Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 27, 2010

TO: Librarian
Altadena Library
600 East Mariposa St.
Altadena, CA 91001

FROM: Robert Glaser
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

SUBJECT: CONDITIONAL USE PERMIT NO. 200800079

Conditional Use Permit No. 200800079 is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on December 7, 2010.

Please have the materials listed below available to the public through December 21, 2010.

If you have any questions regarding this matter, please contact **Robert Glaser** of the Department of Regional Planning at (213) 974-4971.

Thank you.

Attachments:

1. Notice of Public Hearing/ Vicinity Map
2. Factual
3. Burden of Proof
4. Photo Simulations
5. Site Plan
6. Land Use Map

THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING

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

Date and Time: Tuesday, December 7, 2010 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Permit(s): R2008-00738, Conditional Use Permit 200800079

Project Location: 349 W. Altadena Dr., Altadena, CA 91001 Altadena

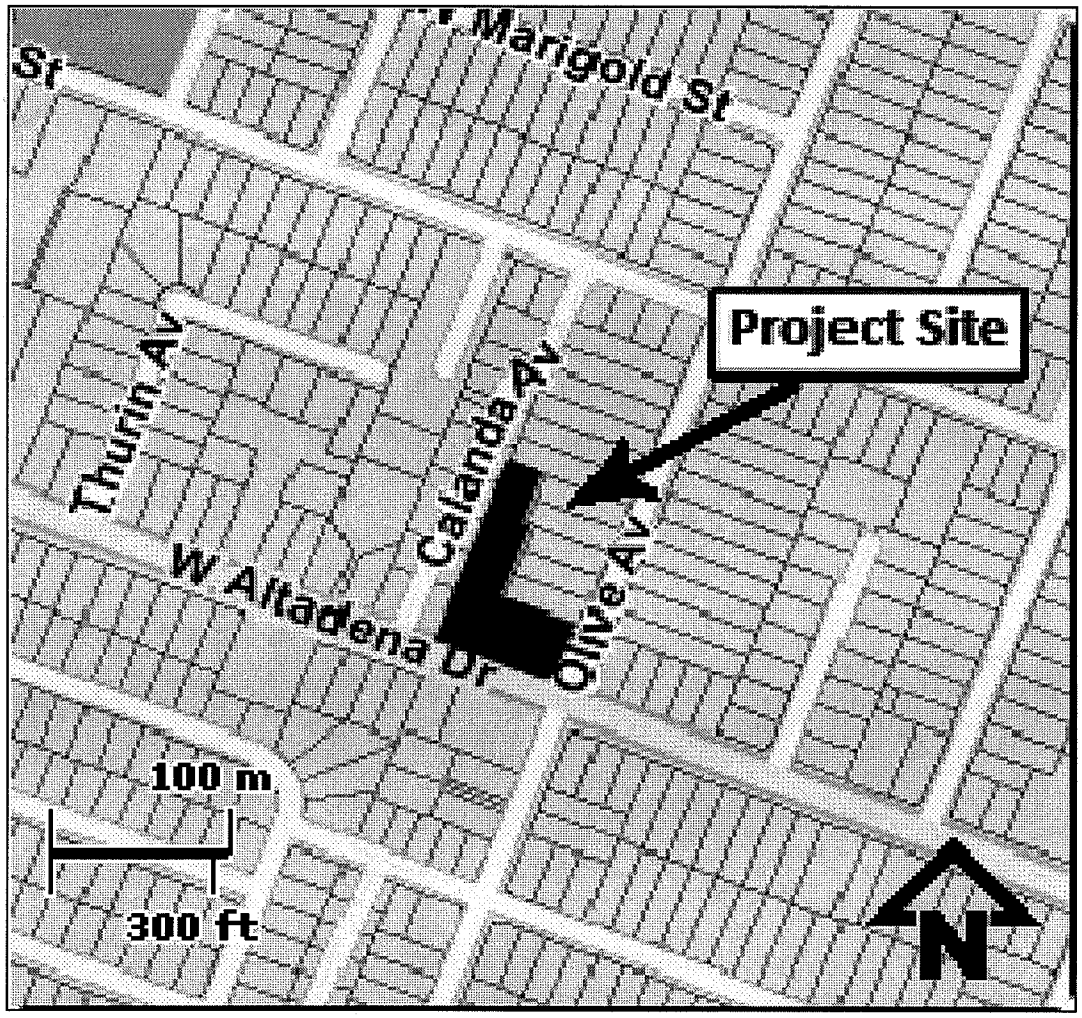
Description: A Conditional Use Permit (CUP) to install, operate and maintain an unmanned wireless telecommunication facility (WTF) at an existing church in an R-1-7500 (Single-Family Residence) zone. A WTF in the R-1-7,500 zone requires a CUP pursuant to 22.20.100 of the Los Angeles County Code. A WTF in the R-1-7,500 zone requires a CUP pursuant to 22.20.100 of the Los Angeles County Code.

Addt'l Info: Review case materials online at *http://planning.lacounty.gov/case* or at
Altadena Library
600 East Mariposa St
Altadena CA 91001
(626) 798-0833

Contact: Rob Glaser
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone: 213-974-4971 Fax: 213-626-0434
E-mail: Rglaser@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) at least 3 business days' notice.

Si necesita más información por favor llame al 213-974-6466.


St
Marigold St
Project Site
Thurin Av
Calanda Av
Olive Av
W Altadena Dr
100 m
300 ft
N

Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-4971 **PROJECT NUMBER R2008-00738-(5)** **Conditional Use Permit No. 200800079**	PUBLIC HEARING DATE 12-7-10	AGENDA ITEM TBD
	RPC CONSENT DATE N/A	CONTINUE TO N/A

APPLICANT	OWNER	REPRESENTATIVE
T-Mobile West Corporation	Altadena Methodist Church	Sure Site (Anthony Serpa)

PROJECT DESCRIPTION

The applicant, T-Mobile West Corporation, is requesting approval of a Conditional Use Permit (CUP) for the installation, operation and maintenance of an unmanned wireless telecommunications facility (WTF) at an existing church in the R-1-7,500 zone. The proposed WTF consists of a 35 foot high monopine with twelve panel antennas attached and a ground mounted equipment shelter within an 800 square foot lease area. The lease area will be enclosed with a six foot high fence accessible only through a gate. In addition, an above ground power connection will be attached to the monopine and the equipment shelter. There is an existing wooden monopole with three antennae, an equipment cabinet and a generator receptacle currently located in the church parking lot to be removed. The proposed WTF site will be located north of the church parking lot in a landscaped area which is approximately 15 feet to the nearest property line.

REQUIRED ENTITLEMENTS

To authorize a CUP to install, operate and maintain an unmanned wireless telecommunication facility (WTF) in an R-1-7,500 (Single-Family Residence – 7,500 sq.ft. minimum lot size required area) zone. A WTF in the R-1-7,500 zone requires a CUP pursuant to 22.20.100 of the Los Angeles County Code.

LOCATION/ADDRESS

349 W. Altadena Drive, Altadena, CA 91001

SITE DESCRIPTION

The site plan depicts a 35 foot high monopine, with twelve panel antennas attached to the top of the monopine, a 20' x 11.5' x 11.4' high equipment shelter, six foot high fenced lease area (approx. 800 sq.ft.) with an access gate. An above ground power connection will be attached to the monopine and the equipment shelter along with a power meter. A concrete pad encompassing the entire lease area will be constructed to support the WTF equipment along with a drywell and a set of concrete stairs. There is an existing wooden monopole with three antennae, an equipment cabinet and a generator receptacle located in the church parking lot to be removed. The proposed WTF lease area will be located north of the church parking lot in a landscaped area which is approximately 15 feet from the nearest property line.

ACCESS Altadena Drive	**ZONED DISTRICT** Altadena
ASSESSORS PARCEL NUMBER 5829-016-054	**COMMUNITY** Altadena
SIZE Approximately an 800 square foot lease area within a 1.14 acre property.	**COMMUNITY STANDARDS DISTRICT** Altadena

	EXISTING LAND USE	EXISTING ZONING
Project Site	Existing church w/ appurtenant parking	R-1-7,500 (Single-family residence – 7,500 sq.ft. minimum lot size required area)
North	Single-family and Multi-family residential	R-1-7,500
East	Single-family residential	R-1-7,500
South	Single-family residential	R-1-7,500
West	Single-family residential	R-1-7,500

GENERAL PLAN/COMMUNITY PLAN	LAND USE DESIGNATION	MAXIMUM DENSITY
Altadena Community Plan	Low Density Residential (1-6 dwelling units per gross acre)	6 dwelling units per gross acre

ENVIRONMENTAL DETERMINATION

Class 3 Categorical Exemption- New Construction or Conversion of Small Structures

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: Rob Glaser		
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

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed 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 is for a CUP to allow the use of a T-Mobile Wireless Telecommunications facility. The approval of this application will not adversely affect the health, peace, or welfare of persons residing or working in the surrounding area. Additionally, it will not be detrimental to the use of the existing property.

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 is a wireless telecommunications facility located in a developed area and the property was originally developed pursuant Title 22.

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 is for a wireless telecommunications continued use. The site is an unmanned facility and is only visited for routine maintenance visits. The existing property has proper access for ingress and egress. Additionally, the property is adequately served by streets and highways.

KDC
ARCHITECTS.ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
FAX: 425.712.0846

IE04766 - ALTADENA UNITED METHODIST CHRUCH

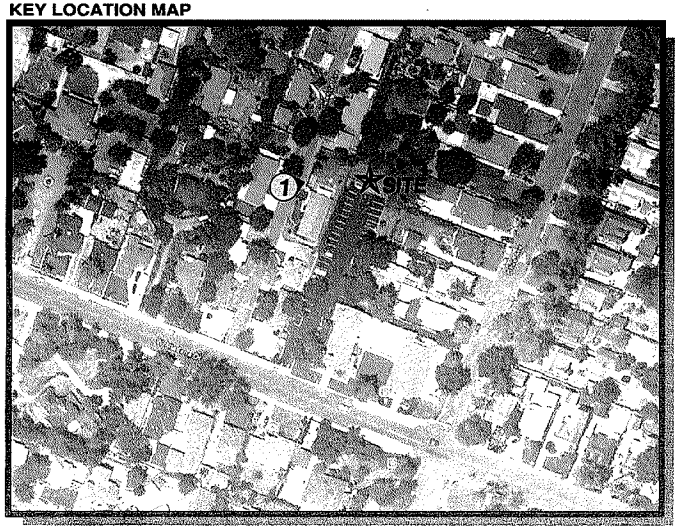
VIEW 1

VIEW FROM WEST LOOKING EAST

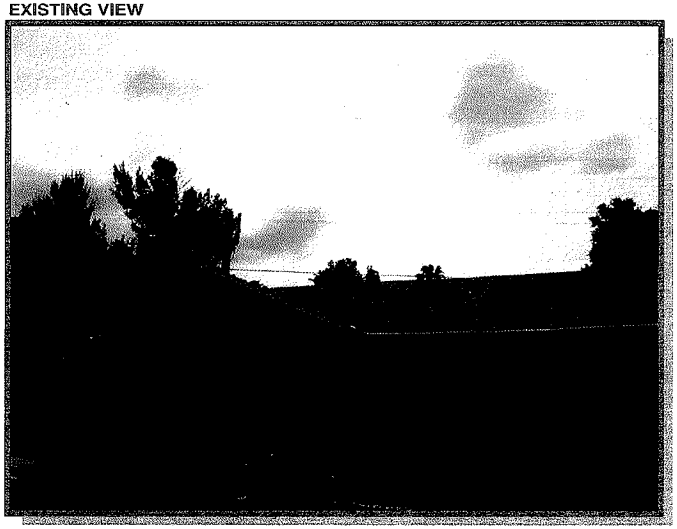
349 WEST ALTEDENA DR
ALTEDENA, CA 91001
LOS ANGELES COUNTY

T · Mobile
Stick Together

KEY LOCATION MAP



EXISTING VIEW



MONOPINE NOTE:
THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL LIVING TREE. THE FINAL INSTALLATION WILL HAVE CABLES, CABLE PORTS, AND VARIOUS ATTACHMENTS, SUCH AS ANTENNAS, NUTS, AND BOLTS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE READILY APPARENT TO THE CASUAL OBSERVER OR PASSERBY. HOWEVER, UPON CLOSE SCRUTINY, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.

PROPOSED VIEW

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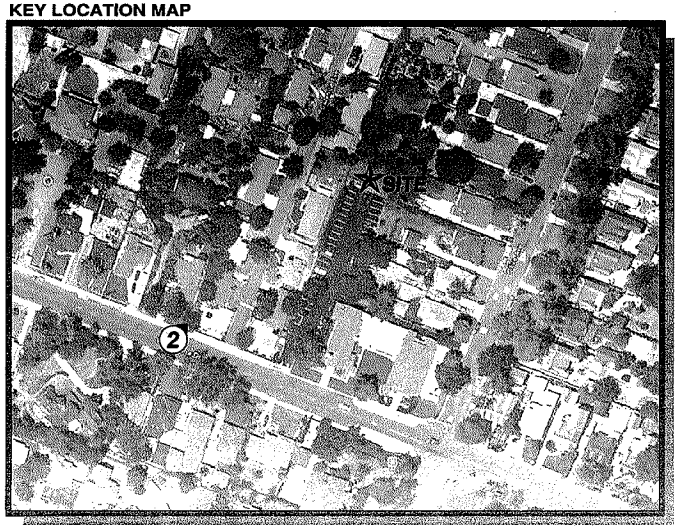
VIEW 2

349 WEST ALTEDENA DR
ALTEDENA, CA 91001
LOS ANGELES COUNTY

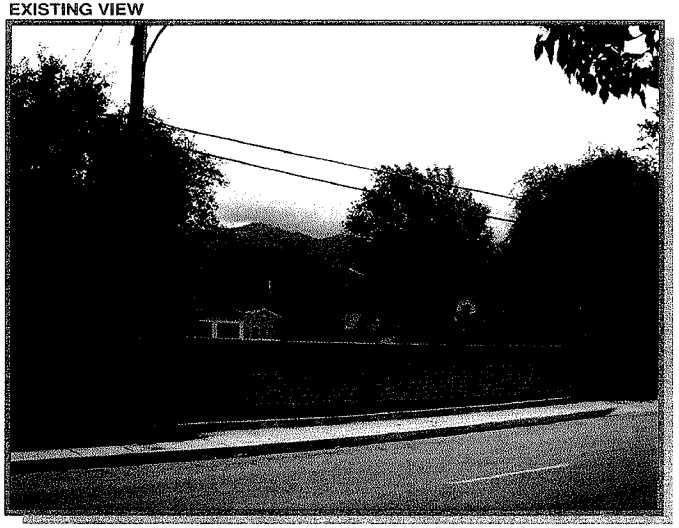
VIEW FROM SOUTHWEST LOOKING NORTHEAST

T-Mobile
Stick Together

KEY LOCATION MAP



EXISTING VIEW



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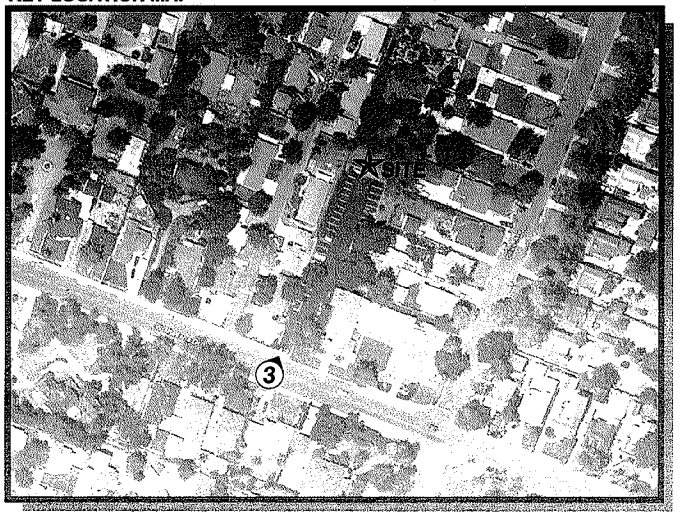
VIEW 3

349 WEST ALTEDENA DR
ALTEDENA, CA 91001
LOS ANGELES COUNTY

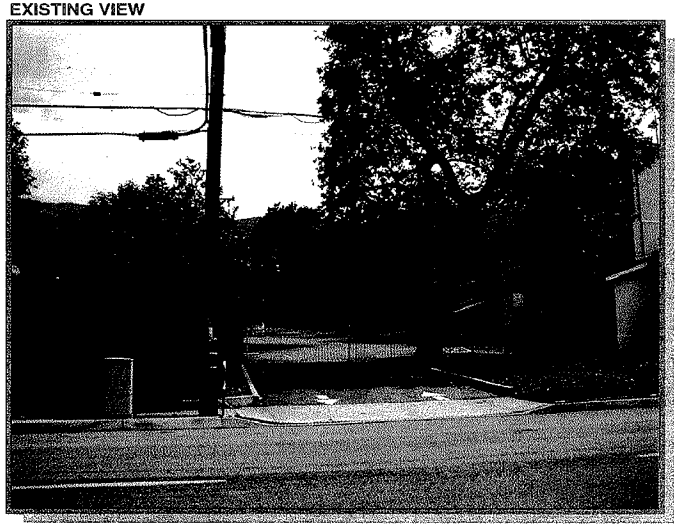
VIEW FROM SOUTHWEST LOOKING NORTHEAST

T-Mobile
Stick Together

KEY LOCATION MAP



EXISTING VIEW



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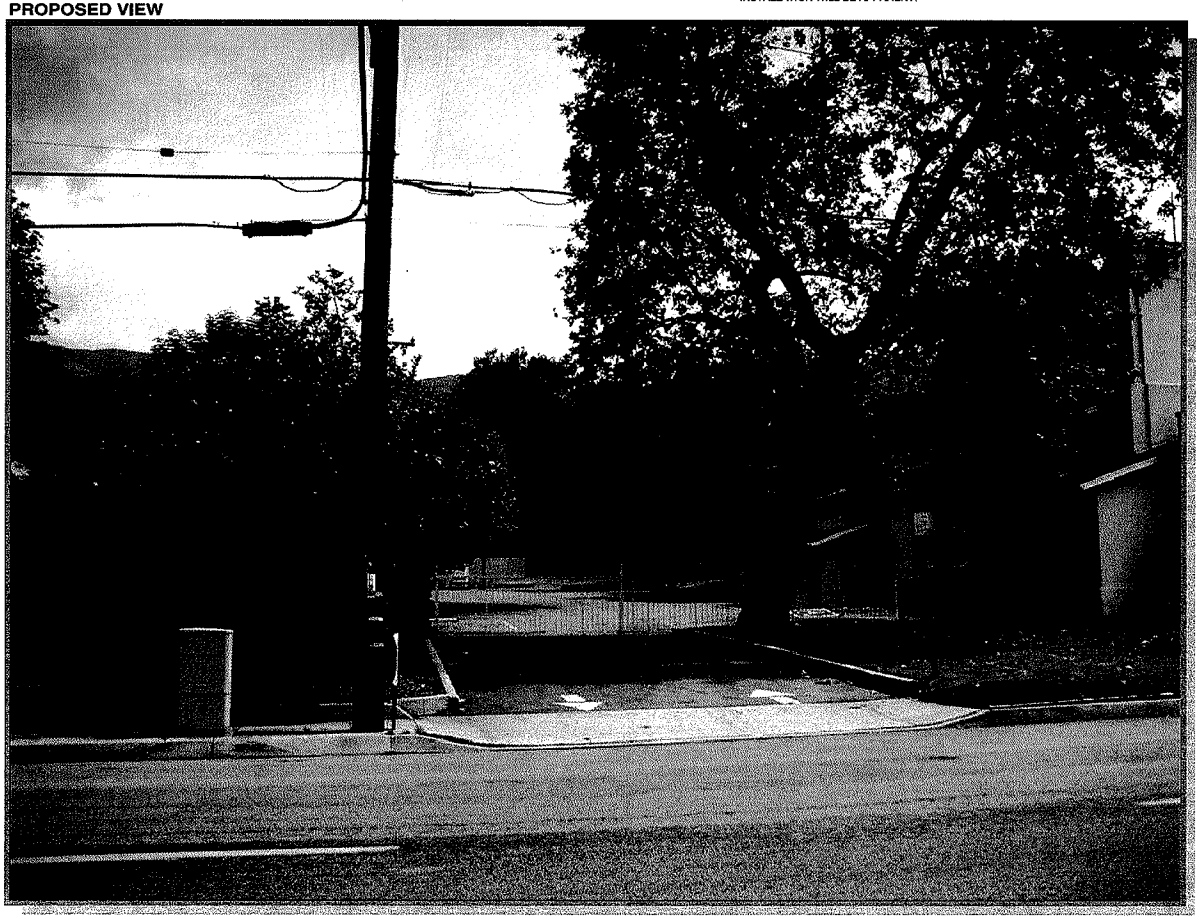

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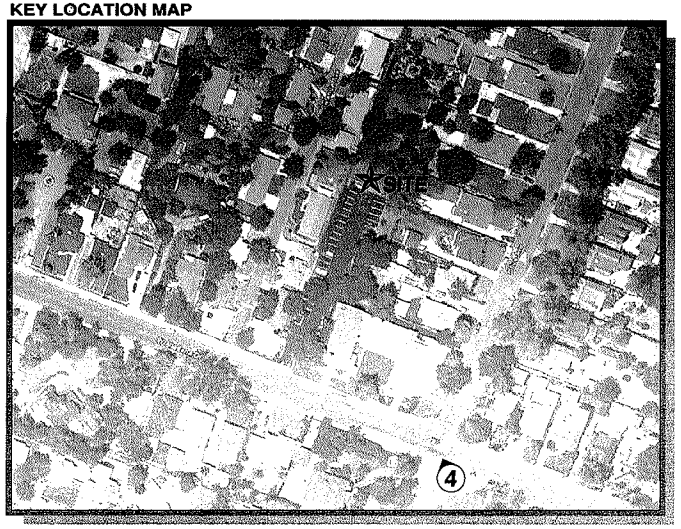
IE04766 - ALTADENA UNITED METHODIST CHRUCH **VIEW 4**

349 WEST ALTEDENA DR
ALTEDENA, CA 91001
LOS ANGELES COUNTY

VIEW FROM SOUTHEAST LOOKING NORTHWEST

T-Mobile
Stick Together

KEY LOCATION MAP



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VIEW 5

349 WEST ALTEDENA DR
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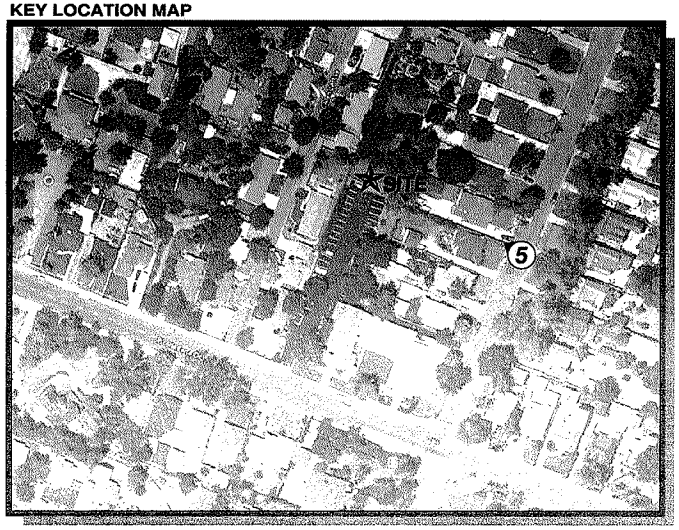
LOS ANGELES COUNTY

VIEW FROM SOUTHEAST LOOKING NORTHWEST

T-Mobile
Stick Together

KEY LOCATION MAP



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