



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6461
PROJECT NUMBER 96142-(4)
CONDITIONAL USE PERMIT No. 200800177

PUBLIC HEARING DATE 11/2/2010	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Crown Castle USA, Jon Dohm	OWNER Lazben Investment Rowland Heights, LLC / Tone Yee Investments and Dev LLC	REPRESENTATIVE Moss & Associates, John Tandy
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PROJECT DESCRIPTION
 The applicant, Crown Castle USA, is requesting a Conditional Use Permit (CUP) for the continued operation and maintenance of an existing 51 ft. high monopole unmanned wireless telecommunications facility (WTF) with appurtenant equipment in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.28.210.

REQUIRED ENTITLEMENTS
 A Conditional Use Permit is required to allow the continued operation of a wireless telecommunications facility (WTF) in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.28.210.

LOCATION/ADDRESS
 18410 Colima Rd., Rowland Heights

SITE DESCRIPTION
 The site plan depicts an existing wireless facility located along Colima Rd. (a designated Major Highway), lease area of approximately 18 ft. x 22 ft. (400 square feet), located on a 9.91 acre shopping center site (Hong Kong Plaza). A parking lot lies immediately west and commercial uses (office/retail) are located to the north and south of the wireless tower all located on the shopping center site. Surrounding land uses consist of more commercial shopping center development to the north, multi-family housing to the south and west, and single-family residential and offices to the east. The lease area is enclosed by 6 ft. high concrete block walls and a 6 ft. high chain link fence and gate. The facility consists of a 46 ft. monopole that supports two tiers (levels) of co-located antenna arrays with six antenna panels on each array and a total height of 51 ft. to the top of the antenna array. Appurtenant equipment cabinets and electric meters & panels are contained within the lease area.

ACCESS Via Colima Road, Jellick Avenue, Sierra Leone Avenue	ZONED DISTRICT Puente
ASSESSORS PARCEL NUMBER 8253-001-002	COMMUNITY Rowland Heights
SIZE 9.91 Acres (site), 396 sq. ft. (tower lease area)	COMMUNITY STANDARDS DISTRICT Rowland Heights CSD

	EXISTING LAND USE	EXISTING ZONING
Project Site	Shopping plaza w/appurtenant parking, bank, car wash, and retail office	C-3-BE (Unlimited Commercial – Billboard Exclusion)
North	Shopping center, supermarket	C-2-BE (Neighborhood Commercial – Billboard Exclusion)
East	Single-family Residences, Office, Retail	R-1-6000 (Single-family Residence – 6,000 sq. ft. Minimum Required Area)
South	Multi-family Residences	R-3 (Limited Multiple Residence)
West	Multi-family Residences, Retail, Office	R-3-30U (Limited Multiple Residence – 30 Units Per Acre)

GENERAL PLAN/COMMUNITY PLAN Rowland Heights Community Plan	LAND USE DESIGNATION C - Commercial	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION
 Categorical Exemption, Class 1 – Existing Facilities

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: Steve Mar		
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