



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. R2007-02104-(4)
CONDITIONAL USE PERMIT CASE NO. 200700149

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE May 20, 2008	

APPLICANT T-Mobile USA, Inc.	OWNER Southern California Edison	REPRESENTATIVE Jason Kozora-Trillium Telecom SVC
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REQUEST
Conditional Use Permit. To authorize the installation, operation and maintenance of a wireless telecommunication facility consisting of (12) antennas mounted on the legs of an existing lattice tower with associated equipment situated at the base located in a 300 sq ft lease area within the Hacienda Heights Zoned District.

LOCATION/ADDRESS South Frame Avenue & South Holmes Circle, APN-8289-019-803	ZONED DISTRICT Hacienda Heights
ACCESS South Holmes Circle and South Frame Avenue	COMMUNITY Hacienda Heights
	EXISTING ZONING A-2-1 (Heavy Agricultural Zone-One Acre Required Area)

SIZE 15 acres	EXISTING LAND USE SCE Transmission Lattice Tower	SHAPE Regular	TOPOGRAPHY Slight Slope
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SURROUNDING LAND USES & ZONING North: Single-Family Residence— R-A-12,000 (Residential Agriculture-12,000 sq. ft. lot).	East: Single-Family Residence— R-A-12,000 (Residential Agriculture-12,000 sq. ft. lot), RPD (residential Planned Development)-15,000-3.2U.
South: Single-Family Residence —R-1-15,000 (Single-family residence-15,000 sq. ft. lot).	West: Single-Family Residence— R-A-12,000 (Residential Agriculture-12,000 sq. ft. lot), A-2-1 (Heavy Agricultural Zone-One Acre Required Area).

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	O-S (Open Space)	N/A	See Staff Analysis
Hacienda Heights Community Plan Area	O (Open Space)	N/A	See Staff Analysis

ENVIRONMENTAL STATUS
 Class 1 Categorical Exemption – New Construction or Conversion of Small Structure.

DESCRIPTION OF SITE PLAN
 The site plan depicts a 151-ft existing lattice tower on a 15 acre lot. The proposed project is composed of (12) panel antennas (4 per sector, 3 sectors total) to be mounted on the riser legs of an existing lattice tower. Two sectors of the panel antennas are at 42-ft. and the third sector is at 50-ft. The plans illustrate (4) new BTS cabinets with a new GPS antenna located at the northern portion adjacent to the existing lattice tower surrounded by a new 6-ft high chain link fence with 5-ft wide access gates at the northwestern portion of a concrete slab within the leasehold area. The proposed project site dimension is approximately 300 sq. ft.

KEY ISSUES

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.

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

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

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