for a tower based on their current coverage.

8. Adam Schiff, Community organizations and Petitions - The community is asking you to follow our plan and listen to our concerns. Deny CUP, do not adopt the Negative Declaration and do not put our community, the people who gather under the Heritage Oak, in unnecessary danger. Deny Oak Permit.

Town Council

See 2008 language in Minutes by ATC.

Rubber stamping
Community Plan 2007
Misinterpretation of Law

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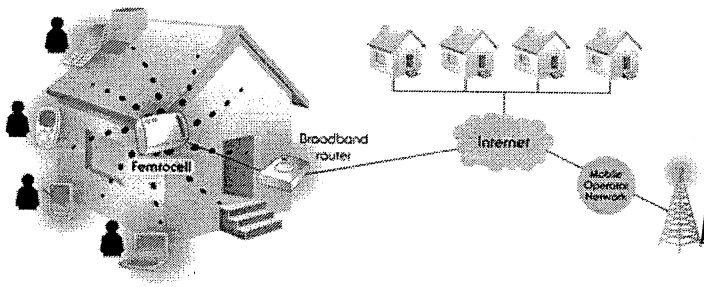
What is a femtocell?



Femtocells are low-power wireless access points that operate in licensed spectrum to connect standard mobile devices to a mobile operator's network using residential DSL or cable broadband connections.

Why another access device for the home?

Well it's clear more and more consumers want to use mobile phones in the home, even when there's a fixed line available. Friends and family usually call a mobile number first, and it's where messages and contact lists are stored.

However, it is often the case that providing full or even adequate mobile residential coverage is a significant challenge for operators.

From a competitive perspective, femtocells are important because mobile operators need to seize residential minutes from fixed providers, and respond to emerging VoIP and WiFi offerings.

Improving user experience in the home is also essential for reducing churn and gaining marketshare and new revenues. However, high deployment costs ensure that 3G networks rarely extend beyond the regulatory minimum.

Using femtocells solves these problems with a device that employs power and backhaul via the user's existing resources. It also enables capacity equivalent to a full 3G network sector at very low transmit powers, dramatically increasing battery life of existing phones, without needing to introduce WiFi enabled handsets.

A recent study from ABI Research forecasts that by 2011 there will be 102 million users of femtocell products on 32 million access points worldwide.

femto news

Latest news in the Femto industry

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T-Mobile Likes Femtocells, Again

By Evan Koblentz
WirelessWeek - September 11, 2008

T-Mobile is investing is Percello, a semiconductor company designing products for femtocells.

The funding is part of Percello's $12 million second round, led by Granite Ventures and Vertex Venture Capital, and with existing investor 7-Main.

Earlier this year, T-Mobile invested in femtocell maker Ubiquisys.

The femtocell market could reach from 40 to 70 million units sold in the 2011-2012 timeframe, industry analysts said.

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Wireless White Papers

Proving the Business and Industry Case for Wireless Connectivity
Companies in just about every industry are looking to wireless technology to connect serial devices and avoid the high cost of installing cable. Low-cost wireless links reduce installation and...
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Common AAA Platform Provides Important Key to NGN Success
Among the most significant challenges facing service providers as they migrate from their legacy infrastructures to next-generation networks is delivering high-quality services across a variety of...
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VoIP Fact Sheet
Learn more about Sprint's VoIP services to create a simplified communications structure that combines voice, data and messaging over a single IP connection.
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A Good Mobile Experience: Balancing IT Requirements With a Good User Experience
This paper details the importance of striking a balance between the lock-down management of your mobile solutions and allowing end users the freedom to use mobile devices in the way that works best...
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Thursday, December 11, 2008

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IMHO

Virtualizing Prepaid, Postpaid

With the current economic climate, wireless operators face shrinking marketing budgets and reduced consumer spending.

MDM: Lifeline in the Storm

Globally, the credit crunch is very much alive, and operators will be tightening their belts into the foreseeable future by putting off capital purchases.

Product and service information for T-Mobile at home

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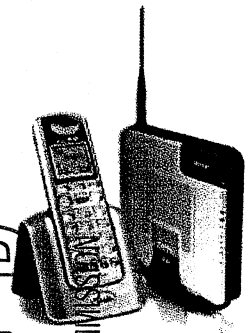
Here's how it works.

You'll need the following three things to get started using T-Mobile @Home:

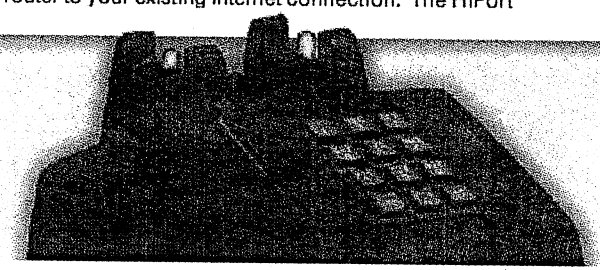


1. Add T-Mobile @Home for $10 a month* to any single-line mobile plan $39.99 or higher, or any FamilyTime® mobile plan $49.99 or higher. Plans below these amounts are not eligible. FlexPay(sm), Prepaid, SmartAccess, kidConnect(sm) are also not eligible.

   T-Mobile @Home features:
   - Unlimited nationwide calling
   - Voicemail
   - Caller ID
   - Call forwarding
   - Call waiting
   - 3-way conference calling
   - You can keep your same home phone number

   T-Mobile @Home also offers the best International rates available (as compared to national wireless/wireline carrier)†. Find out more ▶

2. Plug in the T-Mobile @Home HiPort™ wireless router to your existing Internet connection. The HiPort



I want it Home

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Request for
OAK TREE PERMIT

Los Angeles County DEPARTMENT OF
320 West Temple Street, Los Angeles, Ca. 90012 **Regional Planning**

NOTE: It is the applicant's responsibility to notify the Planning Director of any change of the information contained in this oak prior to the completion of processing.

CONCURRENT CASES: _____

CUP No: 200600216 (5) Project# R2006-02294(5)

APPLICANT

Name: Joe Spieler for Omnipoint Communications Inc. a subsidiary of T-Mobile USA Inc.

Address: 6254 Avila Road

City: Yucca Valley, CA 92284

Telephone: 805 689-6259

PROPERTY OWNER

Name: Archdiocese of LA Education Welfare Corporation

Address: 3424 Wilshire Blvd

City: Los Angeles, CA 90010

Telephone: 626-797-1167

Where is letter from owner?

OWNER'S AUTHORIZATION:
I certify that I am the owner of the herein described property and permit the application to file this request.

_____ (Please see attached letter of authorization)

Location (i.e. address or general description or location) and legal description of property in question: (use additional sheets as necessary) 1585 N. Lake Avenue, Altadena, CA 91001

Block: 6 Abbreviated Description: Reach of blks 4 to 9 and 18 to 21 and 28 to 30 Altadena Map 1 Lot Con at inter section of NE line of Woodbury Rd with (more)

How many oak trees will be cut, removed, relocated, damaged or will have encroachments into their protected zone? 1

How many oak trees will remain? 1

Will trees be replaced? 0 If yes, indicate the proposed size, type, location (indicate on site plan) and schedule planting. _____

BURDEN OF PROOF

Submit additional sheets describing how the following findings will be satisfied:

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and

C. That in addition to the above facts, at least one of the following findings apply:

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
   a. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
   b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or

2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or

3. That the oak tree(s) proposed for removal, with reference to serious debilitating disease or danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practice.

4. That the removal of the oak tree(s) proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

Date: 12/1/08 Applicant's Signature: _____

RECEIVED
DEC 03 2008
REGIONAL PLANNING COMMISSION

Oak Tree Permit (with Public Hearing) Application Checklist

Must Call 213 974 6438 for Submittal Appointment

1. Application Fee (cash or check only) (current fee schedule)
2. Zoning & Subdivision Application form (completely filled out where applicable)
3. Request for Oak Tree Permit (completed filled out)
4. One copy of Oak Tree Permit Burden of Proof, with items as required in the "Burden of Proof" section of the Request for Oak Tree Permit (The Burden of Proof is crucial in determining whether a permit will be approved. Please elaborate and substantiate with factual information. DO NOT answer "Yes" or "No", or repeat the statement)
5. Color photographs (no aerial photos)
6. Signed Oak Tree Statement, Lobbyist Form, and Archaeological Statement
7. Copy of the USGS Quad Sheet (with the site highlighted) for projects in rural area. Or copy of the Thomas Guide page within the site highlighted for projects in an urban area.
8. Six (6) blank copy of the 500 Feet Radius Vicinity Maps (1" to 100' scale) (sample vicinity map)
9. Thirteen (13) sets of plans including but not limit to Site Plan (scale at least 1" = 10' or 1/8" = 1" and approximately 2' by 4'), Grading Plan, Floor Plan, and Elevation Plan. The Site Plan should clearly depict the protected zones of any tree of the oak genus. The protected zone means the area within the dripline of an oak tree and extending to a point at least five (5) feet outside the drip line, or 15 feet from the trunks of a tree, whichever distance is greater)
10. Seven (7) copies of the 500 feet Radius Land Use Map (1" to 100' scale) with legend indicating surrounding land uses (sample land use map)
11. Two (2) Oak Tree Reports prepared by an oak tree consultant acceptable to the Director and County Forester and Fire Warden with information as required in the Request for Oak Tree Permit Subsection B.
12. Environmental Review - A separate set of package including the following materials is required pursuant to California Environmental Quality Act (CEQA):
    - Environmental Assessment fee (cash or check only) (current fee schedule)
    - Initial Study Questionnaire
    - A complete set of plans (as required in Item#9)
    - One copy of Land Use Map (as required in #10)
    - Copy of the USGS Quad Sheet (with the site highlighted) for projects in rural area. Or copy of the Thomas Guide page within the site highlighted for projects in an urban area.

Burden of Proof (not met; Arborist report is incomplete,

A. The proposed construction, by following the mitigation measures as outlined in the attached arborist report, will be followed and thus the health of the existing Oak tree is to be preserved, with very little damage.
B. There is only one existing Oak tree and it is to remain. Thus there are no soil erosion issues from the proposed project.
C. The existing Oak trees is to remain in place, and no Oak trees are to be removed or relocated.

The following steps will be adhered to closely to minimize any damage to the oak tree.

Arborist of Record- The applicant agrees to retain the author or another qualified individual as the Arborist of Record for this project.

The Arborist of Record (AOR) will be summoned to the site immediately prior to 1) the commencement of trenching between the tower area and the Rectory or 2) any clearance pruning to be done to the oak tree. The purpose of this AOR visit is to instruct the contractor on the procedures outlined below. At least 96 hours notice will be given the AOR prior to this visit.

Trench location- The trench between the tower area and the front of the Rectory will be located as far as possible from the oak tree. ***At no point will this trench pass within less than ten feet of the oak tree.***

Trenching method- At the point where the trench above passes within twenty-five feet of the oak tree or closer, all trenching shall be done using hand tools only. Great care shall be exercised to avoid damaging oak roots with shovels, picks, bars, etc. No power tools, including trenchers, jackhammers, root cutters, or stump grinders shall be used within this twenty-five foot distance from the oak trunk. No roots larger than two inches in diameter will be severed. Conduit shall be placed on the trench floor beneath uncut roots.

Pruning- Any clearance pruning required by this project shall be cleared first with the AOR as stated above. All pruning shall conform to the standards of the International Society of Arboriculture "Best Management Practices-Tree Pruning" and ANSI A300-2001 "Standard Practices (pruning)."

Protective fencing- No protective fencing will be required as long as the enclosed yard where the oak is located is not accessible to the contractor.

CONCLUSION

If the steps outlined above are carried out fully and as outlined, it is my opinion that this heritage oak tree will survive the impacts of this project with very little damage.

As the applicant will follow the steps listed above, we request approval of the Oak Tree Permit.

Jan C. Scow Consulting Arborists, LLC

Disease and Pest Diagnosis, Hazard Evaluation, Restorative Pruning Advice, Value Assessment

3887 Woodcliff Rd.
Sherman Oaks, CA 91403
(818) 789-9127
FAX 789-9128

4/24/08

Mario Gaytan (applicant)
National Engineering & Consulting , Inc.
22362 Gilberto, Suite 200
Rancho Santa Margarita, CA 92688

SUBJECT: Preliminary Arborist Report, T-Mobile cell tower at 1885 N. Lake Ave

BACKGROUND

The applicant is proposing the installation of a T-Mobile cell phone tower behind the St. Elizabeth Parish Center (Center) at the subject address. There is a protected oak tree in the vicinity requiring an oak tree permit to satisfy the LA County oak tree protection ordinance. I have been retained to provide an oak tree report pursuant to acquiring the necessary oak tree permit.

I visited the site on 4/23/08 and assessed the tree and the likely impacts. The information below is based on my personal observations, on the drawing provided to me by the applicant, and on conversation with the applicant.

ASSIGNMENT

To provide an oak tree report that is adequate to allow the applicant to obtain an oak tree permit from LA County for this project.

OBSERVATIONS

Site description: The tower will be located in the back of the Parish Center at St. Elizabeth Church on Lake Avenue in Altadena just north of the Pasadena City limits. The site is currently a utility area between the back yard of the Center and the back parking lot. There are two tall palm trees in the near vicinity and a large coast live oak nearby. West of the site is a large asphalt parking lot that serves the church.

Project description: The project involves the installation of a single cell tower and related equipment and facilities. It will require the demolition of a few existing structures and the construction of a new 6' high block wall to match the existing architecture. There will be a trench to accommodate underground telephone utilities through the back parking lot and another to accommodate electrical utilities toward Lake Avenue between the Center and the Rectory. This

second trench will require cutting paving away and trenching beneath the oak canopy, installing conduit, backfilling, and patching the pavement cut.

Tree description: All required tree data is shown below as required by the LA County Oak Tree Ordinance. There is only one oak tree affected.

Species-	Coast live oak (*Quercus agrifolia*)
DBH-	51 inches at 2' above grade
Special status-	**Heritage oak**
Impact status-	Encroachment certain
Canopy (n/e/s/w)-	25/33/44/35 (in feet)
Aesthetics-	Above average aesthetic value (10 of 12 where 8 is average)
Health-	B (good health)
Disease-	None observed
Insects-	None observed
Vigor-	Above average vigor (11 of 15 where 10 is average)
Structural defects-	Excessive end weight
Other issues-	**Root crown of this tree buried and should be excavated**

Tree safety:
We have not evaluated trees on this property for safety. Without a thorough and focused "hazard evaluation," it is difficult to estimate the likelihood that a tree may fail and cause damage to life or property. Even with such an evaluation, there are no guarantees that a tree will not fail unexpectedly. Trees are dynamic living organisms subject to many influencing factors. All trees are potentially hazardous, regardless of their apparent health and vigor. It is impossible to be certain that a tree is absolutely safe.

IMPACTS

There are two possible sources of impact to this oak tree.

Trenching- There will be a trench within about 10-15 feet of the trunk of this oak at its closest. This could damage or cut tree roots. Depending on how severe the damage, this could be a minor or a major impact. The mitigation recommended below will limit the impacts.

Pruning- It seems conceivable that some minor canopy clearance may be required to allow some of the construction to proceed without damaging the tree canopy. At most this would be a very minor impact, providing mitigation recommendations are followed.

MITIGATION

The following steps will be adhered to closely to minimize any damage to the oak tree.

Arborist of Record- The applicant agrees to retain the author or another qualified individual as the Arborist of Record for this project.

The Arborist of Record (AOR) will be summoned to the site immediately prior to 1) the commencement of trenching between the tower area and the Rectory or 2) any clearance pruning to be done to the oak tree. The purpose of this AOR visit is to instruct the contractor on the procedures outlined below. At least 96 hours notice will be given the AOR prior to this visit.

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Trenching method- At the point where the trench above passes within twenty-five feet of the oak tree or closer, all trenching shall be done using hand tools only. Great care shall be exercised to avoid damaging oak roots with shovels, picks, bars, etc. No power tools, including trenchers, jackhammers, root cutters, or stump grinders shall be used within this twenty-five foot distance from the oak trunk. No roots larger than two inches in diameter will be severed. Conduit shall be placed on the trench floor beneath uncut roots.

Pruning- Any clearance pruning required by this project shall be cleared first with the AOR as stated above. All pruning shall conform to the standards of the International Society of Arboriculture "Best Management Practices-Tree Pruning" and ANSI A300-2001 "Standard Practices (pruning)."

Protective fencing- No protective fencing will be required as long as the enclosed yard where the oak is located is not accessible to the contractor.

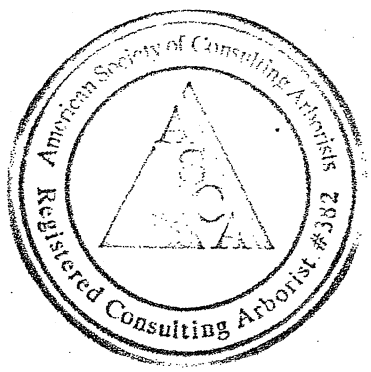
CONCLUSION

If the steps outlined above are carried out fully and as outlined, it is my opinion that this heritage oak tree will survive the impacts of this project with very little damage.

Please feel free to call should there be any questions regarding this report. Our goal is to assist in the timely completion of this project with as little damage to the oak resource as possible. We look forward to working with you toward that goal!

Sincerely,

Jan C. Scow
ASCA Registered Consulting Arborist #382
ISA Certified Arborist # WC1972

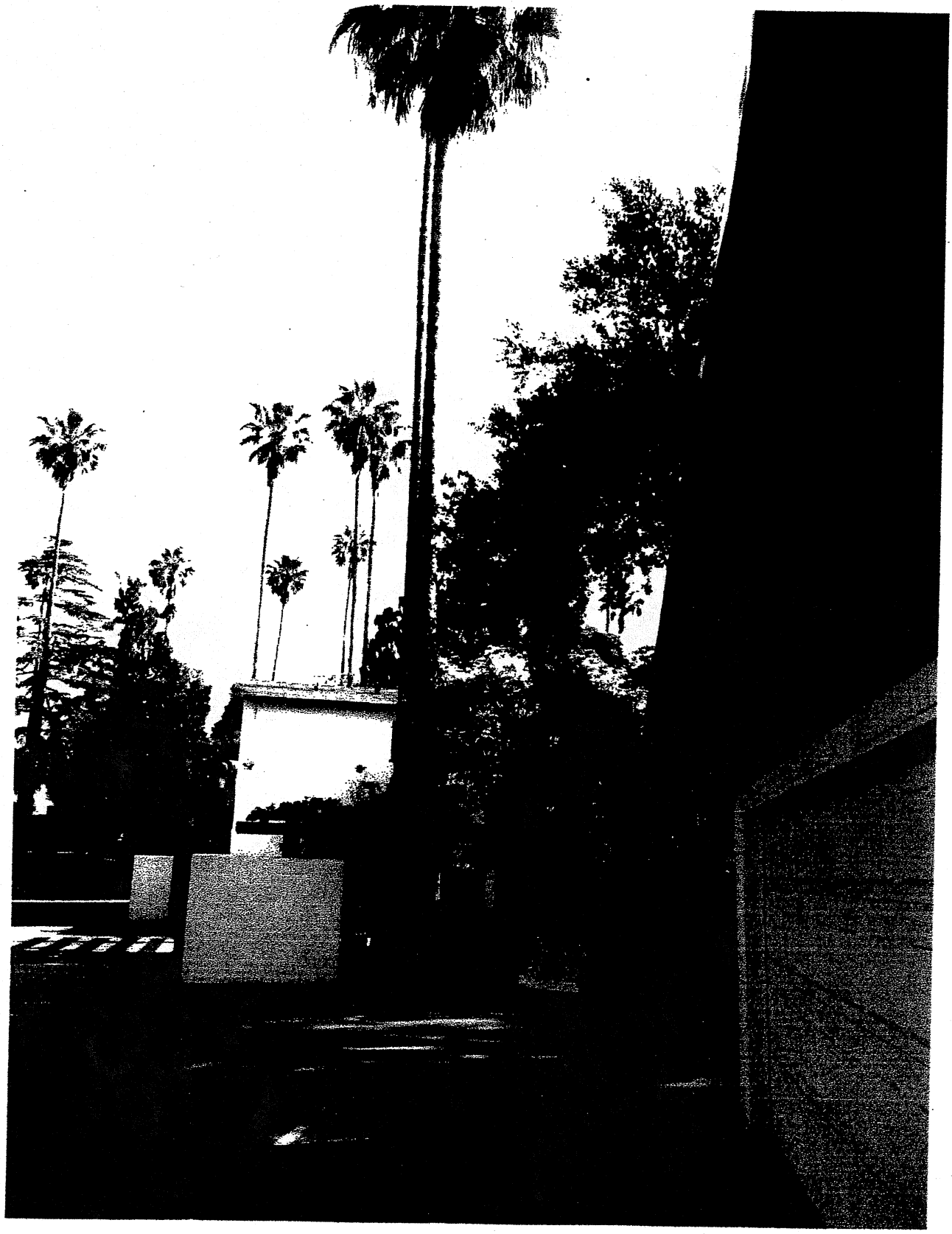


Attached: Photos (4)
T-Mobile sheet T-1 (site location)
T-Mobile sheet A-1 (showing oak location)
T-Mobile sheet A-2 (enlarged site plan)
Oak canopy detail sheet (showing tree protection zone and trench paths)

Enclosed: Arborist of Record Agreement
Arborist Disclosure Statement

SUBJECT HERITAGE OAK (LOOKING SOUTH)

PROPOSED CELL TOWER SITE (NOTE OAK CANOPY ON RT. OF PALMS)



PROPOSED CELL TOWER SITE SHOWING SUBJECT OAK IN BACKGROUND

ALLEY WHERE TRENCHING WILL PASS UNDER OAK

T··Mobile·

SITE NUMBER:	**IE04998B**	**CITY:**	**ALTADENA**
SITE NAME:	**ST. ELIZABETH**	**COUNTY:**	**LOS ANGELES**
SITE TYPE:	**RAW LAND**	**JURISDICTION:**	**LOS ANGELES COUNTY**

PROJECT SUMMARY:

SITE ADDRESS:
1695 NORTH LAKE AVENUE
ALTADENA, CA. 91001

PROPERTY OWNER:
ROMAN CATHOLIC ARCHBISHOP OF L.A.
3424 WILSHIRE BLVD.
LOS ANGELES, CA. 90010
PHONE: 626-797-1187

APPLICANT:
T-MOBILE USA
3 IMPERIAL PROMENADE SUITE 1100
SANTA ANA CA 92707

REPRESENTATIVE:	NAME:	CELL #:
ZONING MANAGER:	JOE SPIELER	805.689.6259
CONSTRUCTION MANAGER:	XXXXXXXXXXXX	XXX.XXX.XXXX
DEVELOPMENT MANAGER:	XXXXXXXXXXXX	XXX.XXX.XXXX
PROJECT MANAGER:	TRAVIS HAMPTON	714-381-4210

PROJECT DESCRIPTION:
THE PROJECT ENTAILS:
THE INSTALLATION OF T-MOBILE EQUIPMENT CABINETS AND A 68 FOOT HIGH MONOPALM INSIDE A CMU ENCLOSURE, A NEW TRASH ENCLOSURE TO REPLACE EXISTING, POWER AND TELCO FROM AND EXISTING UTILITY POLE ON PROPERTY.

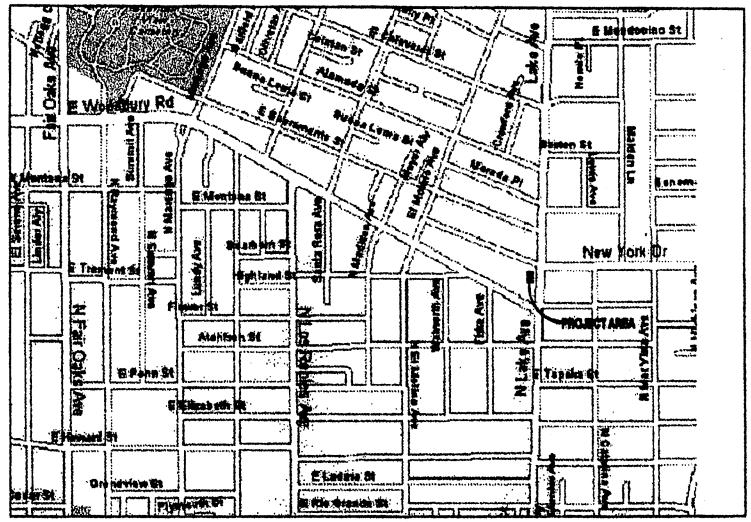
BUILDING SUMMARY:

OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	V-N
ZONING:	R-3 (RESIDENTIAL)
AREA OF CONSTRUCTION:	832 SQ. FT.
ASSESSORS PARCEL NUMBER:	5846-001-008

SHEET INDEX:

SHEET:	DESCRIPTION:
T-1	TITLE SHEET
T-2	ABBREVIATIONS, SYMBOLS, GENERAL NOTES & SPECIFICATIONS
T-3	GENERAL NOTES & SPECIFICATIONS
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS
A-5	ARCHITECTURAL DETAILS
A-6	ARCHITECTURAL DETAILS
E-1	ELECTRICAL SITE PLAN, POWER & LIGHTING PLAN, AND RF CONFIGURARION
E-2	GROUNDING PLAN, GROUNDING NOTES, AND COAX CABLE GROUNDING SCHEMATIC DIAGRAM
E-3	GENERAL NOTES, PANEL SCHEDULE AND SINGLE LINE DIAGRAM
E-4	ELECTRICAL DETAILS
E-5	ELECTRICAL DETAILS

VICINITY MAP:



DIRECTIONS FROM T-MOBILE OFFICE:
TAKE I-5 NORTH TO I-605 NORTH. GO TO I-210 WEST TOWARDS PASADENA, EXIT LAKE AVENUE, TURN RIGHT. GO 1.8 MILES TO SITE ON LEFT SIDE

THOMAS GUIDE
REGION: RIVERSIDE COUNTY
PAGE: 773
GRID: A 23

CONSULTING TEAM:

SAC/ZONING/PERMITTING:
AMLA INC.
6254 AVLA ROAD
YUCCA VALLEY, CA. 92284

PHONE: (909) 669-6256
FAX:
CONTACT: JOSEPH SPIELER

SURVEY:
BERT HAZE AND ASSOCIATES
3168 AIRWAY AVENUE, SUITE K1
COSTA MESA CA. 92626
PHONE: (714) 557-1567
FAX: (714) 557-1568
CONTACT: BERT HAZE

STRUCTURAL ENGINEER:
NATIONAL ENGINEERING & CONSULTING, INC.
22382 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA. 92688
PHONE: (949) 888-8585
FAX: (949) 888-8588

ARCHITECTURAL & ENGINEERING:
NATIONAL ENGINEERING & CONSULTING, INC.
22382 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA. 92688
PHONE: (949) 888-8585
FAX: (949) 888-8588

ELECTRICAL ENGINEER:
NATIONAL ENGINEERING & CONSULTING, INC.
22382 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA. 92688
PHONE: (949) 888-8585
FAX: (949) 888-8588

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREON. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. MGR			
PROJECT MGR			
SR. RF ENGINEER			
RF ENGINEER			
OPERATIONS			
SAC REP.			

APPLICABLE CODES

CALIFORNIA ADMINISTRATIVE CODE
2001 CALIFORNIA BUILDING CODE
UNIFORM MECHANICAL CODE
ANSI/TIA-222-F LIFE SAFETY CODE NFPA-101
2001 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

POWER & TELCO UTILITY CONTACTS

POWER:	TELCO:
COMPANY NAME	COMPANY VERIZON
CONTACT: DOE	CONTACT: XXXXXXXX
PHONE: (XXX) XXX-XXXX	PHONE: (XXX) XXX-XXXX

T··Mobile·
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3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:
NATIONAL ENGINEERING & CONSULTING, INC.
22382 GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA. 92688-8188
PHONE: (949) 888-8585
FAX: (949) 888-8588
www.nationalcorp.com

NO.	DATE:	DESCRIPTION:	BY:
1	7/21/06	90% CONSTRUCTION	FRF
2	1/16/07	PLAN CHECK CORRECTIONS	MG
3	4/04/07	PLAN CHECK CORRECTIONS	HFA
4	4/27/07	PLANNING DEPT. CORRECTIONS	HFA

SITE INFORMATION:
IE04998B
ST. ELIZABETH
1695 NORTH LAKE AVENUE
ALTADENA, CA 91001

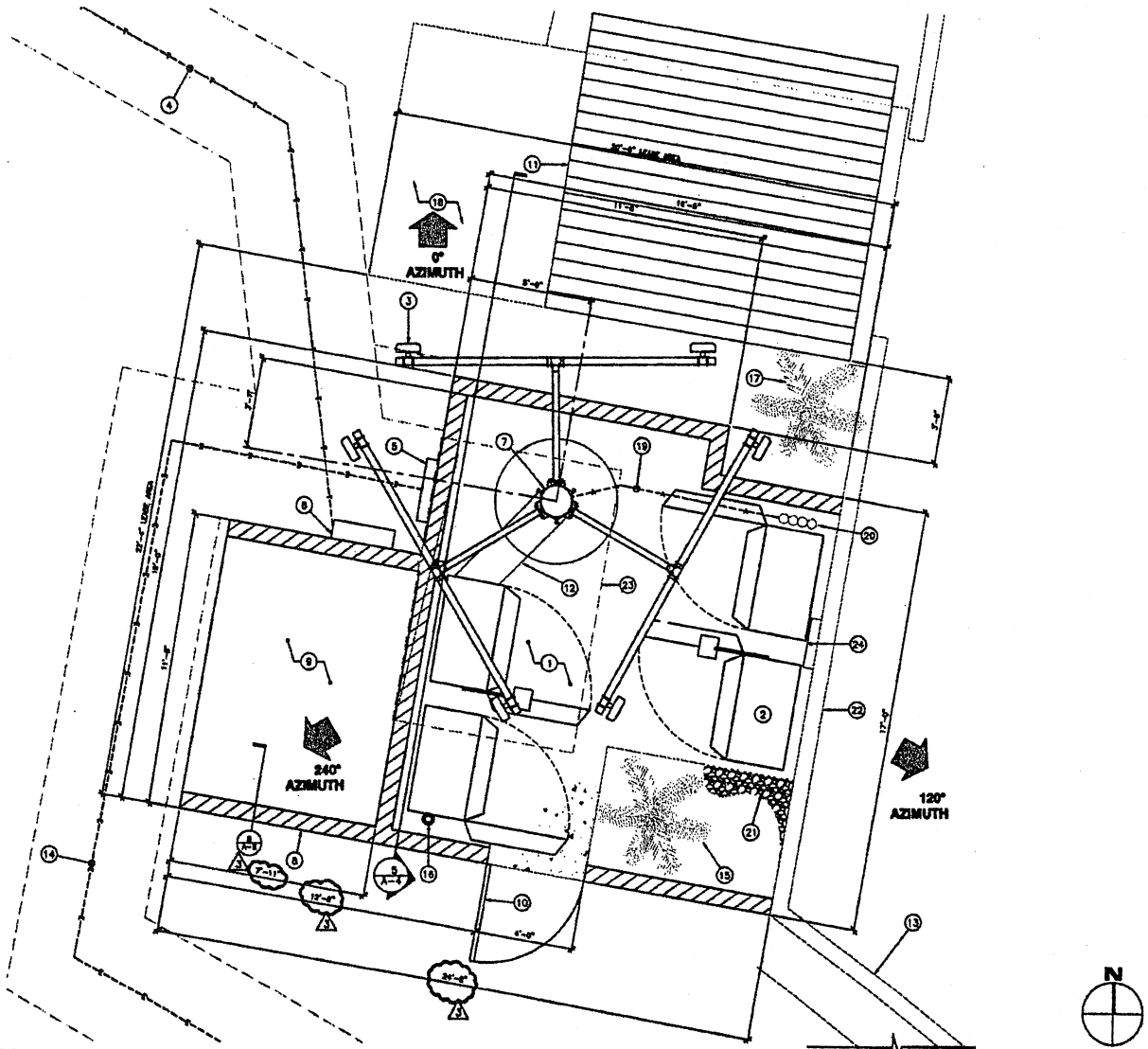
STAMP:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

NOTES:

1. NEW T-MOBILE 480 SQ.FT. LEASE AREA.
2. NEW T-MOBILE (4) ERICSSON RBS 2106 EQUIPMENT CABINETS. (A-5)
3. NEW T-MOBILE PANEL ANTENNAS MOUNTED ON 36" HIGH MONOPALM. PAINTED TO MATCH PALM FRONDS.
4. NEW T-MOBILE UNDERGROUND TELCO UTILITY RUN IN 5' WIDE UTILITY EASEMENT (±180'). REFER TO ELECTRICAL SHEETS.
5. NEW T-MOBILE ELECTRICAL PANEL MOUNTED ON WALL. REFER TO ELECTRICAL SHEETS.
6. NEW T-MOBILE TELCO PANEL MOUNTED ON WALL. REFER TO ELECTRICAL SHEETS.
7. NEW T-MOBILE 56' HIGH MONOPALM WITH ARTIFICIAL PALM FRONDS AND TEXTURED TRUNK CLADDING TO RESEMBLE MEXICAN PALM.
8. NEW T-MOBILE 6' HIGH CMU WALL TO MATCH EXISTING. (A-5)
9. NEW CMU TRASH ENCLOSURE TO REPLACE EXISTING AND MEET CURRENT ENCLOSURE IN SIZE AND DESIGN. (3)
10. NEW 4' WIDE WROUGHT IRON ACCESS GATE. (A-5)
11. EXISTING TRELLIS.
12. NEW T-MOBILE COAX CABLE TRAY.
13. EXISTING 6' HIGH CMU WALL.
14. NEW T-MOBILE UNDERGROUND ELECTRICAL RUN (±180') IN 5' WIDE UTILITY EASEMENT. REFER TO ELECTRICAL SHEETS.
15. EXISTING 60' HIGH PALM TREE TO REMAIN.
16. NEW T-MOBILE GPS ANTENNA MOUNTED ON CABINET. (A-5)
17. EXISTING 70' HIGH PALM TREE.
18. EXISTING CONCRETE SLAB.
19. NEW UNDERGROUND COAX CABLE RUN. (A-5)
20. NEW COAX CONDUIT STUB-UP. (A-5)
21. NEW T-MOBILE GRAVEL PLANTER. (A-5)
22. EXISTING WALL TO REMAIN.
23. EXISTING CMU TRASH ENCLOSURE TO BE REMOVED (SHOWN DASHED).
24. EXISTING UNUSED UTILITY BOX TO BE REMOVED AND RELOCATED PER LANDLORD REQUIREMENTS.



ENLARGED SITE PLAN

SCALE: 1/2"=1'-0"

1

T-Mobile
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3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:

NATIONAL ENGINEERING & CONSULTING, INC.

[illegible] GILBERTO, SUITE 200
RANCHO SANTA MARGARITA, CA [illegible]
PHONE: [illegible]
FAX: [illegible]
www.nationalengineering.com

NO.	DATE	DESCRIPTION	BY
1	7/21/06	90% CONSTRUCTION	FRF
2	1/16/07	PLAN CHECK CORRECTIONS	MG
3	4/04/07	PLAN CHECK CORRECTIONS	HFA
4	4/27/07	PLANNING DEPT. CORRECTIONS	HFA

SITE INFORMATION:

IE04998B
ST. ELIZABETH

1800 NORTH LAKE AVENUE
ALTADENA, CA 91001

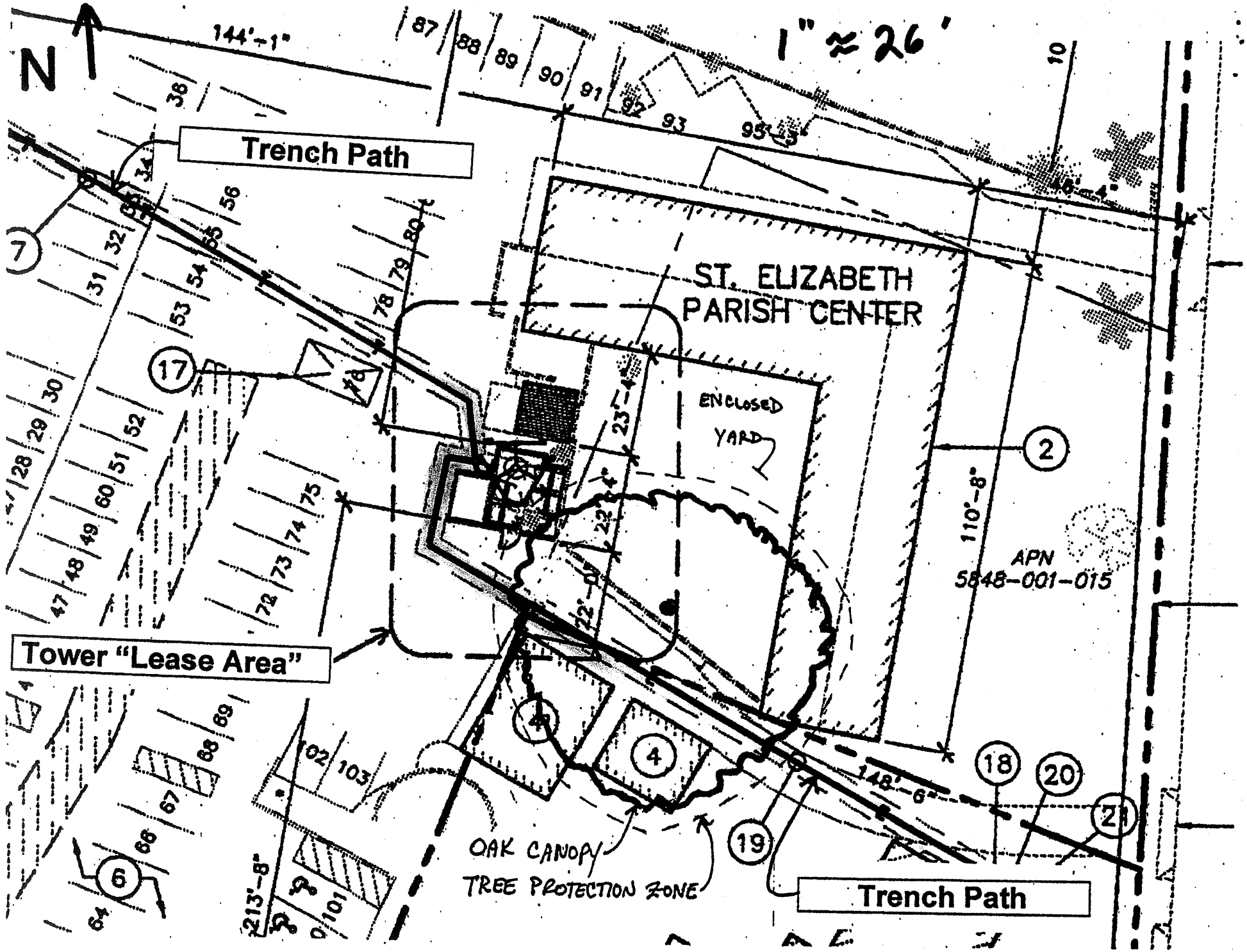
STAMP:

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-2


N
1" ≈ 26'
144'-1"
Trench Path
ST. ELIZABETH
PARISH CENTER
ENCLOSED
YARD
23'-4"
22'-4"
72'-0"
110'-8"
APN
5848-001-015
Tower "Lease Area"
OAK CANOPY
TREE PROTECTION ZONE
148'-6"
213'-8"
Trench Path

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

RECEIVED
SEP 24 2008

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

September 18, 2008

Anne Russett, Regional Planning Assistant
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Russett:

OAK TREE PERMIT #2008-00038, 1885 N. LAKE AVENUE, ALTADENA

We have reviewed the "Request for Oak Tree Permit #2008-00038." The project is located at 1885 N. Lake Avenue in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Jan C. Scow, the consulting arborist, dated April 24, 2008.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (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 conditions of this grant. 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.

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of $300. Such fees shall be

used to compensate the County Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.

5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater. For this project, shall be fenced.

6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE ENCROACHMENT:

7. This grant allows encroachment within the protected zone of one (1) tree of the Oak genus identified as Tree Number 1 on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:jl

Enclosure

(St. Elizabeth of Hungary), (sculpture).

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Artist:	Neff, Wallace, architect.
Title:	(St. Elizabeth of Hungary), (sculpture).
Other Titles:	Saint Elizabeth of Hungary, (sculpture).
Dates:	ca. 1926.
Medium:	Painted plaster (?).
Dimensions:	Approx. 5 x 1.5 x 1 ft.
Description:	In a Churrigueresque cast stone window niche above the entrance to the church is a small figure of St. Elizabeth of Hungary wearing long robes and a crown. In her lap she holds a sack of fruit. The sculpture is painted in pastel shades and the niche around the sculpture is carved with decorative ornamentation.
Subject:	Religion -- Saint -- St. Elizabeth Dress -- Accessory -- Hat Object -- Fruit
Object Type:	Outdoor Sculpture -- California -- Altadena Architectural component Sculpture
Owner:	St. Elizabeth's Church, 1849 North Lake Avenue, Over main entrance, Altadena, California
Condition:	Surveyed 1995 January. Well maintained.
References:	Save Outdoor Sculpture, California survey, 1995.
Illustration:	Image on file.
Note:	The information provided about this artwork was compiled as part of the Smithsonian American Art Museum's Inventories of American Painting and Sculpture database, designed to provide descriptive and location information on artworks by American artists in public and private collections worldwide.
Repository:	Inventories of American Painting and Sculpture, Smithsonian American Art Museum, P.O. Box 37012, MRC 970, Washington, D.C. 20013-7012
Control Number:	IAS CA001450

Item information

Smithsonian AmericanArt Museum	**Control Number**
Inventory of American Sculpture	CA001450

Add Copy to MyList

Shrine of the Little Flower, (sculpture).

Add to my list

Artist:	Neff, Wallace, architect.
Title:	Shrine of the Little Flower, (sculpture).
Other Titles:	St. Theresa, (sculpture). Saint Theresa, (sculpture).
Dates:	ca. 1929.
Medium:	Sculpture: plaster, and metal (?); Base: concrete.
Dimensions:	Sculpture: approx. H ft. 5 ft. x W. 2 ft.
Description:	In a shell-shaped niche stands an alabaster-white plaster figure of St. Theresa holding a bouquet of flowers and a metal crucifix in her hands. A rosary hangs by her proper left side and her feet
Subject:	Religion -- Saint -- St. Theresa Emblem -- Cross Object -- Flower Object -- Other -- Rosary
Object Type:	Outdoor Sculpture -- California -- Altadena Sculpture
Owner:	St. Elizabeth's Church, 1849 North Lake Avenue, Shrine of the Little Flower, Altadena, California
Remarks:	The sculpture is part of the Shrine of the Little Flower, a project which was completed in 1929 by architect Wallace Neff. The Shrine has been nicknamed "the Little Flower." Visitors have left bouquets in the figure's arms. At one time the sculpture was surrounded by a small pool.
Condition:	Surveyed 1994 December. Treatment needed.
References:	Save Outdoor Sculpture, California survey, 1994.
Illustration:	Image on file.
Note:	The information provided about this artwork was compiled as part of the Smithsonian American Art Museum's Inventories of American Painting and Sculpture database, designed to provide descriptive and location information on artworks by American artists in public and private collections worldwide.
Repository:	Inventories of American Painting and Sculpture, Smithsonian American Art Museum, P.O. Box 37012, MRC 970, Washington, D.C. 20013-7012
Control Number:	IAS CA001451

Item information

Smithsonian AmericanArt Museum	Control Number
Inventory of American Sculpture	CA001451

Grotto of Our Lady of Lourdes (of the West), (sculpture).

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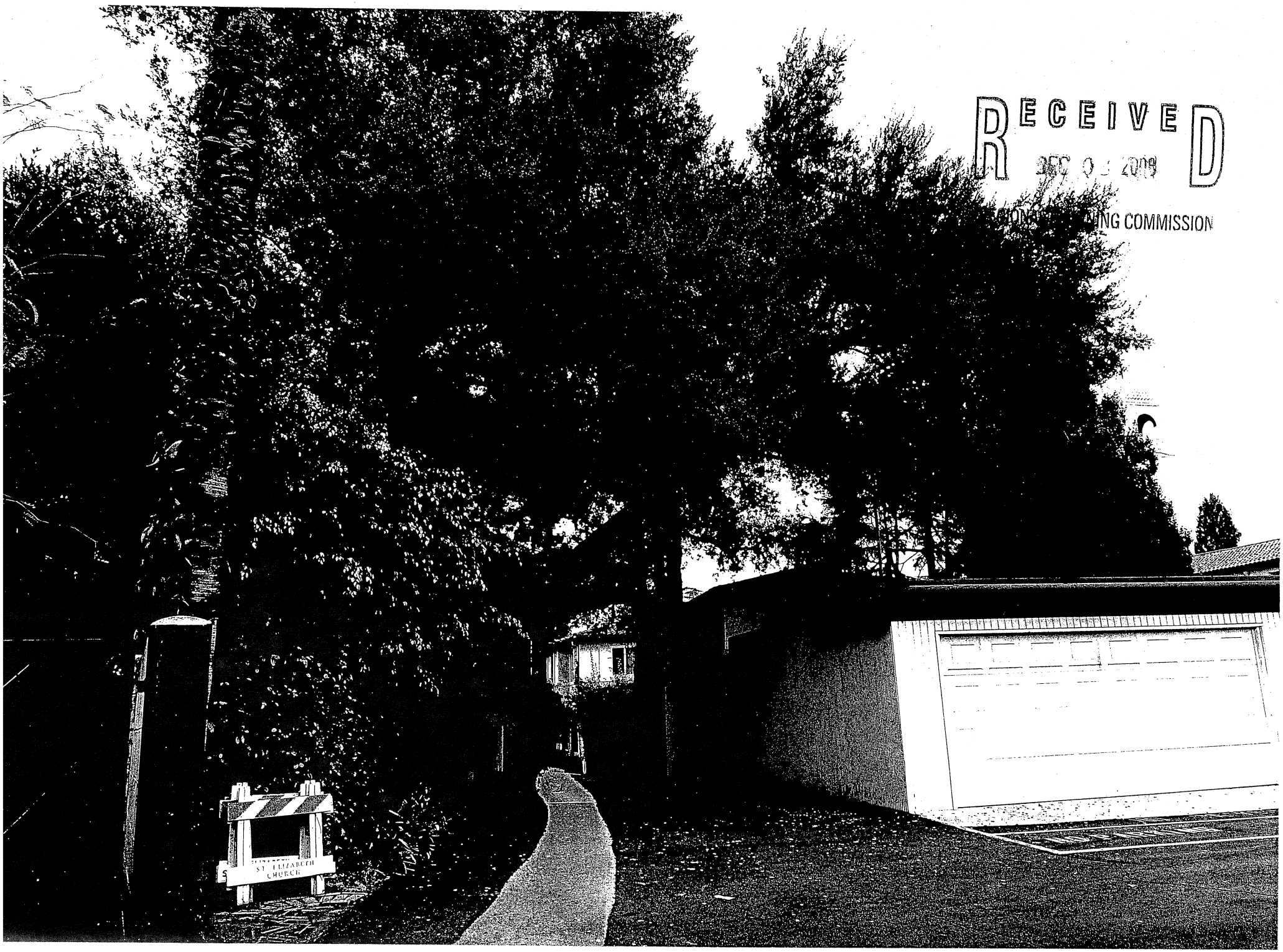
Artist:	Kato, Louis Felipe, sculptor. Neff, Wallace, architect.
Title:	Grotto of Our Lady of Lourdes (of the West), (sculpture).
Dates:	ca. 1939. Dedicated Oct. 1939.
Medium:	Grotto: red-black pumice and volcanic rock; Sculpture: plaster; Basin: concrete and stucco; Altar: concrete and stucco; Pavers: pink flagstone; Fence: iron.
Dimensions:	Sculpture: each approx. H. 4 ft.
Description:	The grotto is a 15,000 square foot installation that encompasses the Shrine of St. Elizabeth and two shell-shaped alcoves. In the first alcove, a robed figure of Mary stands above a waterfall and to her proper right St. Bernadette kneels on a concrete stairway. Water in the waterfall is circulated from a concrete basin containing tree trunks and roots sculpted from concrete and stucco. In the second alcove, there is an altar of concrete and stucco. The apron of the shrine is a neatly fashioned riser lending to the "wooden-concrete" theme with likewise fashioned railings and kneelers. One smaller rail is sculpted with an "M" for Mary with the rustic appearance of wooden-concrete. The approach to the shrine is paved with pink flagstone.
Subject:	Religion -- New Testament -- Mary Religion -- Saint -- St. Bernadette Architecture -- Detail -- Altar Landscape -- Tree
Object Type:	Outdoor Sculpture -- California -- Altadena Grotto Fountain Sculpture
Owner:	St. Elizabeth's Church, 1849 North Lake Avenue, Grotto of Our Lady of Lourdes, Altadena, California
Remarks:	The altar was once used for adoration and benediction ceremonies. IAS files contain transcription of nearby plaque.
Condition:	Surveyed 1994 December. Undetermined condition.
References:	Save Outdoor Sculpture, California survey, 1994.
Illustration:	Image on file.
Note:	The information provided about this artwork was compiled as part of the Smithsonian American Art Museum's Inventories of American Painting and Sculpture database, designed to provide descriptive and location information on artworks by American artists in public and private collections worldwide.
Repository:	Inventories of American Painting and Sculpture, Smithsonian American Art Museum, P.O. Box 37012, MRC 970, Washington, D.C. 20013-7012
Control Number:	IAS CA001452

Item information

Smithsonian AmericanArt Museum	Control Number
Inventory of American Sculpture	CA001452



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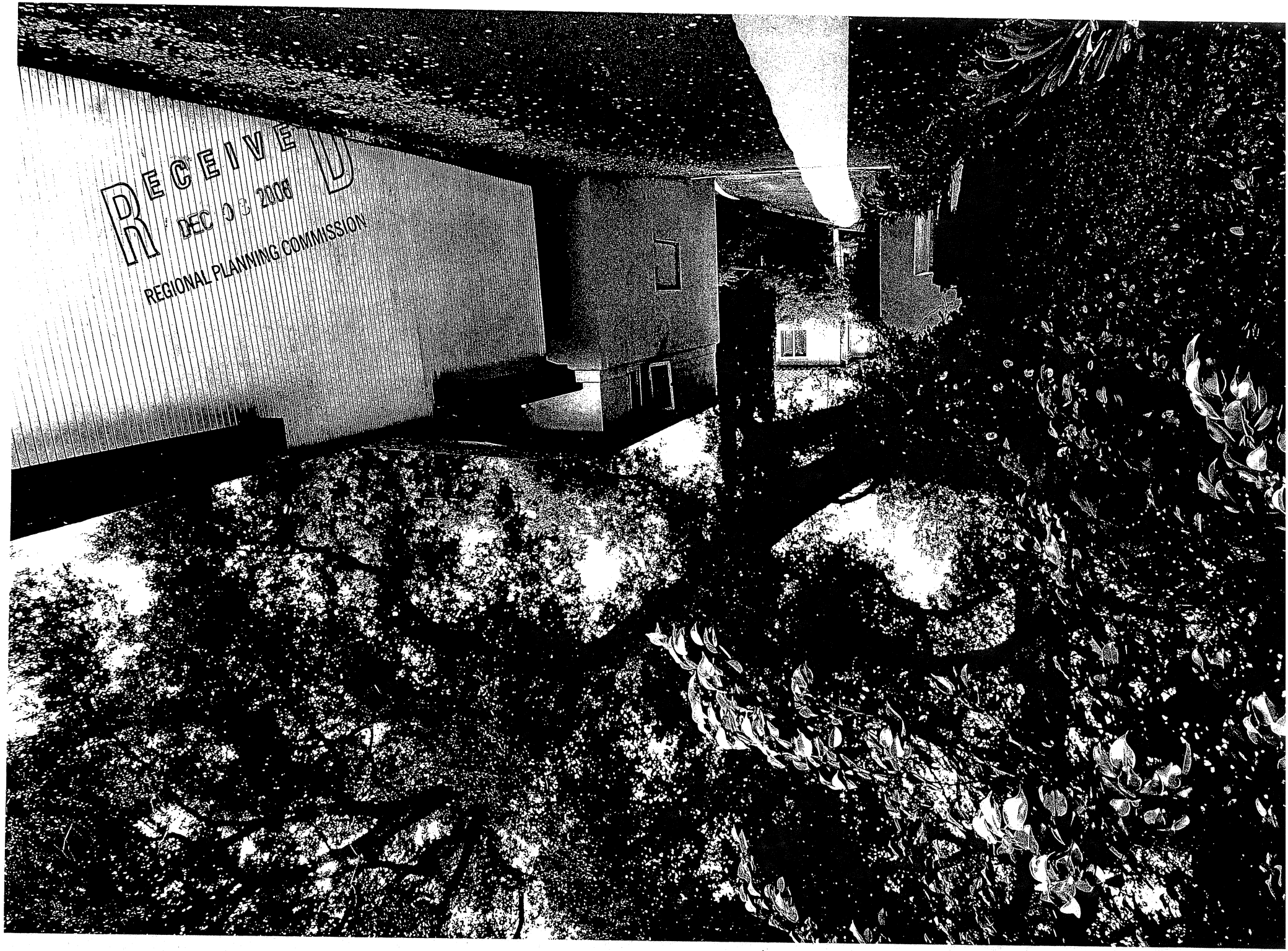
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Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6425 **PROJECT NUMBER R2006-02294-(5)** **CUP No. 200600216(5)** **OAK TREE PERMIT No. 2008-00038(5)**		PUBLIC HEARING DATE December 3, 2008	AGENDA ITEM
		RPC CONSENT DATE	CONTINUE TO

APPLICANT	OWNER	REPRESENTATIVE
Omnipoint Communications Inc.	Archdiocese of LA Education and Welfare Corporation, St. Elizabeth	Avila Inc., Joseph Spieler

ENTITLEMENT REQUEST
Conditional use permit and Oak tree permit

PROJECT DESCRIPTION
The proposed project is for a conditional use permit to allow the installation of an unmanned wireless telecommunication facility that includes the installation of a 56' imitation palm tree antenna support (monopalm) and four (4) equipment cabinets. The project is also located within the protected zone of an oak tree, and therefore, is also requesting an oak tree permit.

LOCATION/ADDRESS
1885 N. Lake Avenue; Altadena, CA 91001

ACCESS Access from Woodbury Road	**ZONED DISTRICT** Altadena
ASSESSORS PARCEL NUMBER 5848001008	**COMMUNITY** Altadena
SIZE 460 square feet	**COMMUNITY STANDARDS DISTRICT** Altadena CSD

	EXISTING LAND USE	EXISTING ZONING
Project Site	I	R-3, R-3-P, C-2
North	3, CB, 2	R-3, R-3-P, C-2
East	I, CB	C-2, R-3-P, R-4
South	City of Pasadena	City of Pasadena
West	2	R-1-7500

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY
Altadena Community Plan	I - Institutions	N/A

ENVIRONMENTAL DETERMINATION
Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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

STAFF CONTACT PERSON: Maria Masis, AICP		
RPC HEARING DATE(S) December 3, 2008	RPC ACTION DATE December 3, 2008	RPC RECOMMENDATION Adoption of the Negative Declaration, Approval of the Conditional Use Permit, and Denial of the Oak Tree Permit
MEMBERS VOTING AYE 3	MEMBERS VOTING NO 1	MEMBERS ABSTAINING 0
STAFF RECOMMENDATION (PRIOR TO HEARING): Approval		
SPEAKERS* (O) 17 (F) 3	PETITIONS (O) 4 (373 signatures) (F) 0	LETTERS (O) 55 (F) 1

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