

STAFF ANALYSIS
PROJECT NUMBER R2007-02104 – (4)
CONDITIONAL USE PERMIT No. RCUP200700149 – (4)

ENTITLEMENT REQUEST

The applicant, T-Mobile, is requesting a conditional use permit to allow the construction, operation and maintenance of an unmanned wireless telecommunications facility, consisting of (12) panel 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.

PROJECT DESCRIPTION

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 directional antennas are at 42-ft. and the third sector is at 50-ft. located between South Frame Avenue & South Holmes Circle, APN-8289-019-803 within the unincorporated portion of Los Angeles County. In addition, the proposed project would place the (4) associated electronic equipment cabinets at the base of the tower within the 12'x25' lease area surrounded by a 6-ft high chain link fence.

PROJECT LOCATION

The proposed project is located at S. Frame Avenue & S. Holmes Circle in the Hacienda Heights Zoned District within the unincorporated portion of Los Angeles County.

SITE DESCRIPTION

The project lease area is located near the western edge of a large vacant parcel, approximately 15 acres in total, containing two existing Southern California Edison lattice towers. The proposed project utilizes an existing 151-ft lattice tower situated on a relatively leveled parcel surrounded by open space with the nearest residential properties 150-ft away. Access to the 300 sq. ft. leasehold area is from a 5-ft wide access gate at the northwestern portion on a concrete slab, and access to the project site is from S. Frame Avenue.

Temporary parking for the monthly maintenance site visit is provided along South Frame Avenue west of the subject property.

ENVIROMENTAL DETERMINATION

Staff has determined that the proposed project is eligible for a Class 3 Categorical Exemption which exempts the installation of small new equipment in small structures from the California Environmental Quality Act.

**Existing Zoning
Subject Property**

The project site is zoned A-2-1 (Heavy Agricultural—1-acre minimum lot size).

Surrounding Zones

Surrounding properties are all zoned as follows:

North: R-A-12,000 (Residential Agricultural—12,000 sq ft minimum lot size)

South: R-1-15,000 (Single-Family—15,000 sq ft minimum lot size)

East: RPD-15,000 (Residential Planned Development—15,000 sq ft minimum lot size)

West: A-2-1 (Heavy Agricultural—1-acre minimum lot size), city of Whittier

**Existing Land Uses
Subject Property**

The subject property is currently on an approximately 15 acre lot of vacant, agricultural land 150-ft from the closest single-family residential property. Single family residences surround the project from the north, south, east and west. There is another existing Southern California Edison lattice tower approximately 60-ft from the project site with power transmission lines.

Surrounding Land Use

Surrounding land uses consist of:

North: Single family residences

East: Single family residences, vacant land

South: Single family residences, vacant land

West: Single family residences, vacant land, city of Whittier

PREVIOUS CASES/ZONING HISTORY

Plot Plan 200400323 for the installation of two lattice towers were approved on October 5, 2004.

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. Access to the subject property is from South Frame Avenue.

GENERAL PLAN CONSISTANCY

The subject property is located within the O (Open Space) classification of the Hacienda Heights Community Plan. The intent of this land use classification is for the

conservation of open space for parks, riding and hiking trails, passive recreation, scientific study, sanitary landfills, and utility easements. There are no specific policies related to the proposed type of use in the Community Plan.

There are no specific policies related to wireless telecommunication facilities in the Hacienda Community Plan. The equipment of the proposed wireless telecommunication facility will be located within the existing leasable area and will not adversely impact the viability of surrounding areas for the maintenance or expansion of agricultural activities. Staff's opinion is that the project is consistent with the Community Plan.

ZONING ORDINANCE & DEVELOPMENT STANDARDS COMPLIANCE

The property on which the proposed project is to be located is within the A-2 (Heavy – Agricultural) zone. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify WTF as a land use. The land use most closely corresponding to a WTF specified in the Zoning Ordinance is a radio or television tower. Under Section 22.32.190 of the Zoning Ordinance, radio or television towers are permitted uses in A-2 (Heavy – Agricultural) zone, with an approved CUP.

Parking

Section 22.52.1220 determines parking requirements for uses not specified. The proposed project is subject to provision of one parking space for the purpose of maintenance visits.

The site plan does not illustrate any parking spaces. South Frame Avenue has sufficient space to allow for the temporary parking of a maintenance vehicle. Access to the facility is with advance permission via a locked gate.

Development Standards

According to Section 22.24.170 of the County Code the following zone specific development standards apply:

Section 22.24.170 provides development standards for uses in A-2 zoning designation:

- A. Front, side and rear yards shall be provided as required in Zone R-1.
- B. Single-family residential uses shall be subject to all development standards applying to Zone R-1, except as otherwise specified in this Title 22.

Neither of the above mentioned standards will apply to the proposal.

- C. Premises in Zone A-2 shall provide the required area as specified in Part 2 of Chapter 22.52.

The wireless facility will utilize the existing height of the Southern California lattice tower and not add additional height. The directional antennas are placed on the tower legs of the existing lattice tower one sector of four antennas at 50-ft and the other two sectors (four antennas per sector) at approximately 40-ft in height. These requirements will be addressed with the conditional use permit.

STAFF EVALUATION

Neighborhood Impact/Land Use Compatibility

The project site is surrounded by single family residences and vacant land. The proposed project should not have an adverse visual impact on the surrounding neighborhood because the proposed wireless facility will utilize the existing Southern California lattice tower. The project size is approximately 300 sq. ft. on a 15 acre parcel lot within an open space area which is of adequate size to accommodate the proposed use while not impacting the current use of the property.

The proposed project will be unmanned and will not create additional traffic to the existing residential community.

The applicant proposes to match the color and design of the 12 directional antennas and associated equipment to the existing lattice tower in order to minimize visual impact from the single family residences that are approximately 150 feet from the project. The proposed project should not have an adverse visual impact on the single family residences because of the industrial nature of the property, and the Southern California lattice towers and transmission lines surrounding the area.

The proposed project will provide improved coverage for personal use, business uses and during emergency situations where traditional telephone service is not available or becomes disrupted.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Due to the nature of the request, consultation with other County Departments was not necessary.

PUBLIC COMMENTS

No comments received

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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, property posting, library posting and Department of Regional Planning website posting.

A total of (123) public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on April 9, 2008 regarding the subject proposal. The notice was published in *La Opinion* and the San Gabriel Valley Tribune on April 10, 2008. Case-related materials were sent on April 12, 2008, to the Hacienda Heights Library at 16010 La Monde Street, Hacienda Heights, CA 91745. The public hearing notice was posted at the project site on April 18, 2008.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **Approval** of project number R2007-02104-(4), Conditional Use permit number RCUP200700149-(4), subject to the attached conditions.

Prepared by Diane Aranda, Zoning Permits II Section

Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits II Section

Attachments:

Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Site Photographs
Site Plan
Land Use Map
MM:DA

