



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6461  
**PROJECT NUMBER R2010-01709-(4)**  
**CONDITIONAL USE PERMIT NO. 201000162**

**PUBLIC HEARING DATE**  
12/20/2011

**AGENDA ITEM**

**RPC CONSENT DATE**  
N/A

**CONTINUE TO**  
N/A

**APPLICANT**

T-Mobile West Corporation

**OWNER**

Spec Research, Inc.

**REPRESENTATIVE**

Anthony Serpa

**PROJECT DESCRIPTION**

The applicant is requesting authorization to continue the operation and maintenance of a 75-foot-tall monopole wireless telecommunications facility (WTF) in an industrial park in the M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) Zone. Equipment associated with the facility is located within a ground-mounted compound. No additional facilities are being requested. The applicant is requesting a 20-year grant term for the permit to continue operating and maintaining the facility.

**REQUIRED ENTITLEMENTS**

**A Conditional Use Permit (CUP) to authorize the maintenance and operation of an existing wireless telecommunications facility (WTF) in the M-1.5-BE Zone (Restricted Heavy Manufacturing – Billboard Exclusion Zone). A CUP is required for a WTF pursuant to Subdivision and Zoning Ordinance Policy No. 01-2010 – Wireless Telecommunications Facilities dated July 26, 2010.**

**LOCATION/ADDRESS**

19433 San Jose Avenue

**SITE DESCRIPTION**

The site plan depicts a rectangular-shaped parcel with one warehouse building fronting San Jose Avenue and with surface parking to the north and west of the building. A landscaped buffer abuts the building on the San Jose frontage. The WTF monopole and the T-Mobile lease area are located at the northeast corner of the property along with a trash enclosure area. A close-up of the equipment and antenna layout plan depicts the monopole and ancillary equipment located behind an 8-foot-tall chain-link fence in a ground-mounted compound. Four palm trees are depicted to the north of the monopole and ground-mounted compound and a grassy area is located to the west. Access to the site is via a 26-foot-wide driveway located on San Jose Avenue west of the existing warehouse building.

**ACCESS**

Via San Jose Avenue

**ZONED DISTRICT**

Puente

**ASSESSORS PARCEL NUMBER**

8760-007-047

**COMMUNITY**

Rowland Heights

**SIZE**

1.04 acres

**COMMUNITY STANDARDS DISTRICT**

Rowland Heights

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Warehouse with appurtenant parking	M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion Zone)
North	Existing warehouses and light industrial	M-1.5-BE, City of Industry (light industrial)
East	Light industrial	M-1.5-BE
South	Light industrial, auto parts, warehouses.	M-1.5-BE, City of Industry (light industrial)
West	Warehouses and food processing.	City of Industry (light industrial)

**GENERAL PLAN/COMMUNITY PLAN**

Rowland Heights Community General Plan

**LAND USE DESIGNATION**

I (Industrial)

**MAXIMUM DENSITY**

N/A

**ENVIRONMENTAL DETERMINATION**

Categorical Exemption (Class 1 – Existing Facilities)

**RPC LAST MEETING ACTION SUMMARY**

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

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

STAFF CONTACT PERSON: Anthony Curzi (213) 974-6461		
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