



**WTF HEARING PACKAGE**  
**PROJECT NUMBER R2008-01510-(2)**  
**CONDITIONAL USE PERMIT 200800129**

**HEARING DATE**  
March 1, 2011  
**ITEM 2**

**CONTINUED TO**

**HEARING OFFICER:** Paul McCarthy

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11. Property Location Map

**PREPARED BY:** Dean Edwards, Zoning Permits North

(213) 974-6443, ComLine 288, dedwards@planning.lacounty.gov

**REVIEWED BY:** Mark Child

A handwritten signature in cursive script, appearing to read 'Mark Child', is written over the printed name.

**STAFF REPORT**  
**PROJECT NUMBER R2008-01510-(2)**  
**CONDITIONAL USE PERMIT 200800129**

**REQUEST**

The applicant, Omnipoint Communications is requesting a conditional use permit to authorize the construction, operation and maintenance of a wireless telecommunications facility (WTF), a use that is subject to permit.

**REPRESENTATIVE:** Aaron Anderson

**OWNER:** 20900 Normandie, LLC

**PROJECT DESCRIPTION**

The proposed project consists of the construction of a wireless telecommunications facility that includes a 60 foot high (as measured to the top of the branches) pole disguised as a pine tree with twelve panel antennas mounted at 56 feet (as measured to the top of the antennas) high and a parabolic antenna mounted at 44 feet one inches high (as measured to the top of the antenna). The monopine, six equipment cabinets on a concrete pad and other related equipment will be located within a 651 square foot lease area enclosed by six foot high cement block wall. The trash enclosure will be relocated to the northeast corner of the property and five parking spaces will be removed, resulting in a 102 space parking lot. Two trees will be relocated to the south side of the lease area.

**LOCATION**

The subject property is located at 20900 Normandie Avenue in the unincorporated community of West Carson and Carson Zoned District.

**Assessor's Parcel Number(s):** 7348-020-011

**Countywide General Plan Land Use Designation:** Low Density Residential

**Zoning:** MPD (Manufacturing Industrial Planned Development)

**Community Standards District:** NA

**SITE DESCRIPTION**

The 3.62 acre property is relatively flat and developed with an industrial park consisting of two industrial buildings located on the south side of the property. 109 parking spaces are located on the north and east side of the property. The property is minimally landscaped. Vehicle access is off of Normandie Avenue.

**ENVIRONMENTAL DETERMINATION**

The subject property is not located in a Significant Ecological Area or Ecologically Sensitive Habitat Area. The proposed project is eligible for a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption from California Environmental Quality Act reporting requirements.

**PREVIOUS CASE/ZONING HISTORY**

Conditional Use Permit 98162 to authorize the construction, operation and maintenance of a 74,160 square foot industrial building containing four units with loading docks and parking was approved by the Hearing Officer on July 20, 1999. The grant terminated July 20, 2009.

Conditional Use Permit 04-096 to authorize the construction, operation and maintenance of an unmanned WTF camouflaged as a pine tree and associated equipment was approved by the Hearing Officer on September 21, 2004. The grant will terminate September 21, 2014.

Project 98162

- Conditional Use Permit 200900097 to reauthorize the aforementioned industrial development is pending.
- Parking Permit 200900006 to reduce the number of required spaces from 153 to 107 is pending. The case planner determined that there is sufficient parking on the property to accommodate the industrial development and pending WTF project. It is likely that the parking permit will be withdrawn.

The application was filed August 4, 2009.

Request for Service: Zoning Enforcement submitted an inspection report on May 3, 2010 stating that no violations on the property were discovered.

### **PUBLIC COMMENTS**

To date, no comments from the public have been received.

### **ANALYSIS**

The policies and guidelines of Subdivision and Zoning Ordinance Memo 01-2010 do not apply to this case because the application was deemed complete on August 25, 2009, which is before the July 26, 2010 memo date.

### **Height**

The height of the proposed facility is 60 feet. Pursuant to Section 22.32.150, the MPD (Manufacturing Industrial Planned Development) zone's development standards do not limit the height of WTFs. Therefore, the height of the proposed facility is compliant with the Zoning Ordinance.

### **Aesthetics/Visual Impact**

The subject property is surrounded by the following land uses:

North: Light Industrial

East: Single and Multi-family Residential

South: Business Park and Multi-family Residential

West: Vacant Land and Single-family Residence

The subject property is not near a significant ridgeline, trail or scenic highway.

Because the facility is disguised as a monopine with related ground equipment concealed behind a cement block wall, the proposed facility should not have a significant adverse visual impact on the surrounding neighborhood/area.

### **RECOMMENDATION**

Staff recommends **APPROVAL** of Conditional Use Permit 200800129 with a grant term of 15 years and biennial inspections because:

- There are no zoning violations on the property.
- To date, there is no opposition to the project.
- The proposed facility complies with Zoning Ordinance height restrictions.
- The facility should not have a significant adverse visual impact on the surrounding neighborhood because it is designed and conditioned to be visually unobtrusive.

# DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER COUNTY OF LOS ANGELES

**PROJECT NUMBER R2008-01510-(2)  
CONDITIONAL USE PERMIT 200800129**

## **REQUEST**

The applicant, Omnipoint Communications is requesting a conditional use permit to authorize the construction, operation and maintenance of a wireless telecommunications facility (WTF), a use that is subject to permit.

**HEARING DATE:** March 1, 2011

## **FINDINGS**

1. The proposed project consists of the construction of a wireless telecommunications facility that includes a 60 foot high (as measured to the top of the branches) pole disguised as a pine tree with twelve panel antennas mounted at 56 feet (as measured to the top of the antennas) high and a parabolic antenna mounted at 44 feet one inches high (as measured to the top of the antenna). The monopine, six equipment cabinets on a concrete pad and other related equipment will be located within a 651 square foot lease area enclosed by six foot high cement block wall. The trash enclosure will be relocated to the northeast corner of the property and five parking spaces will be removed, resulting in a 102 space parking lot. Two trees will be relocated to the south side of the lease area.
2. The subject property is located at 20900 Normandie Avenue in the unincorporated community of West Carson and Carson Zoned District.
3. The 3.62 acre property is relatively flat and developed with an industrial park consisting of two industrial buildings located on the south side of the property. 109 parking spaces are located on the north and east side of the property. The property is minimally landscaped. Vehicle access is off of Normandie Avenue.
4. Three other sites were considered by the applicant and determined to be infeasible.
5. The Countywide General Plan land use designation of the subject property is Low Density Residential. There are no policies in the Plan that specifically prohibit, discourage or limit the use of WTFs. The proposed project is consistent with the Countywide General Plan.
6. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify WTF as a use. Similar uses, such as radio/television stations/towers, are subject to permit.
7. No comments from the public were received.
8. The height of the proposed facility is 60 feet. Pursuant to Section 22.32.150, the MPD (Manufacturing Industrial Planned Development) zone's development standards do not limit the height of WTFs. Therefore, the height of the proposed facility is compliant with the Zoning Ordinance.
9. The subject property is surrounded by the following land uses:  
North: Light Industrial  
East: Single and Multi-family Residential  
South: Business Park and Multi-family Residential  
West: Vacant Land and Single-family Residence
10. The proposed facility should not have a significant adverse visual impact on the surrounding neighborhood/area because it is disguised as a monopine with related ground equipment concealed behind a cement block wall.

11. 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 and property posting.
12. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years and require eight inspections.
13. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits 1 Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

Therefore, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Section 22.56.040 of the Los Angeles County Code.

**HEARING OFFICER ACTION**

1. I have considered the Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200800129 is **APPROVED**, subject to the attached conditions.

c: Hearing Officer, Building and Safety

MC:de

February 15, 2011

This grant authorizes the construction, operation and maintenance of a wireless telecommunications facility (WTF), subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition 9. The recorded affidavit shall be filed and the required monies shall be paid by **April 30, 2011**.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant will terminate on March 1, 2026.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department

of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to any business that may be operated on the premises or that do not provide pertinent information about said premises.
15. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.

16. Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section of the Department of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
17. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
18. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.
19. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
20. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
21. If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
22. The project shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A". Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
23. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
24. The maximum height of the facility shall not exceed 60 feet above finished grade.
25. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of the Department of Regional Planning the name and contact information of the new property owner.
26. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
27. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of

notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.

28. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of the Department of Regional Planning to show compliance with the maintenance and removal conditions.
29. The Department of Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
30. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.
31. New equipment added to the facility shall not compromise the stealth design of the facility.
32. Antennas shall be painted or covered to match their background (branches or trunk). The antennas shall not extend beyond the monotree branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective brown paint to match the bark.

MC:de

2/15/2011

Attachments: Photo Simulation(s)

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 project will be unoccupied, only require a single maintenance visit per month and utilize existing roads for access. The project will make negligible noise that is most often less than the ambient noise level of the area surrounding the equipment. The Base Transceiver Station radio equipment will be located inside of a secure enclosure and will not be visible to the general public. The proposed monopole will be disguised as a pine tree and will blend with the existing landscape including an existing sixty (60) foot tall monopine adjacent to the structure. This will help the structure blend into the surrounding environment.

- 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 site is currently developed with manufacturing and industrial uses. The property is completely developed and encompasses the necessary infrastructure to serve both the existing and proposed facilities either on site or in the public right-of-way in front of the property. The proposed wireless facility will be located at the south east end of the property where it will not block access into the site or impede site circulation. Existing access is adequate in serve the proposed facility and the driveway is adequate in serving the parking needs during the maintenance visits. The proposed facility will not impact development of the surrounding area.

- 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 existing industrial center is served by an existing paved road to the west side of the property. Existing access is sufficient to carry the amount of traffic that is generated by both the existing and proposed facilities. The highways and streets are wide enough to accommodate the quantity of traffic generated from the proposed site. The proposed facility should not generate a significant amount of traffic. Once construction is complete the facility will only require one maintenance visit per month by a technician in a light truck or van. No part of the project will impact circulation on or off the subject site.



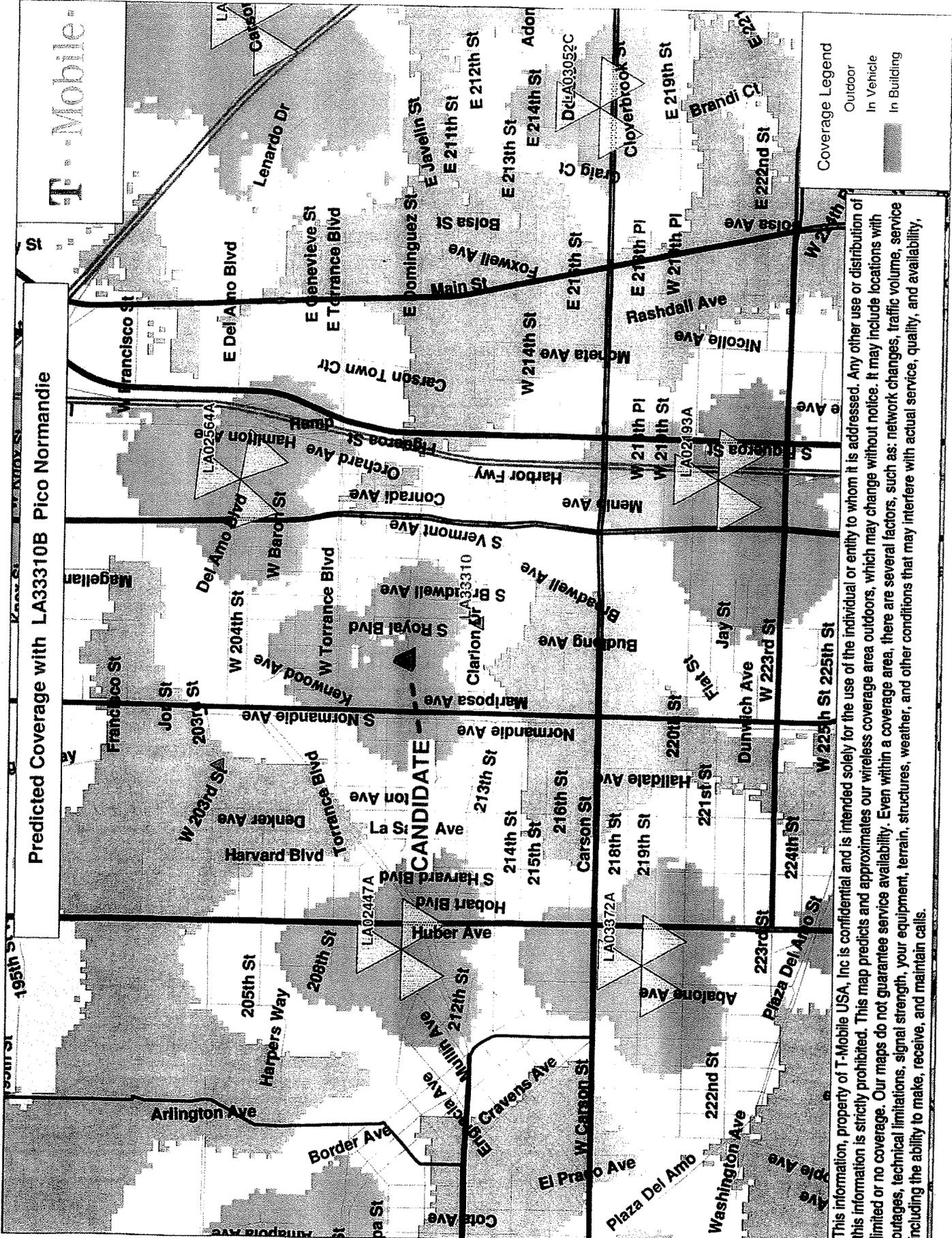
**ALTERNATE SITE ANALYSIS FOR  
LA33310B PICO NORMANDIE  
20900 NORMANDIE AVE.  
TORRANCE, CA 90502  
APN: 7348-020-011**

**ALTERNATE SITE LOCATIONS:**

- **LA33310-1 Carson Normandie Plaza located at 1153 W. Carson St.** - Commercial property located at the intersection of Carson St. and Normandie Ave. Proposed free-standing structure located on the northern portion of the existing parcel. After analysis by T-Mobile's RF engineers it was determined that the proposed location was too close to an existing T-Mobile wireless facility (LA02193A) to be considered as a viable candidate.
- **LA33310A Normandie Sprint Colo located 20900 Normandie Ave.** - Proposed co-location on existing 60 foot Sprint monopine. After analysis of this location by T-Mobile's RF engineers, it was determined that the available mounting height on the existing Sprint monopine was too low to meet the coverage objective.
- **The industrial and commercial properties located to the north of the project location along Normandie Ave. are too close to a proposed T-Mobile installation located near Normandie Ave and 203<sup>rd</sup> St to be considered practical candidates. All other properties within the search area consisted of single, and multi-family residential uses and therefore were not considered as viable candidates.**



Predicted Coverage with LA33310B Pico Normandie



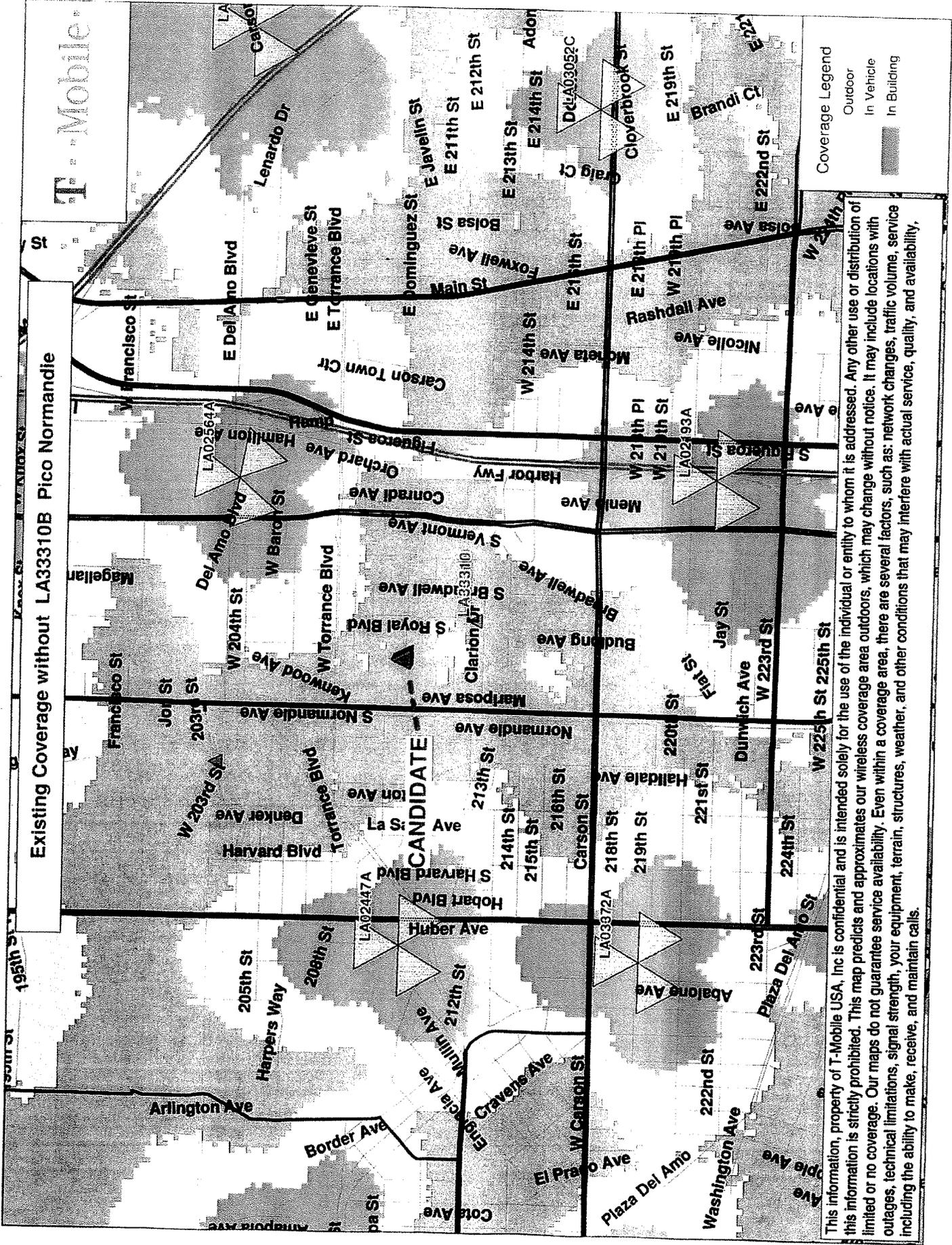
Coverage Legend

- Outdoor
- In Vehicle
- In Building

This information, property of T-Mobile USA, Inc is confidential and is intended solely for the use of the individual or entity to whom it is addressed. Any other use or distribution of this information is strictly prohibited. This map predicts and approximates our wireless coverage area outdoors, which may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within a coverage area, there are several factors, such as: network changes, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather, and other conditions that may interfere with actual service, quality, and availability, including the ability to make, receive, and maintain calls.

T-Mobile

Existing Coverage without LA33310B Pico Normandie



Coverage Legend

- Outdoor
- In Vehicle
- In Building

This information, property of T-Mobile USA, Inc is confidential and is intended solely for the use of the individual or entity to whom it is addressed. Any other use or distribution of this information is strictly prohibited. This map predicts and approximates our wireless coverage area outdoors, which may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within a coverage area, there are several factors, such as: network changes, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather, and other conditions that may interfere with actual service, quality, and availability, including the ability to make, receive, and maintain calls.



# CERTIFICATE OF POSTING

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
ROOM 1348  
LOS ANGELES, CA 90012

PERMIT(S): R2008-01510-(2),  
RCUP 200800129

Contact: Dean Edwards (213) 974-6443  
DEdwards@planning.lacounty.gov

## CERTIFICATE OF POSTING

This Certifies that I/We have posted the "NOTICE OF PUBLIC HEARING" sign(s) for: \_\_\_\_\_  
Permit(s): R2008-01510-(2), RCUP 200800129

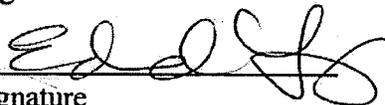
Located at: \_\_\_\_\_ 20900 Normandie Avenue, West Carson

Public Hearing Scheduled: \_\_\_\_\_ Tuesday, March 1, 2011 at 9:00 a.m.

I hereby certify under penalty of perjury that we posted the above-mentioned  
NOTICE OF PUBLIC HEARING. On the 28<sup>th</sup> Day of January, 2011.

POSTING AGENT  
GC MAPPING SERVICE, INC.  
3055 W. VALLEY BLVD.  
ALHAMBRA, CA 91803  
(626)441-1080

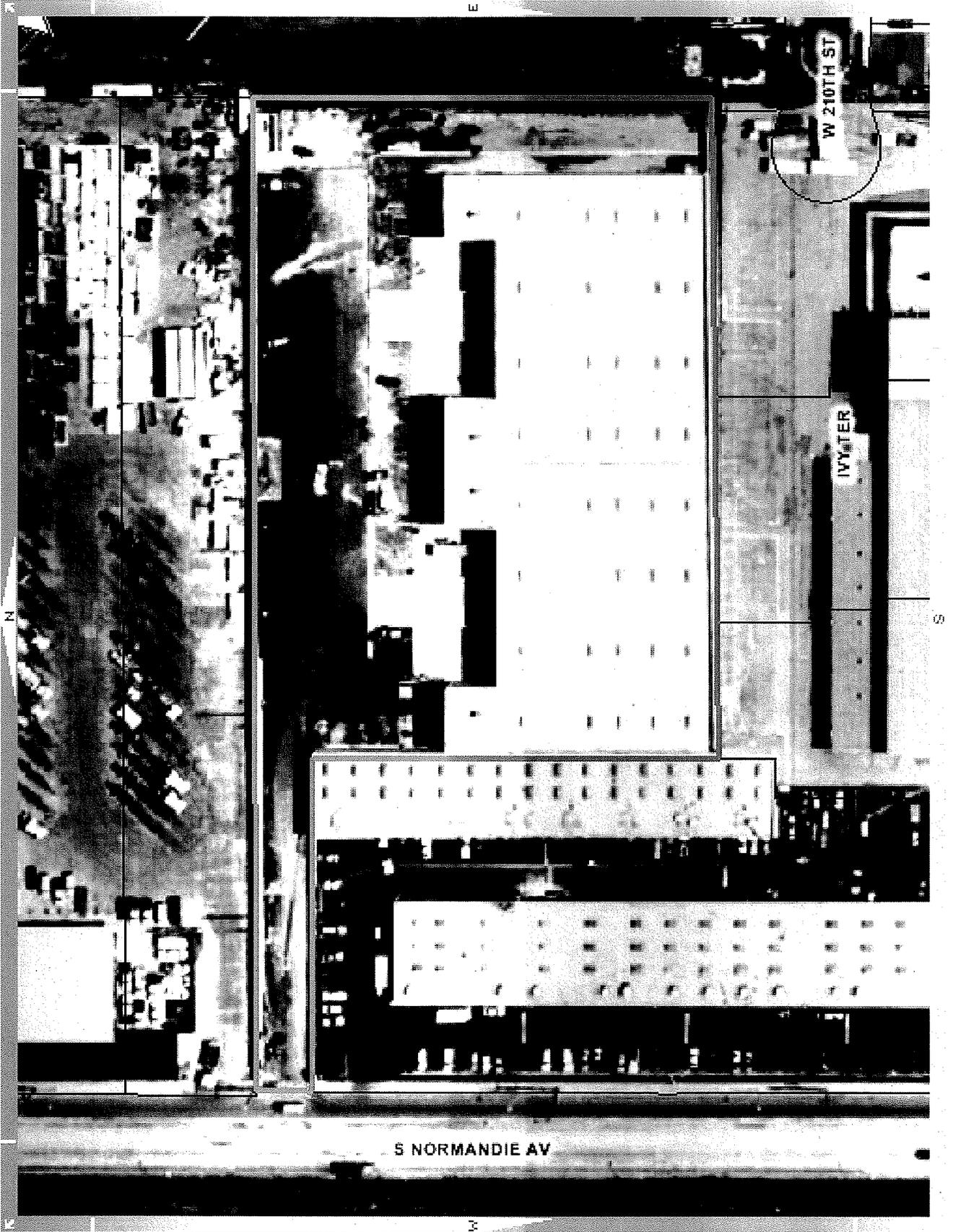
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Edward Lopez Jr.  
Agent

\_\_\_\_\_  
  
Signature

\_\_\_\_\_  
January 28, 2011  
Date

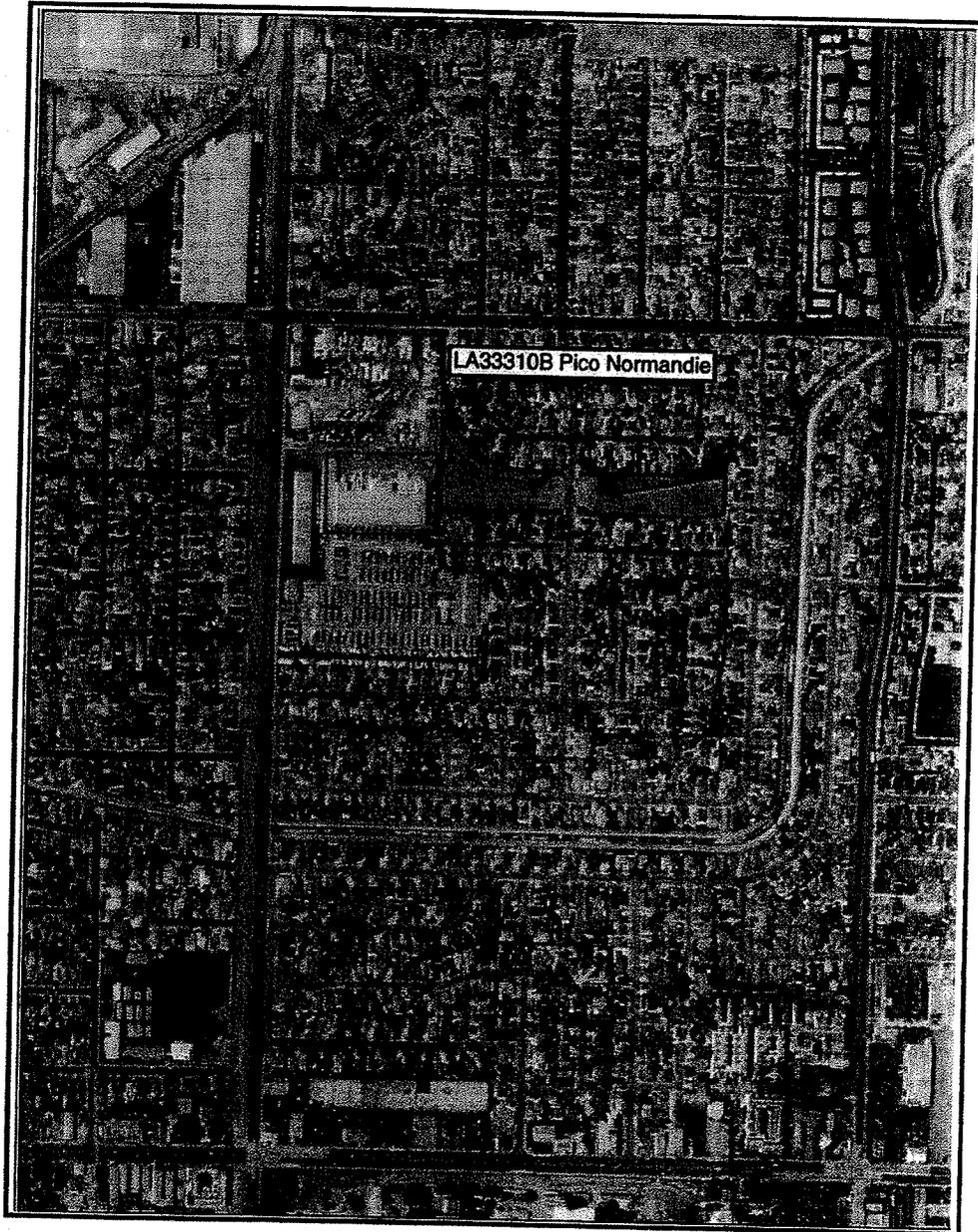


PROJECT NUMBER R2008-01510-(4)





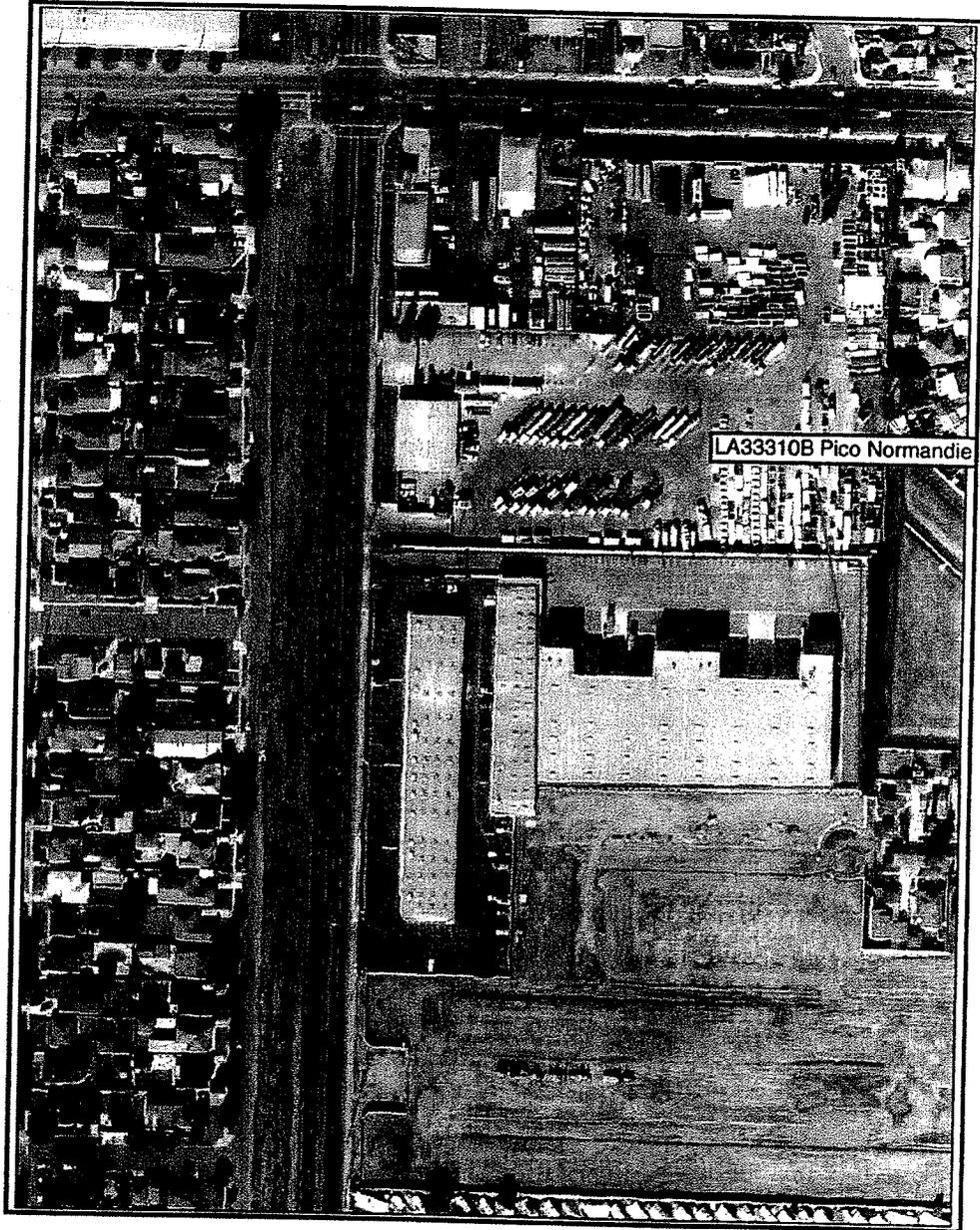
**SITE PHOTOGRAPHS FOR LA33310B PICO NORMANDIE**  
20900 NORMANDIE  
TORRANCE, CA 90502  
APN: 7348-020-011



**AERIAL FAR**



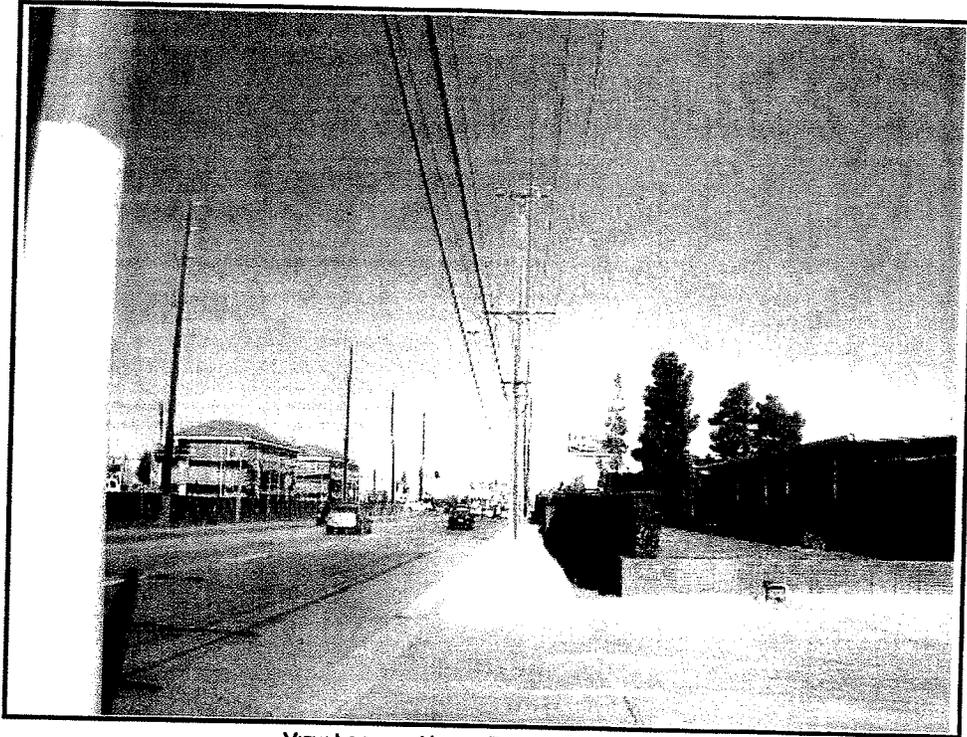
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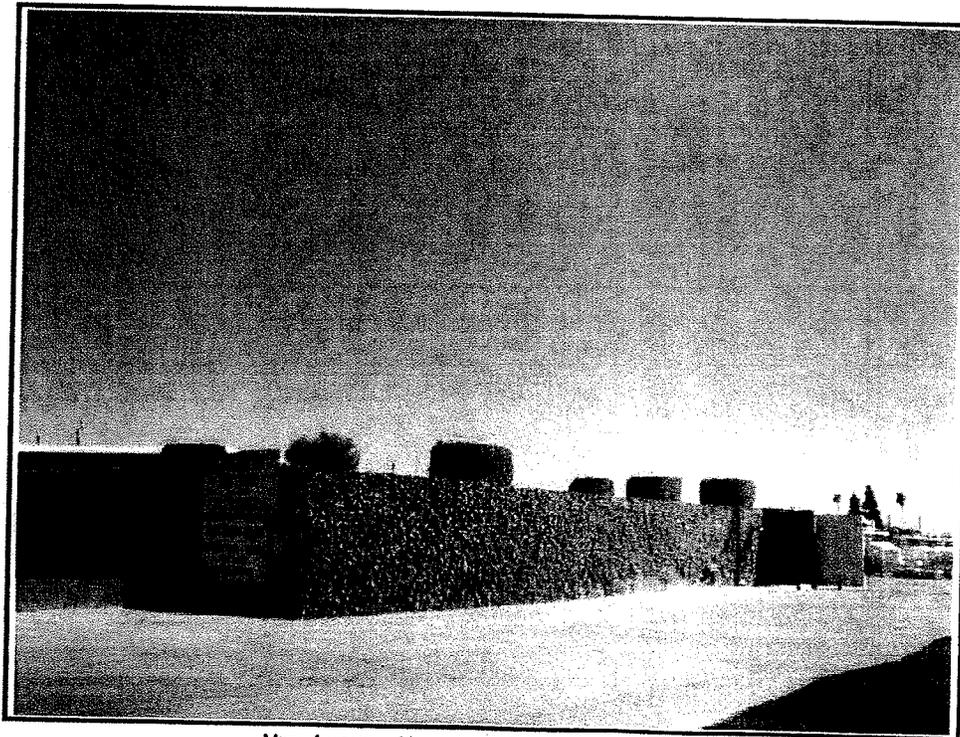
AERIAL CLOSE



SITE PHOTOGRAPHS FOR LA33310B PICO NORMANDIE  
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TORRANCE, CA 90502  
APN: 7348-020-011



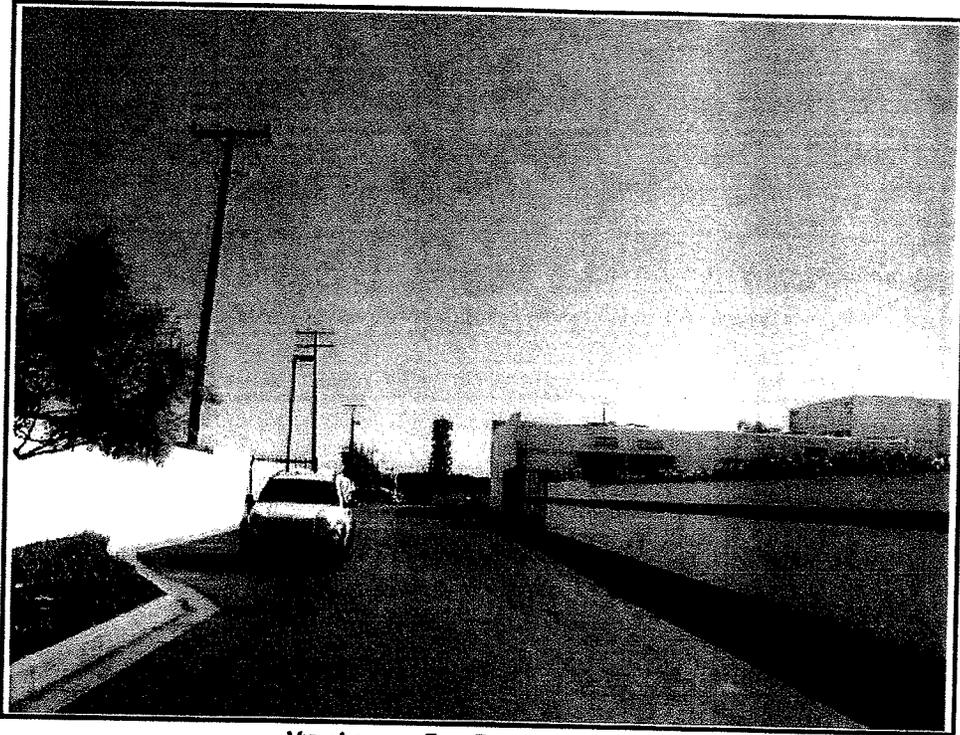
VIEW LOOKING NORTH FROM PROPOSED SITE



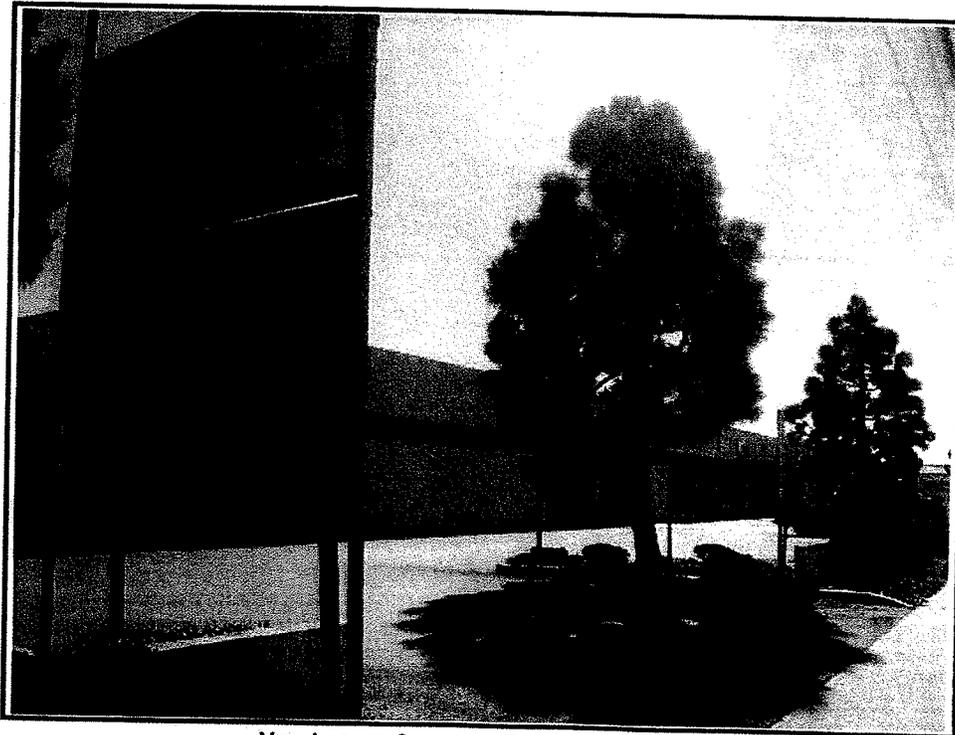
VIEW LOOKING NORTHEAST FROM PROPOSED SITE



**SITE PHOTOGRAPHS FOR LA33310B PICO NORMANDIE**  
20900 NORMANDIE  
TORRANCE, CA 90502  
APN: 7348-020-011



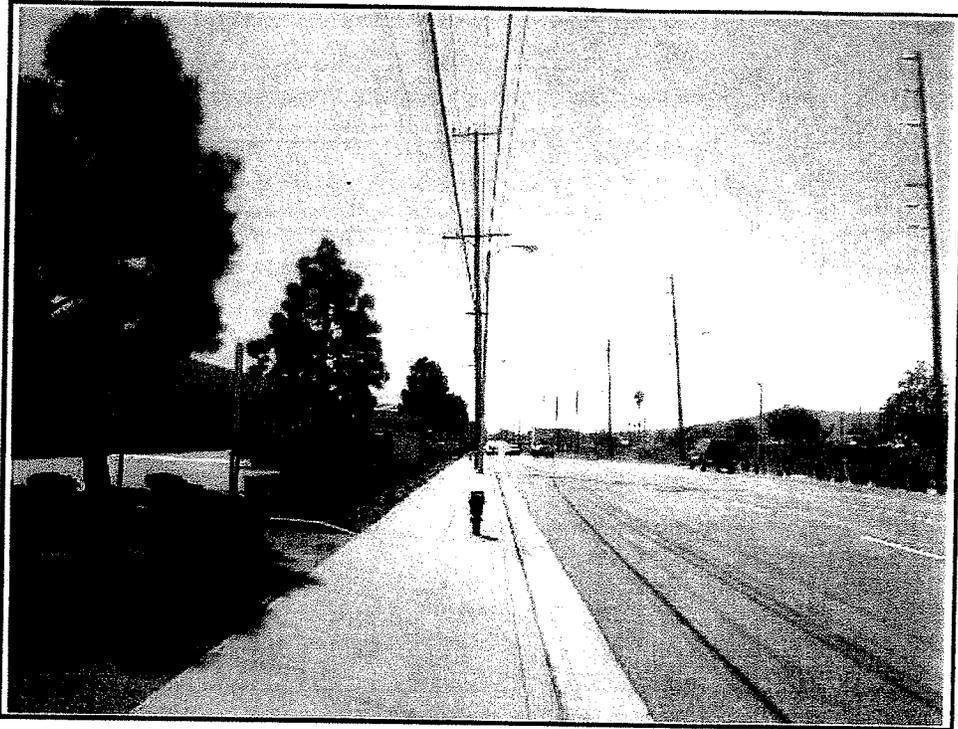
**VIEW LOOKING EAST FROM PROPOSED SITE**



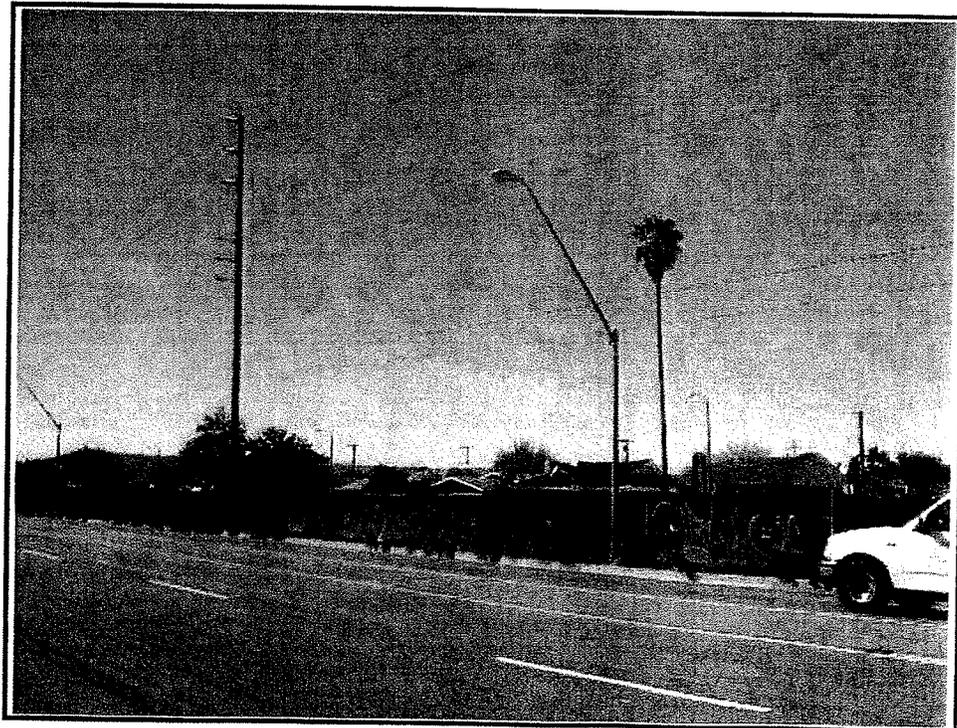
**VIEW LOOKING SOUTHEAST FROM PROPOSED SITE**



**SITE PHOTOGRAPHS FOR LA33310B PICO NORMANDIE**  
20900 NORMANDIE  
TORRANCE, CA 90502  
APN: 7348-020-011



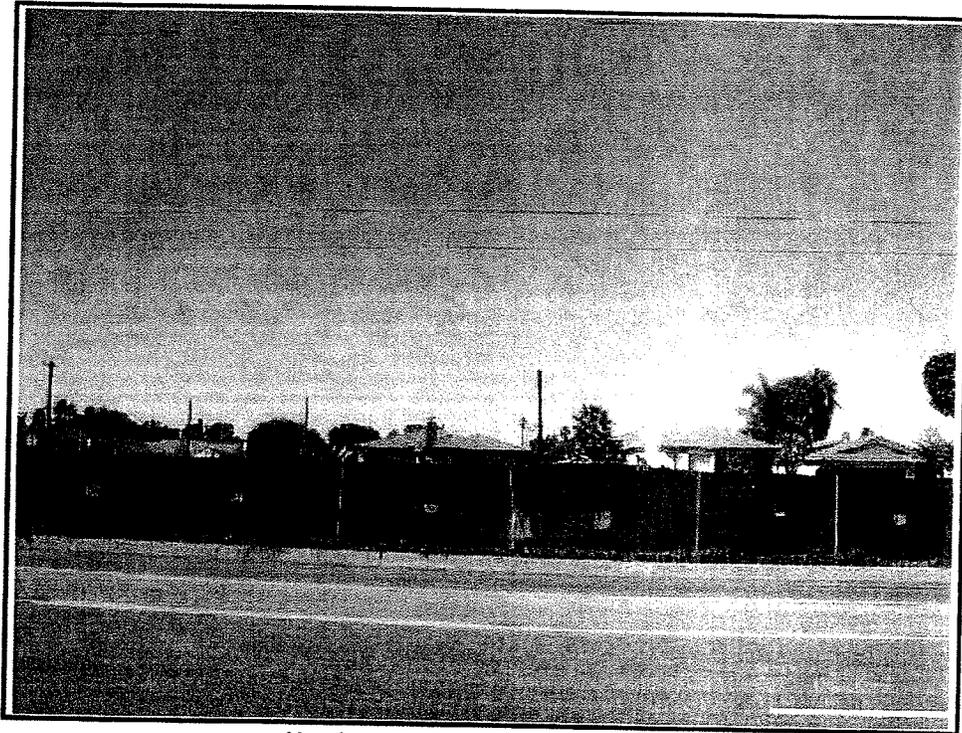
**VIEW LOOKING SOUTH FROM PROPOSED SITE**



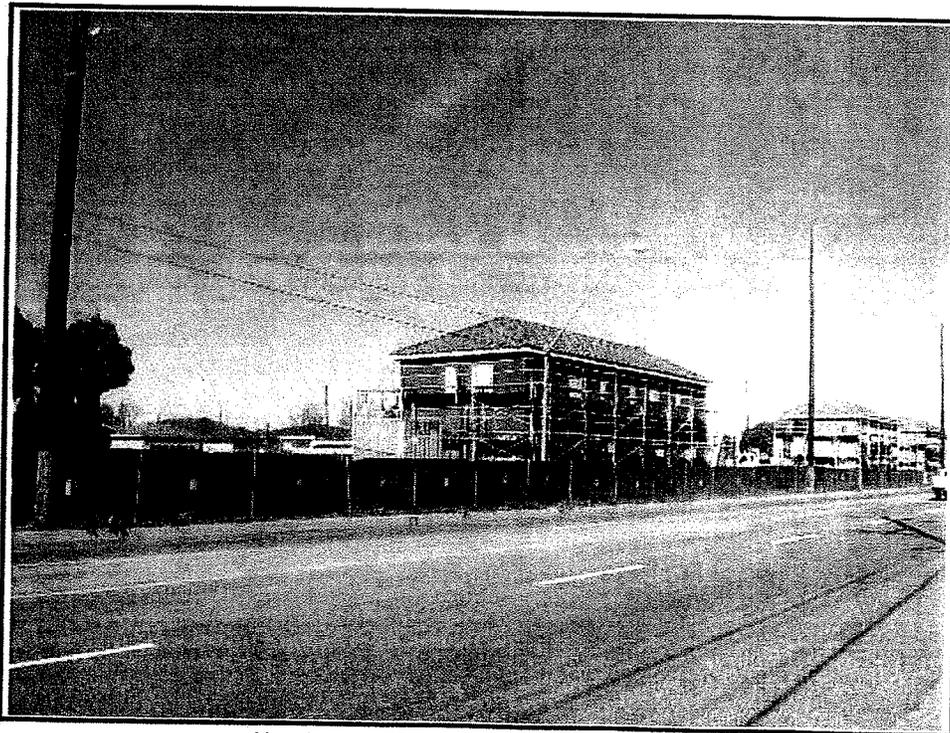
**VIEW LOOKING SOUTHWEST FROM PROPOSED SITE**



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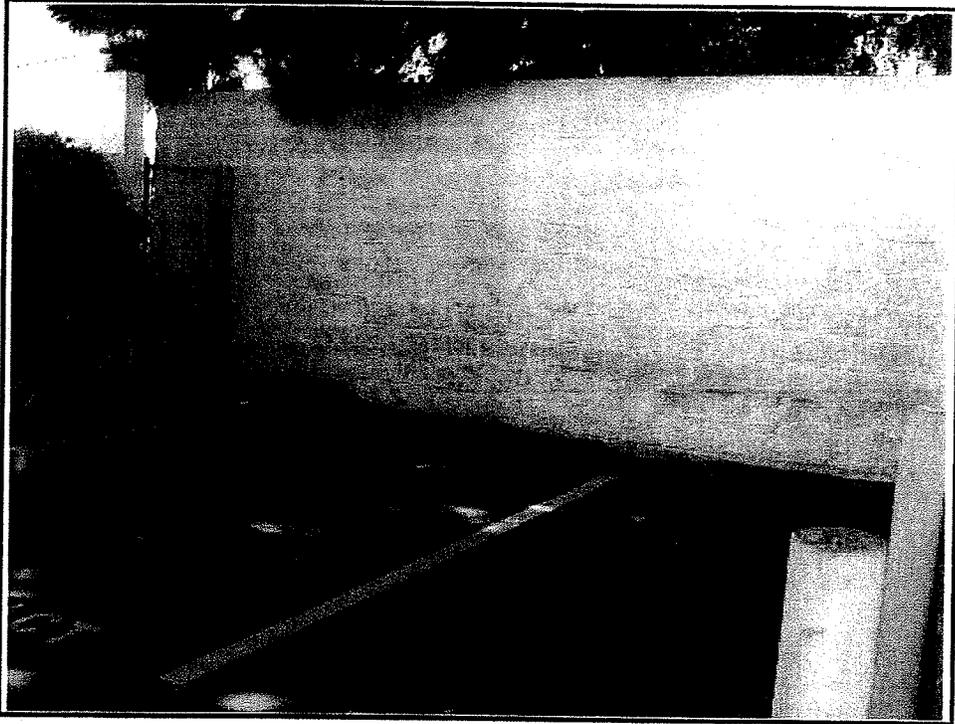
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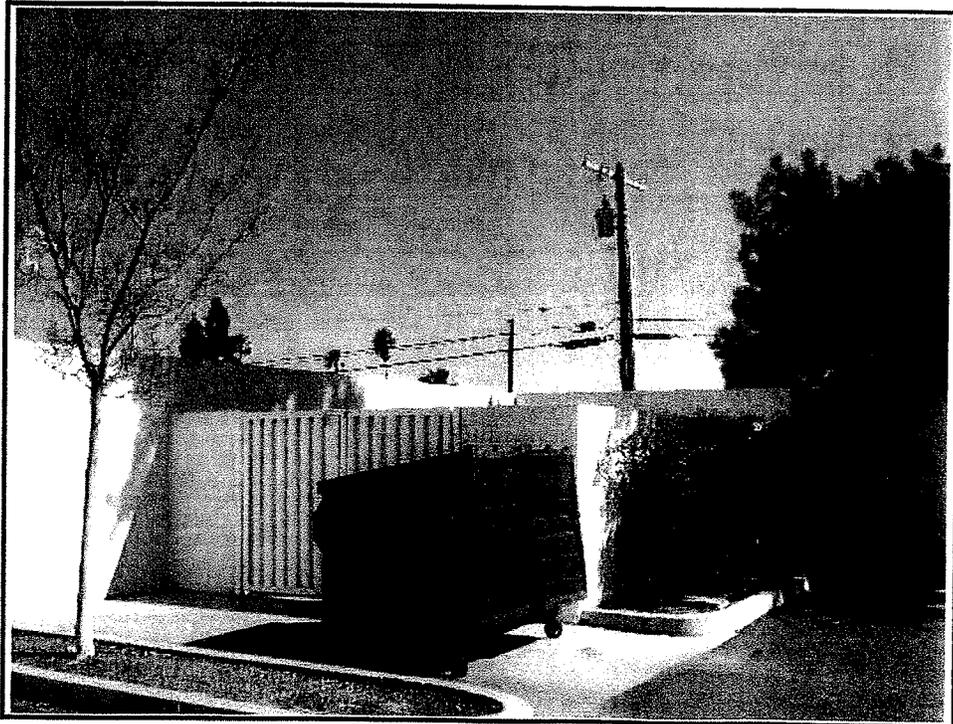
**VIEW LOOKING NORTHWEST FROM PROPOSED SITE**



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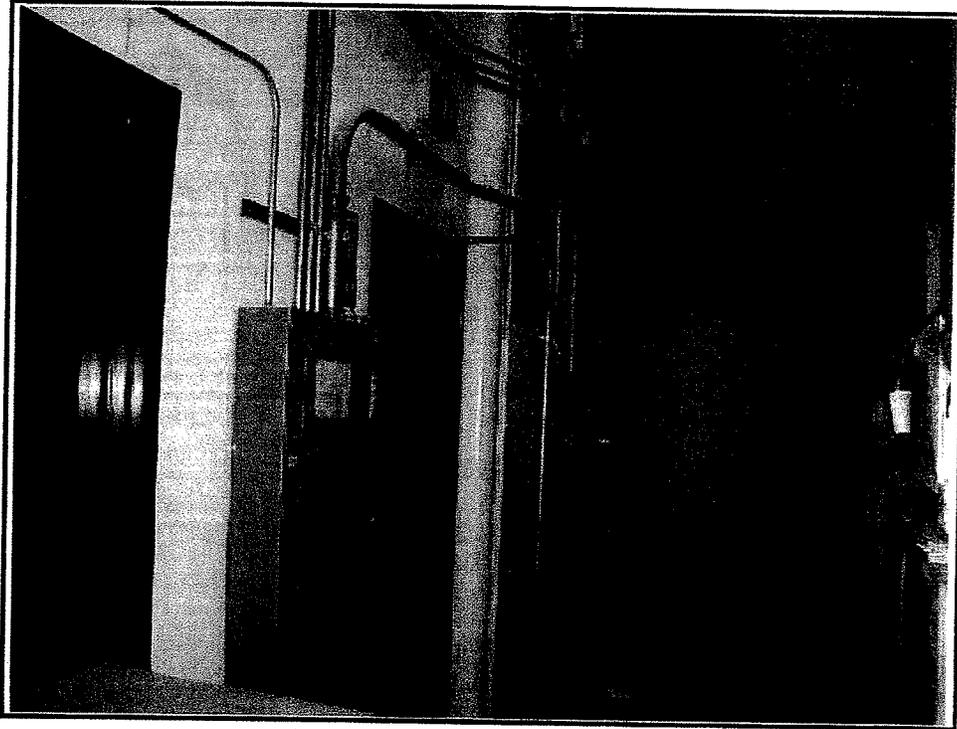
**VIEW OF PROPOSED MONOPINE LOCATION**



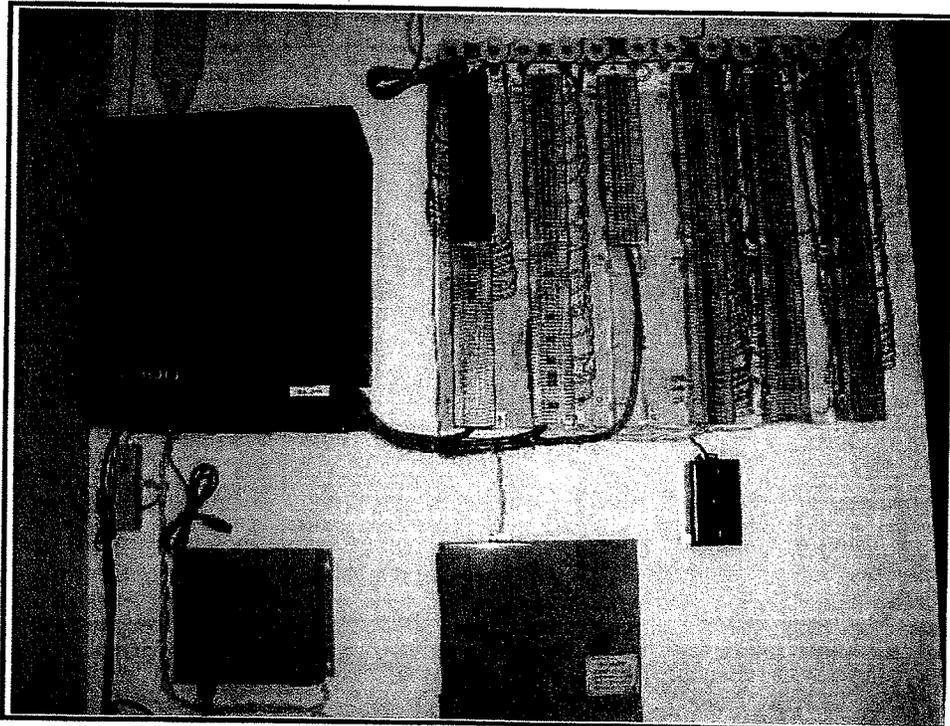
**VIEW OF PROPOSED EQUIPMENT LOCATION**



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VIEW OF ELECTRICAL UTILITIES NEAR SITE



VIEW OF TELEPHONE UTILITIES NEAR SITE

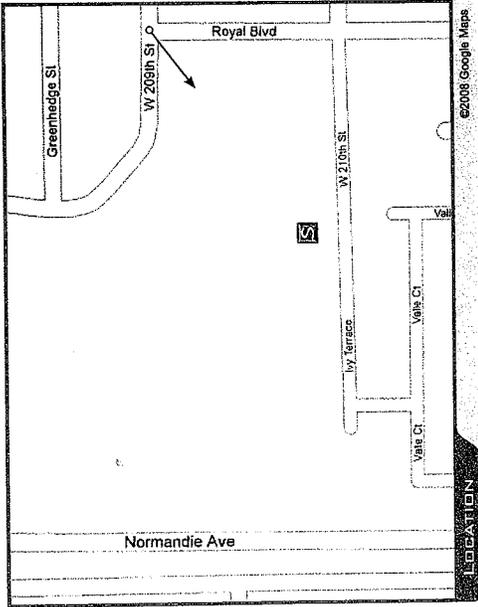
T-Mobile

LA33310B  
PICO NORMANDIE

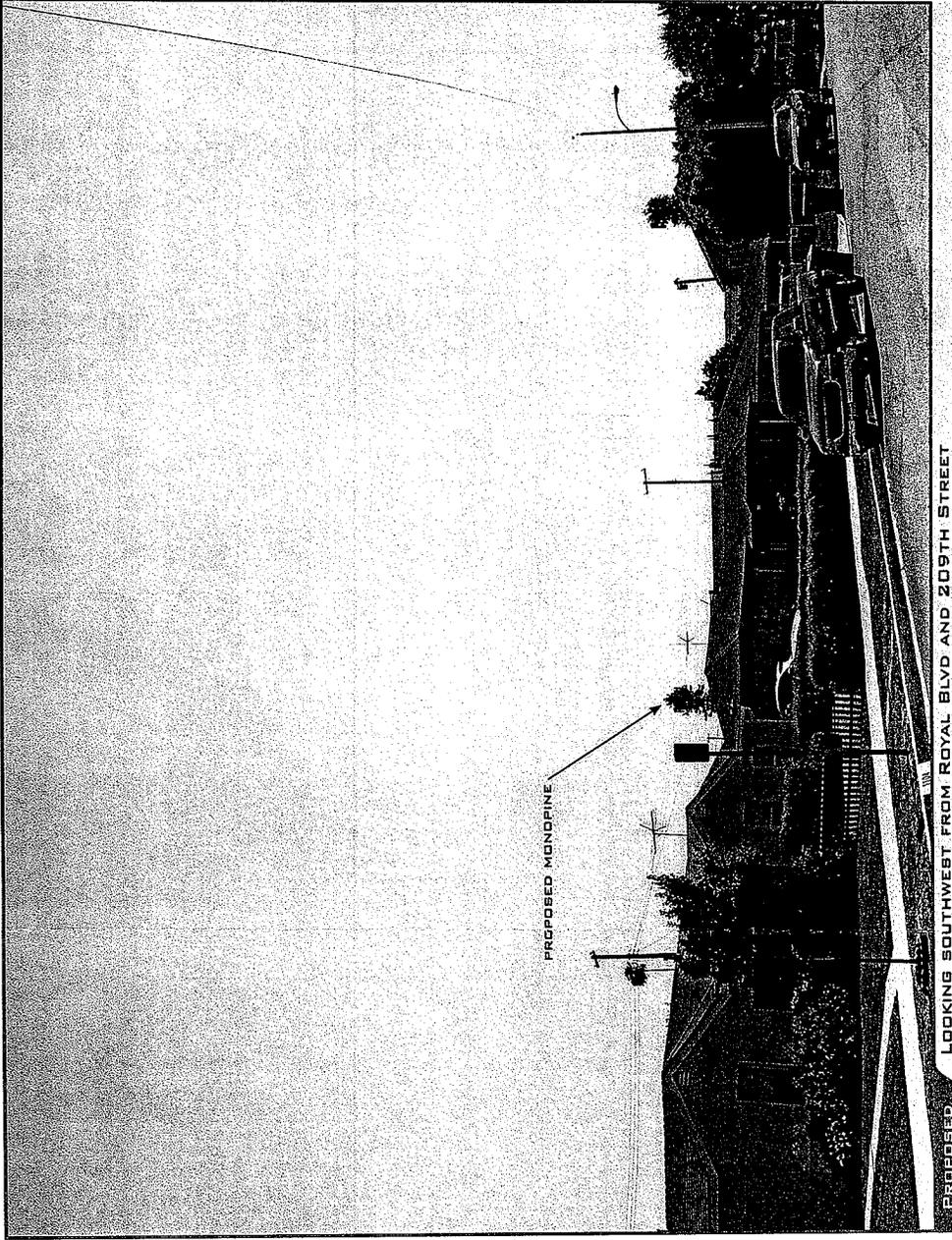
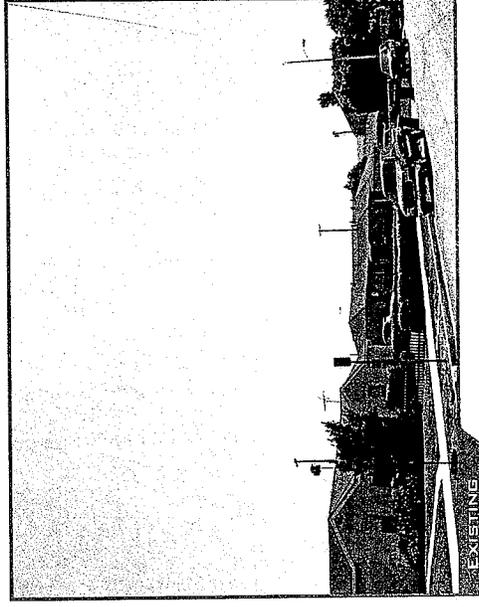
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VIEW 1



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LOOKING SOUTHWEST FROM ROYAL BLVD AND 209TH STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

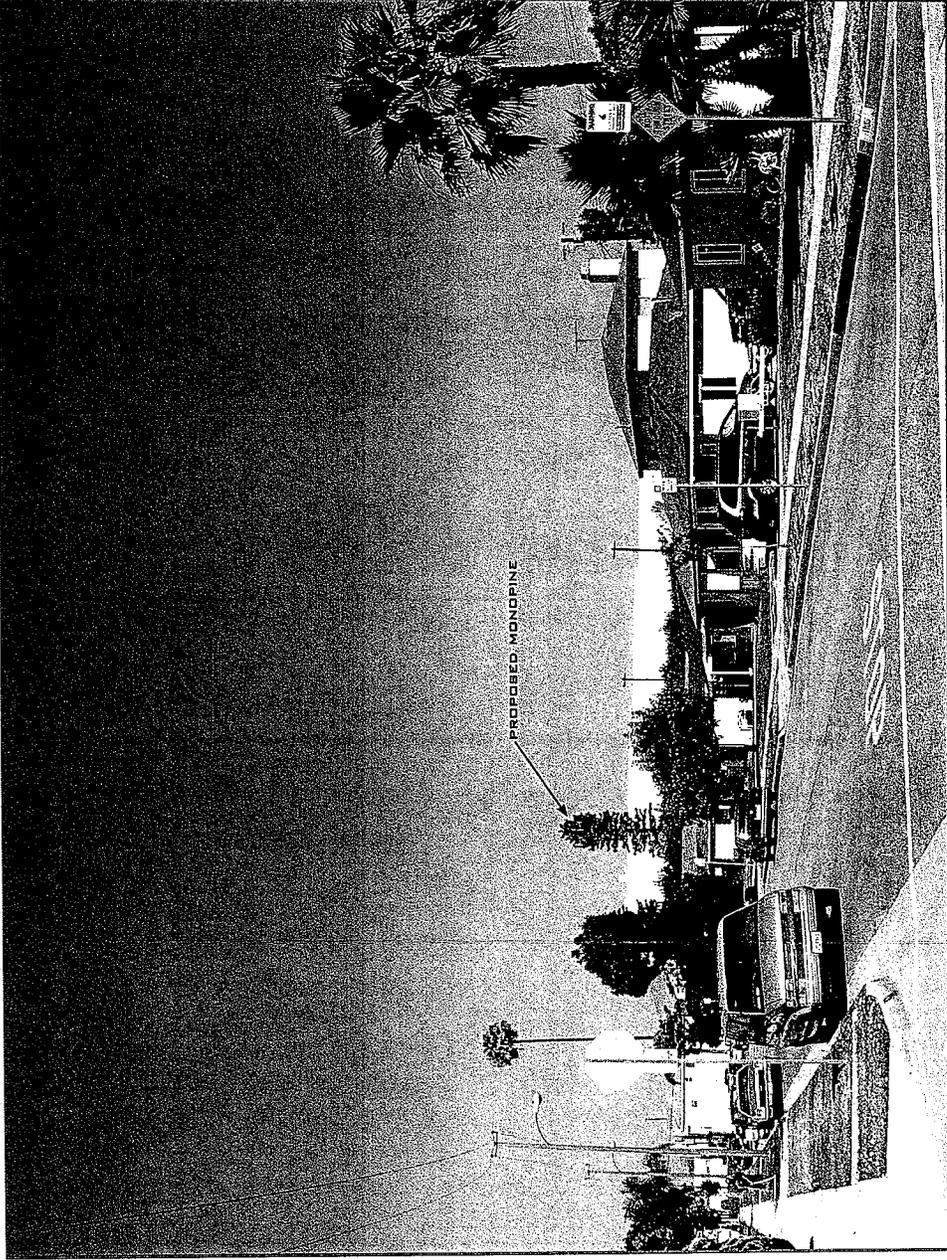
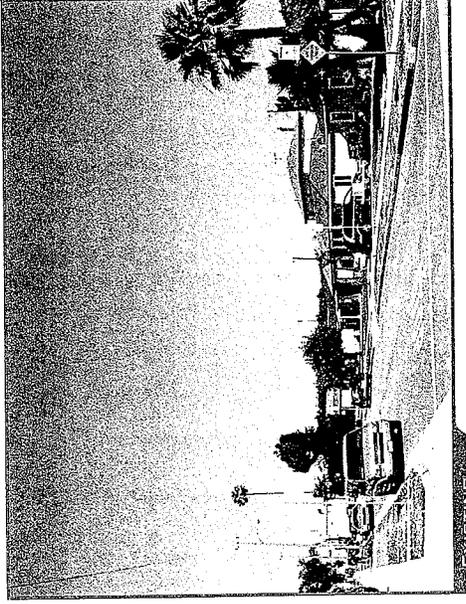
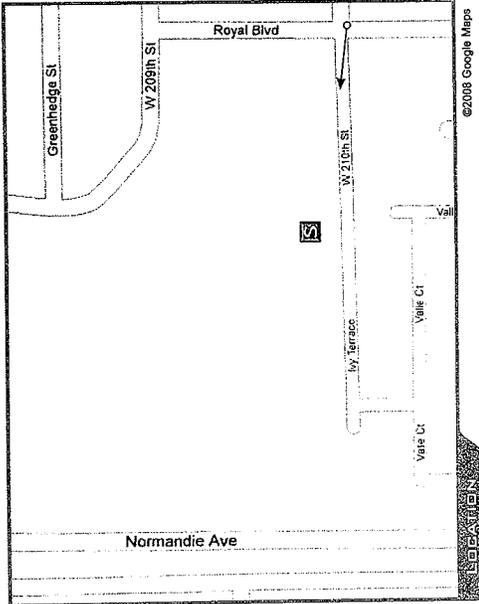
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VIEW 2



LOOKING WEST FROM ROYAL BOULEVARD AND 210TH STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

