Transmittal Checklist	Hearing Date 09/15/2009
	Agenda Item Number 7

Project Number: 99065 – (5)
Case(s): CUP No. 201000171
Contact Person: Rob Glaser

Included	NA/None	Document
☒	☐	Factual
☒	☐	Property Location Map
☒	☐	Staff Report
☒	☐	Draft Findings
☒	☐	Draft Conditions
☐	☒	DPW Letter
☐	☒	FD Letter
☐	☒	Other Department's Letter(s)
☒	☐	Burden Of Proof Statement(s)
☐	☒	Environmental Documentation (IS, MMP, EIR)
☐	☒	Written Comments
☒	☐	Photographs
☐	☒	Resolution (ZC Or PA)
☐	☒	Ordinance with 8.5 X 11 Map (ZC Or PA)
☒	☐	Aerial (Ortho/Oblique) Image(s)
☒	☐	Land Use Radius Map
☒	☐	Site Plan And Elevations
☒	☐	Coverage Map

Reviewed By: _____

Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6443 **PROJECT NO. 99065 - (5)** **Conditional Use Permit No. 201000171**	PUBLIC HEARING DATE 8/3/11	AGENDA ITEM 7
	RPC CONSENT DATE N/A	CONTINUE TO N/A

APPLICANT	**OWNER**	**REPRESENTATIVE**
T-Mobile West Corporation, c/o Linda Paul	Roman Catholic Archdiocese c/o Adriana Lopez	Sure Site, Anthony Serpa

PROJECT DESCRIPTION

The applicant is requesting authorization for the continued operation and maintenance of an existing WTF located in the R-A zone. In addition, the applicant is also requesting to add one additional equipment cabinet to optimize the facility's performance. The proposed equipment cabinet will be located within the lease area at the base of the bell tower behind a five foot high block wall. The existing WTF is located in a bell tower of an existing church/school. There are six existing antennas mounted within an existing enclosure near the top of the 65-foot tall bell tower. The existing associated equipment cabinet is located at the base of the bell tower behind a five-foot high block wall.

REQUIRED ENTITLEMENTS

The applicant, T-Mobile West Corporation, is requesting authorization for the continued operation and maintenance of an existing wireless telecommunication facility (WTF) located in the R-A (Residential Agricultural) zone. In addition, the applicant is also requesting to add one additional equipment cabinet to optimize the facility's performance. A conditional use permit (CUP) is required for a WTF located in the R-A zone pursuant to Section 22.20.440 of the Los Angeles County Code.

LOCATION/ADDRESS

1307 E. Longden Avenue, Arcadia

SITE DESCRIPTION

The site plan depicts a WTF located in a bell tower of an existing church facility with appurtenant parking. There are six existing antennas mounted within an existing enclosure near the top of the 65-foot tall bell tower. The existing associated equipment cabinet is located at the base of the bell tower behind a five-foot high block wall. The requested additional equipment cabinet will be located adjacent to the existing cabinet.

ACCESS via two driveways along Longden Avenue	**ZONED DISTRICT** South Arcadia
ASSESSORS PARCEL NUMBER 8511-015-016	**COMMUNITY** South Monrovia Islands
SIZE 0.76 Acres	**COMMUNITY STANDARDS DISTRICT** None

	EXISTING LAND USE	**EXISTING ZONING**
Project Site	Existing church and private school w/ appurtenant parking	R-A
North	Private school, City of Monrovia	R-A and City of Monrovia
East	City of Irwindale (light industrial uses)	City of Irwindale
South	Multi-family residences and single-family residences	R-A
West	Baseball field and single-family residences	R-A and City of Monrovia

GENERAL PLAN/COMMUNITY PLAN	**LAND USE DESIGNATION**	**MAXIMUM DENSITY**
Countywide General Plan	Public and Semi-Public Facilities - "P"	N/A

ENVIRONMENTAL DETERMINATION

Class 3 Categorical Exemption- New Construction or Conversion of Small Structures

RPC LAST MEETING ACTION SUMMARY

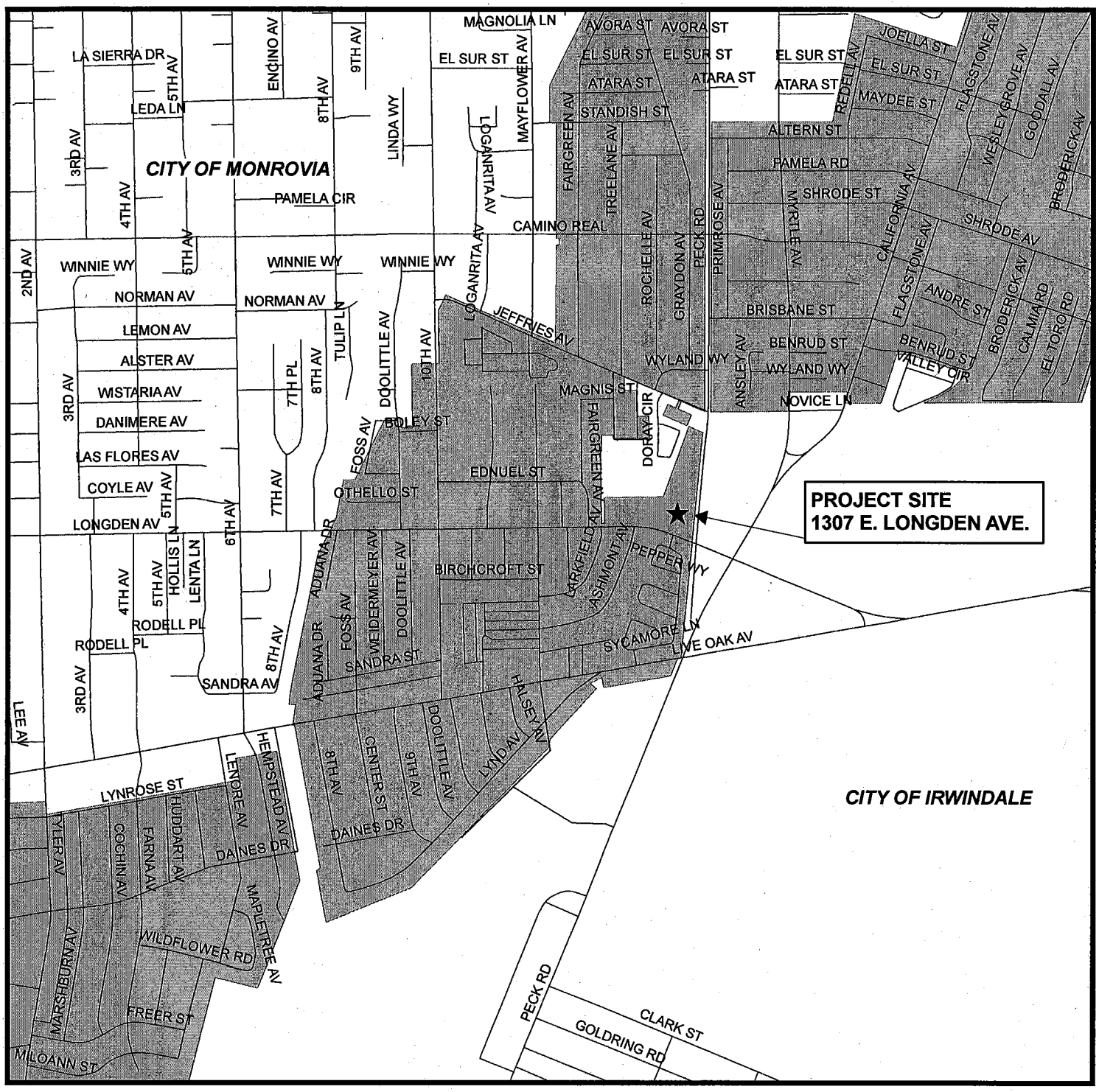
LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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

STAFF CONTACT PERSON: Rob Glaser		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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

VICINITY MAP



Legend

- Freeways
- TB Streets
- Unincorporated Area

PROJECT NUMBER 99065 - (5)
CONDITIONAL USE PERMIT NO. 201000171

N
W E
S

0 800 1,600 3,200 4,800 6,400 Feet

1 inch = 1,333 feet

STAFF REPORT
PROJECT NO. 99065 – (5)
CONDITIONAL USE PERMIT NO. 201000171

REQUIRED ENTITLEMENTS
The applicant, T-Mobile West Corporation, is requesting authorization for the continued operation and maintenance of an existing wireless telecommunication facility (WTF) located in the R-A (Residential Agricultural) zone. In addition, the applicant is also requesting to add one additional equipment cabinet to optimize the facility's performance. A conditional use permit (CUP) is required for a WTF located in the R-A zone pursuant to Section 22.20.440 of the Los Angeles County Code (County Code).

REPRESENTATIVE: T-Mobile West Corporation, Anthony Serpa
OWNER: Roman Catholic Archdiocese, c/o Adriana Lopez

PROJECT DESCRIPTION
The applicant is requesting authorization for the continued operation and maintenance of an existing WTF located in the R-A zone. In addition, the applicant is also requesting to add one additional equipment cabinet to optimize the facility's performance. The proposed equipment cabinet will be located within the lease area at the base of the bell tower behind a five foot high block wall. The existing WTF is located on a bell tower of an existing church/school. There are six existing antennas mounted within an existing enclosure near the top of the 65-foot tall bell tower. The existing associated equipment cabinet is located at the base of the bell tower behind a five-foot high block wall and screened from view.

LOCATION
The subject property is located at 1307 E. Longden Avenue, Arcadia within the South Arcadia Zoned District.
Assessor's Parcel Number: 8511-015-016

EXISTING ZONING
Subject Property: The subject property is zoned R-A.
Surrounding Zoning:
- North: R-A zone and the City of Monrovia.
- East: City of Irwindale.
- South: R-A zone.
- West: R-A zone and the City of Monrovia.

Community Standards District (CSD): N/A
Town Council/ Homeowners Association: Monrovia, Arcadia, Duarte Town Council

SITE PLAN DESCRIPTION:
The site plan depicts a two-acre parcel developed with a church with appurtenant parking. The wireless telecommunication facility is located in a bell tower of the

existing church facility. There are six five-foot high existing antennas mounted within an existing enclosure near the top of the 65-foot tall bell tower. The existing associated equipment cabinet is located at the base of the bell tower behind a five-foot high block wall and screened from view. The requested additional equipment cabinet will be located adjacent to the existing cabinet, within the existing wall enclosure. Access to the subject property is through two driveways along Longden Avenue to the south.

ENVIRONMENTAL DETERMINATION

The Los Angeles County Department of Regional Planning (Regional Planning) has determined that a Categorical Exemption, Class 3 Categorical Exemption – New Construction or Conversion of Small Structures, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since part of the project will involve the installation of one additional equipment cabinet for the WTF to optimize the facility's performance.

STAFF ANALYSIS

Previous Case/Zoning History

CUP Case No. 96065 – (5) – Approved on August 3, 1999. This CUP authorized the construction, operation and maintenance of an unmanned wireless telecommunication facility within a bell tower of an existing church facility, which currently exists today. This grant terminated on August 3, 2009.

Zone Change Case No. 5196 adopted by Ordinance No. 9440 – Changed the zone from A-1 (Light Agricultural) to R-A (Residential Agricultural) for the subject property on November 7, 1967.

General Plan Consistency

The existing WTF is consistent with the applicable land use compatibility goals and policies of the Los Angeles Countywide General Plan (General Plan). The following general policy of the General Plan is applicable to the subject property and serves a guideline for the continued operation and maintenance of such facility:

Public Services policy 58: *"Maintain high quality emergency response services."*

- The existing WTF provides cellular service to this neighborhood and such service is often used to make emergency calls. The existing facility will continue to ensure that such service is readily available.

Zoning Ordinance and Development Standards Compliance

Title 22 of the Los Angeles County Code (County Code) does not specify WTF as a use. The use most closely matching a WTF specified in the County Code is a radio or television stations and tower. Pursuant to Section 22.20.440 of the County Code, development of radio and television stations and towers is allowed in Zone R-A (Residential Agricultural) provided that a CUP is obtained.

Neighborhood Impact/Land Use Compatibility
Allowing the WTF to continue operating will ensure the cellular service will remain readily available. Cellular service is often used to make emergency calls and is important to maintain. The facility has been operating in a manner that is consistent and compatible with the surrounding community for the duration of the existing CUP approval, as is evidenced by the fact that there have been no complaints or problems from the community for more than ten years.

EXISTING LAND USE

Subject Property: The subject property is developed with a church facility and a private school with appurtenant parking.

Surrounding Land Uses:

- North – Private school and the City of Monrovia.
- East – City of Irwindale (light industrial uses).
- South – Multi-family residences and single-family residences.
- West – Baseball field and single-family residences.

BURDEN OF PROOF

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

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

WTF projects do not require consultation with other County departments unless the subject property is located in the public right-of-way. The subject property is not located in the public right-of-way.

PUBLIC COMMENTS

No public comments had been received at this time of this report.

FEES/DEPOSIT

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

The public was appropriately notified of the hearing for this project. Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in La Opinion, on July 5, 2011 and in The San Gabriel Valley Tribune, on July 5, 2011. A total of 311 public hearing notices regarding the subject application were mailed out to the owners of properties located within a 1,000-foot radius of the subject property on June 29, 2011. This number also includes notices sent to the local community groups and residents on the South Arcadia Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing, Factual and Site Plan were forwarded to the Live Oak County Library, Arcadia, on July 2, 2011. The same materials were also posted on Regional Planning's website.

Pursuant to Section 22.60.175 of the County Code, the applicant is required to post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting and photos from the applicant's agent stating that the Notice of Public Hearing was posted on June 30, 2011.

RECOMMENDATION

Staff recommends **APPROVAL** of CUP No. 201000171, subject to the attached conditions, since the existing WTF has been operating and maintained for more than ten years without any complaint or problem from the community. This facility is consistent with the goals and policies set forth in the General Plan and permitted in the R-A zone with a conditional use permit. Cellular service is important to maintain and is often used to make emergency calls.

SUGGESTED MOTIONS

"I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, DETERMINE THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO A CLASS 3 CATEGORICAL EXEMPTION, AND APPROVE CONDITIONAL USE PERMIT CASE NO. 201000171 WITH THE ATTACHED FINDINGS AND CONDITIONS."

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

PROJECT NO. 99065 – (5)
CONDITIONAL USE PERMIT NO. 201000171

REQUEST: The applicant, T-Mobile West Corporation, is requesting authorization for the continued operation and maintenance of an existing wireless telecommunication facility (WTF) located in the R-A (Residential Agricultural) zone. In addition, the applicant is also requesting to add one additional equipment cabinet to optimize the facility's performance. A conditional use permit (CUP) is required for a WTF located in the R-A zone pursuant to Section 22.20.440 of the Los Angeles County Code (County Code).

HEARING DATE: August 3, 2011

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:
A duly noticed public hearing was held on August 3, 2011 before the Regional Planning Commission. *To be inserted...*

Findings

1. The subject property is located at 1307 E. Longden Avenue in the unincorporated community of South Monrovia Islands in the South Arcadia Zoned District.

2. The subject property is zoned R-A (Residential Agricultural). The existing zoning for the surrounding properties are as follows:
   North: R-A zone and the City of Monrovia.
   East: City of Irwindale.
   South: R-A zone.
   West: R-A zone and the City of Monrovia.

3. The existing land use for the subject property is developed with a church and a private school with appurtenant parking. The existing land use for the surrounding properties are as follows:
   North: Private school and City of Monrovia.
   East: City of Irwindale (light industrial uses).
   South: Multi-family residences and single-family residences.
   West: Baseball field and single-family residences.

4. The project provide for the continued operation and maintenance of an existing WTF located in the R-A zone along with the addition of equipment cabinet to optimize the facility's performance. The proposed equipment cabinet will be located within the lease area at the base of the bell tower behind an existing five foot high block wall, which will screen the additional equipment cabinet from view. The existing WTF is located on a bell tower of an existing church/school. There are six existing antennas

mounted within an existing enclosure near the top of the 65-foot tall bell tower, and no new antennae will be added as part of this project. The existing associated equipment cabinet is located at the base of the bell tower behind a five-foot high block wall and screened from view.

5. The existing 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. Access to the subject property is through two driveways along Longden Avenue, an improved 60-foot wide public street to the south. This is an unmanned facility expected to have one of maintenance visit per month and the existing streets and parking are sufficient to accommodate the request and no other public infrastructure is required, therefore, the existing site is adequately approved for the needs of this project.

6. CUP Case No. 96065 – (5), approved on August 3, 1999, authorized the construction, operation and maintenance of an unmanned wireless telecommunication facility within a bell tower of an existing church facility, which currently exists today. This grant terminated on August 3, 2009. The applicant filed for a new CUP to continue the existing use on December 8, 2010.

7. Zone Change Case No. 5196 adopted by Ordinance No. 9440 changed the zone from A-1 (Light Agricultural) to R-A for the subject property on November 7, 1967.

8. The existing WTF is consistent with the applicable land use compatibility goals and policies of the Los Angeles Countywide General Plan (General Plan). The following general policy of the General Plan is applicable to the subject property and serves a guideline for the continued operation and maintenance of such facility:

   Public Services policy 58: *"Maintain high quality emergency response services."*
   - The existing WTF provides cellular service to this neighborhood and such service is often used to make emergency calls. The existing facility will continue to ensure that such service is readily available.

9. Title 22 of the Los Angeles County Code (County Code) does not specify WTF as a use. The use most closely matching a WTF specified in the County Code is a radio or television stations and tower. Pursuant to Section 22.20.440 of the County Code, development of radio and television stations and towers is an allowed use in Zone R-A provided that a CUP is obtained.

10. The project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare. Allowing the WTF to continue operating will ensure the cellular service will remain readily available. Cellular service is often used to make emergency calls and is important to maintain for the health and safety of the surrounding residents as well as those who may visit the community. The facility has been operating in a manner that is consistent and compatible with the surrounding area, as is evidence by the fact that there have been no complaints or problems from the community for more

than ten years. Therefore, allowing continued operation of the facility will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

11. The existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features required for the proposed project. Parking that would be required can be accommodated by the existing on-site parking, that is a 187.89 square foot lease area in the middle of a 33,105.6 square foot site, and so the equipment cabinet structures are set back a sufficient distance from the property line, and that the five foot wall enclosure adequately screens the equipment cabinets from view.

12. Staff has determined that a Class 3 Categorical Exemption – New Construction or Conversion of Small Structures, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since part of the project will involve the installation of one additional equipment cabinet for the WTF to optimize the facility's performance.

13. 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.

14. 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 15 years.

15. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning 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 Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That the existing use is consistent with the adopted general plan for the area;

B. That the requested use at the location proposed, will not adversely affect the health, peace, comfort, or welfare of persons residing and 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 existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other 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; and

D. That the existing 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.

The information submitted by the applicant and presented at the public hearing substantiate the required findings identified by Section 22.56.040 of the County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission determines that this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to a Class 3 Categorical Exemption for the installation of one additional equipment cabinet.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201000171 is **approved** subject to the attached conditions.

c: Regional Planning Commission, Zoning Enforcement, Building and Safety

SMT:RG:rg

DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 99065 – (5)
CONDITIONAL USE PERMIT NO. 201000171

PROJECT DESCRIPTION

The project is for the continued operation and maintenance of an existing wireless telecommunication facility (WTF) located in the R-A (Residential Agricultural) zone and the installation of one additional equipment cabinet within the existing development footprint subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. 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 Los Angeles County ("County") Department of Regional Planning ("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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

   If during the litigation process, actual costs or expenses 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 $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant shall terminate on August 3, 2026**. 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, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the **existing Wireless Telecommunication Facility** and satisfaction of Condition No. 2 shall be considered use of this grant.

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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$1600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **8 biennial (one every other year)** 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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall

be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.

13. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.

14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works (Public Works).

15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business 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.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification 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 subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A". If changes to the site plan are required as a result of instruction given at the public hearing, 4 copies of a modified Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval.

PERMIT SPECIFIC CONDITIONS

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

18. The permittee shall submit an annual report to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels are in compliance with applicable emission limits with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure.

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 the time an application for a co-located facility is submitted.

20. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.

21. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.

22. As the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.

23. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.

24. The maximum height of the facility shall not exceed the height of the existing bell tower structure within which it is located, or 65 feet above finished grade, whichever is lower..

25. Within 30 days of change in WTF ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new WTF owner.

26. The finished surface of the facility shall remain integrated into the design of the existing bell tower. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately with the church facility.

27. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.

28. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance of the said WTF. If the WTF facility becomes unused or abandon for a six month period, then it is the permittee's responsibility to remove the WTF and all associated equipment. If the WTF equipment is removed from the bell tower and the bell tower structure is damaged during the removal process, it shall be the permittee's responsible to repair the bell tower structure.

29. Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.

30. The facility's antennae shall be secured within the bell tower and the appurtenant equipment shall be screened behind the block wall. If the facility's walls are visible from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.

IE4587 LONGDEN CHURCH WTF.

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.**

1. The existing facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community, but is necessary to continue to provide wireless communications to this particular area of Los Angeles County, Arcadia and other surrounding communities. Wireless communications are also used to promote efficient and effective non-emergency personal, business, and governmental communications. These services have been established and are accepted as an integral part of the nation's telecommunications infrastructure and promote the public health, safety, morals, comfort and general welfare. The proposed continuation of operation of the telecommunication facility will provide a reliable and convenient means of communication for everyday personal and business use.

The existing wireless telecommunication which T-Mobile operates is necessary in order to provide PCS services to the surrounding community, including traditional wireless services such as wireless digital telephone service and new data transmission services. This technology does not interfere with radio, television or other communications signals, and all matters pertaining to signal interference are within the sole province of the FCC.

2. The facility does not have growth-inducing implications, or promote additional development or a change in the density of surrounding residential and commercial areas. Substantially no additional noise, smoke, odor impacts will be generated and no additional parking will be required for the proposed facility. Further, the proposed facility will not interfere with the quiet enjoyment of neighboring land uses.

3. This telecommunication facility will not endanger the public health, safety or general welfare. In fact, this site, as part of a larger network, provides access to wireless telecommunications in the event of an emergency. Wireless communication technology provides vital communications in "E911" and other emergency situations.

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 will not impair the use or enjoyment of, or be otherwise injurious to, property in the immediate vicinity. To the contrary, enhanced wireless communications has a positive influence on personal, business, governmental, and other existing uses in this area. Substantially similar wireless telecommunication installations exist within this immediate area.

The facility is ancillary to the primary established use on the property. The existing stealth design is consistent with the use of property, the massing and materials and minimizes visual intrusions. The antennas are camouflaged and integrated into the bell tower's design. Further, the existing equipment compound is located within a block wall enclosure and the proposed addition of a single cabinet will be located within the exiting compound enclosure.

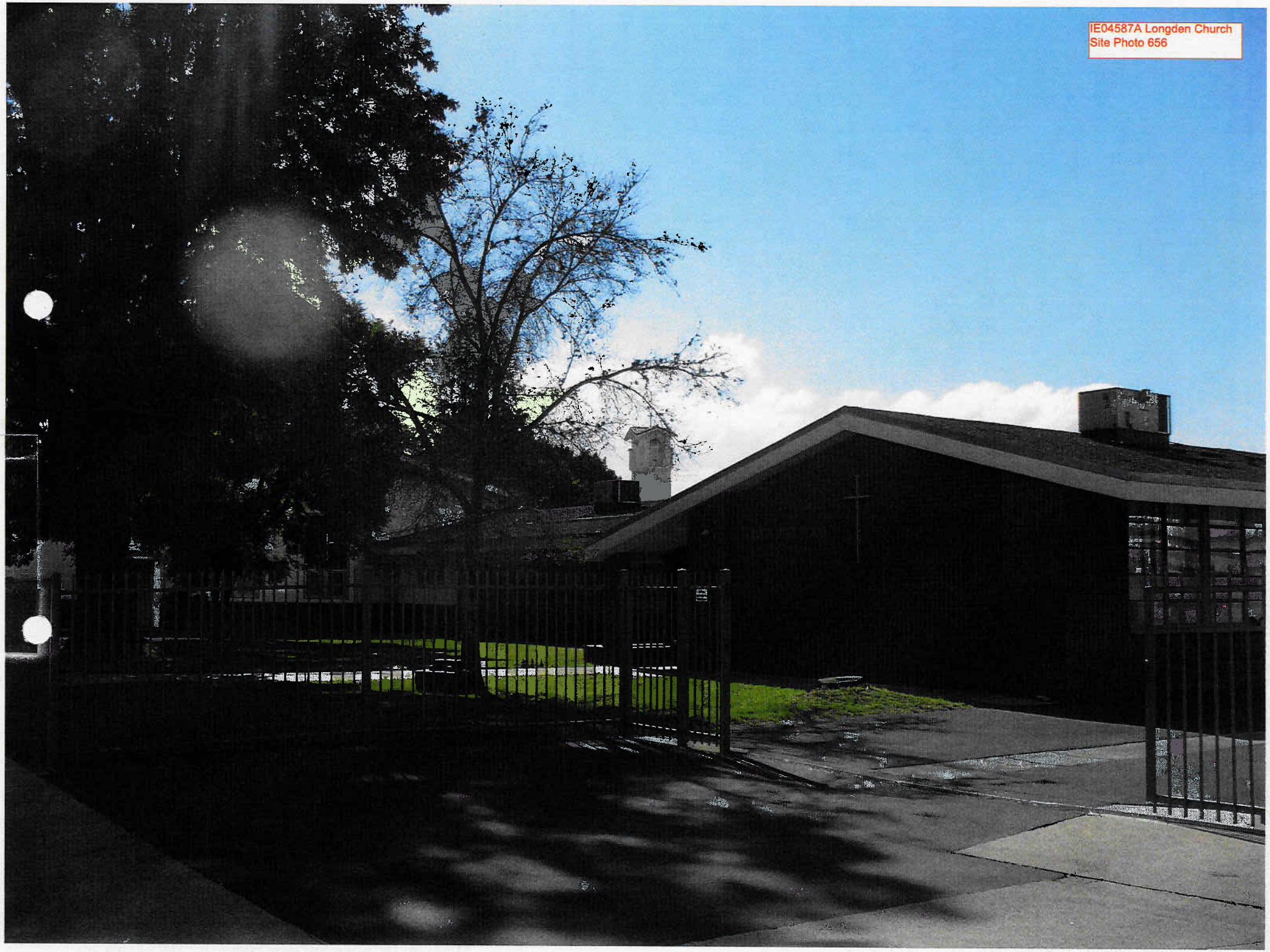
C. That the proposed site is adequately served:

1. **By highways or streets of sufficient width an 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.**

1. The facility is not staffed and requires only infrequent maintenance visits (approximately one time a month). Further, no public access is required. There will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated.

2. The proposed facility only utilizes minimal electric service, which is available on the property. No water, sewer, refuse or other additional services shall be required.

IE04587A Longden Church
Site Photo Key Plan
IE04587A Longden Church
photo 656
photo 664
photo 663
photo 662
photo 661
photo 660
photo 659
photo 658
Ednuel St
S Heather Heights Ave
S Mayflower Ave
S Fairgreen Ave
S Larkfield Ave
S Ashmont Ave
Sycamore Ln
Jacaranda Cir
Dora Cir
Peck Rd
S California Ave
Myrtle Ave
E Longden Ave
Longden Ave
692 ft
© 2010 Google
Google
Imagery Date: Nov 15, 2009
lat 34.114746° lon -118.004764° elev 362 ft
Eye alt 2747 ft


IE04587A Longden Church
Site Photo 656

IE04587A Longden Church
Site Photo 658

IE04587A Longden Church
Site Photo 659

E04587A Longden Church
Site Photo 660
STOP

IE04587A Longden Church
Site Photo 661

IE04587A Longden Church
Site Photo 662

IE04587A Longden Church
Site Photo 663

IE04587A Longden Church
Site Photo 664

gisNET department of regional planning

Output from GIS-NET

Printed On: Jul 21, 2011

Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)
- (e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Serverity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-()U
- Zone R-4-()U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm/ Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.

Copyright 2005 - Los Angeles County Department of Regional Planning, created by the GIS Section

Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET.

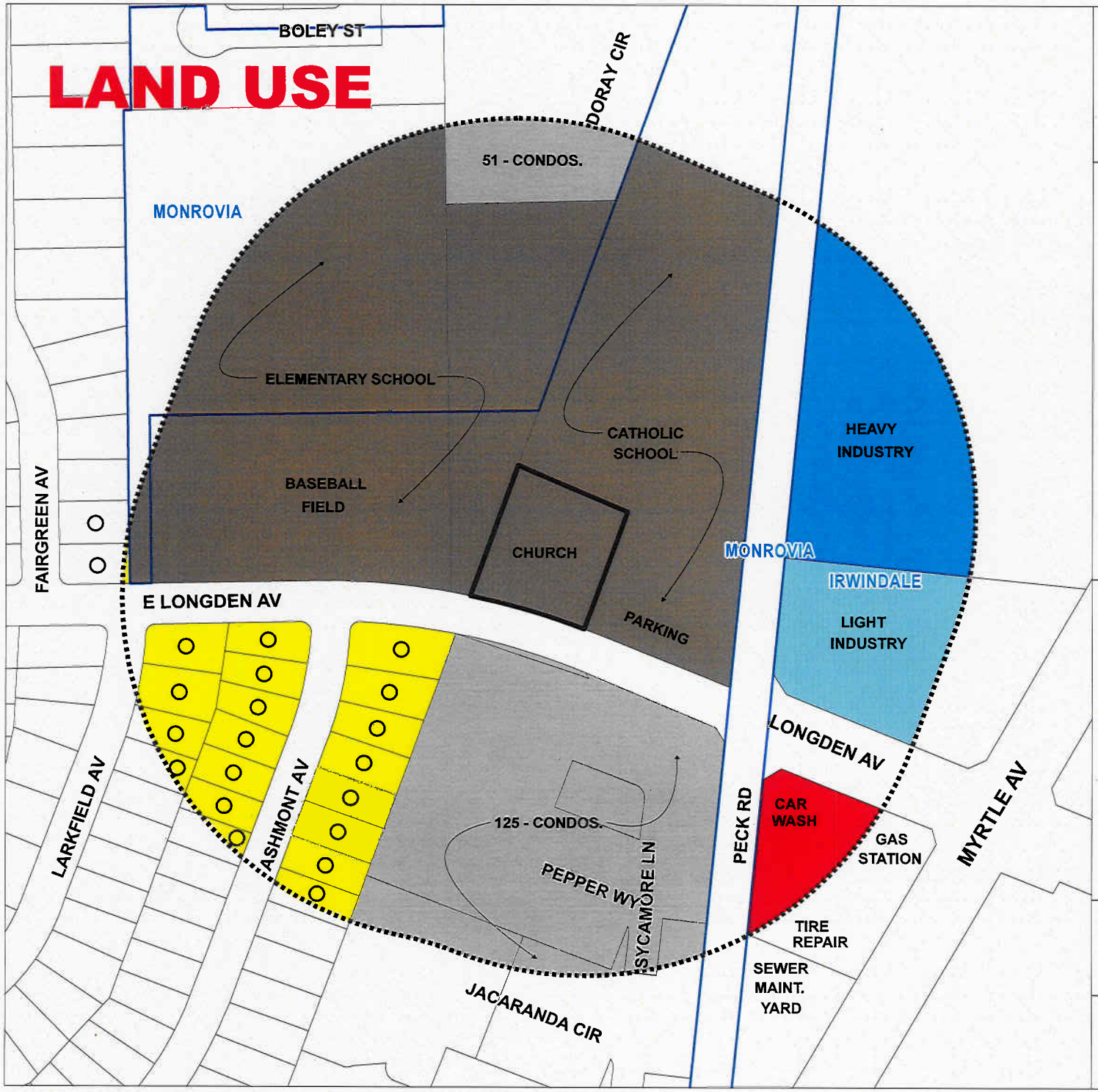
N

0 65 130 ft.

Printed with permission by the Los Angeles County Dept. of Regional Planning. All rights reserved.

LAND USE
500 FOOT RADIUS MAP

Proj. 99065 (5)
RCUP 2010-00171

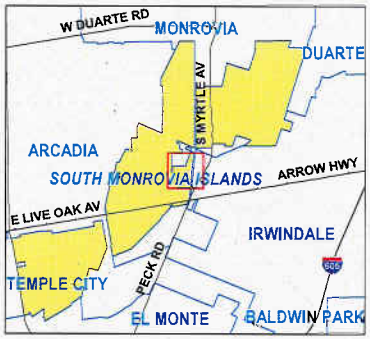


Legend

- SINGLE-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE

- SINGLE-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- INSTITUTION (NON-PROFIT)
- COMMERCIAL
- LIGHT INDUSTRY
- HEAVY INDUSTRY

VICINITY MAP



0 30 60 120 180 240 Feet

N

LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

T-Mobile®

IE04587A
LONGDEN CHURCH
EXISTING BUILDING
1307 E. LONGDEN AVE
ARCADIA, CA 91006
LOS ANGELES COUNTY

PROJECT INFORMATION

CALIFORNIA STATE CODE COMPLIANCE:
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.
1. 2007 BUILDING STANDARDS ADMINISTRATIVE CODE.
2. 2007 CALIFORNIA BUILDING CODE (CBC).
3. 2007 CALIFORNIA ELECTRICAL CODE (CEC).
4. 2007 CALIFORNIA ENERGY CODE.
5. 2007 CALIFORNIA MECHANICAL CODE (CMC).
6. 2007 CALIFORNIA PLUMBING CODE (CPC).
7. ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
8. LOCAL BUILDING CODE.
9. CITY/COUNTY ORDINANCES.

SITE ADDRESS:
1307 E LONGDEN AVE
ARCADIA, CA 91006

PROPERTY OWNER:
ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES
3424 WILSHIRE BLVD
LOS ANGELES, CA 90010
CONTACT: FATHER EUGENE HERBERT
PHONE: (626) 447-6202

OCCUPANCY CLASSIFICATION:	U-UTILITY/MISC. (UNMANNED)
TYPE OF CONSTRUCTION:	VN
JURISDICTION:	COUNTY OF LOS ANGELES
ZONING:	RA
TOTAL LEASE AREA:	119 SQ. FT. (EXISTING) 68.89 SQ. FT. (NEW) 187.89 SQ. FT. (TOTAL)
ASSESSORS PARCEL NUMBER:	8511-015-016
LATITUDE:	34° 06' 52.69" N
LONGITUDE:	118° 00' 18.57" W
ELEVATION:	330' (AMSL)
POWER:	UNAVAILABLE
PHONE:	–
TELCO:	AT&T
PHONE:	800-248-3632

PROJECT DESCRIPTION:
THIS PROPOSAL IS FOR THE INSTALLATION OF (1) EQUIPMENT CABINET LOCATED ADJACENT TO THE EXISTING EQUIPMENT CABINETS AT THE BASE OF THE CHURCH BELL TOWER.

SHEET INDEX

ARCHITECTURAL

T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-2	EQUIPMENT PLAN
A-3	EAST ELEVATION
A-3.1	SOUTH ELEVATION

PROJECT DIRECTORY

APPLICANT:
T-MOBILE WEST (ONTARIO OFFICE)
3257 GUASTI ROAD, SUITE 200
ONTARIO, CA 91761

REPRESENTATIVE:	NAME:	PHONE:
ZONING MANAGER:	LINDA PAUL	(909) 292-5095
CONSTRUCTION MANAGER:	DENIS DEMARCO	(909) 975-3651
DEVELOPMENT MANAGER:	JENNIFER CARNEY	(909) 975-3667
RF MANAGER:	JAYSON MOJICA	(909) 684-3573
CONSTRUCTION SUPERVISOR:	ERIC NIELSON	(909) 215-9703

APPLICANT AGENT:
SURESITE CONSULTING GROUP, LLC
5955 DESOTO AVENUE, SUITE 142
WOODLAND HILLS, CA 91367
CONTACT: ROB SEARCY
PHONE: (323) 848-8350
FAX: (216) 593-0401
E-MAIL: R.Searcy@sure-site.com

ARCHITECT/ELECTRICAL ENGINEERS:
KDC ARCHITECTS ENGINEERS, P.C.
4720 200TH STREET SW., SUITE 200
LYNNWOOD, WA 98036
CONTACT: ERIC CAMP
PHONE: (425) 670-8651
FAX: (425) 712-0846

APPROVALS BLOCK

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.

DATE

LANDLORD
PRINTED NAME: _____ _____
SIGNATURE: _____

ZONING REP.
PRINTED NAME: _____ _____
SIGNATURE: _____

DEVELOP. MGR
PRINTED NAME: _____ _____
SIGNATURE: _____

CONST. MGR
PRINTED NAME: _____ _____
SIGNATURE: _____

PROJECT MGR
PRINTED NAME: _____ _____
SIGNATURE: _____

ZONING MGR.
PRINTED NAME: _____ _____
SIGNATURE: _____

RF ENGINEER
PRINTED NAME: _____ _____
SIGNATURE: _____

OPERATIONS
PRINTED NAME: _____ _____
SIGNATURE: _____

SAC REP.
PRINTED NAME: _____ _____
SIGNATURE: _____

SYMBOLS LIST

- ELEVATION NUMBER SHEET NUMBER
- DETAIL NUMBER SHEET NUMBER
- SECTION NUMBER SHEET NUMBER
- PROPERTY LINE
- —E—E— ELECTRICAL SERVICE
- —T—T— TELCO SERVICE
- —G—G— GROUNDING
- [N] NEW
- [E] EXISTING
- ELECTRIC METER
- ELECTRICAL WIRING (TURNING UP)
- ELECTRICAL WIRING (TURNING DOWN)
- BACKBOARD
- RECEPTACLE
- SPECIAL RECEPTACLE
- QUADRAPLEX RECEPTACLE
- MASTER GROUND BAR
- GROUND ATTACHMENT

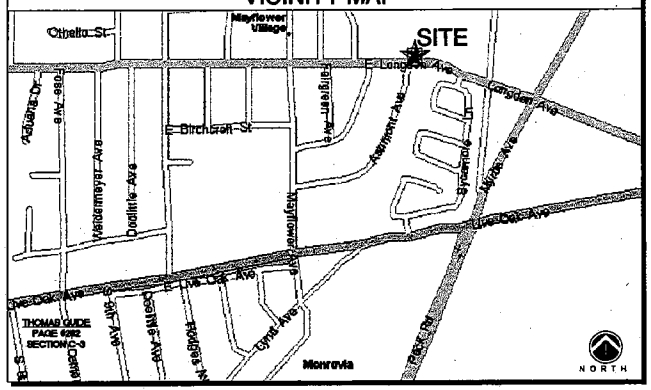
CONFIDENTIAL AND PROPRIETARY

Not for disclosure outside T-MOBILE without permission.

DRIVING DIRECTIONS

DRIVING DIRECTIONS FROM T-MOBILE ONTARIO, CA OFFICE:
DEPART ON E GUASTI RD (NORTH-WEST); TURN LEFT TO STAY ON E GUASTI RD; TURN LEFT (NORTH) ONTO N HAVEN AVE; TAKE RAMP (RIGHT) ONTO I-10 [SAN BERNARDINO FWY]; TURN RIGHT ONTO RAMP; TAKE RAMP (RIGHT) ONTO SR-57 [ORANGE FWY]; TAKE RAMP (LEFT) ONTO I-210 [FOOTHILL FWY]; TAKE RAMP (RIGHT) ONTO I-210 [FOOTHILL FWY]; TAKE RAMP (RIGHT) ONTO I-605 [SAN GABRIEL RIVER FWY]; AT EXIT 26, TURN RIGHT ONTO RAMP; KEEP RIGHT TO STAY ON RAMP; BEAR RIGHT (WEST) ONTO ARROW HWY; KEEP STRAIGHT ONTO LIVE OAK AVE; TAKE LOCAL ROAD(S) (RIGHT) ONTO (E) LONGDEN AVE
ARRIVE 1307 E LONGDEN AVE, ARCADIA, CA 91006

VICINITY MAP



PLANS PREPARED FOR:

T-Mobile
Stick Together
3257 E. GUASTI ROAD, SUITE 200
ONTARIO, CA 91761

PROJECT INFORMATION:
IE04587A
LONGDEN CHURCH
1307 E LONGDEN AVE
ARCADIA, CA 91006
LOS ANGELES COUNTY

CURRENT ISSUE DATE:
07/13/2010

ISSUED FOR:
ZONING SUBMITTAL

REV.:	DATE:	DESCRIPTION:	BY:
0	05/25/2010	ISSUED FOR 90% ZONING REVIEW	JPM
1	06/18/2010	ISSUED FOR REVISED 90% ZONING REVIEW	MGS
2	07/13/2010	ISSUED FOR ZONING SUBMITTAL	RLD

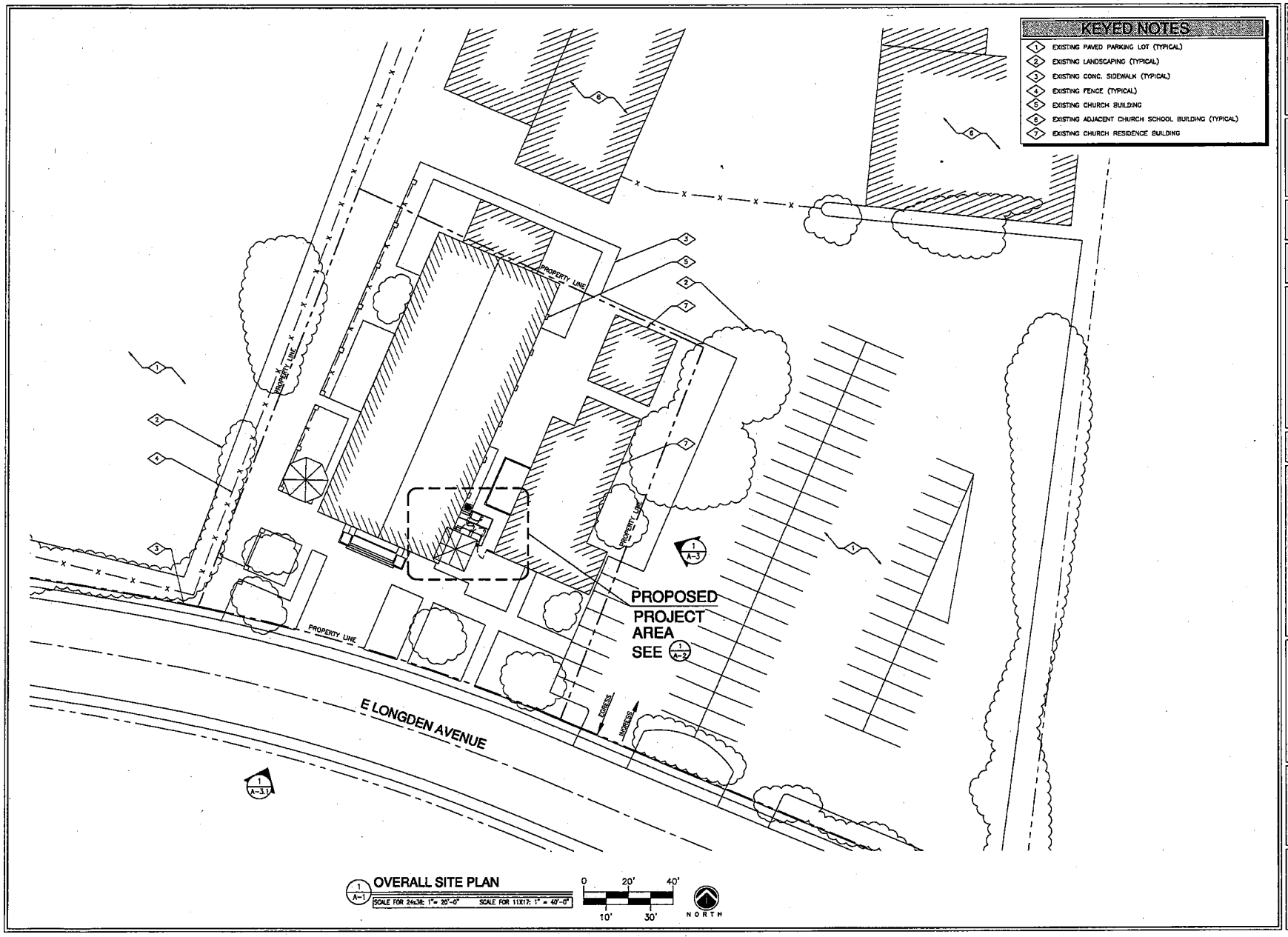
DRAWN BY:	CHK.:	APV.:
RLD	ARM	EJC

PLANS PREPARED BY:
KDC
ARCHITECTS.ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
FAX: 425.712.0846

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1
REVISION: 2
209051



1/A-1 OVERALL SITE PLAN

SCALE FOR 24x36: 1" = 20'-0" SCALE FOR 11X17: 1" = 40'-0"

PLANS PREPARED FOR:

T-Mobile
Stick Together
3257 E. GUASTI ROAD, SUITE 200
ONTARIO, CA 91761

PROJECT INFORMATION:

IE04587A
LONGDEN CHURCH
1307 E LONGDEN AVE
ARCADIA, CA 91006
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

07/13/2010

ISSUED FOR:

ZONING SUBMITTAL

REV.:	DATE:	DESCRIPTION:	BY:
0	05/25/2010	ISSUED FOR 90% ZONING REVIEW	JPM
1	06/18/2010	ISSUED FOR REVISED 90% ZONING REVIEW	MGS
2	07/13/2010	ISSUED FOR ZONING SUBMITTAL	RLD

DRAWN BY:	CHK.:	APV.:
RLD	ARM	EJC

PLANS PREPARED BY:

KDC
ARCHITECTS.ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.678.9531
FAX: 425.712.0846

LICENSURE:

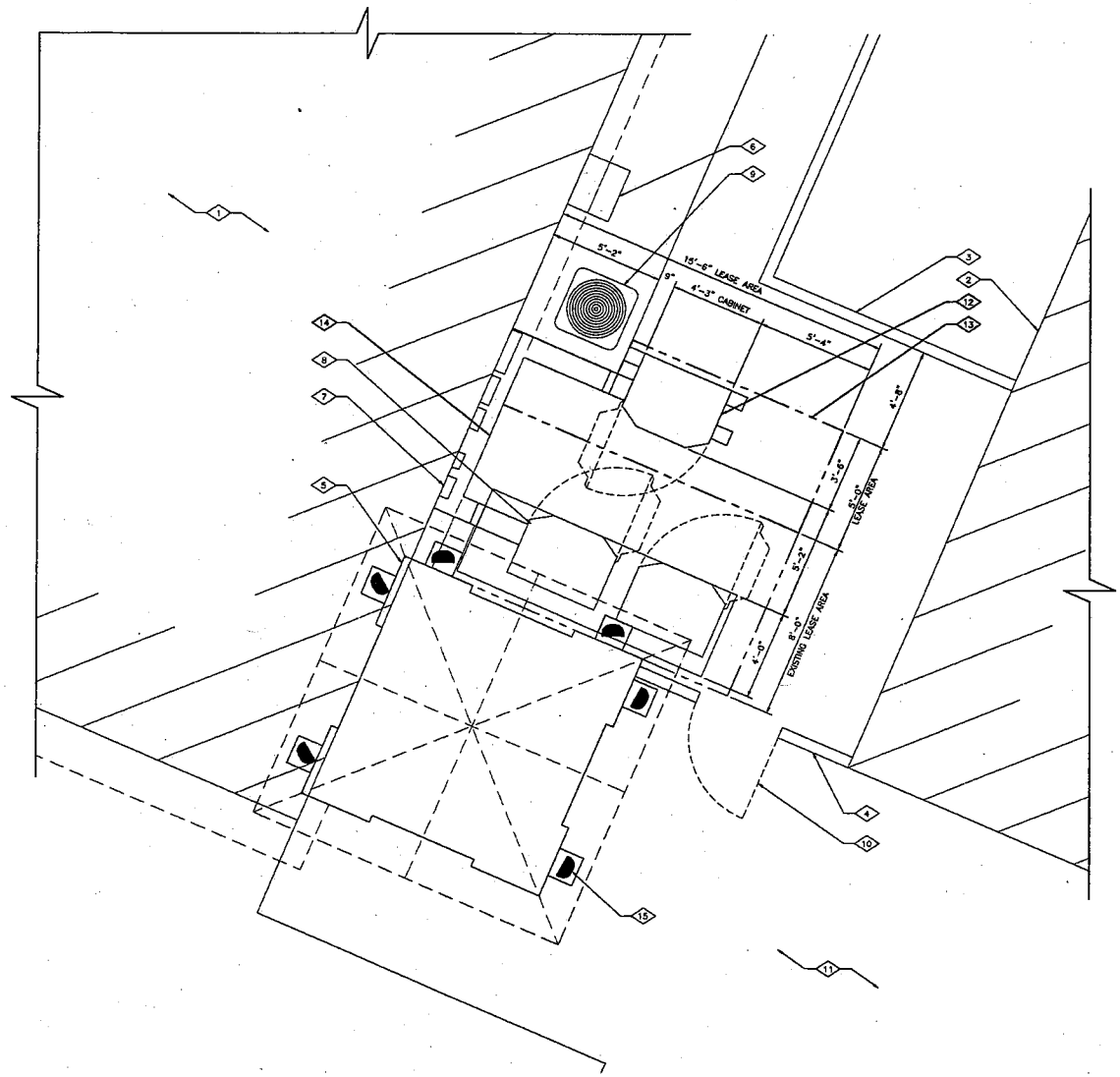
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: A-1

REVISION: 2

209051



KEYED NOTES

1. EXISTING CHURCH BUILDING
2. EXISTING CHURCH RESIDENCE BUILDING
3. EXISTING 4'-2" HIGH CMU WALL
4. EXISTING 5'-0" HIGH BRICK WALL
5. EXISTING CHURCH BELL TOWER
6. EXISTING CHURCH EXTERIOR WALL COLUMN (TYPICAL)
7. EXISTING T-MOBILE WALL MOUNTED UTILITIES
8. EXISTING T-MOBILE EQUIPMENT CABINETS MOUNTED ON A 4'-0" x 12'-0" CONC. PAD (2 TOTAL CABINETS)
9. EXISTING PAD MOUNTED CONDENSING UNITS
10. EXISTING ACCESS GATE AT BRICK WALL
11. EXISTING CONC. SIDEWALK
12. PROPOSED T-MOBILE EQUIPMENT CABINET MOUNTED ON I-BEAMS (1 TOTAL)
13. PROPOSED T-MOBILE LEASE AREA EXTENSION (86.89 SQ. FT.)
14. PROPOSED T-MOBILE CABLE TRAY AT GRADE W/ COVER
15. EXISTING T-MOBILE ANTENNA MOUNTED WITHIN EXISTING ENCLOSURE (6 TOTAL)

1 / A-2 **EQUIPMENT PLAN**

SCALE FOR 24x36: 3/8"= 1'-0" SCALE FOR 11X17: 3/16" = 1'-0"

0 2' 4'
1' 3'

NORTH

PLANS PREPARED FOR:

T-Mobile
Stick Together

3257 E. GUASTI ROAD, SUITE 200
ONTARIO, CA 91761

PROJECT INFORMATION:

IE04587A
LONGDEN CHURCH
1307 E LONGDEN AVE
ARCADIA, CA 91006
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

07/13/2010

ISSUED FOR:

ZONING SUBMITTAL

REV.:	DATE:	DESCRIPTION:	BY:
0	05/25/2010	ISSUED FOR 90% ZONING REVIEW	JPM
1	06/18/2010	ISSUED FOR REVISED 90% ZONING REVIEW	MGS
2	07/13/2010	ISSUED FOR ZONING SUBMITTAL	RLD

DRAWN BY:	CHK.:	APV.:
RLD	ARM	EJC

PLANS PREPARED BY:

KDC
ARCHITECTS.ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8851
FAX: 425.712.0846

LICENSURE:

SHEET TITLE:

EQUIPMENT PLAN

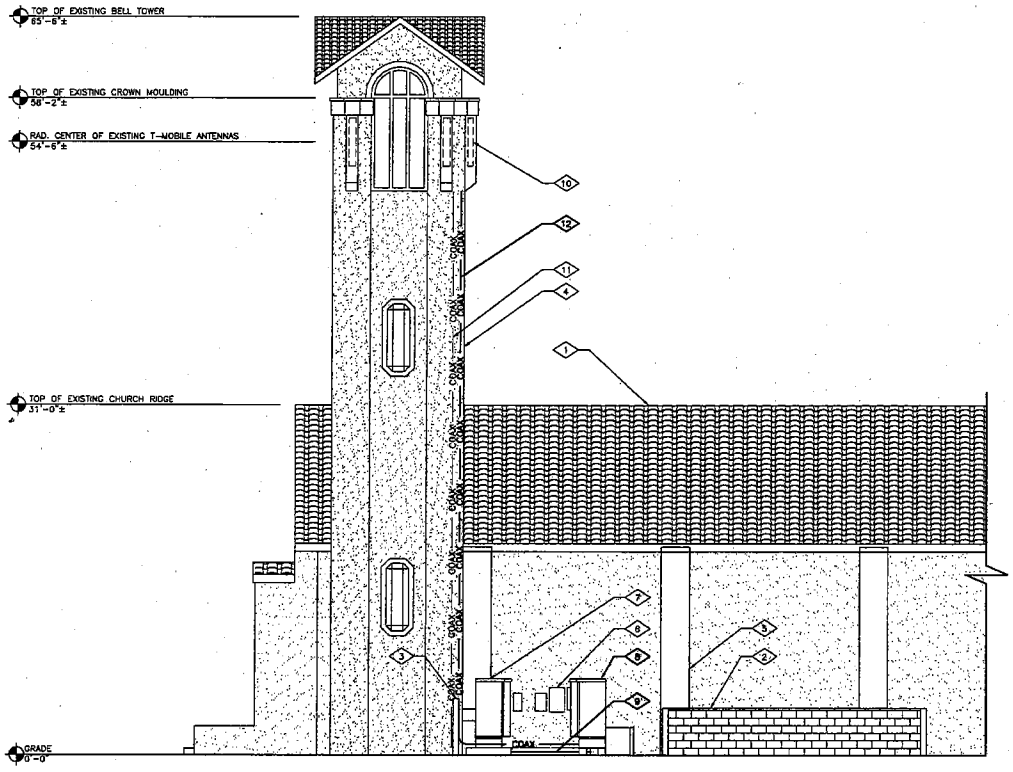
SHEET NUMBER: A-2

REVISION: 2

209051

KEYED NOTES

1. EXISTING CHURCH BUILDING
2. EXISTING 4'-2" HIGH BRICK WALL
3. EXISTING 5'-0" HIGH BRICK WALL
4. EXISTING CHURCH BELL TOWER
5. EXISTING CHURCH EXTERIOR WALL COLUMN (TYPICAL)
6. EXISTING T-MOBILE WALL MOUNTED UTILITIES
7. EXISTING T-MOBILE EQUIPMENT CABINETS MOUNTED ON A 4'-0" x 12'-0" CONC. PAD (2 TOTAL CABINETS)
8. **PROPOSED T-MOBILE EQUIPMENT CABINET MOUNTED ON I-BEAMS (1 TOTAL)**
9. **PROPOSED T-MOBILE CABLE TRAY AT GRADE W/ COVER**
10. EXISTING T-MOBILE ANTENNA MOUNTED WITHIN EXISTING ENCLOSURE (6 TOTAL)
11. EXISTING T-MOBILE COAX ROUTE WITHIN EXISTING CONDUIT
12. **PROPOSED T-MOBILE COAX ROUTE TO FOLLOW EXISTING**



1 / A-3 **EAST ELEVATION**

SCALE FOR 24x36: 3/16"= 1'-0" SCALE FOR 11X17: 3/32" = 1'-0"

0 4' 8' 2' 6'

PLANS PREPARED FOR:

T-Mobile
Stick Together

3257 E. GUASTI ROAD, SUITE 200
ONTARIO, CA 91761

PROJECT INFORMATION:

IE04587A
LONGDEN CHURCH
1307 E LONGDEN AVE
ARCADIA, CA 91006
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

07/13/2010

ISSUED FOR:

ZONING SUBMITTAL

REV.:	DATE:	DESCRIPTION:	BY:
0	05/25/2010	ISSUED FOR 90% ZONING REVIEW	JPM
1	06/18/2010	ISSUED FOR REVISED 90% ZONING REVIEW	MGS
2	07/13/2010	ISSUED FOR ZONING SUBMITTAL	RLD

DRAWN BY:	CHK.:	APV.:
RLD	ARM	EJC

PLANS PREPARED BY:

KDC
ARCHITECTS.ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
FAX: 425.712.0846

LICENSURE:

SHEET TITLE:

EAST ELEVATION

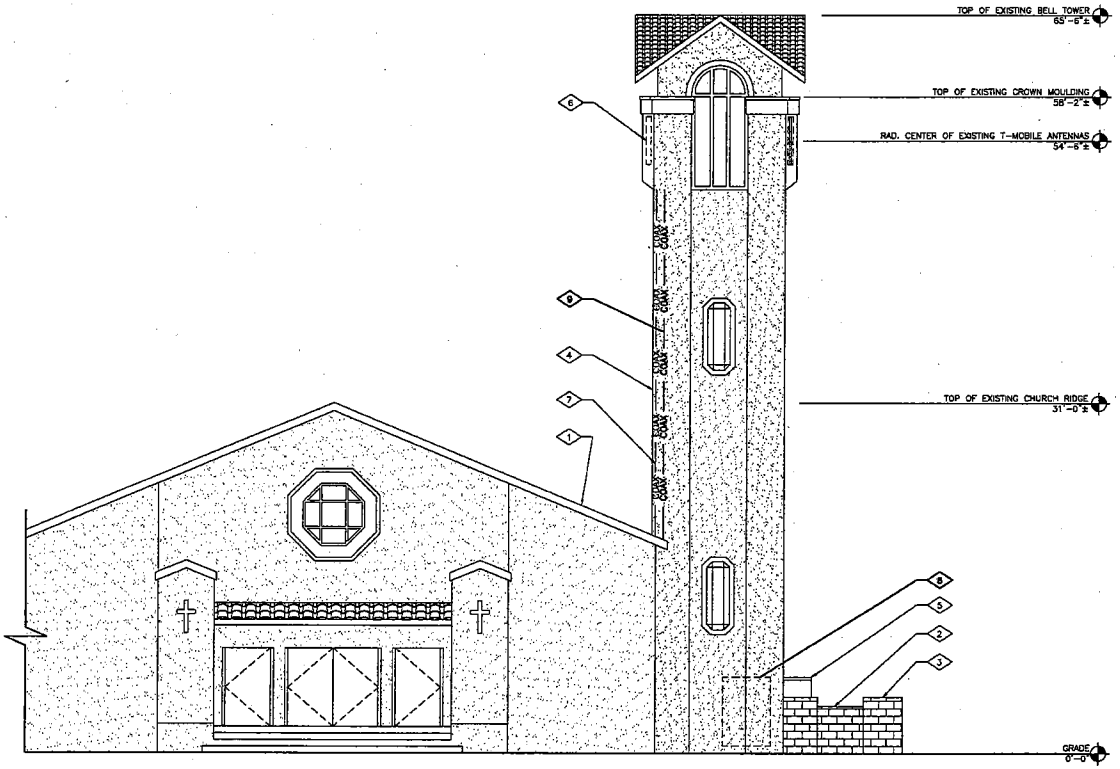
SHEET NUMBER: A-3

REVISION: 2

209051

KEYED NOTES

1. EXISTING CHURCH BUILDING
2. EXISTING 4'-2" HIGH BRICK WALL
3. EXISTING 5'-0" HIGH BRICK WALL
4. EXISTING CHURCH BELL TOWER
5. EXISTING T-MOBILE EQUIPMENT CABINETS MOUNTED ON A 4'-0" x 12'-0" CONC. PAD (2 TOTAL CABINETS)
6. EXISTING T-MOBILE ANTENNA MOUNTED WITHIN EXISTING ENCLOSURE (6 TOTAL)
7. EXISTING T-MOBILE COAX ROUTE WITHIN EXISTING CONDUIT
8. PROPOSED T-MOBILE EQUIPMENT CABINET MOUNTED ON I-BEAMS (1 TOTAL)
9. PROPOSED T-MOBILE COAX ROUTE TO FOLLOW EXISTING



1 A-3.1 **SOUTH ELEVATION**

SCALE FOR 24x36: 3/16" = 1'-0" SCALE FOR 11X17: 3/32" = 1'-0"

0 4' 8' 2' 6'

PLANS PREPARED FOR:

T-Mobile
Stick Together

3257 E. GUASTI ROAD, SUITE 200
ONTARIO, CA 91761

PROJECT INFORMATION:

IE04587A
LONGDEN CHURCH
1307 E LONGDEN AVE
ARCADIA, CA 91006
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

07/13/2010

ISSUED FOR:

ZONING SUBMITTAL

REV.:	DATE:	DESCRIPTION:	BY:
0	05/25/2010	ISSUED FOR 90% ZONING REVIEW	JPM
1	06/18/2010	ISSUED FOR REVISED 90% ZONING REVIEW	MGS
2	07/13/2010	ISSUED FOR ZONING SUBMITTAL	RLD

DRAWN BY:	CHK.:	APV.:
RLD	ARM	EJC

PLANS PREPARED BY:

KDC
ARCHITECTS.ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
FAX: 425.712.0846

LICENSURE:

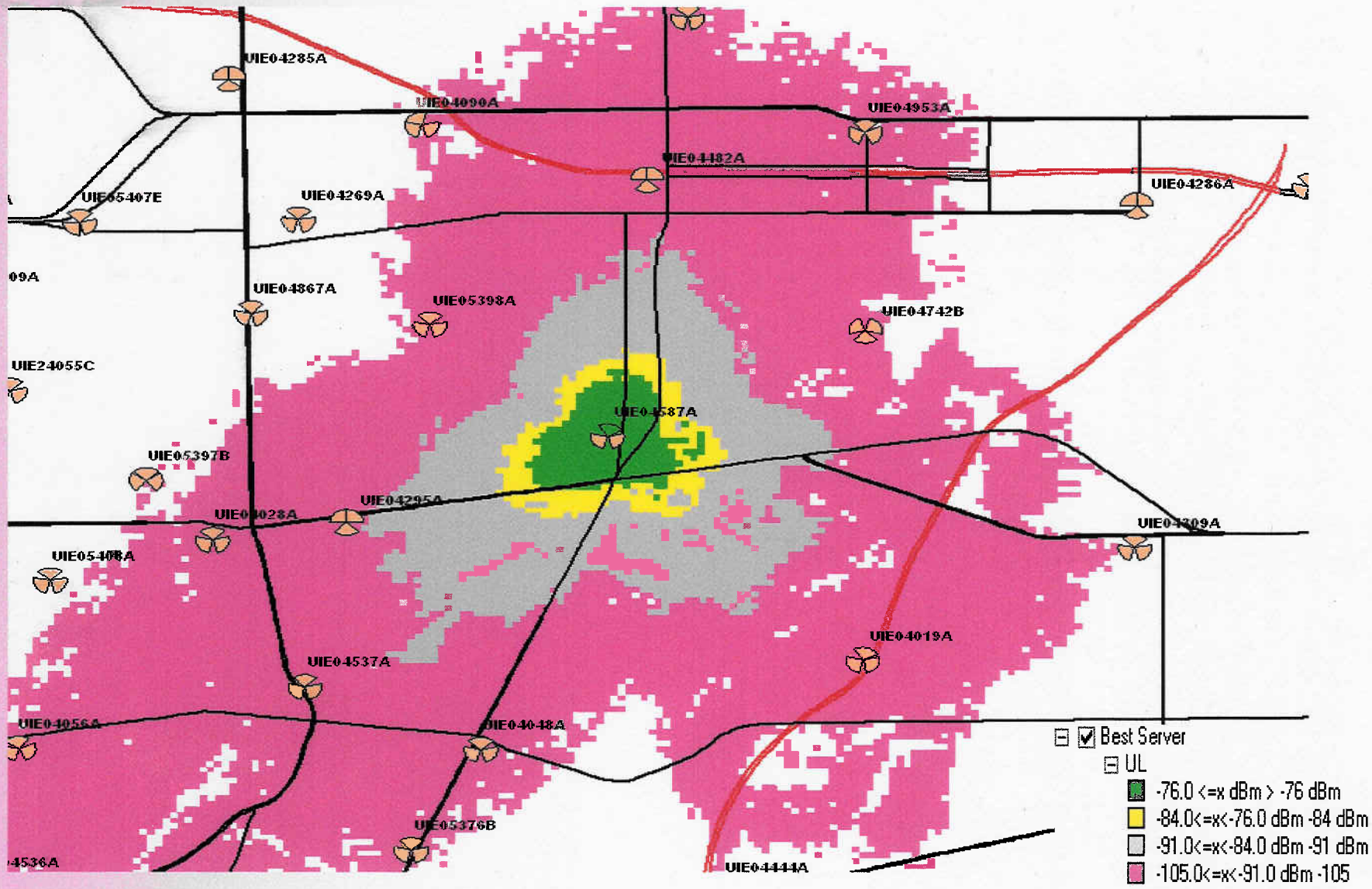
SHEET TITLE:

SOUTH ELEVATION

SHEET NUMBER: A-3.1

REVISION: 2

209051

2G Predictions IE04587A

T · ·Mobile·