



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

January 21, 2009

TO: Leslie G. Bellamy, Chair  
Wayne Rew, Vice-Chair  
Esther Valadez, Commissioner  
Harold V. Helsley, Commissioner  
Pat Modugno, Commissioner

FROM: Maria Masis   
Section Head, Zoning Permits II

**SUBJECT: Project Number: R2007-02104-(4)**  
**Case: Conditional Use Permit No. RCUP200700149 – (4)**  
**APN-8289-019-803, BETWEEN S. FRAME AVENUE & S. HOLMES CIRCLE,**  
**HACIENDA HEIGHTS ZONED DISTRICT**  
**An appeal of the September 8, 2008 Hearing Officer decision 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 located in a 300 sq ft**  
**lease area within the Hacienda Heights Zoned District.**  
**RPC Meeting: February 4, 2009 Public Hearing**  
**Agenda Item: 5**

The purpose of this memo is to provide the most current information available regarding the above project proposal, as well as a summary of the Hearing Officer proceedings.

Since May 15, 2008, staff has received four phone calls and thirty-two letters of opposition, and a petition with signatures, from the area's residents opposing the project. In general, they oppose the project based on property values and health concerns.

An initial public hearing was held by the Hearing Officer on May 20, 2008, who granted a continuance to June 3, 2008 to allow the applicant to conduct a community input meeting with area residents. A meeting was held on Monday, June 2, 2008 at the Steinmetz Senior Center, located at 1545 South Stimson Avenue, in Hacienda Heights. Approximately 32 area residents were in attendance. The specific issues voiced by the residents were concerns about health effects and radiation, aesthetics and decline in property values. Residents adjacent to the site also expressed concern about cumulative effects of Wireless Telecommunication Facilities emissions and dust that can be created

can be created by the once a month maintenance visit. Most of those who attended stated that they wanted no facility whatsoever in their neighborhood, although, an alternate location for the proposed project was discussed. The applicant researched the alternate site and found that it would not meet the intended coverage objective of T-Mobile due to geographical constraints. The RF engineer test results are included in the packet.

On June 3, 2008, Hearing Officer meeting was held and continued to Monday, September 8, 2008 in order to conduct an evening Hearing Officer meeting within the community of Hacienda Heights.

On September 8, 2008, a Hearing Officer public hearing was held at the Steinmetz Senior Center in Hacienda Heights. The applicants' representative, Tim Miller, was sworn in and testified in favor of the project. They confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval. Two area residents were sworn in and testified in opposition to the project, citing concerns such as aesthetic impacts on the neighborhood, diminishment of property values, potential health concerns, and dust created by the once a month maintenance visit. There was discussion regarding the dust that may be created by the maintenance vehicle during the once a month maintenance visit that may spread to adjacent residential properties. The applicant's agent agreed to mitigate the potential dust by having the maintenance vehicle park on the paved street and walk-in to the subject property to conduct the routine visit. The property will also be entered only with permission from the owner, Southern California Edison. There being no further testimony, the hearing officer closed the public hearing and approved the permit with changes to the findings and conditions of approval as agreed to by the applicant.

On September 18, 2008, John Chen, area resident and Board President of Broadmoor Monaco Crest Community Association, filed an appeal with the Commission Secretary of the approval of Conditional Use Permit R2007-02104-(4). The appeal form is attached stating reasons for the appeal such as a reduction in property values, health concerns and a request to move the project to another site.

Staff believes that the proposed project satisfies the development standards, and will not cause any further detriment to the health, peace, or general welfare of the area. This, combined with the other reasons cited in the previous Staff Analysis (attached), give's Staff cause to uphold the previous recommendation of **APPROVAL** for project number R2007-02104-(4), conditional use permit number RCUP200700149-(4), subject to the attached conditions.

#### **SUGGESTED APPROVAL MOTIONS**

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| I move that the Regional Planning Commission close the public hearing, and uphold the Hearing Officer's decision to approve Project R2007-02104-(4) with the attached findings and conditions. |
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MM:DA