

Transmittal Checklist	Hearing Date
	Agenda Item Number

Project Number:
Case(s):
Contact Person:

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: 



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PUBLIC HEARING DATE
5/19/2009

AGENDA ITEM

PROJECT NUMBER R2008-02209-(1)
Conditional Use Permit 200800179-(1)

HO CONSENT DATE

CONTINUE TO

APPLICANT
T-Mobile

OWNER
Southern California Edison (SCE)

REPRESENTATIVE
Maryann Harwood, Reliant Land Services, Inc

PROJECT DESCRIPTION

The proposed project consists of a wireless telecommunications facility with twelve 11.9" x 59" panel antennas and one two-foot diameter parabolic dish antenna attached at a maximum height of 57' to an existing 131' electric transmission tower. Ancillary radio equipment will be installed on the ground within the tower footprint, enclosed in a six-foot high chain link fence.

REQUIRED ENTITLEMENTS

The applicant is requesting a Conditional Use Permit for a new unmanned Wireless Telecommunications Facility located within an existing Southern California Edison transmission tower in the A-1 zone.

LOCATION/ADDRESS

Northwest corner of Del Mar Avenue and Miralinda Drive intersection; and on the north side of Mooney Drive

SITE DESCRIPTION

The site plan depicts four existing transmission towers and a nursery on the 3.13 acre property. The proposed wireless facility is located within the westernmost tower, approximately 50' from the property line adjacent to Miralinda Dr. An existing wireless facility is located within the easternmost tower.

ACCESS

Del Mar Avenue and Mooney Drive

ZONED DISTRICT

South San Gabriel

ASSESSORS PARCEL NUMBER

5277-023-806

COMMUNITY

South San Gabriel

SIZE

3.13 Acres

COMMUNITY STANDARDS DISTRICT

South San Gabriel

EXISTING LAND USE

EXISTING ZONING

	EXISTING LAND USE	EXISTING ZONING
Project Site	Nursery and Electric Transmission Towers	A-1 (Light Agricultural)
North	Single-Family Residences / Nursery	A-1, R-1 (Single-Family Residence)
East	Single-Family Residences	R-1
South	Single-Family Residences / Nursery	A-1, R-1
West	Single-Family Residences	R-1

GENERAL PLAN/COMMUNITY PLAN

General Plan

LAND USE DESIGNATION

P (Public and Semi-Public Facilities)

MAXIMUM DENSITY

N/A

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:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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

STAFF ANALYSIS

PROJECT NUMBER R2008-02209-(1)

CONDITIONAL USE PERMIT NUMBER 200800179-(1)

ENTITLEMENT REQUEST

The applicant, T-Mobile, is requesting a conditional use permit for a new unmanned Wireless Telecommunications Facility located within an existing Southern California Edison transmission tower in the A-1 zone.

PROJECT DESCRIPTION

The proposed project consists of a wireless telecommunications facility with twelve 11.9" x 59" panel antennas and one two-foot diameter parabolic dish antenna attached at a maximum height of 57' to an existing 131' electric transmission tower. Ancillary radio equipment will be installed on the ground in a 20'x20' (400 sq. ft.) lease area within the tower footprint, enclosed by a six-foot high chain link fence.

LOCATION

The 3.13 acre subject property, Assessor Parcel Number 5277-023-806, is located at the northwest corner of the Del Mar Avenue and Miralinda Drive intersection, and on the north side of Mooney Drive.

SITE PLAN DESCRIPTION

The site plan depicts four existing transmission towers and a nursery on the subject property. The proposed wireless facility is located within the westernmost tower, approximately 50' from the property line adjacent to Miralinda Drive. An existing wireless facility authorized by CUP No. 00-216, approved by the Hearing Officer on May 10, 2001, is located within the easternmost tower.

EXISTING ZONING

Subject Property: The subject property is zoned A-1 (Light Agricultural – 5,000 sq. ft. minimum required lot area) and is located in the South San Gabriel Community Standards District.

Surrounding Properties:

North: A-1, R-1 (Single-Family Residence – 5,000 sq. ft. minimum required lot area)

East: R-1

South: A-1, R-1

West: R-1

EXISTING LAND USE

Subject Property: The subject property is currently developed with electric transmission towers and a nursery.

Surrounding Properties:

North: Single-Family Residences / Nursery

East: Single-Family Residences

South: Single-Family Residences / Nursery

West: Single-Family Residences

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined this project to be Categorically Exempt (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the Los Angeles County environmental guidelines.

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. 466 public hearing notices were mailed out to property owners within a 1,000-ft radius of the property on April 13, 2009. The notice was published in the Montebello News on April 9, 2009 and La Opinion on April 2, 2009. Case-related material, including the hearing notice, factual, environmental determination, site plan and land use map were made available at the Montebello Library (1550 W. Beverly Blvd., Montebello) 30 days prior to hearing. Case-related information was posted on the DRP website on April 16, 2009. The applicant posted the hearing notice on the property 30 days prior to the public hearing.

PREVIOUS CASES/ZONING HISTORY

Conditional Use Permit No. 00-216, was requested by Verizon Wireless to authorize an unmanned Wireless Telecommunications Facility located within an existing Southern California Edison transmission tower. The grant was approved by the Hearing Officer on May 10, 2001.

GENERAL PLAN CONSISTENCY

The subject property is located within the Public and Semi-Public Facilities classification of the Countywide General Land Use Plan. This designation is intended for existing and proposed public and semi-public uses, including airports and other major transportation facilities, solid and liquid waste disposal sites, utilities, public buildings, public and private educational hospitals, detention facilities and fairgrounds.

Wireless telecommunications facilities are not a use that is explicitly referenced in the Los Angeles County General Plan. While this type of use is not referenced, it remains consistent with the land use designation listed above. The following Goals of the Plan, Land Use Section, Part D, are applicable to the subject properties and serve as guidelines for development:

1. *Coordination with Public Services: "To provide for land use arrangements that take full advantage of existing public service and facility capacities."*
2. *Coordination with Transportation: "To coordinate land use with existing and proposed transportation networks."*

The proposed project will use the existing property dedicated for electric transmission towers adjacent to existing roadways, utility poles, and power supplies to service the facility.

3. *Quality Neighborhoods: "To maintain and enhance the quality of existing residential neighborhoods."*

The applicant contends that the proposed telecommunications facility will improve cellular telephone service enhancing safety and standard usage in the area.

4. *Quality, Compatible Design: "To encourage high quality design in all development projects, compatible with, and sensitive to, the natural and manmade environment."*

The proposed use will not compromise existing preservation and protection of local environmental and private resources. Use of an existing electric transmission tower and natural screening will minimize facility impacts.

ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE

Wireless telecommunications facilities are not a specified use in Title 22 of the Los Angeles County Code (Zoning Code). However, wireless telecommunications facilities are comparable to radio towers which are a recognized use in the Zoning Code. Radio towers are permitted in Zone A-1 as per Section 22.44.100, subject to the issuance of a conditional use permit pursuant to the provisions of Part 1 of Chapter 22.56.

For uses where the parking requirements are not specified in the Zoning Code, Section 22.52.1220 authorizes the director to impose an amount of parking spaces that he finds adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits, approximately once per month. There is adequate space on the 3.13 acre subject property for onsite parking.

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

No comments have been received from County departments at this time.

PUBLIC COMMENTS

No public comments have been received at this time.

STAFF EVALUATION

The proposed facility is designed to improve existing wireless communication coverage in the area, with negligible visual impact to the community and public aesthetics.

The applicant is proposing to locate the wireless telecommunications facility within an existing electric transmission tower without significant modifications to the tower's height or appearance.

The project is consistent with the Los Angeles County General Plan and the provisions of the Zoning Code.

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 R2008-02209, Conditional Use Permit Number 200800179, subject to the attached conditions.

Prepared by Maral Tashjian, Regional Planning Assistant II
Reviewed by Samuel Dea, Supervising Regional Planner, Special Projects

Attachments:

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

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant, T-Mobile, is requesting a conditional use permit for a new unmanned Wireless Telecommunications Facility located within an existing Southern California Edison transmission tower in the A-1 zone.

PROCEEDINGS BEFORE THE HEARING OFFICER:
May 19, 2009 Public Hearing

To be inserted to reflect hearing proceedings.

Findings

The applicant, T-Mobile, is requesting a conditional use permit for a new unmanned Wireless Telecommunications Facility located within an existing Southern California Edison transmission tower in the A-1 zone. The proposed project consists of a wireless telecommunications facility with twelve 11.9" x 59" panel antennas and one two-foot diameter parabolic dish antenna attached at a maximum height of 57' to an existing 131' electric transmission tower. Ancillary radio equipment will be installed on the ground in a 20'x20' (400 sq. ft.) lease area within the tower footprint, enclosed by a six-foot high chain link fence.

1. The 3.13 acre subject property, Assessor Parcel Number 5277-023-806, is located at the northwest corner of the Del Mar Avenue and Miralinda Drive intersection; and on the north side of Mooney Drive.
2. The site plan depicts four existing transmission towers and a nursery on the subject property. The proposed wireless facility is located within the westernmost tower, approximately 50' from the property line adjacent to Miralinda Drive. An existing wireless facility authorized by CUP No. 00-216, approved by the Hearing Officer on May 10, 2001, is located within the easternmost tower.
3. The subject property is zoned A-1 (Light Agricultural – 5,000 sq. ft. minimum required lot area) and is located in the South San Gabriel Community Standards District. Properties to the north and south are zoned A-1 and R-1 (Single-Family Residence – 5,000 sq. ft. minimum required lot area). Properties to the east and west are zoned R-1.
4. The subject property is currently developed with electric transmission towers and a nursery. Properties to the north and south are developed with single-family residences and nurseries. Properties to the east and west are developed with single-family residences.
5. Previous cases on the subject property include Conditional Use Permit No. 00-216: a request by Verizon Wireless to authorize an unmanned Wireless

Telecommunications Facility located within an existing Southern California Edison transmission tower. The grant was approved by the Hearing Officer on May 10, 2001.

6. The subject property is located within the Public and Semi-Public Facilities classification of the Countywide General Land Use Plan. This designation is intended for existing and proposed public and semi-public uses, including airports and other major transportation facilities, solid and liquid waste disposal sites, utilities, public buildings, public and private educational hospitals, detention facilities and fairgrounds.
7. The following goals and policies of the Plan are applicable to the subject property and serve as guidelines for development:
 - A. *Coordination with Public Services: "To provide for land use arrangements that take full advantage of existing public service and facility capacities."*
 - B. *Coordination with Transportation: "To coordinate land use with existing and proposed transportation networks."*
 - C. *Quality Neighborhoods: "To maintain and enhance the quality of existing residential neighborhoods."*
 - D. *Quality, Compatible Design: "To encourage high quality design in all development projects, compatible with, and sensitive to, the natural and manmade environment."*
8. Wireless telecommunications facilities are not a specified use in Title 22 of the Los Angeles County Code (Zoning Code). However, wireless telecommunications facilities are comparable to radio towers which are a recognized use in the Zoning Code. Radio towers are permitted in Zone A-1 as per Section 22.44.100, subject to the issuance of a conditional use permit pursuant to the provisions of Part 1 of Chapter 22.56.
9. For uses where the parking requirements are not specified in the Zoning Code, Section 22.52.1220 authorizes the director to impose an amount of parking spaces that he finds adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits, approximately once per month. There is adequate space on the 3.13 acre subject property for onsite parking.
10. The Department of Regional Planning has determined this project to be Categorically Exempt (Class 3 Exemption, New Construction or Conversion of Small

Structures) under the California Environmental Quality Act (CEQA) and the Los Angeles County environmental guidelines.

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, property posting, library posting and DRP website posting.
12. Staff has received no comments regarding the proposed project.
13. The proposed facility is designed to improve existing wireless communication coverage in the area, with negligible visual impact to the community and public aesthetics. The project is consistent with the Los Angeles County General Plan and the provisions of the Zoning Code.
14. 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 10 years.
15. The location of documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th 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 Special Projects Section, Los Angeles County Department of Regional Planning.

BASED ON THE FORGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the location proposed 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;
- C. 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, of 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 for a conditional use permit as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15303 of the State CEQA Guidelines and Class 3 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
2. In view of the findings of facts presented above, Project Number R2008-02209 / Conditional Use Permit Number 200800179 is **APPROVED**, subject to the attached conditions.

Attachments: Conditions
Affidavit

c: Each Commissioner, Zoning Enforcement, Building and Safety

1. This grant authorizes the use of the subject property for the construction, operation and maintenance of an unmanned wireless telecommunications facility as depicted on the approved Exhibit "A", subject to all of the following conditions of approval:
2. 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.
3. 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 No. 9, and until all required monies have been paid pursuant to Condition No. 11.
4. 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 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. 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.
6. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.
7. This grant shall expire unless used within two (2) years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.

8. 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.
9. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
10. **This grant will terminate on May 19, 2019.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.
11. 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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$750.00. These monies 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, including adherence to development in accordance with the approved site plan on file. The fund provides for 5 biennial inspections. Inspections shall be unannounced.
12. 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 inspections and for any 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 the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
13. 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.

14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
17. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
18. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
19. Said facility shall be removed if in disuse for more than six months.
20. 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.
21. All buildings or structures shall be painted to match the existing Southern California Edison tower or a neutral color, excluding black, and shall not be glossy or reflective in nature, to blend with its surroundings and shall be maintained in good condition at all times.
22. The equipment cabinets and apparatus shall be enclosed within an equipment shelter.
23. The permittee shall maintain all areas of the subject property in a neat and orderly fashion, free of litter and debris.
24. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning.

25. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities.
26. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight.
27. The operator shall submit an annual maintenance report to the Department of Regional Planning by January 1, verifying the continued operation and maintenance of the said facility.
28. Facility lighting shall be low intensity and directed away from the adjacent residential properties. No pole-mounted lighting is permitted.
29. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.

SD:mt
5/4/09

T-Mobile
Site: IE24861 SCE Goodrich
SCE Tower near Miralinda at Mooney Drive
Conditional Use Permit Application
County of Los Angeles

Project Description

T-Mobile proposes to construct, operate and maintain an unmanned wireless telecommunication facility located at a SCE tower near the intersection of Miralinda and Mooney Drives (APN 5277-023-806) in the County of Los Angeles. This site is designed to increase radio coverage and capacity for the surrounding area and to off load radio traffic from surrounding sites (please refer to the attached map for surrounding site locations). Proposed is the construction of twelve (12) 11.9" x 59" directional panel antennas and one two foot diameter parabolic antenna attached to an existing 131 foot high SCE high tension power line tower at a maximum height of 57 feet located at the southern portion of the project site setback 41 feet from Miralinda Drive.

Radio equipment necessary to operate the proposed facility will be installed on the ground within the tower footprint surrounded by a six foot high chain link fence. The facility will be unmanned requiring only periodic routine maintenance visits, approximately once per month. The proposed facility will not have any significant impact to on site parking, circulation, noise, or views from adjacent properties.

General Zoning

Requested is approval of a conditional use permit to allow the construction and operation of a wireless telecommunication facility located in the A-1 Agricultural zone. The project site is developed with a plant nursery and SCE power line towers bordered by single family residential land uses. An existing wireless telecommunication installation is located on an adjacent SCE tower.

Conditional Use Permit Findings

- 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 project site is located in an established residential area traversed by SCE high tension power line towers. There is a nearly identical existing wireless telecommunication facility located on a nearby tower. SCE towers have proved themselves in the past to be ideal locations for wireless telecommunication facilities because the antenna use can easily be integrated into the operation of the underlying land uses, having no negative impact to the functioning of the underlying land use, SCE tower or surrounding land uses. Since the tower is an existing element in public view shed, the addition of the relatively small panel antennas will have a negligible impact on the appearance of the tower and consequently, no significant visual impact to the surrounding residential land uses is anticipated.

T-Mobile is authorized and regulated by the Federal Communications Commission (FCC) to operate their wireless network in the Southern California market area. Transmit power is typically between 100 to 500 watts per antenna sector, transmitting at a frequency of 1962.6 to 1964.6 and 1970.4 to 1979.6 MHz and receiving at a frequency of 1882.6 to 1884.6 and 1890.4 to 1899.6 MHz. These levels are well below the safety standards established by the FCC and no health impacts are anticipated with this project in conformance with city goals for telecommunication uses. T-Mobile's proposed wireless telecommunication facility will not have any adverse impact to the health, safety, welfare, valuation or enjoyment of surrounding land uses. It will, however, benefit surrounding land use by providing enhanced wireless communication coverage in an area currently experiencing radio coverage interference.

- 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.*

T-Mobile's proposed installation is consistent with all development standards of the Zoning Code.

- 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 facility will be unmanned requiring approximately one maintenance visit per month and will not have any significant impact to existing roadways and on and off site circulation nor have any impact on the character of existing development in the neighborhood. All other utilities are available on or directly in proximity to the project site.

System Description

T-Mobile, Inc. is based in Bellevue, Washington. The U.S. operations of T-Mobile International AG & Co. K.G. consist of T-Mobile USA, Inc. (formerly Voice Stream Wireless) and Powertel, Inc. (together "T-Mobile"). T-Mobile International AG & Co. K.G. is the mobile communications subsidiary of Deutsche Telekom AG (NYSE: DT). T-Mobile USA is a national provider of wireless voice, messaging and data services.

The home offices of T-Mobile in the USA is, 12920SE 38th Street, Bellevue, WA 98006 with the office phone number of 1-800-318-9270

T-Mobile is a limited liability company, d/b/a. T-Mobile is a registered public utility, licensed and regulated by the Public Utilities Commission (PUC) and the Federal Communications Commission (FCC). As a public company, T-Mobile receives a license from the FCC to provide Personal Communication Services throughout the United States of America. T-Mobile utilizes an all-digital high frequency system that operates in the 1800-1900 MHz range.

Transmit power is adjusted to provide adequate coverage and typically is within the range of 100-500 watts ERP (effective radiated power) per sector. Mobile units and antenna installations transmit at a radio frequency of 1962.6 to 1964.6 and 1970.4 to 1979.6 MHz and receive at a frequency of 1882.6 to 1884.6 and 1890.4 1899.6 MHz.

T-Mobile is regulated by the Federal Communications Commission (FCC) and is authorized to operate in the frequencies established for Specialized Mobile Radio operators. T-Mobile's wireless telecommunication facilities operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proved safe by the American National standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE).

Tashjian, Maral

From: Maryann Harwood [mailto:maryann.harwood@rlsusa.com]
Sent: Thursday, March 19, 2009 7:54 PM
To: Tashjian, Maral
Subject: RE: R2008-02209 IE24861 D SCE Goodrich

Hi Maral,

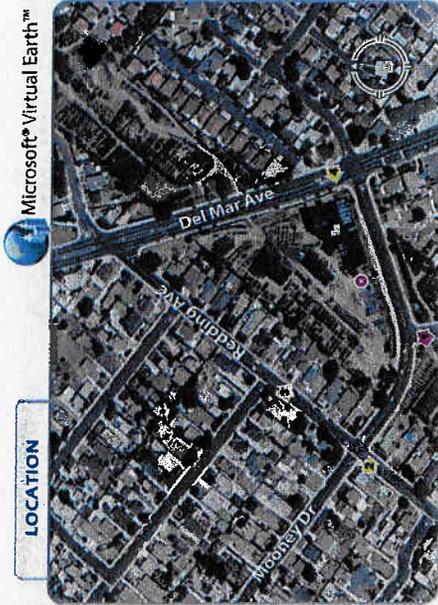
The reason we are not collocating on this site is due to the fact that SCE would not allow us to put our antennas on the existing site. For this wireless facility to have proper coverage and be of use to T-Mobile customers we need our antennas at 57'-6". The other site did not properly accommodate these requirements making us move to another tower. Please let me know if there is anything more you need from me.

Thank you,

Maryann

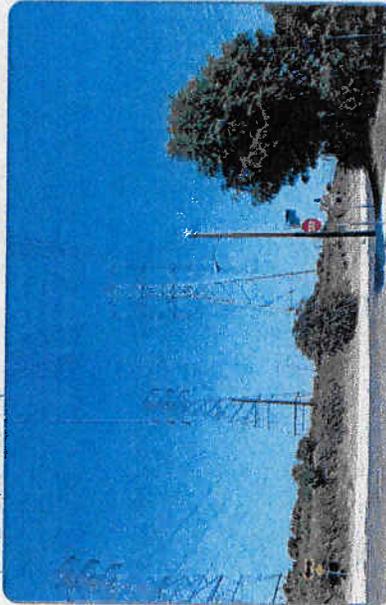


LOCATION

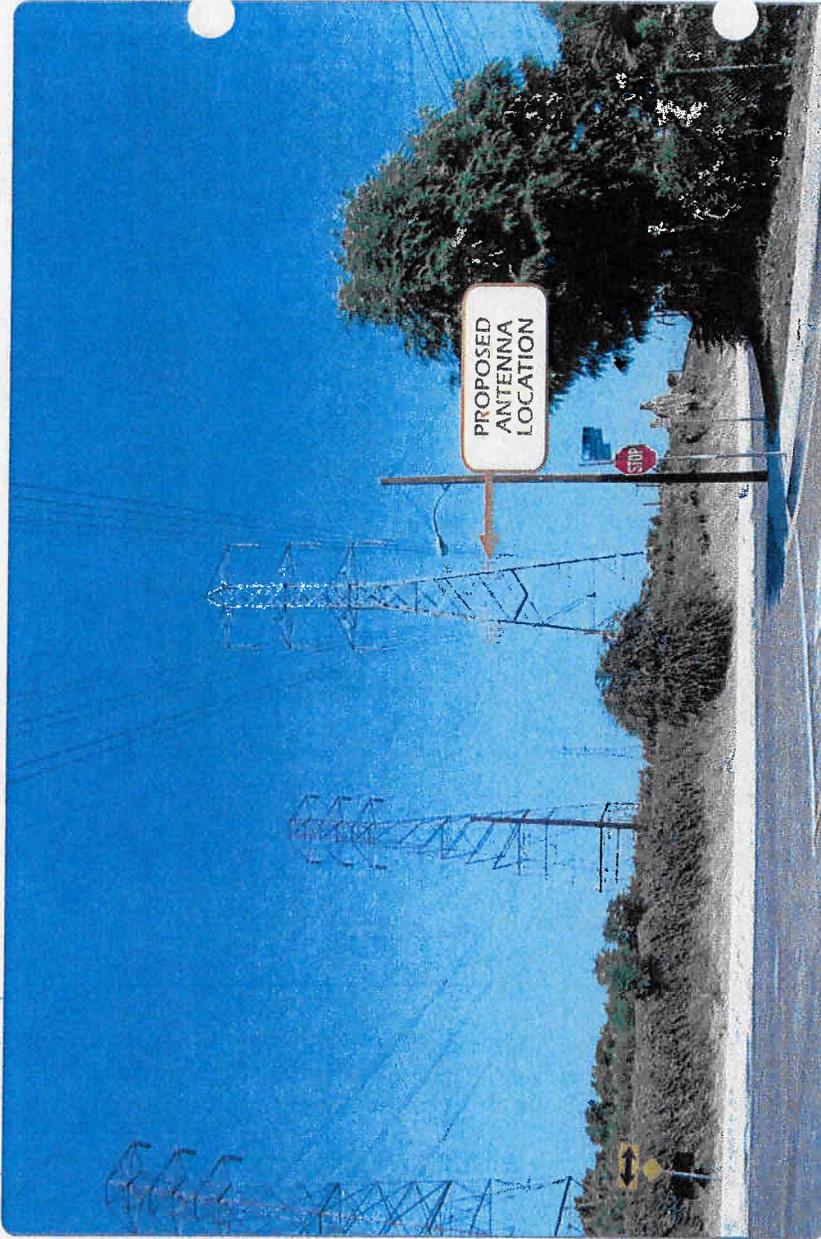


View from the South to the North

EXISTING



PROPOSED



November 15, 2008

IE24861D M35-T1 Goodrich Laguna Bell Miralinda Drive & Mooney Drive Rosemead, CA 92262

VIEW 1

APPLICANT

T-Mobile
Brian Stofelmeyer
3257 E. Guasti Rd. Suite 200
Ontario, CA 91761

CONTACT

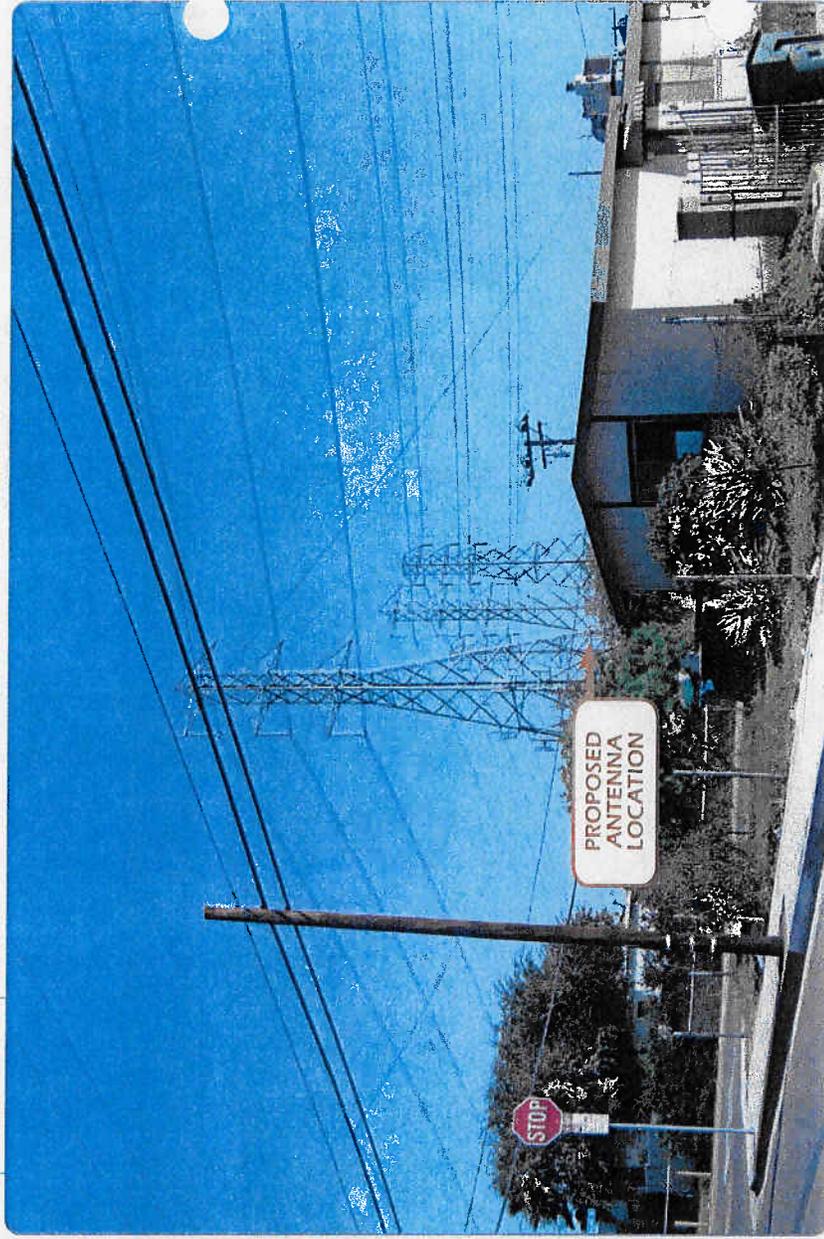
Refant Land Services
Lucia Ortega
1588 N. Batavia St. Suite 1D
Orange, CA 92867



BLUE WATER DESIGN
1741 Tustin Ave, 19A
Costa Mesa, CA 92627
bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.631.2316

T-Mobile

PROPOSED



November 15, 2008

BLUE WATER DESIGN
741 Tustin Ave. 18A
Costa Mesa, CA 92627
bluewater-design.net
michelle@bluewater-design.net
P 714.473.2942
F 949.631.2316



CONTACT

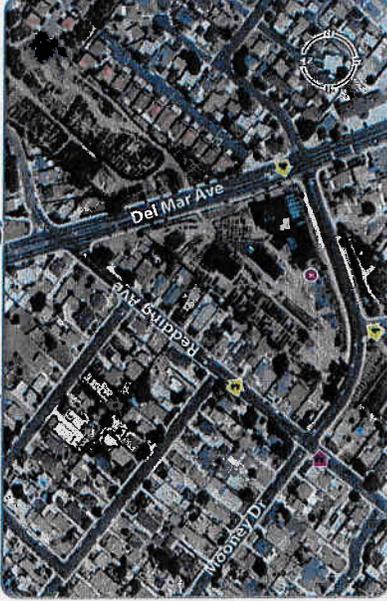
Reliant Land Services
Lucia Ortega
1588 N. Batavia St. Suite 1D
Orange, CA 92867

APPLICANT

T-Mobile
Brian Stotelmeyer
3257 E. Guasti Rd. Suite 200
Ontario, CA 91761

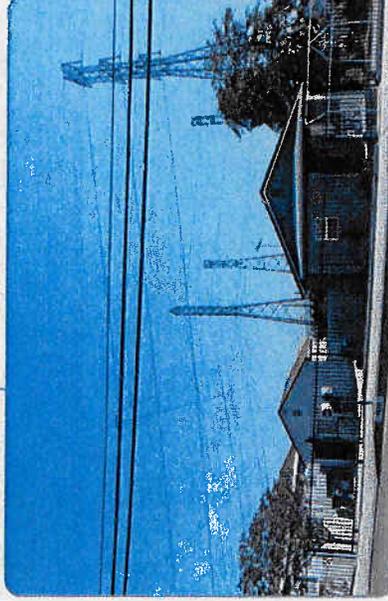
Microsoft® Virtual Earth™

LOCATION



View from the West to the East

EXISTING

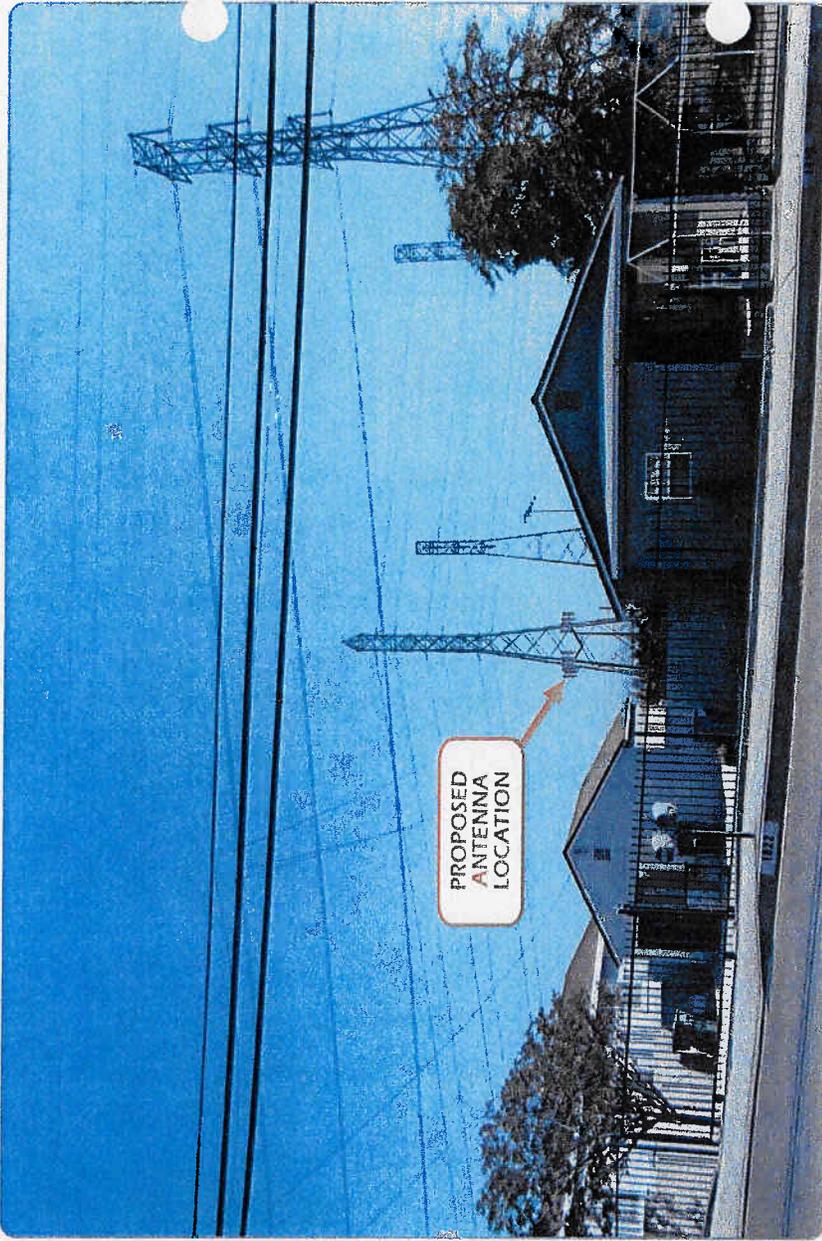


IE24861D
M35-T1 Goodrich Laguna Bell
Miralinda Drive & Mooney Drive
Rosemead, CA 92262

VIEW 2

T-Mobile

PROPOSED



November 15, 2008

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CONTACT

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Orange, CA 92867

APPLICANT

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Ontario, CA 91761

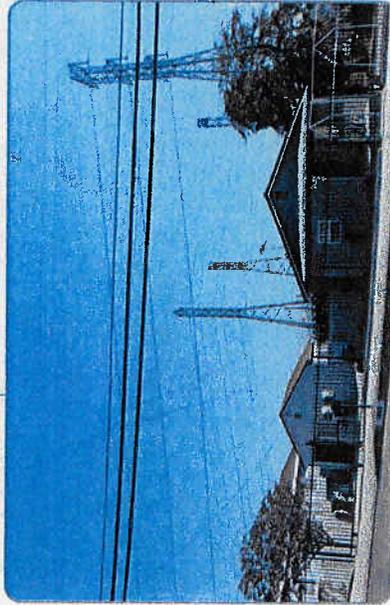
Microsoft® Virtual Earth™

LOCATION



View from the Northwest to the Southeast

EXISTING



IE 24861D
M35-T1 Goodrich Laguna Bell
Miralinda Drive & Mooney Drive
Rosemead, CA 92262

VIEW 3



LOCATION

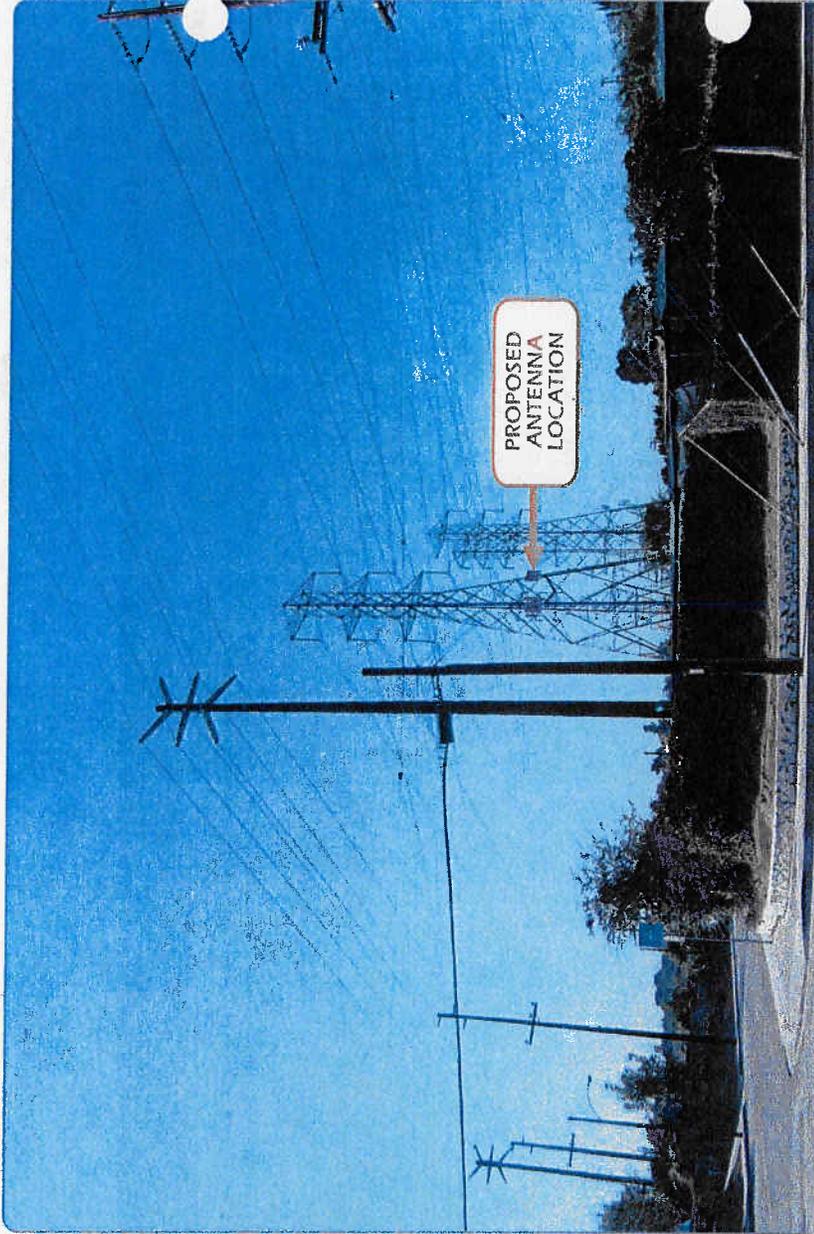


View from the East to the West

EXISTING



PROPOSED



November 15, 2008

IE 24861 D
M35-T1 Goodrich Laguna Bell
Miralinda Drive & Mooney Drive
Rosemead, CA 92262

APPLICANT

T-Mobile
Brian Stotelmeyer
3257 E. Guasti Rd. Suite 200
Ontario, CA 91761

CONTACT

Reliant Land Services
Lucia Ortega
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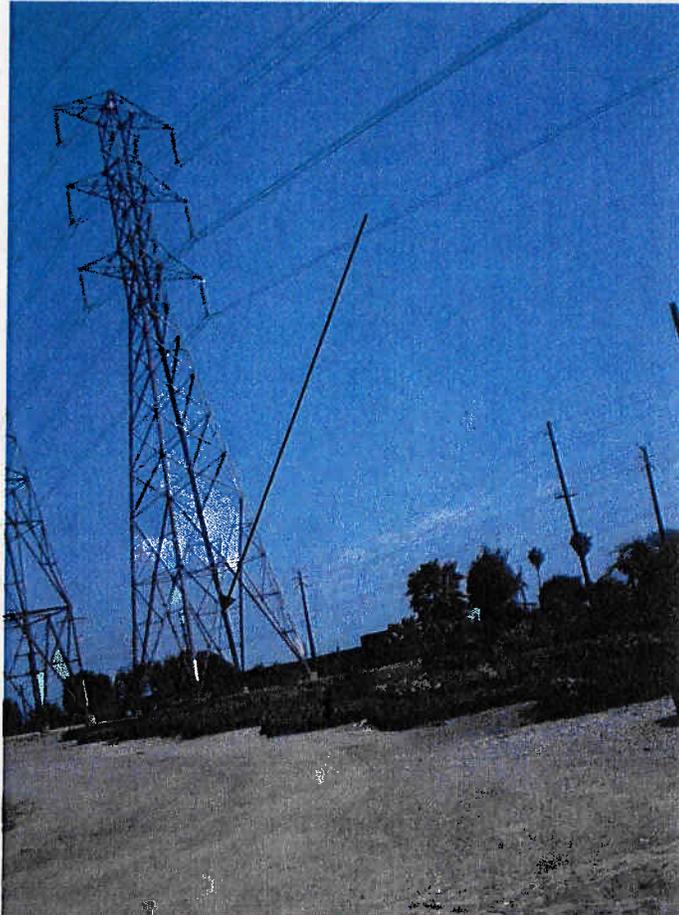
VIEW 4

Site Location: (Photo)

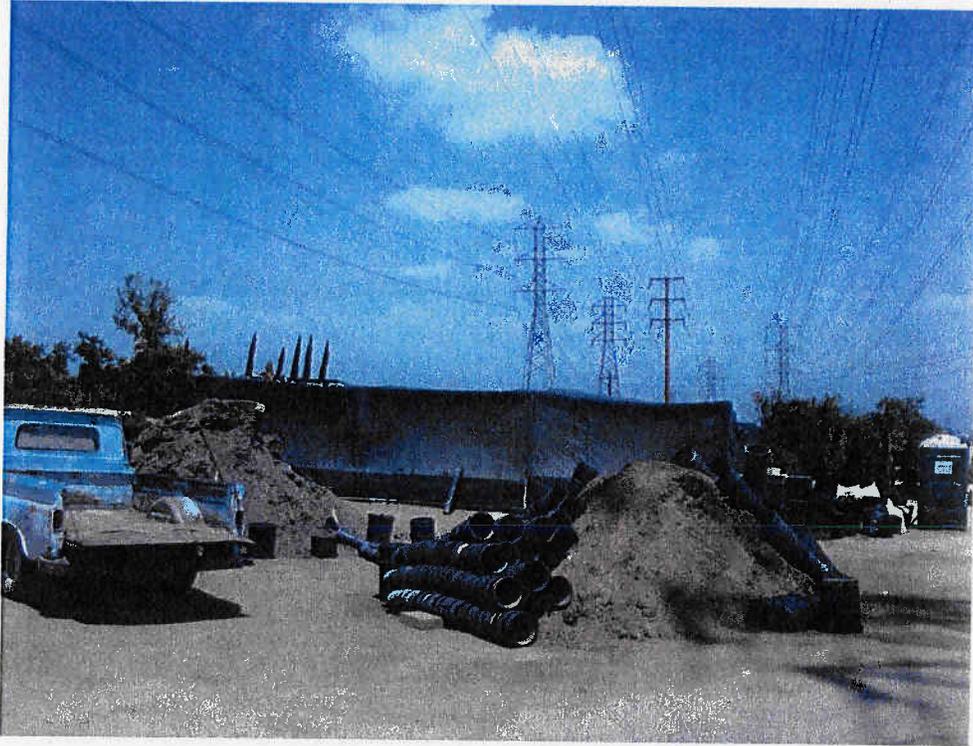


Site Photos:

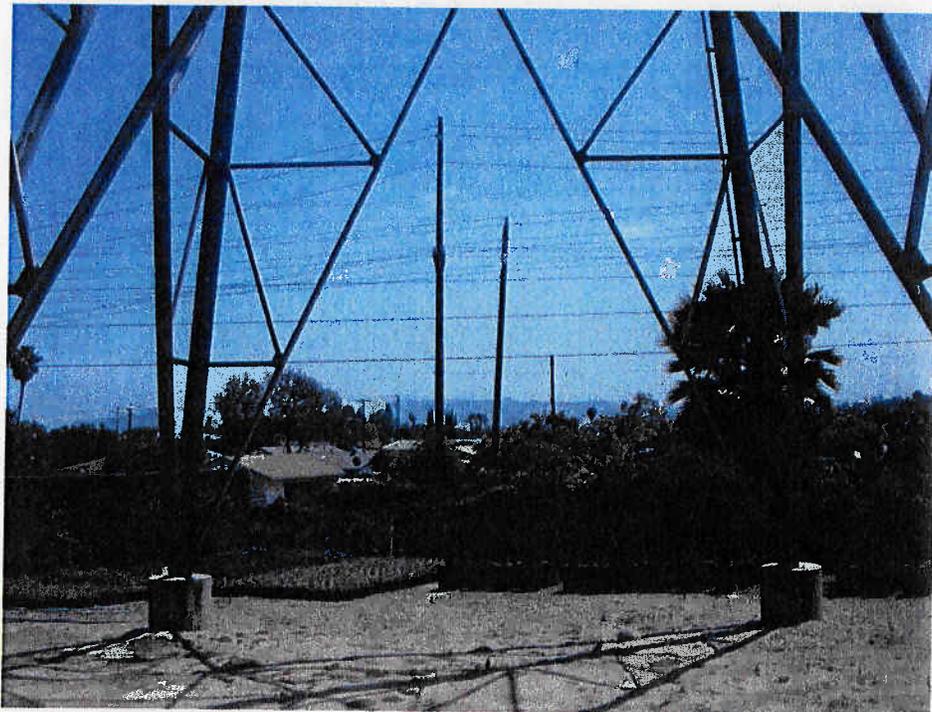
View of Site



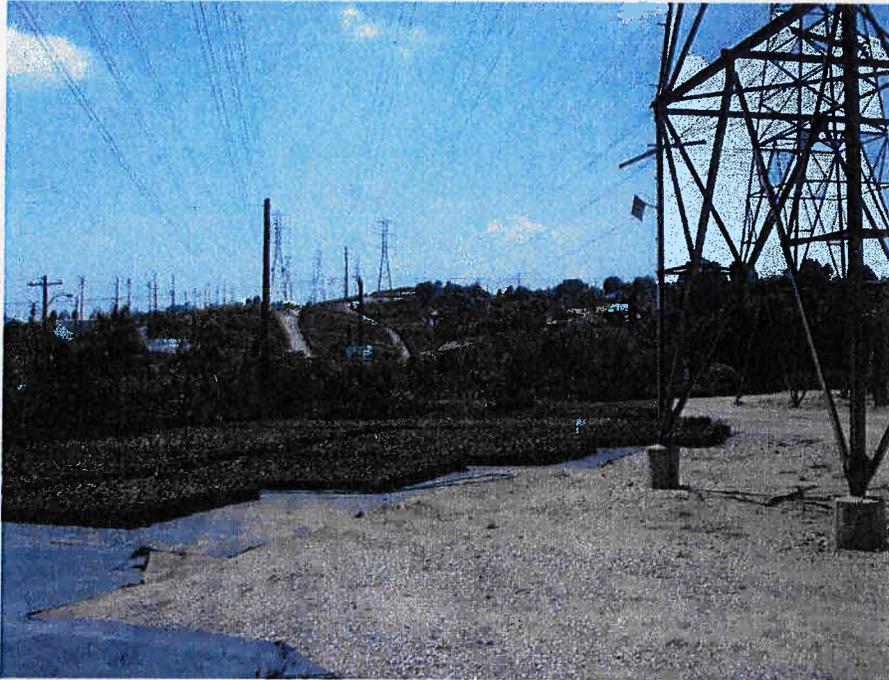
VIEW NORTH FROM SITE



VIEW EAST FROM SITE



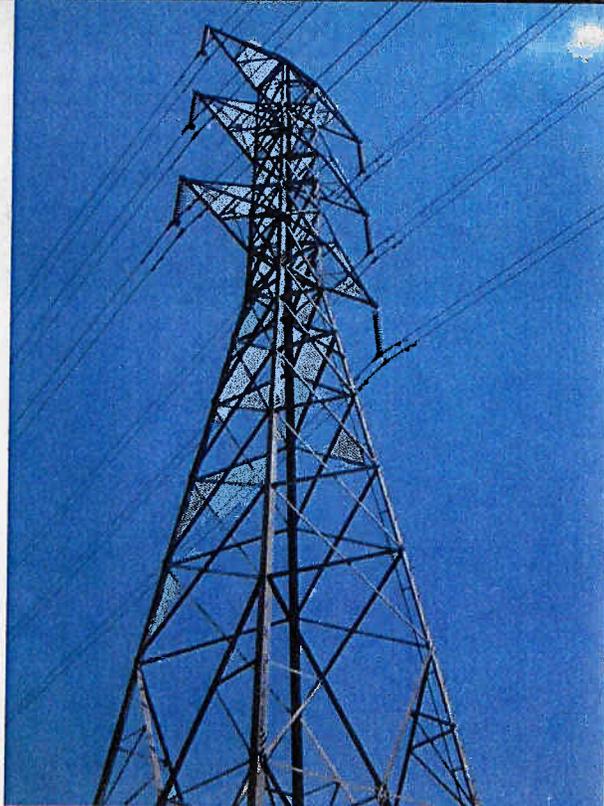
VIEW SOUTH FROM SITE



VIEW WEST FROM SITE



View of ID SCE TOWER LEGS



View of equipment location



Electric

