



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-4854  
**PROJECT NUMBER R2007-02373**  
**RCUP 200700165**

**PUBLIC HEARING DATE**  
5/3/2011

**AGENDA ITEM**

**RPC CONSENT DATE**

**CONTINUE TO**

**APPLICANT**  
T-Mobile

**OWNER**  
Vahe and Christine Ashkarian and  
Manas and Donalee Boujikan

**REPRESENTATIVE**  
Aimee Weeks

**PROJECT DESCRIPTION**

The applicant is requesting approval of Conditional Use Permit No. RCUP200700165 for renewal of an existing 50 foot tall wireless telecommunication facility with no proposed expansion located at 22100 S. Vermont Avenue, Torrance in the Carson Zoned District. The project is located within the M-1 zone (Light Manufacturing Zone).

**REQUIRED ENTITLEMENTS**

The applicant is requesting approval of Conditional Use Permit No. RCUP200700165 for renewal of an existing wireless telecommunication facility with no proposed expansion located at 22100 S. Vermont Avenue, Torrance in the Carson Zoned District. The original Conditional Use Permit (95-208) to authorize the installation, maintenance and operation of an unmanned wireless telecommunication facility was approved on April 1, 1996 and expired on March 26, 2006. Conditional Use Permit 99-151 was approved May 2, 2000 to continue the use of the wireless telecommunication facility and expired May 2, 2010. The applicant has filed a request for renewal with no expansions to the original approved conditions.

**LOCATION/ADDRESS**

22100 S. Vermont Avenue, Torrance, 90502

**SITE DESCRIPTION**

The site plan depicts the 2.59 acre industrial park with industrial storage buildings, parking, landscaping a T-Mobile wireless telecommunications facility and an American Tower Company wireless telecommunications facility.

**ACCESS**

S. Vermont Avenue

**ZONED DISTRICT**

Carson

**ASSESSORS PARCEL NUMBER**

7344-003-014

**COMMUNITY**

West Carson

**SIZE**

2.59 acres

**COMMUNITY STANDARDS DISTRICT**

None

**EXISTING LAND USE**

**EXISTING ZONING**

|              |  |                            |
|--------------|--|----------------------------|
| Project Site | Industrial Park/Center                 | M-1 (Light Manufacturing)  |
| North        | Storage Facility/Wrought Iron Business | M-1 (Light Manufacturing)  |
| East         | Vermont Care Center/Clinic             | C-3 (Unlimited Commercial) |
| South        | Iron Works/Metal Fabricating           | M-1 (Light Manufacturing)  |
| West         | 110 Freeway                            | City of Carson             |

**GENERAL PLAN/COMMUNITY PLAN**

**LAND USE DESIGNATION**

**MAXIMUM DENSITY**

**ENVIRONMENTAL DETERMINATION**

Class 1 Categorical Exemption-Existing Facilities

**RPC LAST MEETING ACTION SUMMARY**

|                       |                   |                           |
|-----------------------|-------------------|---------------------------|
| LAST RPC MEETING DATE | RPC ACTION        | NEEDED FOR NEXT MEETING   |
| MEMBERS VOTING AYE    | MEMBERS VOTING NO | MEMBERS ABSTAINING/ABSENT |

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

|  |                          |                        |
|--|--------------------------|------------------------|
| STAFF CONTACT PERSON: Jeff Lemieux       |                          |                        |
| RPC HEARING DATE(S)                      | RPC ACTION DATE          | RPC RECOMMENDATION     |
| MEMBERS VOTING AYE                       | MEMBERS VOTING NO        | MEMBERS ABSTAINING     |
| STAFF RECOMMENDATION (PRIOR TO HEARING): |                          |                        |
| SPEAKERS*<br>(O) 0 (F) 0                 | PETITIONS<br>(O) 0 (F) 0 | LETTERS<br>(O) 0 (F) 0 |

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



# Los Angeles County Department of Regional Planning



*Planning for the Challenges Ahead*

Richard J. Bruckner  
Director

## LOS ANGELES COUNTY LETTERGRAM

|           |         |             |              |
|-----------|---------|-------------|--------------|
| <b>TO</b> | Sam Dea | <b>FROM</b> | Jeff Lemieux |
|-----------|---------|-------------|--------------|

**Subject:** Environmental Determination for RCUP 200700165    **Date:** March 30, 2011

**PROJECT DESCRIPTION:** The proposed project is a request for the continued operation and maintenance of an existing wireless telecommunications facility in the M-1 Zone (Light Manufacturing Zone).

As such, this project qualifies for Class 1 Categorical Exemption –Existing Facilities- that consists of the operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing.

The staff of the Special Projects Section has reviewed the above-mentioned project to determine the appropriate environmental document. It is our opinion that the project qualifies for a Categorical Exemption since it meets the criteria set forth in Class 1 of the State EIR Guidelines (Article 19, Categorical Exemptions) and Class 1 of the County Guidelines (Appendix G, Categorically Exempt Projects).

If you have any questions regarding the above determination or environmental document preparation, please contact Jeff Lemieux of the Special Projects Section at (213) 974-4854.

**NOTICE TO LEAD SECTION:** A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_



Project 95-208 for Jeff

Los Angeles County  
Department of Regional Planning

Planning for the Challenges Ahead



# 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.

This unmanned telecommunication facility does not negatively affect the surrounding area in any capacity, nor will it pose a detriment or endangerment to the local or public property.

in fact, this facility benefits all persons in this general vicinity by improving signal strength for cellular phones thus, allowing all persons the ability to make emergency calls for assistance, natural disasters, traffic accidents, or to report crimes. this site does not jeopardize or endanger the health as the fcc has determined there are no health risks when operating under fcc regulations.

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 existing site is adequate in size and shape to accommodate the surrounding area in all capacities. this area is mainly comprised of industrial and manufacturing businesses, therefore the monopole tower fits within this area. there is no parking needed as this is an unmanned telecommunications facility. the monopole and 2 equipment cabinets are screened inside a cmu wall located in the back of the large auto storage property.

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.

all access roads to this location are adequate in size and shape to accommodate the surrounding areas in all capacities. no public or private services are required by this unmanned telecommunications facility except for the occasional technician that may visit for maintenance purposes.

## NOTICE OF PUBLIC HEARING

The Los Angeles County Hearing Officer will conduct a public hearing on the following project. The project is exempt from California Environmental Quality Act (CEQA). You will have an opportunity to testify or submit written comments.

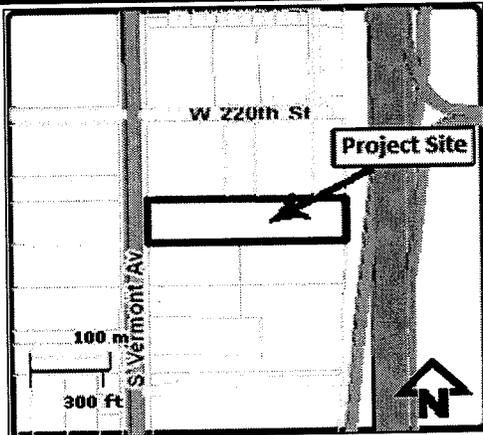
**Date and Time** Tuesday, May 3, 2011 at 9:00 a.m.  
**Hearing Location:** Room 150, 320 West Temple Street, Los Angeles, CA 90012  
**Permit(s):** R2007-02373, RCUP 200700165  
**Project Location:** 22100 S. Vermont Avenue, Torrance, 90502 West Carson  
**Description:** The applicant is requesting approval of Conditional Use Permit No. RCUP200700165 for renewal of an existing wireless telecommunication facility with no proposed expansion located at 22100 S. Vermont Avenue, Torrance in the Carson Zoned District. The original Conditional Use Permit (95-208) to authorize the installation, maintenance and operation of an unmanned wireless telecommunication facility was approved on April 1, 1996 and expired on March 26, 2006. Conditional Use Permit 99-151 was approved May 2, 2000 to continue the use of the wireless telecommunication facility and expired May 2, 2010. The applicant has filed a request for renewal with no expansions to the original approved conditions..  
**Add'l Info:** Review case materials online at <http://planning.lacounty.gov/case> or at Carson Library 151 E. Carson St. Carson CA 90745  
**Contact:** Jeff Lemieux, Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012 Telephone:213-974-4854 Fax:213-626-0434 E-mail: [jlemieux@planning.lacounty.gov](mailto:jlemieux@planning.lacounty.gov)

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488(Voice) or 213-617-2292(TDD) with at least 3 business days' notice.  
Si necesita más información por favor llame al 213-974-6466.



Los Angeles County  
Department of Regional Planning  
320 West Temple Street  
Los Angeles CA 90012

## NOTICE OF PUBLIC HEARING



DEPT OF REGIONAL PLANNING  
SPECIAL PROJECTS  
320 W TEMPLE ST RM 1362  
LOS ANGELES CA 90012