

**FACTUAL**  
**PROJECT NUMBER R2005-01698-(5)**  
**CONDITIONAL USE PERMIT 200900162**

**REQUEST**

The applicant, Clearwire is requesting a conditional use permit to authorize the construction, operation and maintenance of a wireless telecommunications facility (WTF), a use that is subject to permit.

**REPRESENTATIVE:** Kim Ice

**OWNER:** Calvary Baptist Church of Monrovia

**PROJECT DESCRIPTION**

The proposed project consists of a WTF with the following equipment mounted to the exterior of a church steeple: three panel antennas mounted at 52 feet high (as measured to the top of the antennas), four microwave dishes mounted 50 feet high (as measured to the center of the dishes) and three Diversity Access Point heads. Screening that matches the texture and color of the steeple will camouflage the antennas. A rack will be located in the 49 square foot lease area located inside the church. A new interior wall will be constructed to create an equipment room.

**LOCATION**

The subject property is located at 2520 Peck Road in the unincorporated community of South Monrovia Islands and Duarte Zoned District.

**Assessor's Parcel Number(s):** 8510-019-024

**Countywide General Plan Land Use Designation:** Low Density Residential

**Zoning:** R-3 (Limited Multiple Residence)

**Community Standards District:** NA

**SITE DESCRIPTION**

The 1.53 acre subject property is relatively flat and developed with a church consisting of a three story sanctuary and a two story Sunday school/offices building. A basketball court is located on the south side of the property and a parking lot is located on the north side of the property. A WTF (different carrier) is located within the church steeple. The site is minimally landscaped and accessed by Peck Road.

**ENVIRONMENTAL DETERMINATION**

The subject property is not located in a Significant Ecological Area or Ecologically Sensitive Habitat Area. The proposed project is eligible for a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption from California Environmental Quality Act reporting requirements.