



WTF HEARING PACKAGE
PROJECT NUMBER R2005-03084-(5)
CONDITIONAL USE PERMIT 200900132

HEARING DATE
September 7, 2010
ITEM 6

CONTINUED TO

HEARING OFFICER: Gina Natoli

CONTENTS

1. Staff Report
2. Draft Findings
3. Draft Conditions
4. Burden of Proof Statement(s)
5. Alternative Site Analysis (New Facilities Only)
6. WTF Coverage Map (New Facilities Only)
7. Environmental Documentation: NA – CE
8. Correspondence - None
9. Proof of Posting
10. Aerial/Orthographic Image
11. Photographs
12. Photo Simulations
13. Property Location Map

PREPARED BY: Dean Edwards, Zoning Permits 1

(213) 974-6443, ComLine 288, dedwards@planning.lacounty.gov

REVIEWED BY: Mark Child

A handwritten signature in cursive script, appearing to read 'Mark Child', is written next to the name.

STAFF REPORT
PROJECT NUMBER R2005-03084-(5)
CONDITIONAL USE PERMIT 200900132

REQUEST

The applicant, Royal Street Communications 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: Pete Shubin

OWNER: Village Presbyterian Church

PROJECT DESCRIPTION

The proposed project consists of the construction of a WTF consisting of a 65 foot pole disguised as a pine tree, six panel antennas mounted to the pole and a microwave antenna. Four equipment cabinets and other related equipment will be located in a 216 square foot lease area secured by a seven foot high cement block wall and gate.

LOCATION

The subject property is located at 2733 South Tenth Avenue in the unincorporated community of South Monrovia Islands and South Arcadia Zoned District.

Assessor's Parcel Number(s): 5791-005-023

Countywide General Plan Land Use Designation: Low Density Residential

Zoning: Residential Agriculture

Community Standards District: NA

SITE DESCRIPTION

The 1.5 acre subject property is developed with a church, a basket ball court, a 55 space parking lot and a WTF located in the steeple. The WTF lease area for the related equipment is located south of the basket ball court. The site is relatively flat and landscaped. Vehicle access is off East Longden Drive and South Tenth Avenue.

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.

PREVIOUS CASE/ZONING HISTORY

Conditional Use Permit 200500189 to authorize the continued operation of a church and construction, operation and maintenance of a WTF was approved by the Hearing Officer on January 17, 2010. The grant for the church will terminate January 17, 2031 unless renewed by the Director and the grant for the WTF will terminate January 17, 2016.

Request for Service: Zoning Enforcement staff submitted an inspection report on July 8, 2010 stating that no violations on the property were discovered.

PUBLIC COMMENTS

There is no Town Council in the project area.

To date, no comments from the public have been received.

ANALYSIS

Site

The applicant stated in the submitted alternative site analysis (attached) that co-location on the existing WTF is not feasible due to "structural issues."

Height

The height of the proposed facility is 65 feet as measured to the top of the artificial branches of the monopine. Pursuant to Section 22.20.45/22.20.110 the maximum allowable height of buildings in the R-A Zone is 35 feet. The proposed facility exceeds the height limit by 30 feet. Pursuant to Section 22.56.200 the Hearing Officer may modify the height standard with a conditional use permit.

Aesthetics/Visual Impact

The subject property is surrounded by single-family residences.

The subject property is not near a significant ridgeline or scenic highway. The Santa Anita Wash Trail is located approximately 762 feet west of the subject property. The proposed facility should not be substantially visible from the trail.

Because the proposed facility will be disguised as a pine tree and a condition requires that the equipment area be screened by landscaping, the facility should not have a significant adverse visual impact on the surrounding neighborhood.

RECOMMENDATION

Staff recommends **APPROVAL** of Conditional Use Permit 200900132 with a grant term of 15 years and biennial inspections because:

- There are no zoning violations on the property.
- To date, there is no opposition to the project.
- With a conditional use permit, the height of the proposed facility will comply with Zoning Ordinance.
- The facility should not have a significant adverse visual impact on the surrounding neighborhood because it is designed and conditioned to be visually unobtrusive.

DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER COUNTY OF LOS ANGELES

**PROJECT NUMBER R2005-03084-(5)
CONDITIONAL USE PERMIT 200900132**

REQUEST

The applicant, Royal Street Communications 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.

HEARING DATE: September 7, 2010

FINDINGS

1. The proposed project consists of the construction of a WTF with a 65 foot pole disguised as a pine tree, six panel antennas mounted to the pole and a microwave antenna. Four equipment cabinets and other related equipment will be located in a 216 square foot lease area secured by a seven foot high cement block wall and gate.
2. The subject property is located at 2733 South Tenth Avenue in the unincorporated community of South Monrovia Islands and South Arcadia Zoned District.
3. The 1.5 acre subject property is developed with a church, a basket ball court, a 55 space parking lot and a WTF located in the steeple. The WTF lease area for the related equipment is located south of the basket ball court. The site is relatively flat and landscaped. Vehicle access is off East Longden Drive and South Tenth Avenue.
4. The Countywide General Plan land use designation of the subject property is Low Density Residential. There are no policies in the plan that specifically prohibit, discourage or limit the use of WTFs. The proposed project is consistent with the Countywide General Plan.
5. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify WTF as a use. Similar uses, such as radio/television stations/towers, are subject to permit.
6. No comments from the public were received
7. The applicant determined that co-location on the existing WTF is not feasible due to structural issues.
8. With a conditional use permit, the height of the proposed facility complies with Zoning Ordinance.
9. The subject property is surrounded by single-family residences.
10. The subject property is not near a significant ridgeline or scenic highway.
11. The Santa Anita Wash Trail is located approximately 762 feet west of the subject property. The proposed facility should not be substantially visible from the trail.
12. Because the proposed facility will be disguised as a pine tree and a condition requires that the equipment area be screened by landscaping, the facility should not have a significant adverse visual impact on the surrounding neighborhood.
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 Hearing Officer determines that it is necessary to limit the term of the grant to 15 years and require 8 inspections.

15. 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 1 Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; 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; and
- 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; and
- 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.

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 22.56.040 of the Los Angeles County Code.

HEARING OFFICER ACTION

1. I have considered the Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200900132 is **APPROVED**, subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

MC:de

August 24, 2010

This grant authorizes the construction, operation and maintenance of a wireless telecommunications facility, subject to the following conditions of approval:

1. 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. 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 6 and until all required monies have been paid pursuant to Condition 9. The recorded affidavit shall be filed and the required monies shall be paid by **November 6, 2010**.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably 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.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. 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.
7. **This grant will terminate on September 7, 2025.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the

Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **eight (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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. 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.
13. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of 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.
14. 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 such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as

closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

15. 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, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
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. 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 Zoning Enforcement Section of the Department of Regional Planning. If other WTFs are located on the subject property or on adjacent parcels, a cumulative radio frequency emissions report must be submitted.
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. Any proposed wireless telecommunications facility 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 the Department 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. Low Impact Development (as defined in Section 22.52 Part 22 and Section 12.84 of the Los Angeles County Code) compliance shall be met to the satisfaction of Public Works prior to building permit issuance.
23. Security lighting, if required, shall be on motion sensors, be of low intensity, and be directed away from residential areas. No pole-mounted lighting shall be permitted on the leasehold. Exterior lighting shall be a top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination.
24. Construction and maintenance of the facility shall take place between the hours of 9:00 AM to 5:00 PM, Monday through Friday only. Emergency repairs of the facility may occur at any time.
25. The project shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A". Placement and height of all pole-mounted equipment to be in substantial conformance with that shown on said Exhibit "A". All revised plot plans must be accompanied by the written authorization of the property owner.

26. The facility must be built as depicted in the photo simulations, as presented at the public hearing and as part of the Exhibit A.
27. The operator shall provide one parking space for maintenance vehicles that shall not block access to driveways or garages and shall obey all applicable on-street parking regulations.
28. The maximum height of the facility shall not exceed 65 feet above finished grade.
29. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of the Department of Regional Planning the name and contact information of the new property owner.
30. All structures, including the antenna and equipment cabinets, shall be a neutral, earth-tone color or camouflaging color to blend in and harmonize with the surroundings. The colors and materials of the surface shall not be glossy or reflective in appearance and shall be maintained in good condition at all times.
31. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 30 days of discovery to prevent occurrences of dangerous conditions or visual blight.
32. The Department of 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.
33. Equipment area fencing shall conform to Zoning Ordinance requirements.
34. The cement block wall enclosing the equipment area shall be painted to match the church buildings and screened by landscaping to the satisfaction of Zoning Enforcement staff.
35. Landscaping screening the equipment area wall shall be maintained to ensure that it thrives.
36. New equipment added to a monopine shall be disguised and not compromise the design of the facility as a palm tree.
37. Disguised facilities shall be maintained. Weathered, faded or missing disguised parts/material must be maintained and/or replaced within 30 days of notice.

MC:de

8/24/2010

Attachments: Photo Simulation(s)



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

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.

The proposed project will be unoccupied, only require a single maintenance visit per quarter and utilize existing roads for access. The project will make negligible noise that is most often less than the ambient noise level of the area surrounding the equipment. The BTS radio equipment will be located within a secure enclosure to prevent public access and avoid creating an attractive nuisance. The proposed tower extension will match the building architecture and not be recognized as a wireless facility. In the event the proposed tower extension is not feasible the antennas will be supported by a tower disguised as a pine tree. Towers disguised as pine trees have been located in all zoning districts and adjacent to and within all land use types without detrimental effects. Considering the tallest physical elements on the property and in the surrounding area are trees a tower disguised as a pine tree will blend into its surroundings. The proposed facility will be engineered to and operate within all applicable codes and ordinances to ensure it will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.

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

The proposed project site is a church property with a surplus of two (2) parking stalls and sufficient landscaping and open areas for the existing and proposed uses. The roads adjacent to the site to the east and south will not be impacted. Access will be obtained from existing on site drive isles and neither the proposed design or the alternate design would impact on site circulation or parking. Care was take to ensure that the proposed site location and designs complied with all required setbacks and was near existing landscaping and tall trees to limit visibility from surrounding areas while still providing the necessary service. The proposed location on the subject property maintains the functionality of the existing uses on the property by locating the proposed facility away from the main activity on the property (northern half) and placing it on the edge of the large lawn near parking and access. The large trees in the is area help to blend the equipment into its surroundings. By doing this access to the remaining open area of the parcel is maintained.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The proposed project site is located on a property bordered by Tenth Avenue to the east and Longden Drive to the south. Existing access is obtained from both adjacent roads. The project will use these existing access routes. The proposed project is unoccupied. After construction the proposed project will generate approximately one vehicular trip per quarter for a technician in a light truck or van. The surrounding streets are capable of supporting this minimal traffic along with the traffic generated by the uses in the surrounding area. without impeding the public right-of-way. The proposed use requires an electrical and land line telephone interconnection. These utilities are located in the public right-of-way adjacent to the subject property or on the subject property and are adequate to serve the needs of the facility.

Edwards, Dean

ALT. SITE ANAL.

From: Pete Shubin [pete.shubin@sequoia-ds.com]
Sent: Friday, June 11, 2010 5:27 PM
To: Edwards, Dean
Subject: RE: R2005-03084
Attachments: LA0103-C Village Presbyterian Church 20091208 Revised Design Submittal Cover & Engineering Letters.pdf

Mr. Edwards:

The updated ownership labels are on order. With regard to the collocation feasibility and alternates analysis; the only known site within a quarter mile of the proposed facility is the AT&T facility in the church steeple on the same property. That site was the original submitted design on November 3, 2009, and the reasons why it does not work was discussed in the December 8, 2009 revised design resubmittal. I attached the cover letter and engineering letter from the latter to this e-mail for reference.

Other than that site which is not feasible for structural issues the nearest known sites are;

1. The Catholic Church at 1307 E. Longden Avenue which is .44 miles away due east.
2. The Calvary Grace Church at 2520 Peck Road which is .6 miles away to the north east. (Note that this is also an AT&T site and AT&T operates a facility on the same property as the proposed project.)
3. Light pole in Camino Grove Park in Arcadia .68 miles north west.
4. The Nextel site on Live Oak .72 miles to the south east.
5. Collocation Monopole at the corner of Live Oak and Tyler Avenues .8 miles to the south west.
6. Monopalm at 1st and Duarte 1.38 miles to the north west.

If you know of any sites within a quarter mile you would like me to discuss let me know. If not, do you want to increase the radius? The area surrounding the site is predominately residential with a few churches and parks. As you can see from the list above, the churches and parks are homes to most of the cell sites.

I can be reached at (714) 478-3197 for questions or comment.

Thank you

Pete Shubin

From: Edwards, Dean [mailto:DEdwards@planning.lacounty.gov]
Sent: Thursday, June 10, 2010 8:15 AM
To: Pete Shubin
Cc: Edwards, Dean
Subject: R2005-03084

This case is being prepared for hearing.

Please submit the following items within **30 days**:

1. Detailed alternative site analysis that includes co-location feasibility on existing facilities located within ¼ mile of the project site.
2. Updated ownership labels.

Failure to provide the requested items in the specified time period will result in the case losing its place in the processing queue and delay of hearing.

Please contact me if you have any questions.

Thank you.



DOCUMENT TRANSMITTAL COVER SHEET

TO: Department of Regional Planning	FROM: Pete Shubin 
COMPANY: County of Los Angeles	DATE: December 8, 2009
SITE IDENTIFIER: Project R2005-03084 RCUP200900132 2733 S. Tenth Avenue, Arcadia APN: 5791-005-023	ADDITIONAL REFERENCE NUMBER: LA0103-C Village Presbyterian Church
RE: Revised Design and Additional Back-up Information	Royal Street Communications California, LLC

Attached please find the following items:

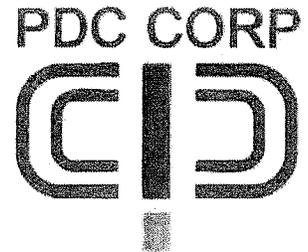
Quantity	Title
2	Copy of Filing Receipts (Case Reference)
1	KIVA Printout
1	List of Church Officers (KIVA #1)
1	Photos of Trash Enclosure (KIVA #2)
1	Letter from Engineer Documenting Reason for Design Change
6	Sets of Photosims
6	Sets of Project Plans
1	CD with Exhibits

NOTES/COMMENTS:

The attached documents are being submitted on behalf of Royal Street Communications California, LLC, (Royal Street) for a Project R2005-03084 RCUP200900132 for a wireless telecommunications facility on the north west corner of Longden Avenue and Tenth Avenue at 2733 South Tenth Avenue, Arcadia. Cingular Wireless (AT&T) already operates a wireless telecommunications facility on this property. Further structural investigation of the tower extension proposed in the initial proved that it is not structurally feasible to use the tower for an additional collocated carrier. The project was revised to a use an antenna support structure disguised as a pine tree and commonly referred to as a monopine. This submittal reflects this new design as well as provides the additional documentation requested by the County at the November 3, 2009 filing.

Please contact Pete Shubin at (714) 478-3197 or pete.shubin@sequoia-ds.com regarding this project. Thank you.

ONE VENTURE, SUITE 200, IRVINE, CA 92618
TELEPHONE: 949.753.7200 FACSIMILE: 949.753.7203



November 30, 2009

John Halminski
Project Manger
Royal Street Communications California, LLC
350 Commerce, Suite 200
Irvine, CA 92602

Subject: Structural Assessment Letter
Site No.: LA0103C
Site Name: Village Presbyterian Church

Address: 2733 South Tenth Ave.
Arcadia, CA 91006

Dear Mr. Halminski,

After a thorough evaluation and inspection of the existing church tower, PDC has concluded that there is not enough existing structural capacity to support increasing the height of the existing church tower.

Any strengthening design would be too invasive, costly and disruptive to ongoing church operations to be feasible. For these reasons, PDC suggests abandoning the proposed church tower extension design.

If you have any questions or concerns regarding this letter please contact us at 858-668-2828.

Sincerely,

Sohail A. Shah, PE
PDC Corporation



LA0103C

2733 South Tenth Ave., Arcadia 91006

metroPCS

Demographics



Coverage of LA0103C (43')



Surrounding Sites Coverage w/o LA0103C



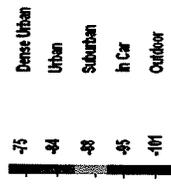
Field Strength, ERP (dBm)

-75	Dens Urban
-64	Urban
-48	Suburban
-45	In Car
-41	Outdoor

Coverage of LA0103C w/ surrounding sites



Field Strength, ERP (dBm)



CERTIFICATE OF RE-POSTING

DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES
HALL OF RECORDS
320 WEST TEMPLE STREET
ROOM 1348
LOS ANGELES, CA 90012

PROJECT NO.: R2005-03084-(5)
CONDITIONAL USE PERMIT NO.: 200900132

Hearing Officer: Dean Edwards (213) 974-6443
DEdwards@planning.lacounty.gov

CERTIFICATE OF RE-POSTING

This Certifies that I/We have posted the "NOTICE OF PUBLIC HEARING" sign(s) for: _____
Project No.: R2005-03084-(5)

Located at: _____ 2733 South Tenth Avenue South Monrovia Islands

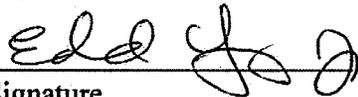
Public Hearing Scheduled: _____ Tuesday, September 7, 2010 at 9:00 a.m.

I hereby certify under penalty of perjury that we re-posted the above-mentioned
NOTICE OF PUBLIC HEARING. On the 3rd Day of August, 2010.

POSTING AGENT
GC MAPPING SERVICE, INC.
3055 W. VALLEY BLVD.
ALHAMBRA, CA 91803
(626)441-1080

Edward Lopez Jr.

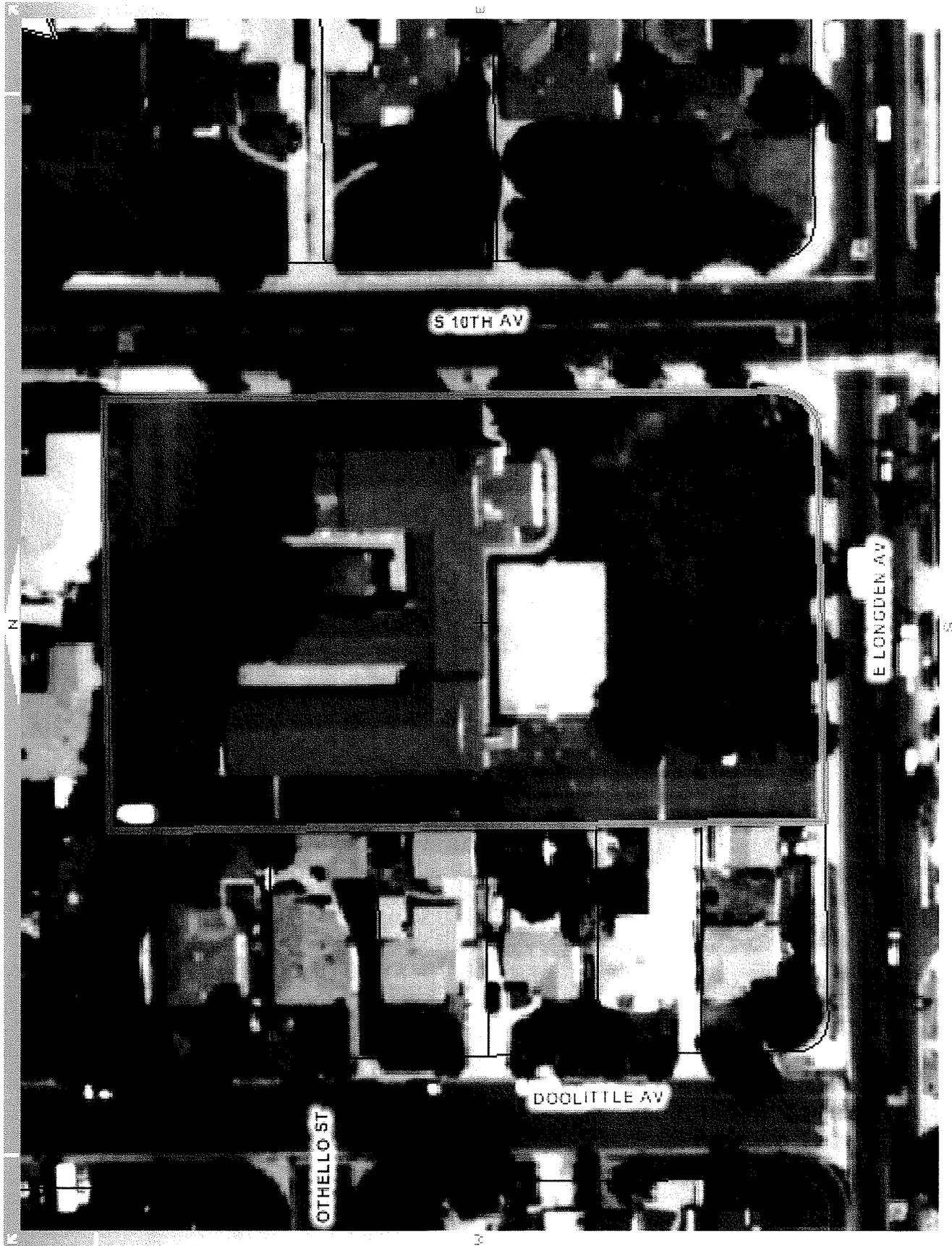
Agent

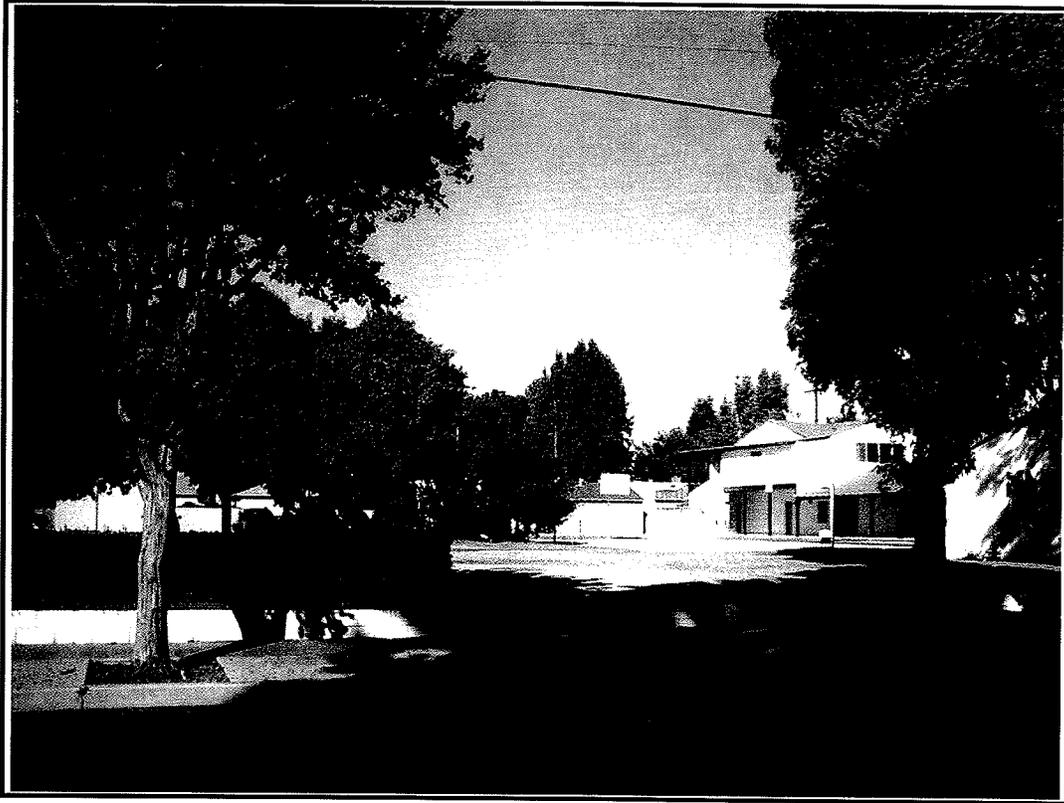

Signature

August 4, 2010
Date

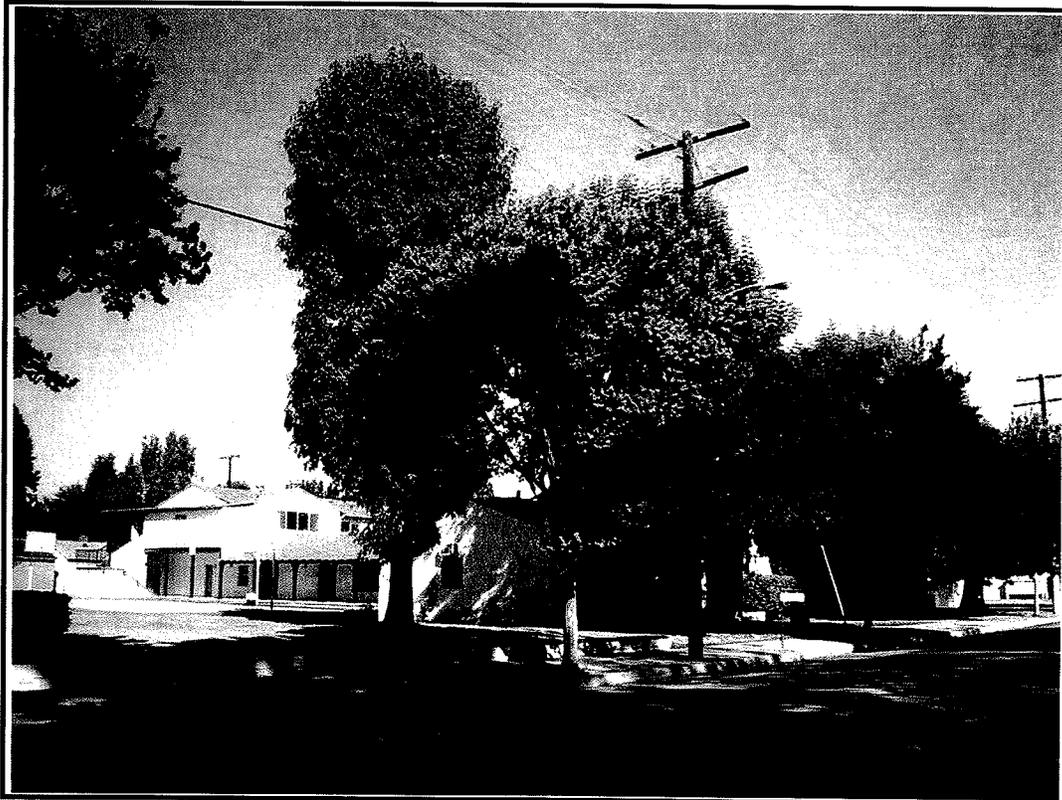


PROJECT NUMBER R2005-03084-(5)





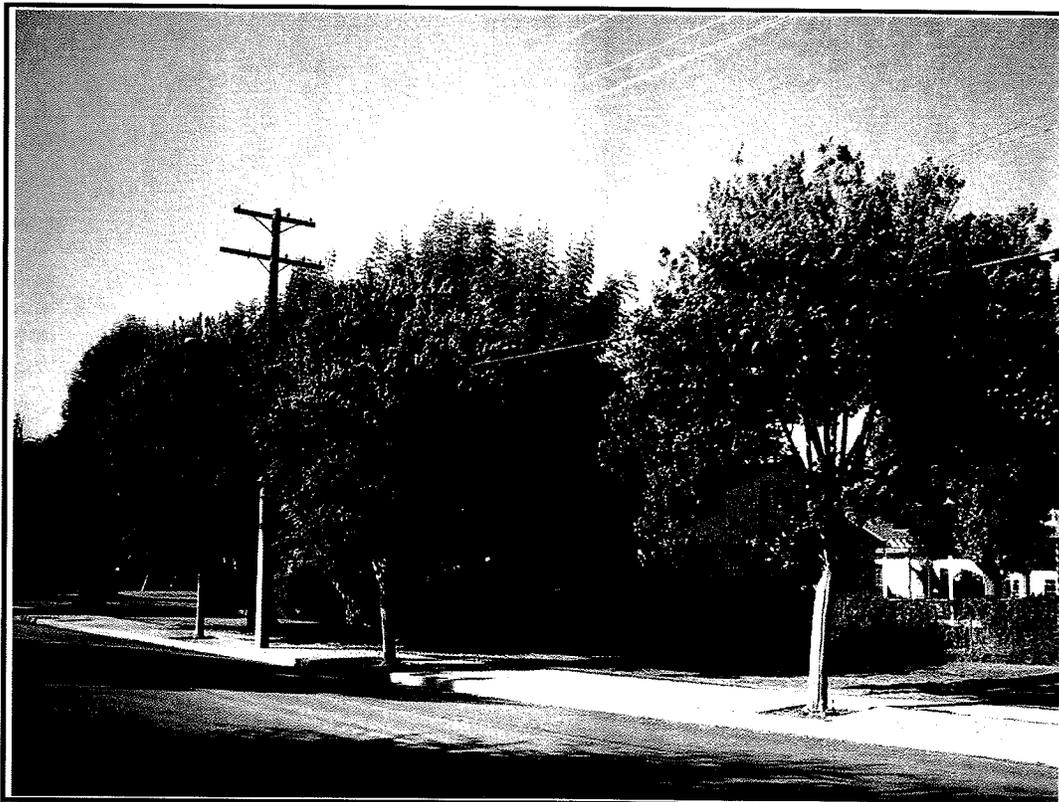
VIEW OF THE SUBJECT PROPERTY LOOKING WEST FROM TENTH AVENUE TOWARDS THE EQUIPMENT AND ALTERNATE ANTENNA STRUCTURE LOCATION.



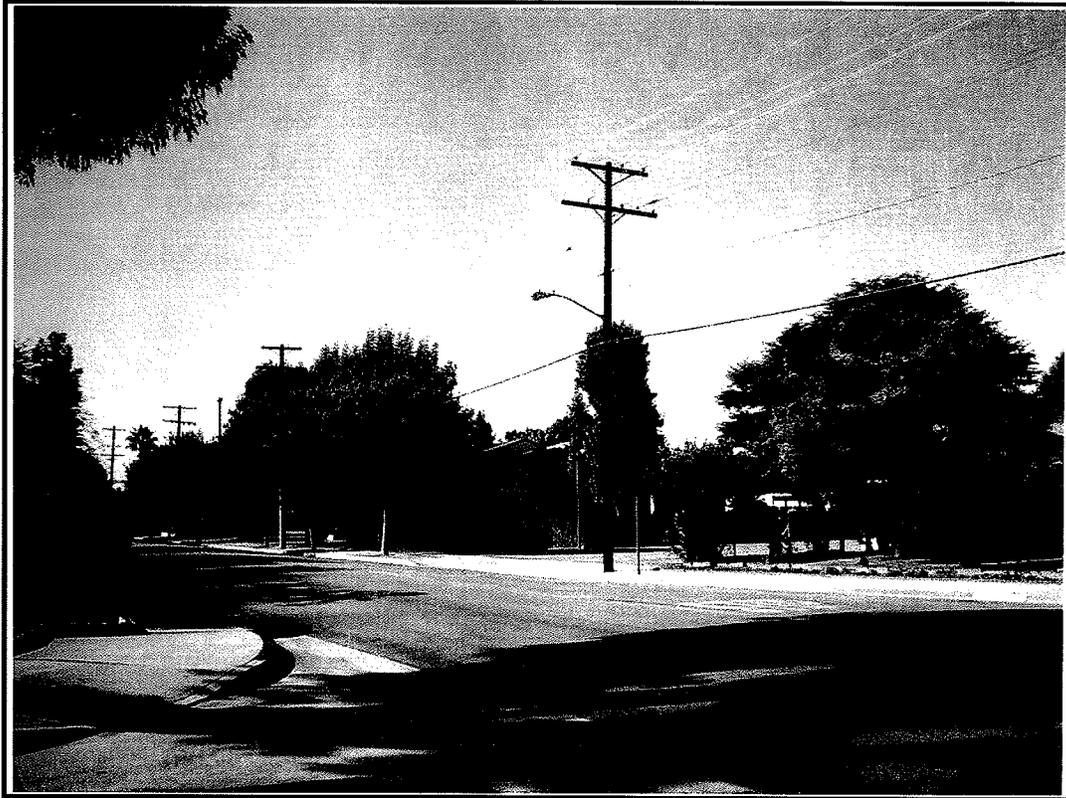
VIEW LOOKING NORTH WEST FROM TENTH AVENUE TOWARDS THE CHURCH STEEPLE.



VIEW OF THE EXISTING CHURCH STEEPLE LOOKING WEST ACROSS TENTH AVENUE.



VIEW OF THE SUBJECT PROPERTY LOOKING SOUTH WEST FROM TENTH AVENUE.



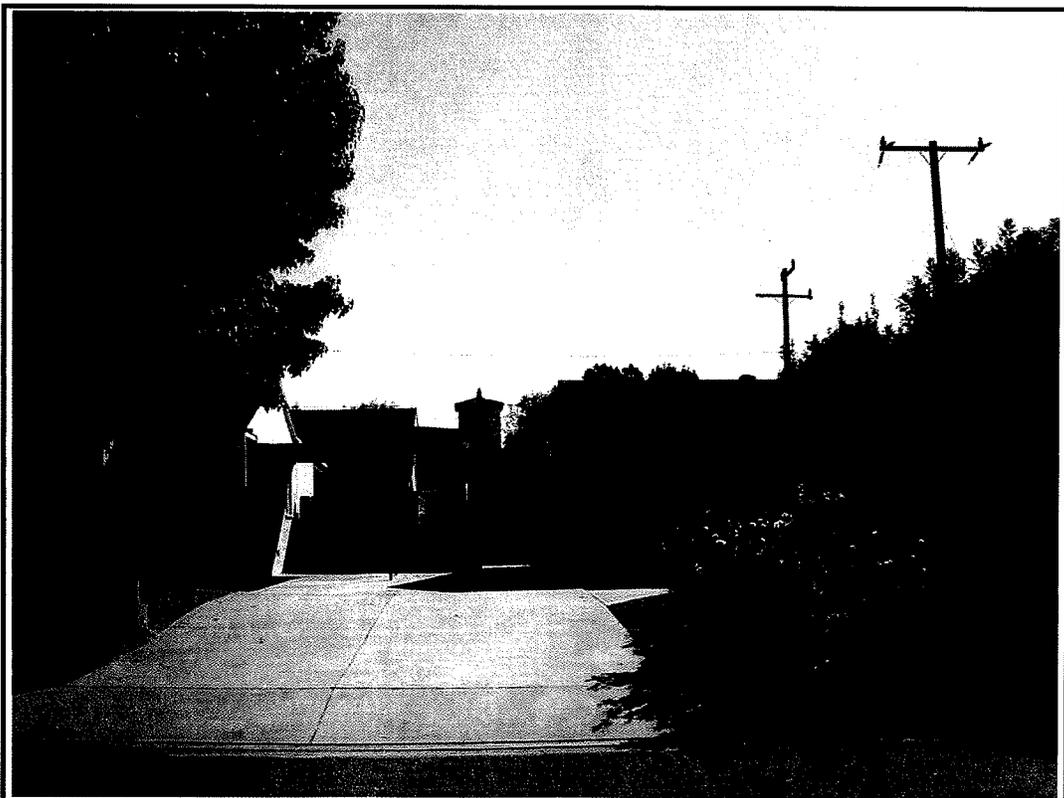
VIEW OF THE SUBJECT PROPERTY LOOKING SOUTH WEST FROM TENTH AVENUE.



VIEW OF THE CHURCH STEEPLE AND ALTERNATE ANTENNA STRUCTURE (RIGHT REAR OF PHOTO) FROM THE NORTH PARKING LOT ON THE PROPERTY.



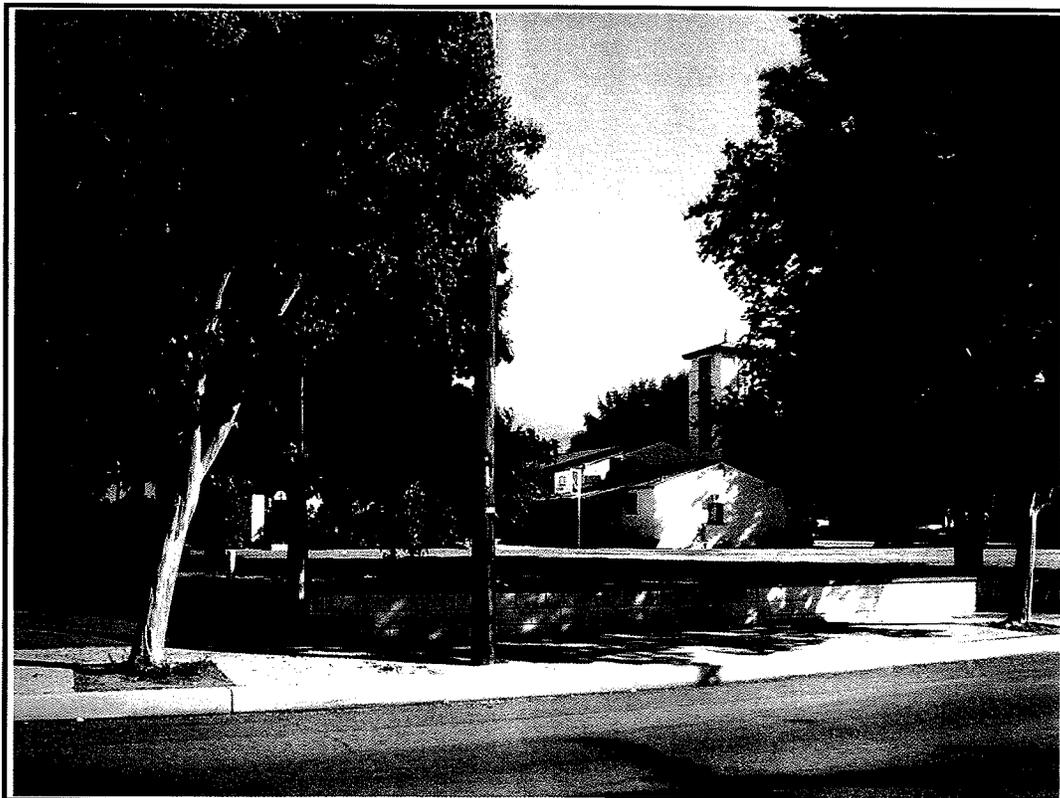
VIEW OF THE EXISTING STEEPLE AND EQUIPMENT LOOKING EAST.



VIEW LOOKING EAST TOWARDS THE SUBJECT PROPERTY FROM ONE BLOCK WEST.



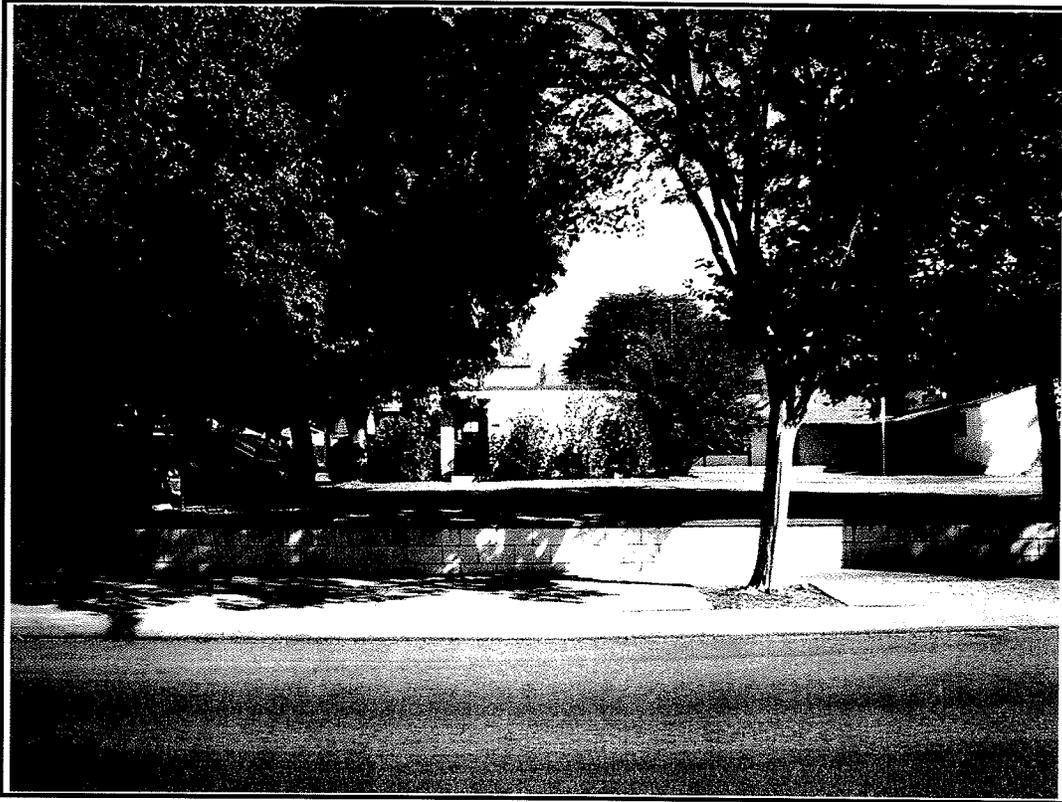
VIEW OF THE SUBJECT PROPERTY LOOKING NORTH EAST FROM LONGDEN AVENUE.



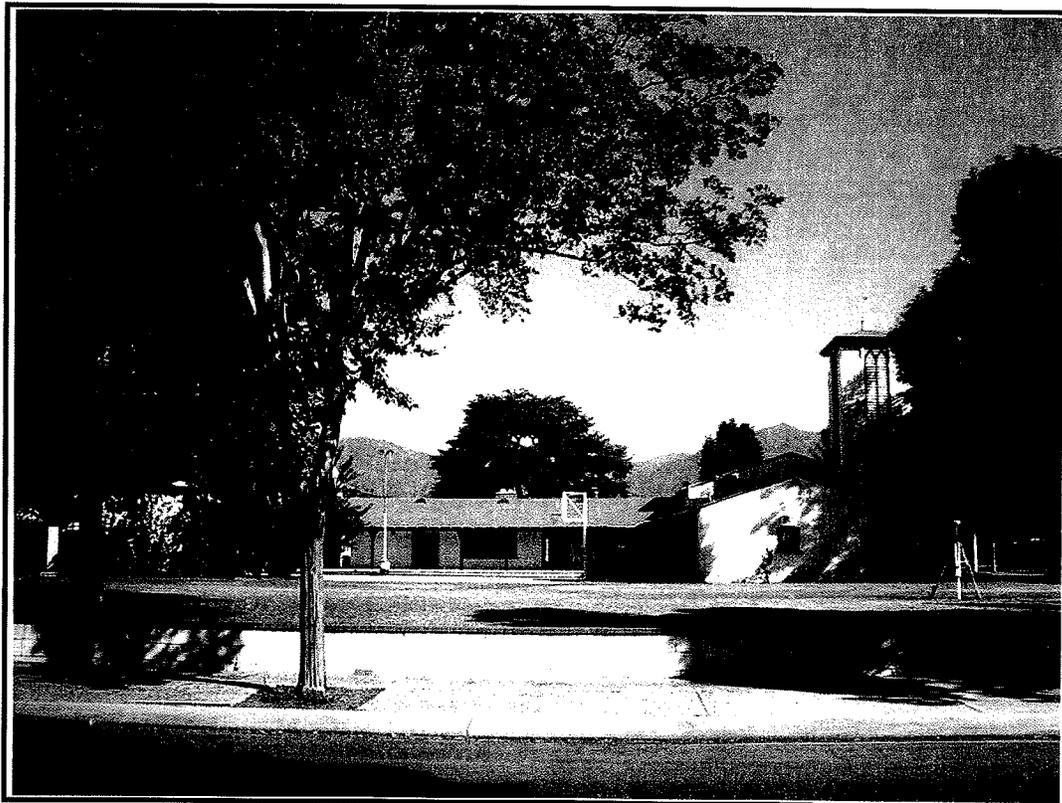
VIEW OF THE SUBJECT PROPERTY AND PROJECT SITE LOCATION LOOKING NORTH FROM LONGDEN AVENUE.



SITE PHOTOGRAPHS FOR LA0103-C VILLAGE PRESBYTERIAN CHURCH
2733 S. TENTH AVENUE
ARCADIA, CALIFORNIA 91006
APN: 5791-005-023



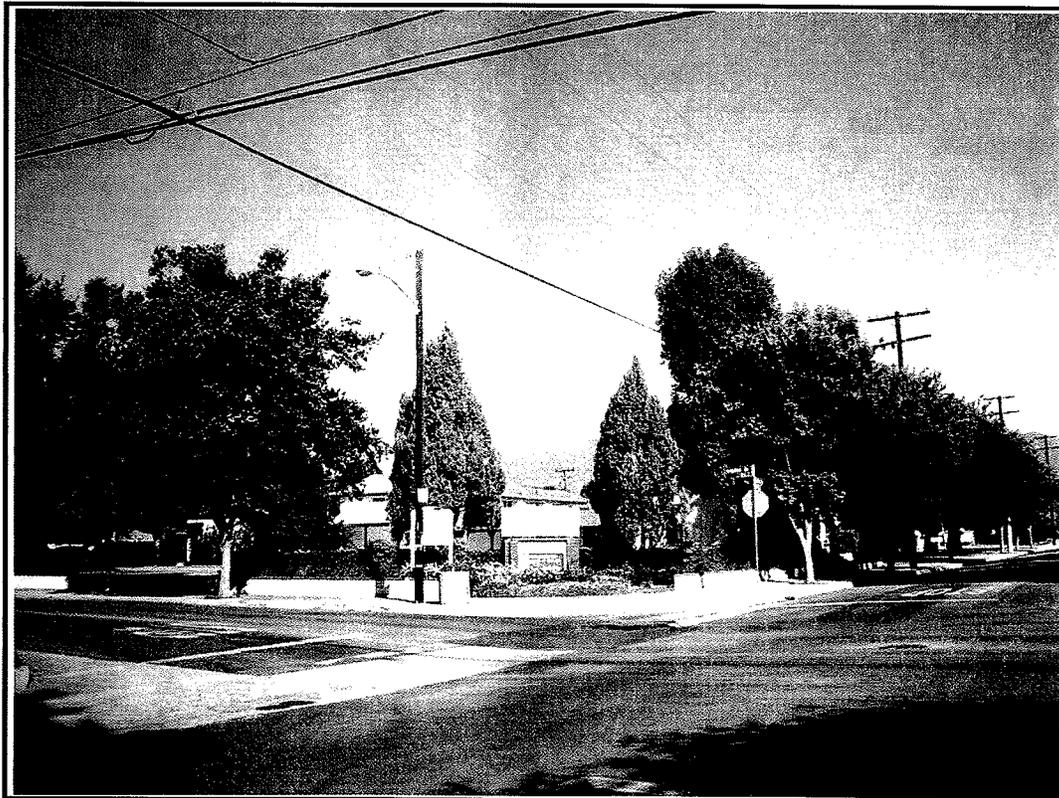
VIEW OF THE PROPOSED EQUIPMENT SPACE AND ALTERNATE ANTENNA STRUCTURE LOCATION LOOKING NORTH FROM LONGDEN AVENUE.



VIEW OF THE PROPOSED EQUIPMENT SPACE, STEEPLE, AND ALTERNATE ANTENNA STRUCTURE LOCATION LOOKING NORTH FROM LONGDEN AVENUE.



VIEW LOOKING NORTH TOWARDS THE SUBJECT PROPERTY FROM TENTH AVENUE.



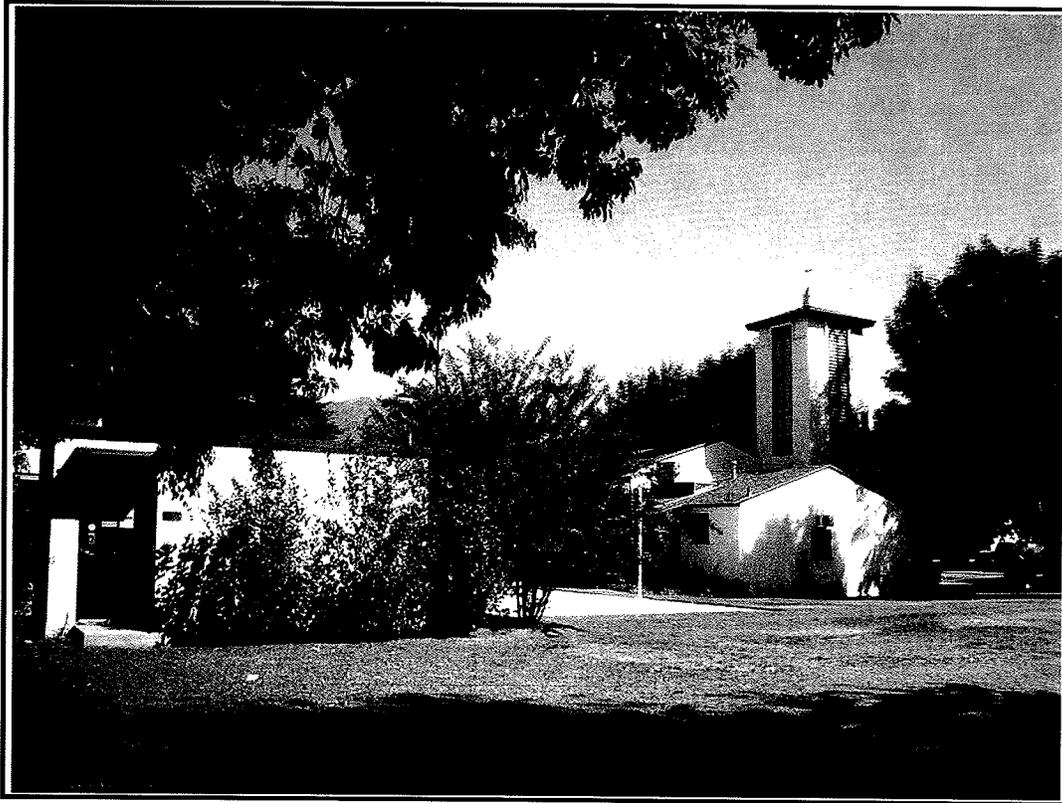
VIEW LOOKING NORTH TOWARDS THE SUBJECT PROPERTY FROM TENTH AVENUE ACROSS LONGDEN AVENUE



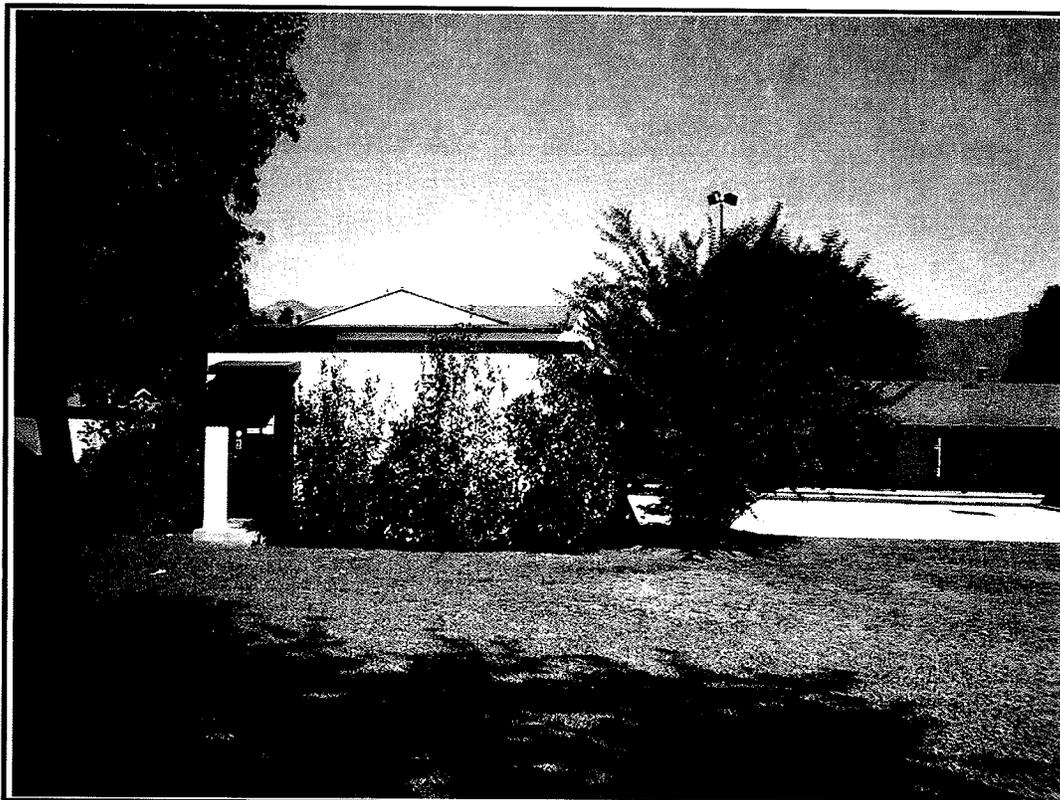
VIEW OF THE PROPOSED PROJECT AREA LOOKING EAST.



VIEW OF THE PROPOSED PROJECT AREA LOOKING NORTH EAST.



VIEW OF THE PROPOSED PROJECT AREA LOOKING NORTH EAST.



VIEW OF THE PROPOSED PROJECT AREA LOOKING NORTH.



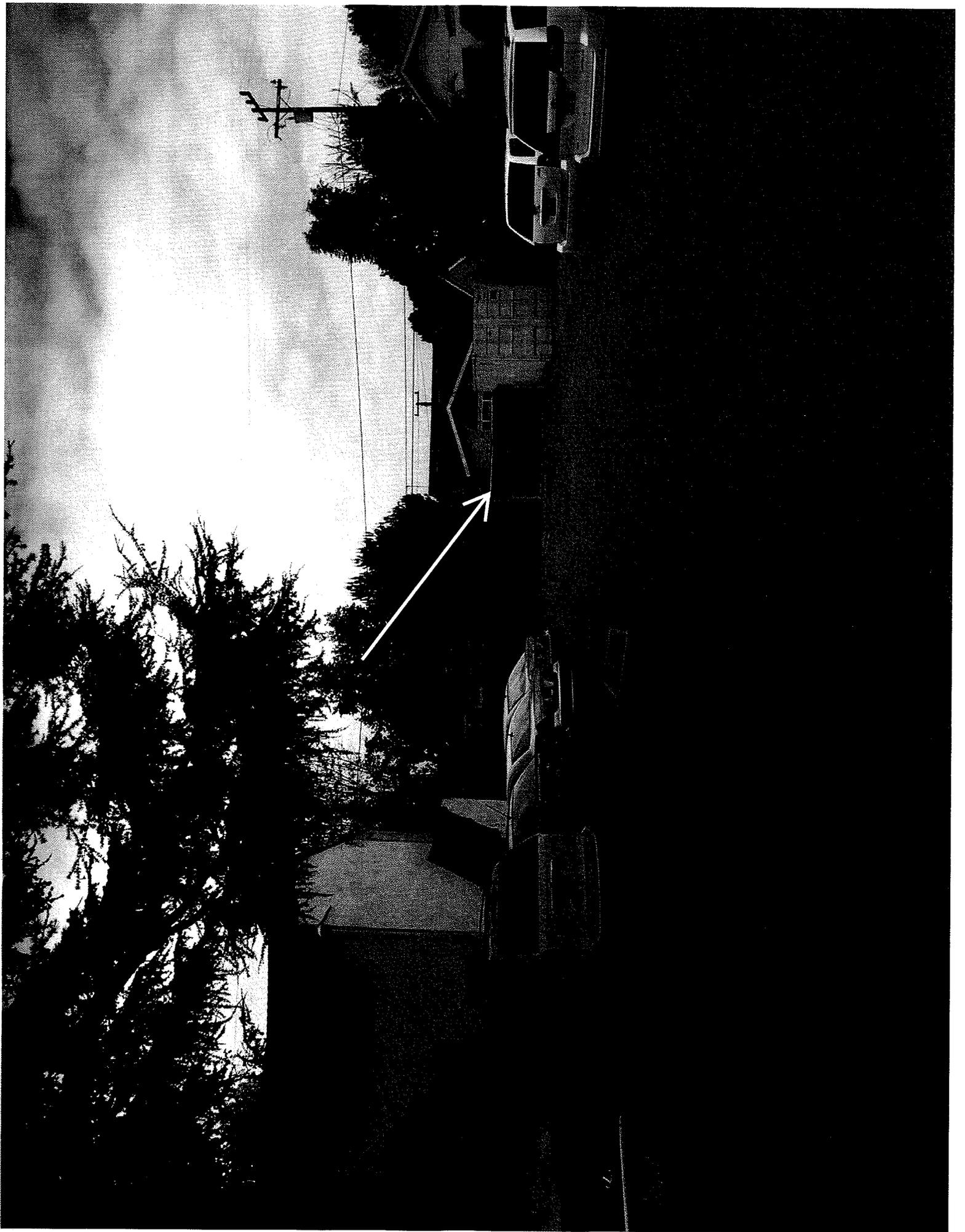
SITE PHOTOGRAPHS FOR LA0103-C VILLAGE PRESBYTERIAN CHURCH
2733 S. TENTH AVENUE
ARCADIA, CALIFORNIA 91006
APN: 5791-005-023

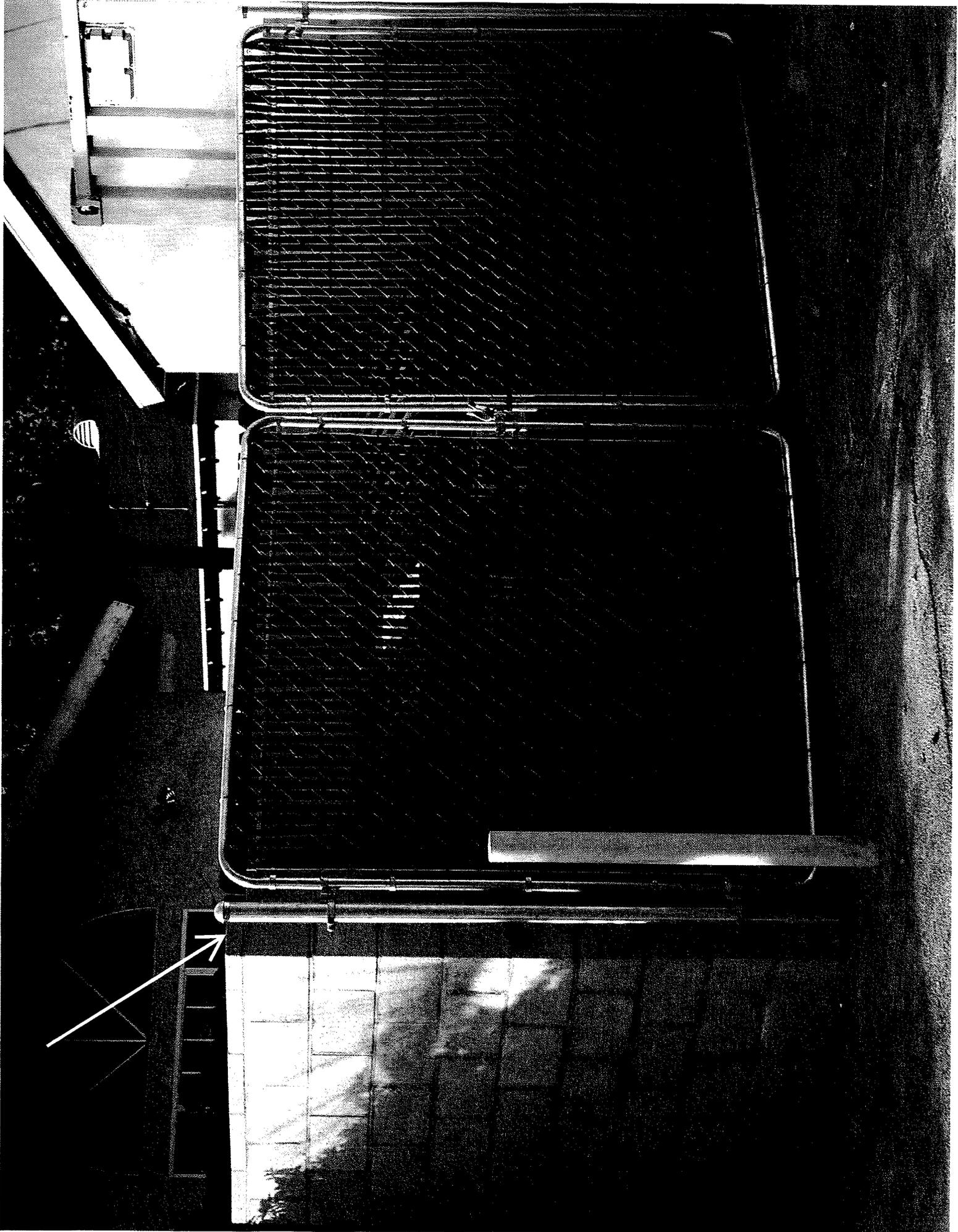


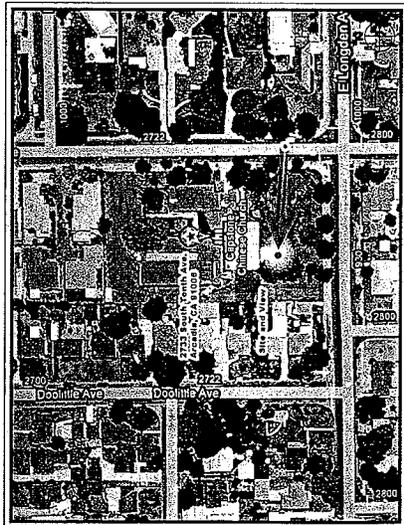
VIEW OF THE PROPOSED PROJECT AREA LOOKING NORTH WEST.



VIEW OF THE PROPOSED PROJECT AREA LOOKING WEST.



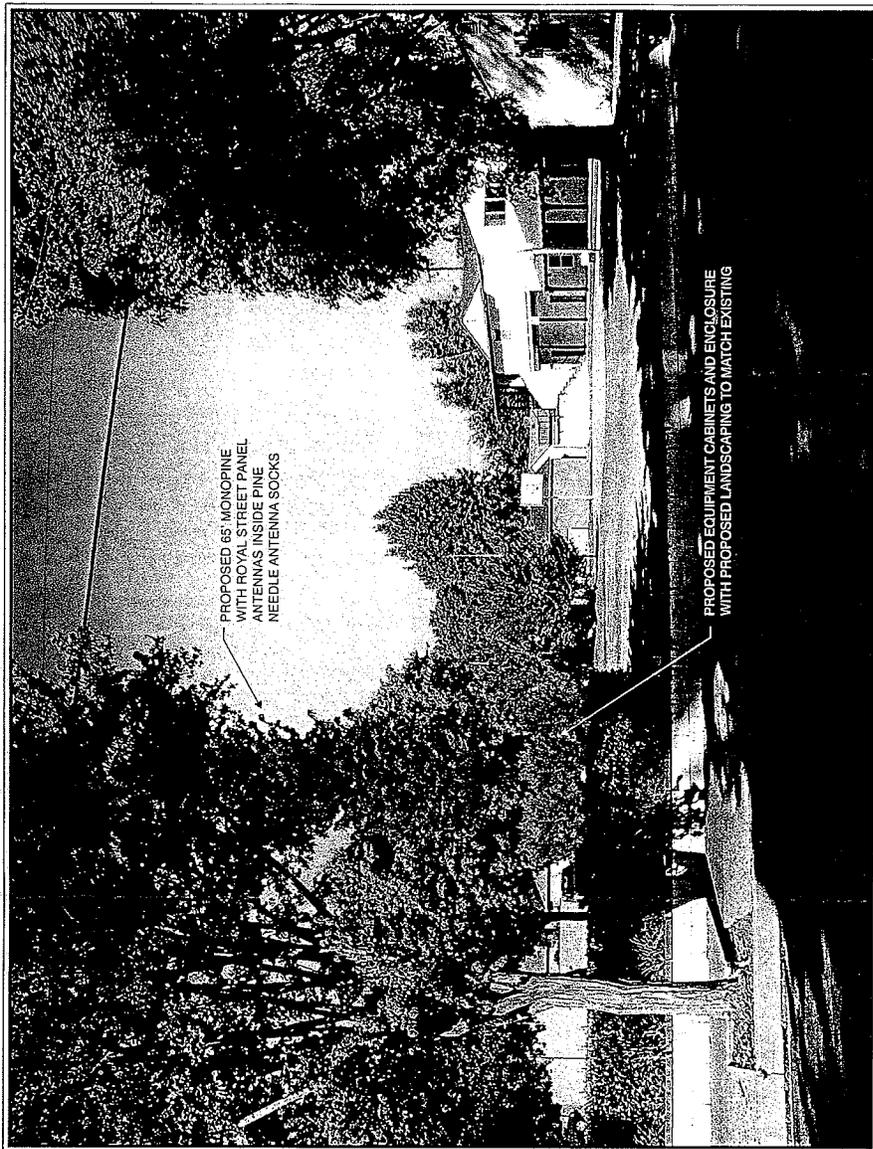




VICINITY MAP



EXISTING VIEW



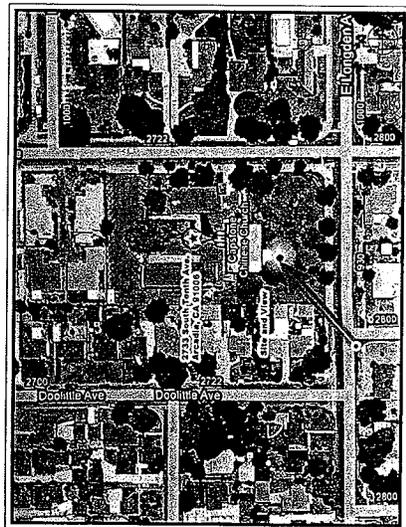
PROPOSED VIEW

PHOTO SIMULATION #1
EAST LOOKING WEST

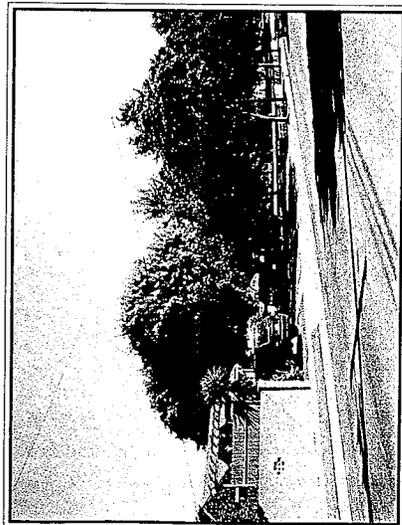
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DATE:	11/20/09
DRAWN BY:	CB
CHECKED BY:	JD
APPROVED BY:	SAS

PDC CORPORATION

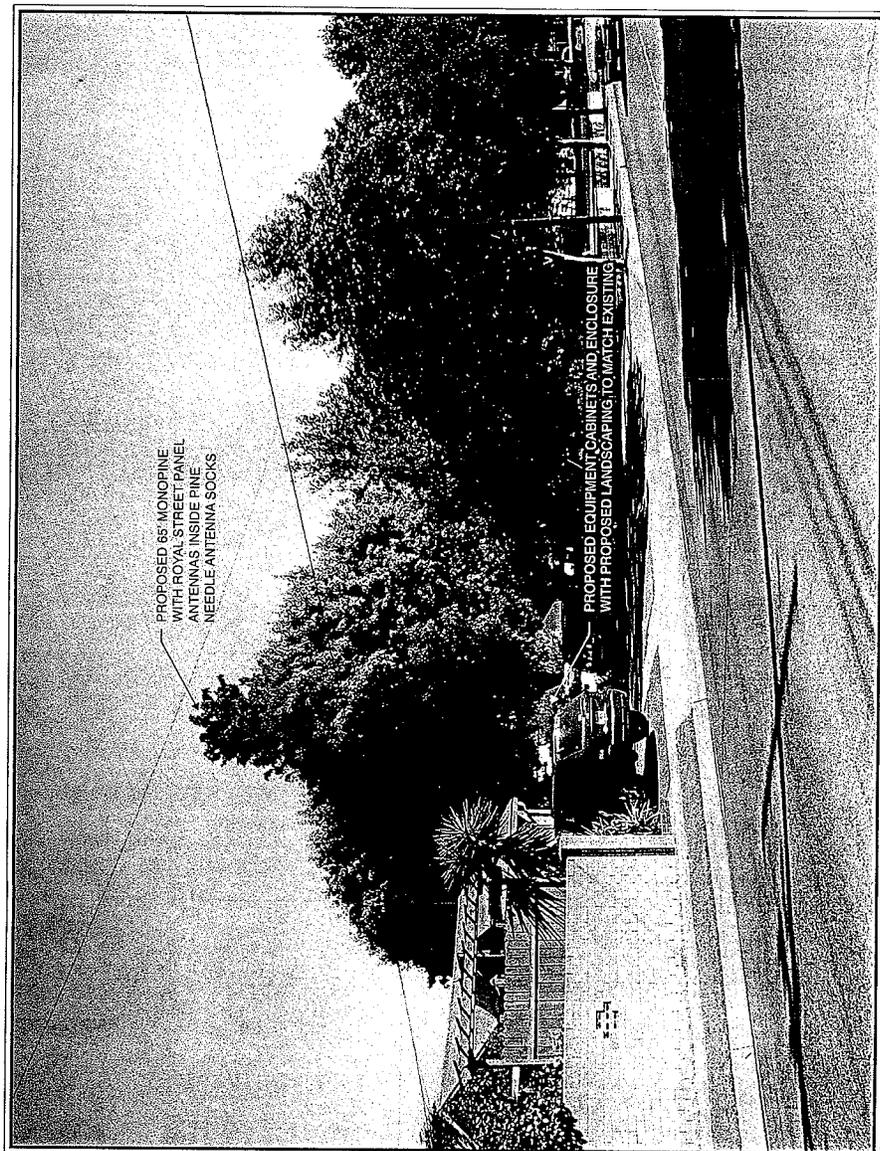
 13221 DANIELSON ST., SUITE 200
 VAN NUYS, CA 91411
 TEL: (818) 708-2200
 FAX: (818) 708-2227



VICINITY MAP



EXISTING VIEW



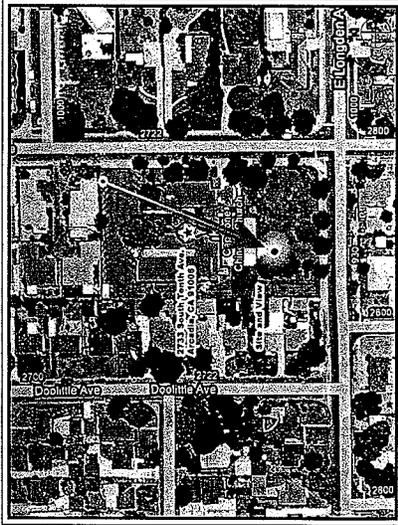
PROPOSED VIEW

PHOTO SIMULATION #2
SOUTHWEST LOOKING NORTHEAST

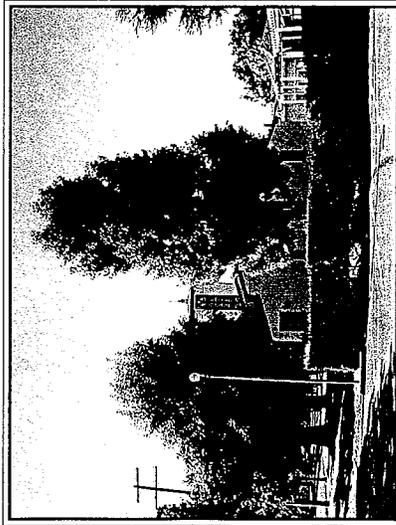
REVISION:	1
DATE:	11/29/09
DRAWN BY:	CB
CHECKED BY:	JD
APPROVED BY:	SAS

PG&G CORPORATION

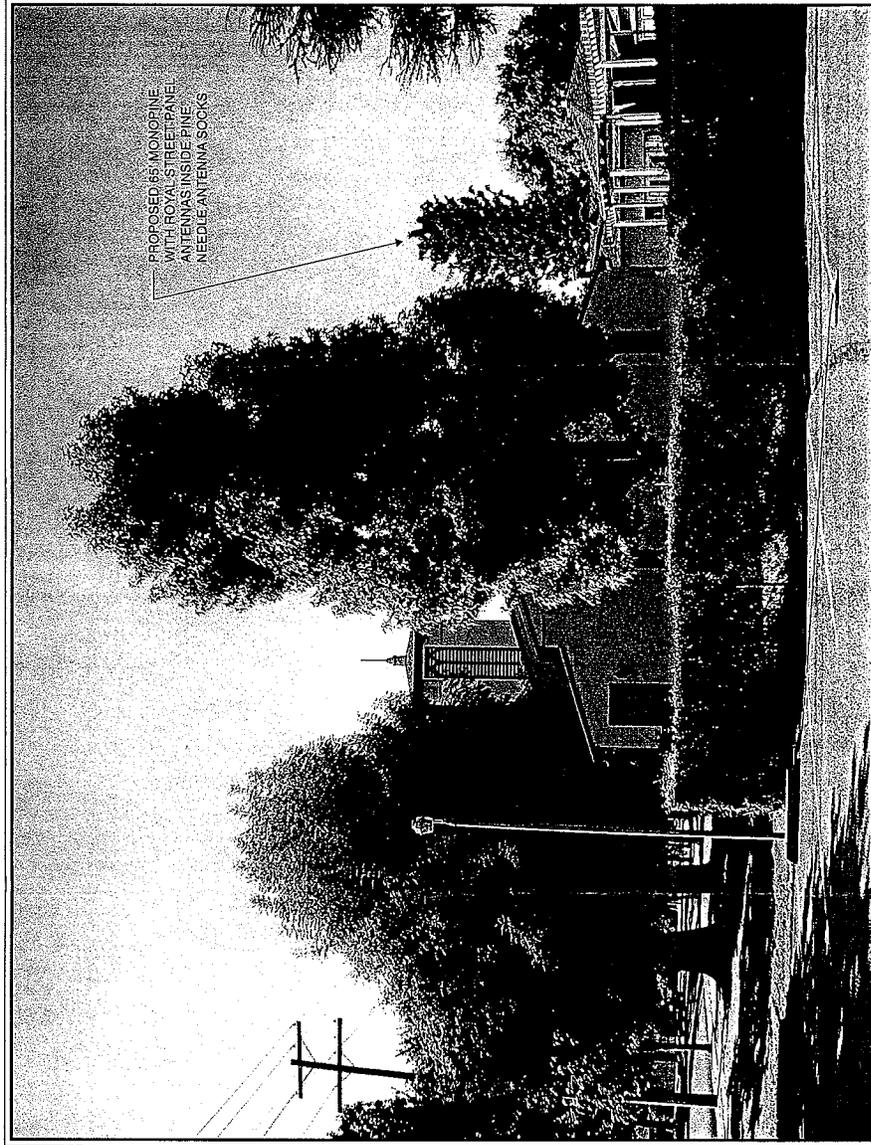
 1325 DANIELSON ST. SUITE 200
 TROY, MI 48068-1529
 TEL: (313) 486-3200
 FAX: (313) 486-3277



VICINITY MAP



EXISTING VIEW



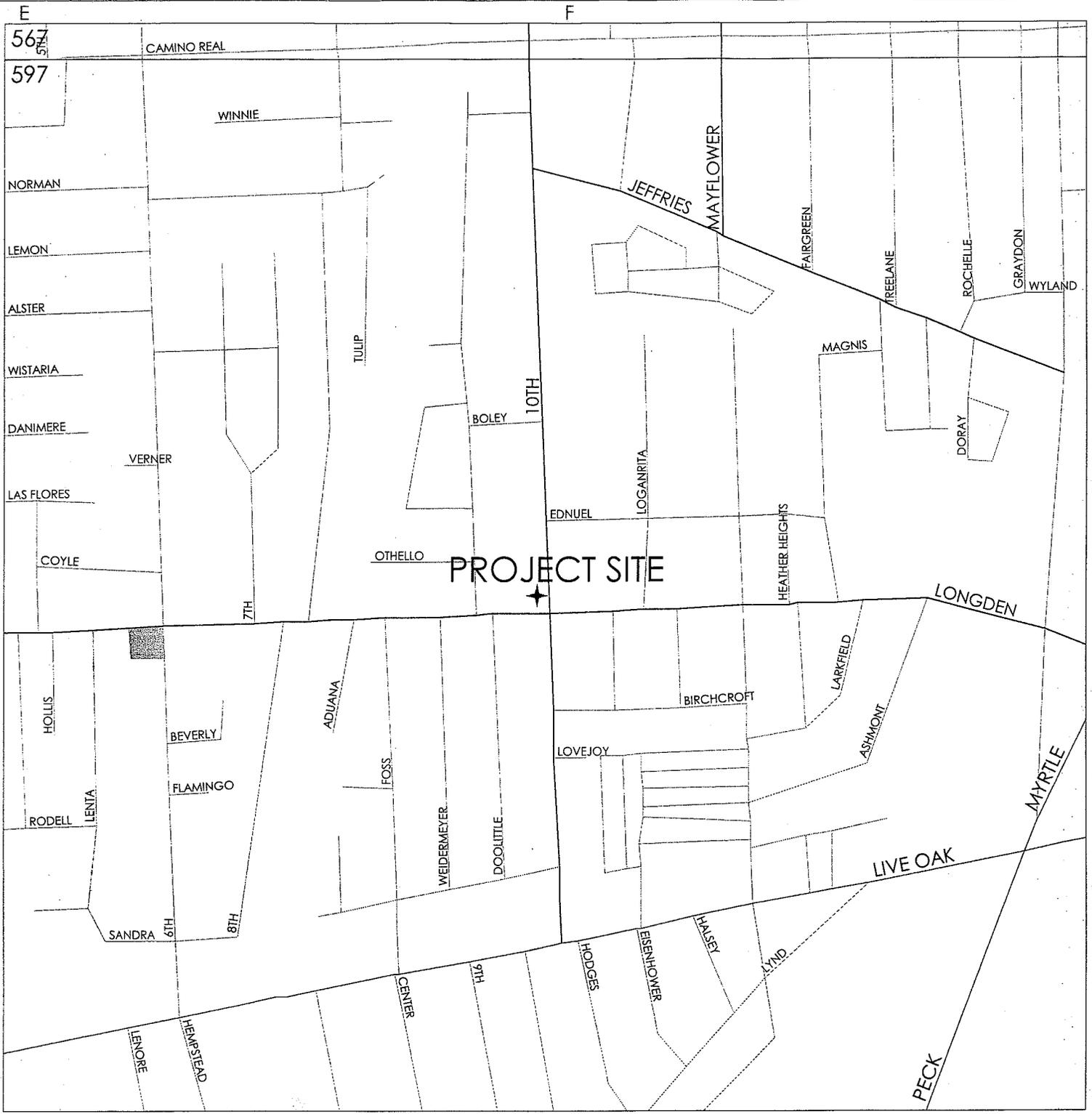
PROPOSED VIEW

PHOTO SIMULATION #3
NORTH LOOKING SOUTH

REVISION:	1
DATE:	11/2/08
DRAWN BY:	CB
CHECKED BY:	JD
APPROVED BY:	SAS

PDC CORPORATION

 1725 DAWSON ST., SUITE 200
 FOLSOM, CA 95630
 TEL: 916-982-9229
 FAX: 916-982-9227



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VICINITY MAP

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