

# Hearing Officer Transmittal Checklist

**Hearing Date**  
July 17, 2012  

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**Agenda Item No.**  
6

**Project Number:** PROJECT NO. R2011-00144-(5)  
**Case(s):** CONDITIONAL USE PERMIT NO. 201100014  
**Planner:** Gretchen Siemers

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Coverage Analysis
- Photo Simulations

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Reviewed By:** \_\_\_\_\_



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone: (213) 974-6443

**PROJECT NO. R2011-00144-(5)**  
**CONDITIONAL USE PERMIT NO. 201100014**

**PUBLIC HEARING DATE**

July 17, 2012

**AGENDA ITEM**

6

**RPC CONSENT DATE**

CONTINUE TO

**APPLICANT**

Crown Castle International

**OWNER**

Scott and Ramona Sandal

**REPRESENTATIVE**

Core Development Services (Alexander Lew)

**PROJECT DESCRIPTION**

The project consists of authorizing the continued operation and maintenance of a 100-foot tall wireless telecommunication facility (WTF). No new construction or modification is proposed.

**REQUIRED ENTITLEMENTS**

The applicant is requesting a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of the existing wireless telecommunication facility in the R-A-10,000 (Residential Agricultural, 10,000 Square Foot Minimum Lot Area) Zone, as required pursuant to Section 22.20.440 of the Los Angeles County Code (County Code).

**LOCATION/ADDRESS**

34141 116<sup>th</sup> Street East, Littlerock, CA 93543

**SITE DESCRIPTION**

The site plan depicts the existing WTF within an approximately 1,600-square foot lease area surrounded by an eight-foot tall chain link fence in the southwest corner of the subject property. The WTF consists of a 100-foot tall concrete monopole with 18 panel antennas attached, and associated ground-level equipment. The equipment includes four utility cabinets mounted on an H-frame and on two concrete slabs, each anchoring three equipment cabinets.

**ACCESS**

Via Pearblossom Highway (Proposed Expressway)

**ZONED DISTRICT**

Antelope Valley East

**ASSESSORS PARCEL NUMBER**

3047-003-001

**COMMUNITY**

Antelope Valley (Littlerock)

**SIZE**

5 Acres

**COMMUNITY STANDARDS DISTRICT**

Southeast Antelope Valley

**EXISTING LAND USE**

**EXISTING ZONING**

Project Site	Store (The Outpost), WTF	C-3 (Unlimited Commercial), R-A-10,000
North	Vacant land, California Aqueduct	C-3, O-S (Open Space)
East	Vacant land	R-A-10,000, C-3
South	Vacant land	R-A-10,000
West	Vacant land, Single-family home	R-A-10,000, C-3

**GENERAL PLAN/COMMUNITY PLAN**

Antelope Valley Areawide Plan

**LAND USE DESIGNATION**

N1 (Non Urban)

**MAXIMUM DENSITY**

One unit per acre

**ENVIRONMENTAL DETERMINATION**

Class 1 Categorical Exemption (Existing Facilities)

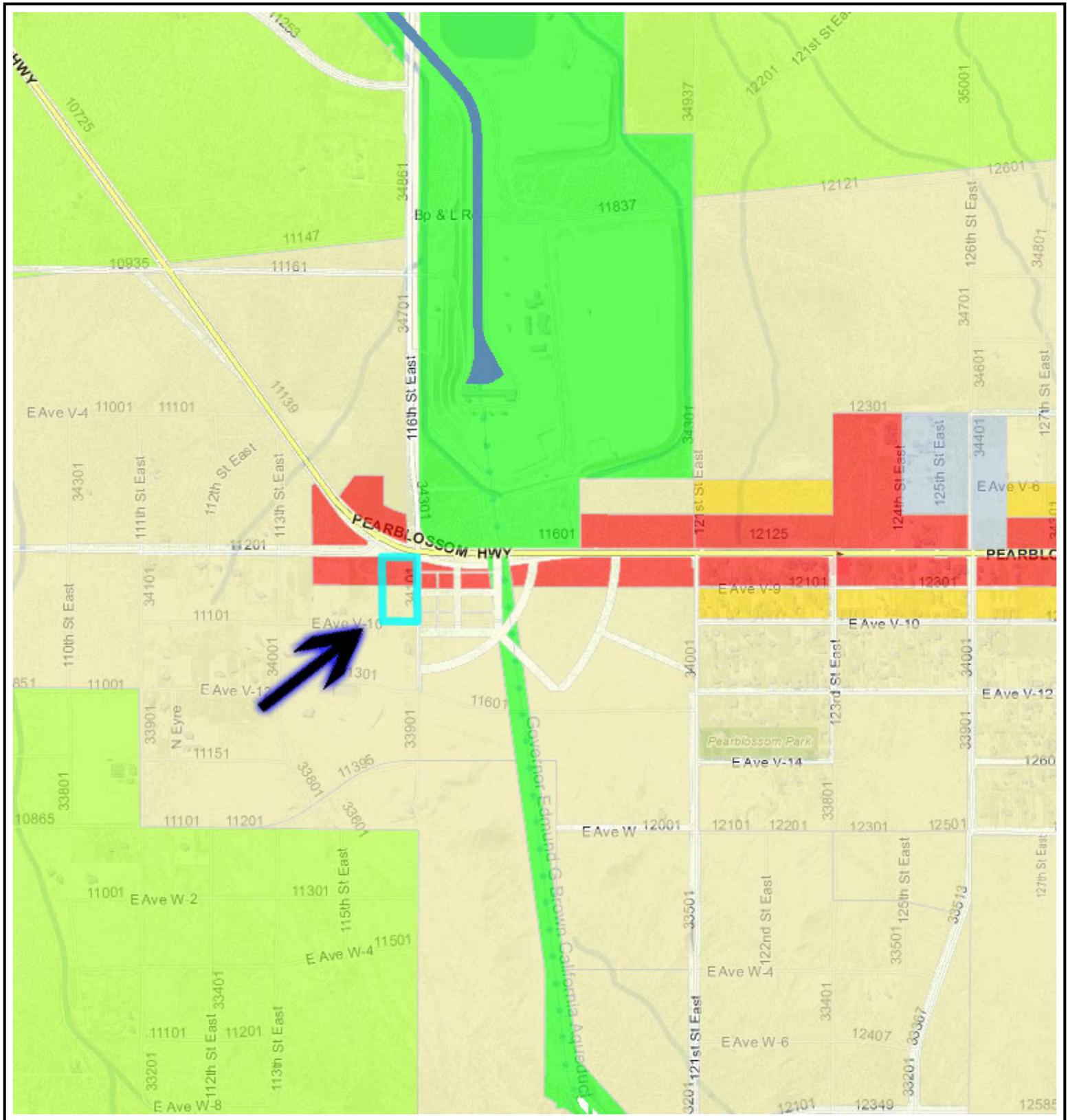
**RPC LAST MEETING ACTION SUMMARY**

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

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

STAFF CONTACT PERSON: Gretchen Siemers		
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)

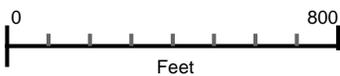
\*(O) = Opponents (F) = In Favor



# Location Map

**CONDITIONAL USE PERMIT NO. 201100014**

Printed: Jul 05, 2012



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**STAFF REPORT**  
**PROJECT NO. R2011-00144-(5)**  
**CONDITIONAL USE PERMIT NO. 201100014**

**REQUIRED ENTITLEMENTS**

The applicant, Crown Castle International, is requesting a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of an existing Wireless Telecommunication Facility (WTF) in the R-A-10,000 (Residential Agricultural - 10,000 Square Foot Minimum Required Lot Area) Zone. A CUP is required for the continued operation of a WTF pursuant to Section 22.20.440 of the Los Angeles County Zoning Code (County Code).

**REPRESENTATIVE**

Core Development Services (Alexander Lew)

**OWNER**

Scott and Ramona Sandahl

**PROJECT DESCRIPTION**

The project consists of authorizing the continued operation and maintenance of a 100-foot tall wireless telecommunication facility (WTF). No new construction or modification is proposed. The existing WTF is located within an approximately 1,600-square foot lease area surrounded by an 8-foot tall chain link fence in the southwest corner of the subject property. The WTF consists of a 100-foot tall concrete monopole with 18 panel antennas attached, and associated ground-level equipment. The equipment includes four utility cabinets mounted on an H-frame and on two concrete slabs, each anchoring three equipment cabinets.

**LOCATION**

The subject property is located at 34141 116<sup>th</sup> Street East, Littlerock, CA 93543, in the unincorporated Antelope Valley (Littlerock), in the Antelope Valley East Zoned District. The property is located in the Southeast Antelope Valley Community Standards District (CSD).

**Assessor's Parcel Number:** 3047-003-001

## **EXISTING ZONING**

### **Subject Property**

The subject property is zoned C-3 (Unlimited Commercial) and R-A-10,000. The WTF is located on the portion of the property zoned R-A-10,000.

### **Surrounding Properties**

Surrounding properties are zoned:

1. North: C-3, O-S (Open Space)
2. East: R-A-10,000, C-3
3. South: R-A-10,000
4. West: R-A-10,000, C-3

## **EXISTING LAND USES**

### **Subject Property**

The subject property is developed with a store (The Outpost) and the existing WTF.

### **Surrounding Properties**

The existing land use for the surrounding properties are as follows:

1. North: Vacant land, California Aqueduct
2. East: Vacant land
3. South: Vacant land
4. West: Vacant land, Single-family home

## **Site Description**

The site plan depicts a three acre parcel developed with an existing store and WTF. The existing WTF is located within an approximately 1,600-square foot lease area surrounded by an 8-foot tall chain link fence in the southwest corner of the subject property. The WTF is set back 59 feet from the rear property line and 63 feet from the reversed-corner side yard, and 520 feet from the rear property line. The WTF consists of a 100-foot tall concrete monopole with 18 panel antennae attached (reaching a total height of 103 feet) and associated ground-level equipment. The equipment includes four utility cabinets mounted on an H-frame and on two concrete slabs, each anchoring three equipment cabinets. Access to the WTF is provided via Pearblossom Highway, a Proposed Expressway on the Master Plan of Highways, and 116<sup>th</sup> Street East, a partially dedicated 30-foot wide street. One parking space adjacent to the WTF is reserved for the WTF maintenance personnel's vehicle.

### **PREVIOUS CASE/ZONING HISTORY**

On November 8, 2000, the Department of Regional Planning (Department) approved Conditional Use Permit Case No. 99-223-(5) to authorize the construction, operation, and maintenance of the existing 100-foot tall WTF and associated equipment. The grant term for this approval expired on November 8, 2010.

### **STAFF EVALUATION**

#### **General Plan Consistency**

The subject property is designated N-1 (Non-Urban 1, Up to One Dwelling Unit per Acre) in the Antelope Valley Areawide General Plan (AV Plan), a component of the Los Angeles County General Plan (General Plan). The parcel is developed with a store and the existing monopole, and these uses are consistent with the adopted land use designation.

Additionally, the existing WTF is consistent with the applicable land use compatibility goals and policies of the County of Los Angeles General Plan (General Plan), and the AV Plan. The following policies of the General Plan and AV Plan are applicable to the subject property and serve a guideline for the continued operation and maintenance of such facility:

General Plan Public Services Policy 58: "Maintain high quality emergency response services." The continued use of the existing WTF provides cellular service to this neighborhood and such service is often used to make emergency calls. The continued use of the existing facility will ensure that such service is readily available.

AV Plan, Land Use Policy 29: "Adequacy of Public Services": The continued use of the existing WTF provides a level of service commensurate with need. The project applicant has provided documentation to support the local need for cellular services, which are a publicly accessible service. Thus, the public service proposed will be adequate to serve local community.

#### **Zoning Ordinance and Development Standards Compliance**

Title 22 of the County Code does not specify "WTF" as a use. The use which is consistent with a WTF specified in Title 22 is "radio or television stations and towers." Pursuant to section 22.20.440 of the County Code, development of radio and television stations and towers is a permitted use in Zone R-A, provided that a CUP is obtained.

In addition, the project complies with applicable development standards, as per Section 22.20.450 of the County Code.

Supplementing the general requirements of the R-A zone, the County Code contains additional development standards for the area (22.44.141). The Southeast Antelope Valley Community Standards District (CSD) was established to protect the character of the area. Although the CSD does not apply to structures existing prior to 2007, the subject WTF complies with the intent of the CSD, in that the CSD exempts antennas from the height limit of 35 feet.

### **Neighborhood Impact/Land Use Compatibility**

The existing WTF design is appropriate for the site and area. The WTF's equipment is located at the southeast corner of the property, far from the commercial use and Pearblossom Highway. The existing WTF is surrounded by undeveloped, vacant land.

The existing WTF is not, and will not be, a detriment to the surrounding community. A WTF provides valuable telecommunications infrastructure to the community and is consistent with the established use and zoning requirements for the subject property. To date, there have been no complaints about the use or maintenance of the subject property. Thus, it can be concluded that the continuance of the existing WTF does not have a negative impact on the surrounding community.

### **Burden of Proof**

The applicant is required to substantiate the burden of proof as required by Section 22.56.040 of the Los Angeles County Code. Staff is of the opinion that the applicant has met the burden of proof. The applicant's burden of proof responses are attached to this document and summarized below:

- A. *That the requested use at the location will not:*
1. *Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or*
  2. *Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*
  3. *Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and*

The requested continued use is justified at the current location because the existing facility does not generate additional light, nor does the facility block any views, attract criminal elements, or interfere with the use of the subject or surrounding properties.

*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; and*

The existing site is adequate in size and shape to accommodate all development features related to the continued use of a WTF. The facility is set back 59 feet from the front property line and 63 feet from the corner-side property line, exceeding minimum setback requirements by 39 feet and 53 feet, respectively. The facility will continue to operate in a manner that is consistent and compatible with the surrounding area.

*C. That the proposed site is adequately served:*

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and*
- b. By other public or private service facilities as are required.*

The existing use is adequately served by Pearblossom Highway and 116<sup>th</sup> Street East, as well as other public facilities infrastructure already in place. The use is not expected to generate additional need for infrastructure. This is an unstaffed facility expected to have one monthly visit for maintenance, and the existing roads and parking are sufficient to accommodate the visits.

### **Public Comments**

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

### **Environmental Determination**

Staff recommends that the project would qualify for a categorical exemption from the California Environmental Quality Act (CEQA). The project is a request to allow the continued operation of an existing WTF and qualifies for Categorical Exemption, Class 1. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

### **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in La Opinión on June 13, 2012 and in The Antelope Valley Press, on June 13, 2012. A total of 55 public hearing notices regarding the subject application were mailed out to the owners of properties located within a 1,000

foot radius of the subject property on June 12, 2012. This number also includes notices sent to the local community groups and residents on the Antelope Valley East Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing and Factual Analysis were forwarded to the Littlerock Library on June 6, 2012. The same materials were also posted on the Department's website.

Pursuant to Section 22.60.175 of the County Code, the applicant is required to post a large public hearing notice on the property off of 116<sup>th</sup> Street East no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting and photos from the applicant's agent stating that the Notice of Public Hearing was posted on June 16, 2012.

### **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 **CUP No. 201100014**, subject to the attached conditions, for a grant term of 15 years. The continued use of WTF will improve quality of life in the surrounding community. Cellular service is important to maintain and is often used to make emergency calls. Furthermore, this facility is consistent with the goals and policies set forth in the General Plan and permitted in the applicable zone with a Conditional Use Permit.

### **SUGGESTED APPROVAL MOTIONS**

"I MOVE TO CLOSE THE PUBLIC HEARING AND DETERMINE THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT."

"I MOVE TO APPROVE CONDITIONAL USE PERMIT NO. 201100014 WITH THE ATTACHED FINDINGS AND CONDITIONS"

Prepared by Gretchen Siemers, AICP

Reviewed by Susan Tae, AICP, Section Head, Zoning Permits North Section

Attachments:

Draft Findings

Draft Conditions

Applicant's Burden of Proof Statement

Site Photographs

Site Plan

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2011-00144-(5)  
CONDITIONAL USE PERMIT NO. 201100014**

1. **ENTITLEMENT(S) REQUESTED.** The applicant, Crown Castle International, is requesting a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of an existing Wireless Telecommunication Facility (WTF) in the R-A-10,000 (Residential Agricultural - 10,000 Square Foot Minimum Required Lot Area) Zone. A CUP is required for the continued operation of a WTF pursuant to Section 22.20.440 of the Los Angeles County Zoning Code (County Code).
2. **HEARING DATE(S).** July 17, 2012
3. **PROCEEDINGS BEFORE THE [REGIONAL PLANNING COMMISSION/HEARING OFFICER.** *To be inserted after public hearing(s) to reflect hearing proceedings*
4. **PROJECT DESCRIPTION.** The project consists of authorizing the continued operation and maintenance of a 100-foot tall wireless telecommunication facility (WTF). No new construction or modification is proposed. The existing WTF is located within an approximately 1,600-square foot lease area surrounded by an 8-foot tall chain link fence in the southwest corner of the subject property. The WTF consists of a 100-foot tall concrete monopole with 18 panel antennas attached, and associated ground-level equipment. The equipment includes four utility cabinets mounted on an H-frame and on two concrete slabs, each anchoring three equipment cabinets.
5. **LOCATION.** The subject property is located at 34141 116<sup>th</sup> Street East, Littlerock, CA 93543, in the unincorporated Antelope Valley (Littlerock), in the Antelope Valley East Zoned District. The property is located in the Southeast Antelope Valley Community Standards District (CSD).
- 6.
7. **SITE PLAN DESCRIPTION.** The site plan depicts a three acre parcel developed with an existing store and WTF. The existing WTF is located within an approximately 1,600-square foot lease area surrounded by an 8-foot tall chain link fence in the southwest corner of the subject property. The WTF is set back 59 feet from the rear property line and 63 feet from the reversed-corner side yard, and 520 feet from the rear property line. The WTF consists of a 100-foot tall concrete monopole with 18 panel antennae attached (reaching a total height of 103 feet) and associated ground-level equipment. The equipment includes four utility

cabinets mounted on an H-frame and on two concrete slabs, each anchoring three equipment cabinets. Access to the WTF is provided via Pearblossom Highway, a Proposed Expressway on the Master Plan of Highways, and 116<sup>th</sup> Street East, a partially dedicated 30-foot wide street. One parking space adjacent to the WTF is reserved for the WTF maintenance personnel's vehicle.

8. **EXISTING ZONING.** The subject property is zoned C-3 (Unlimited Commercial) and R-A-10,000. The WTF is located on the portion of the property zoned R-A-10,000. Surrounding properties are zoned:
  - a. North: C-3, O-S (Open Space)
  - b. East: R-A-10,000, C-3
  - c. South: R-A-10,000
  - d. West: R-A-10,000, C-3
  
9. **EXISTING LAND USES.** The subject property is developed with a store (The Outpost) and the existing WTF. The existing land use for the surrounding properties are as follows:
  - a. North: Vacant land, California Aqueduct
  - b. East: Vacant land
  - c. South: Vacant land
  - d. West: Vacant land, Single-family home
  
10. **PREVIOUS CASES/ZONING HISTORY.** On November 8, 2000, the Department of Regional Planning (Department) approved Conditional Use Permit Case No. 99-223-(5) to authorize the construction, operation, and maintenance of the existing 100-foot tall WTF and associated equipment. The grant term for this approval expired on November 8, 2010.
  
11. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The subject property is designated N-1 (Non-Urban 1, Up to One Dwelling Unit per Acre) in the Antelope Valley Areawide General Plan (AV Plan), a component of the Los Angeles County General Plan (General Plan). The parcel is developed with a store and the existing monopole, and these uses are consistent with the adopted land use designation.

Additionally, the existing WTF is consistent with the applicable land use compatibility goals and policies of the County of Los Angeles General Plan (General Plan), and the AV Plan. The following policies of the General Plan and AV Plan are applicable to the subject property and serve a guideline for the continued operation and maintenance of such facility

General Plan Public Services Policy 58: “Maintain high quality emergency response services.” The continued use of the existing WTF provides cellular service to this neighborhood and such service is often used to make emergency calls. The continued use of the existing facility will ensure that such service is readily available.

*AV Plan, Land Use Policy 29*: “Adequacy of Public Services”: The continued use of the existing WTF provides a level of service commensurate with need. The project applicant has provided documentation to support the local need for cellular services, which are a publicly accessible service. Thus, the public service proposed will be adequate to serve local community.

12. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Title 22 of the County Code does not specify “WTF” as a use. The use which is consistent with a WTF specified in Title 22 is “radio or television stations and towers.” Pursuant to section 22.20.440 of the County Code, development of radio and television stations and towers is a permitted use in Zone R-A, provided that a CUP is obtained.

In addition, the project complies with applicable development standards, as per Section 22.20.450 of the County Code.

Supplementing the general requirements of the R-A zone, the County Code contains additional development standards for the area (22.44.141). The Southeast Antelope Valley Community Standards District (CSD) was established to protect the character of the area. Although the CSD does not apply to structures existing prior to 2007, the subject WTF complies with the intent of the CSD, in that the CSD exempts antennas from the height limit of 35 feet.

13. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The existing WTF design is appropriate for the site and area. The WTF’s equipment is located at the southeast corner of the property, far from the commercial use and Pearblossom Highway. The existing WTF is surrounded by undeveloped, vacant land.

The existing WTF is not, and will not be, a detriment to the surrounding community. A WTF provides valuable telecommunications infrastructure to the community and is consistent with the established use and zoning requirements for the subject property. To date, there have been no complaints about the use or maintenance of the subject property. Thus, it can be concluded that the continuance of the existing WTF does not have a negative impact on the surrounding community.

14. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** No comments or recommendations have been received from other County departments.
15. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No comments or recommendations have been received from other agencies.
16. **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 by mail, newspaper and property posting.
17. **PUBLIC COMMENTS.** No comments from the public have been received.

**CONDITIONAL USE PERMIT SPECIFIC FINDINGS**

18. The requested continued use is justified at the current location because the existing facility does not generate additional light, nor does the facility block any views, attract criminal elements, or interfere with the use of the subject or surrounding properties.
19. Therefore, 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.]
20. The existing site is adequate in size and shape to accommodate all development features related to the continued use of a WTF. The facility is set back 59 feet from the front property line and 63 feet from the corner-side property line, exceeding minimum setback requirements by 39 feet and 53 feet, respectively. The facility will continue to operate in a manner that is consistent and compatible with the surrounding area.
21. Therefore, 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.]

22. The existing use is adequately served by Pearblossom Highway and 116<sup>th</sup> Street East, as well as other public facilities infrastructure already in place. The use is not expected to generate additional need for infrastructure. This is an unstaffed facility expected to have one monthly visit for maintenance, and the existing roads and parking are sufficient to accommodate the visits.
23. Therefore 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.]

### ENVIRONMENTAL DETERMINATION

24. The project is a request to allow the continued operation of an existing WTF and no new construction or modification to the existing structure is proposed.
25. Therefore, the project qualifies for a Categorical Exemption and 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.
26. **TERM LIMIT.** 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.
27. **RECORD OF PROCEEDINGS.** 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 North Section, Los Angeles County Department of Regional Planning.

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

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- 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]; and

- 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/meeting substantiates the required findings for a CUP as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

- 1. The Hearing Officer has considered the Categorical Exemption for this project and certifies 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, **CUP NO. 201100014** is Approved subject to the attached conditions.

Action Date: July 17, 2012

SMT/GS

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2011-00144-(5)  
CONDITIONAL USE PERMIT NO. 201100014**

**PROJECT DESCRIPTION**

The project consists of authorizing the continued operation and maintenance of an existing 100-foot tall wireless telecommunication facility (WTF) for multiple carriers, with no new construction or modification proposed, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, 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 Los Angeles County ("County") Department of Regional Planning (“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. 7 and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4 and 5 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate 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.

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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on July 17, 2027.** 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, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the **WTF** and satisfaction of Condition No. 2 shall be considered use of this grant.
10. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund 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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless

specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.

14. All development pursuant to this grant shall conform to the requirements of County Department of Public Works ("Public Works").
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business 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.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification 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.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **four (4) copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

#### **STANDARD WTF CONDITIONS**

17. This grant shall authorize the continued operation and maintenance of an existing 100-foot tall wireless telecommunication facility (WTF) for multiple carriers, with no new construction or modification proposed.
18. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
19. The permittee shall submit to the Zoning Enforcement Section 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. Af 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.

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. Any proposed WTF that will be co-locating on the proposed facility shall 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.
22. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
23. 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 Federal Aviation Administration.
24. 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.
25. 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.
26. 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.
27. The maximum height of the facility shall not exceed 100 feet above finished grade, excluding antenna height.
28. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new service provider.
29. 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.

30. 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.
31. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
32. The 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.
33. 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.



Los Angeles County  
Department of Regional Planning

Planning for the Challenges Ahead



**ZONING PERMIT APPLICATION**

The information requested is required for a Zoning Permit, Director's Review and Oak Tree Permit, pursuant to Sec. 22.56 of the Zoning Ordinance. Failure to provide complete and accurate information will cause delay. All required supplemental information must be submitted with this application. See instructions and checklist. For assistance, call 213-974-6411. For a submittal appointment, call 213-974-6438. This application must be submitted in person.

**THIS SECTION - STAFF USE ONLY**

Project No. ~~99-223~~ Permit No: RCUP T201100014  
R2011-00144 RENU T201100021  
 CEP  Y  N CLASS: 1  
 Zone: C-3 / R-A-10,000 Plan: N1  
 ESHA/SEA?  Y  N ESHA/SEA: \_\_\_\_\_ Green Bldg?  N  
 CSD/TOD?  Y  N CSD/TOD: Southeast Antelope Valley  
 Supv Dist: 1 2 3 4  5 Zoned District: Antelope Valley East  
 Coastal?  Y  N Housing Permit?  Y  N RFS?  Y  N RFS NO: RZPV10 11-0000172  
 Permit Type: Conditioned Use Permit Code Section: \_\_\_\_\_  
 Permit Type: \_\_\_\_\_ Code Section: \_\_\_\_\_

**1. Subject Property (Sujeto Propiedad)**

ASSESSOR'S PARCEL NUMBER(S):  
3047-003-001  
 SUBJECT PROPERTY ADDRESS OR SITE LOCATION:  
34141 116th Street East  
 NAME OF BUSINESS OR ESTABLISHMENT, IF APPLICABLE:  
Crown Castle (Tower owner)  
 LEGAL DESCRIPTION (Attach additional sheets, if necessary):  
RECORD OF SURVEY AS PER BK 72 PG 13 OF R S EX OF ST LOT 10

**2. Project Description (Descripción del Proyecto)**

Describe what is proposed and how you will use the property. See instructions and checklist for additional required information. The proposal consists of the renewal of a Conditional Use Permit for one (1) 100-foot tall monopole. The carrier that originally obtained the entitlements, Sprint, has three (3) sectors for a total of 12 antennas. A co-location, Metro PCS, has a total of six (6) antennas for a total of 18 antennas on the monopole. Additionally, Sprint and Metro PCS have a total of 8 cabinets within a 40'x 40' (1,600 sq. ft.) chain link enclosure. The proposal also includes two GPS antennas. CF 99-223

Check all that apply:  New Construction  Change of Use  Alterations  Demolition  
 Commercial  Industrial  Residential  Landscaping  
 Oak Tree Permit  Alcohol Sales  
 Additions to the building:  Rear  Front  Height  Side Yard  
 No. of residential units: Existing: 0 To be demolished: 0 Adding: 0 Total: 0  
 Lot Size: 3.74 ac (sq. ft. or acres)

**ZONING PERMIT APPLICATION**

Project No.: 11-00144

3. Owner(s) (Dueño/a Registrado)		
NAME: Scott A. & Ramona R. Sandahl		PHONE:
ADDRESS: 34141 116th Street East		FAX:
CITY / STATE: Littlerock, CA	ZIP: 93543	E-MAIL:

4. Applicant (Solicitante) If different from owner		
NAME: Crown Castle (Jon Dohm)		PHONE: 805.957.1629
ADDRESS: 510 Castillo Street, Ste. 302		FAX:
CITY / STATE: Santa Barbara, CA	ZIP: 93101	E-MAIL:

5. Agent (Agente) If different from owner / applicant		
NAME: Core Development Services (John Moreland)		PHONE: 714.296.5082
ADDRESS: 2903-H Saturn Street		FAX: 714.333.4441
CITY / STATE: Brea, CA	ZIP: 92821	E-MAIL: jmoreland@core.us.com

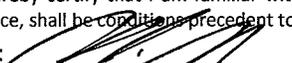
6. Contact (Contacto)		
Who is the primary contact regarding this application? Check one: <input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Agent		

7. Owner / Applicant Certification (Certificación del Solicitante, Agente o Dueño/a)		
By my signature below, I hereby certify the following:		
1. I understand that the BURDEN OF PROOF is on the applicant to substantiate the request.		
2. I understand there is no guarantee - expressed or implied - that any permit will be granted. I understand that each matter must be carefully evaluated and after the evaluation has been conducted or the public hearing has been held, that staff's recommendation or decision may be revised to a different position taken in any preliminary discussions.		
3. I understand that planning staff is not permitted to assist the applicant or opponents of the applicant in preparing arguments for or against a request.		
4. I understand that the environmental review associated with the submittal of this application is preliminary, and that after further evaluation, additional information, reports, studies, applications or fees may be required.		
5. I understand that if my application is denied, there is no refund of fees paid.		
6. I understand that submitting inaccurate or incomplete information may result in delays or denial of my application.		
7. I certify that the information provided in this application, including attachments, is accurate and correct to the best of my knowledge.		
8. I have read and understand the foregoing, and agree to the submittal of this application.		

SIGNATURE (BLUE INK): 	DATE: <u>2/9/11</u>
PRINT NAME: John Moreland	CHECK ONE: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant

8. Oak Tree Certification (Certificación de Árboles Robles) (Pursuant to Chapter 22.56, Pt. 16)		
Check only one box below:		
<input checked="" type="checkbox"/> By my signature below, I certify that there are no protected oak trees located on the subject property or located within 50 ft. of the proposed project.		
<input type="checkbox"/> By my signature below, I certify that project activity will not occur within the protected zone of an oak tree (five ft. of the drip line canopy or within 15 ft. of any oak tree trunk, whichever distance is greater). This applies to on and off-site oak trees. All oak tree dimensions, including trunk diameter and canopy, are accurately depicted on the plans and are drawn to an acceptable scale.		
<input type="checkbox"/> By my signature below, I certify that project activity will occur within the protected zone of an oak tree (five ft. of the drip line canopy or within 15 ft. of an oak tree trunk) and that I have concurrently submitted an Oak Tree Permit application. All oak tree dimensions, including trunk diameter and canopy, are accurately depicted on the plans and drawn to an acceptable scale.		

SIGNATURE (BLUE INK): 	DATE: <u>2/9/11</u>
PRINT NAME: John Moreland	CHECK ONE: <input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Agent

9. Lobbyist Statement (Información de un Grupo de Presión)		
The Los Angeles County Lobbyist Ordinance, effective May 7, 1993, requires certification that each person who applies for a County permit is familiar with the requirements or Ordinance No. 93-0031 (Lobbyist Ordinance), and that all persons acting on behalf of the applicant have complied and will continue to comply with the requirements of said Ordinance through the application process.		
By my signature below, I hereby certify that I am familiar with the requirements of Ordinance No. 93-0031 and understand that making such a certification, and compliance with this ordinance, shall be conditions precedent to granting the permit requested, license, contract or franchise.		
SIGNATURE (BLUE INK): 	DATE: <u>2/9/11</u>	
PRINT NAME: John Moreland	CHECK ONE: <input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Agent	

LOBBYIST PERMIT NO., IF APPLICABLE: N/A



## CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The use, a wireless facility, is located at least 250' from any residential units. No habitable structures are located within 250 feet of the wireless facility. Therefore, the proposal will not adversely affect the health, peace, comfort or welfare of persons in the area and not be a menace to public health, safety or welfare. Additionally, the site is located within an commercial 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 site is 3.78 acres in size and will adequately accommodate the +/-1,600 sq. ft. lease area for the wireless facility. Since this will be an unmanned wireless facility, no loading facilities or landscape will be proposed with this application. The site currently has one (1) parking space for maintenance technicians. The site is located away from major roads and will not be greatly visible from such roads.

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 proposal consists of the CUP renewal of an unmanned wireless facility and will generate approximately one vehicular trip every one or two months. Existing street infrastructure will be able to (and already does) accommodate this demand.

The only other service facilities that this site would require is power and telephone, which already service the site.

Setting the new standard™

Core Development Services  
2903 Saturn Street, Suite H  
Brea, CA 92821  
Main: 714-729-8404  
Fax: 714-333-4441  
Web: www.core.us.com



Authorized agent for Crown Castle



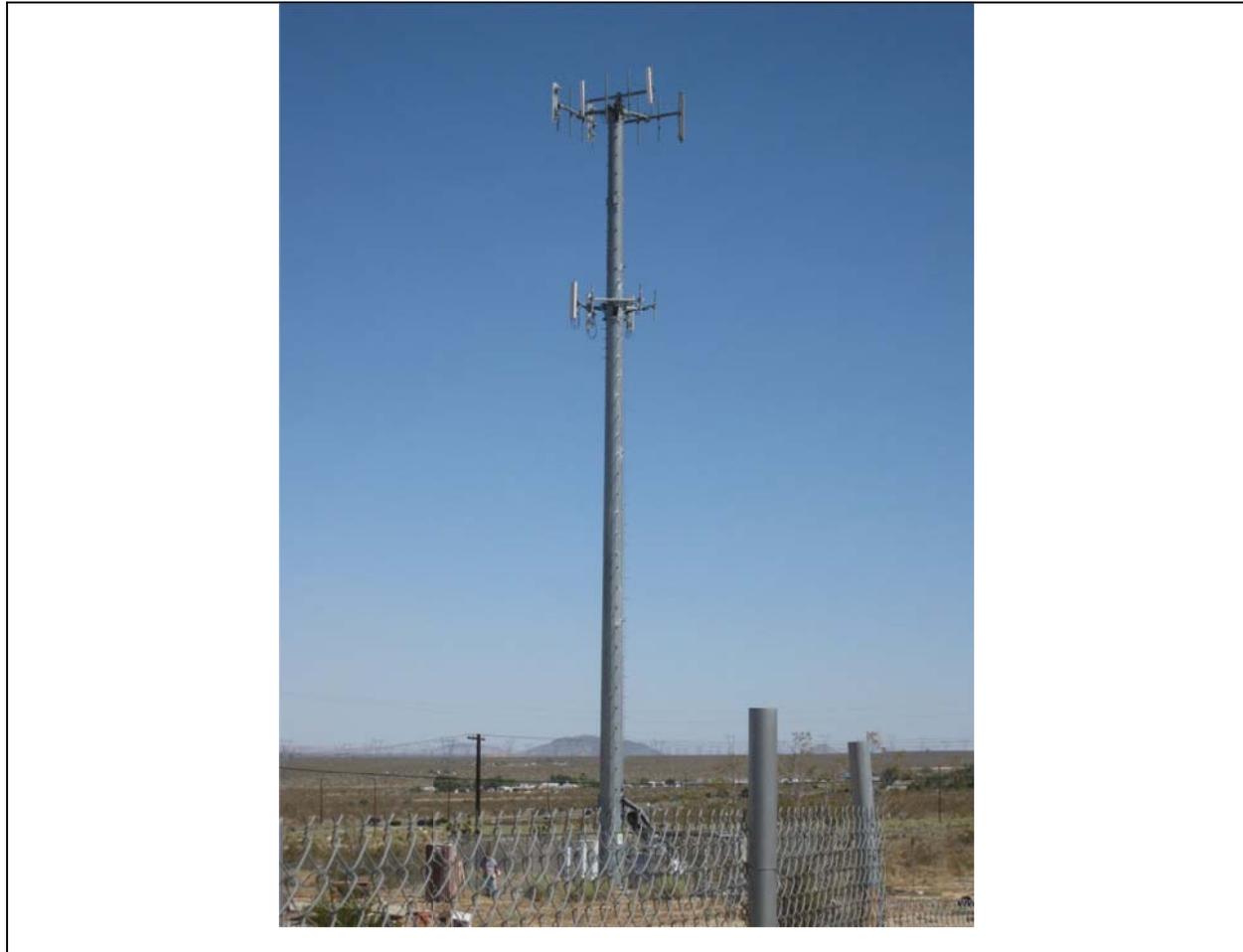
## 1. Proposed/Existing View of the Site, Looking North

Setting the new standard™

Core Development Services  
2903 Saturn Street, Suite H  
Brea, CA 92821  
Main: 714-729-8404  
Fax: 714-333-4441  
Web: www.core.us.com



Authorized agent for Crown Castle



## **2. Proposed/Existing View of the Site, Looking East**

Setting the new standard™

Core Development Services  
2903 Saturn Street, Suite H  
Brea, CA 92821  
Main: 714-729-8404  
Fax: 714-333-4441  
Web: www.core.us.com



Authorized agent for Crown Castle



### **3. Proposed/Existing View of the Site, Looking South**

Setting the new standard™

Core Development Services  
2903 Saturn Street, Suite H  
Brea, CA 92821  
Main: 714-729-8404  
Fax: 714-333-4441  
Web: www.core.us.com



Authorized agent for Crown Castle



#### **4. Proposed/Existing View of the Site, Looking West**

Setting the new standard™

Core Development Services  
2903 Saturn Street, Suite H  
Brea, CA 92821  
Main: 714-729-8404  
Fax: 714-333-4441  
Web: www.core.us.com



Authorized agent for Crown Castle



**5. Looking North from Site**

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Core Development Services  
2903 Saturn Street, Suite H  
Brea, CA 92821  
Main: 714-729-8404  
Fax: 714-333-4441  
Web: www.core.us.com



Authorized agent for Crown Castle



**6. Looking East from Site**

Setting the new standard™

Core Development Services  
2903 Saturn Street, Suite H  
Brea, CA 92821  
Main: 714-729-8404  
Fax: 714-333-4441  
Web: www.core.us.com



Authorized agent for Crown Castle



**7. Looking South from Site**

Setting the new standard™

Core Development Services  
2903 Saturn Street, Suite H  
Brea, CA 92821  
Main: 714-729-8404  
Fax: 714-333-4441  
Web: www.core.us.com



Authorized agent for Crown Castle



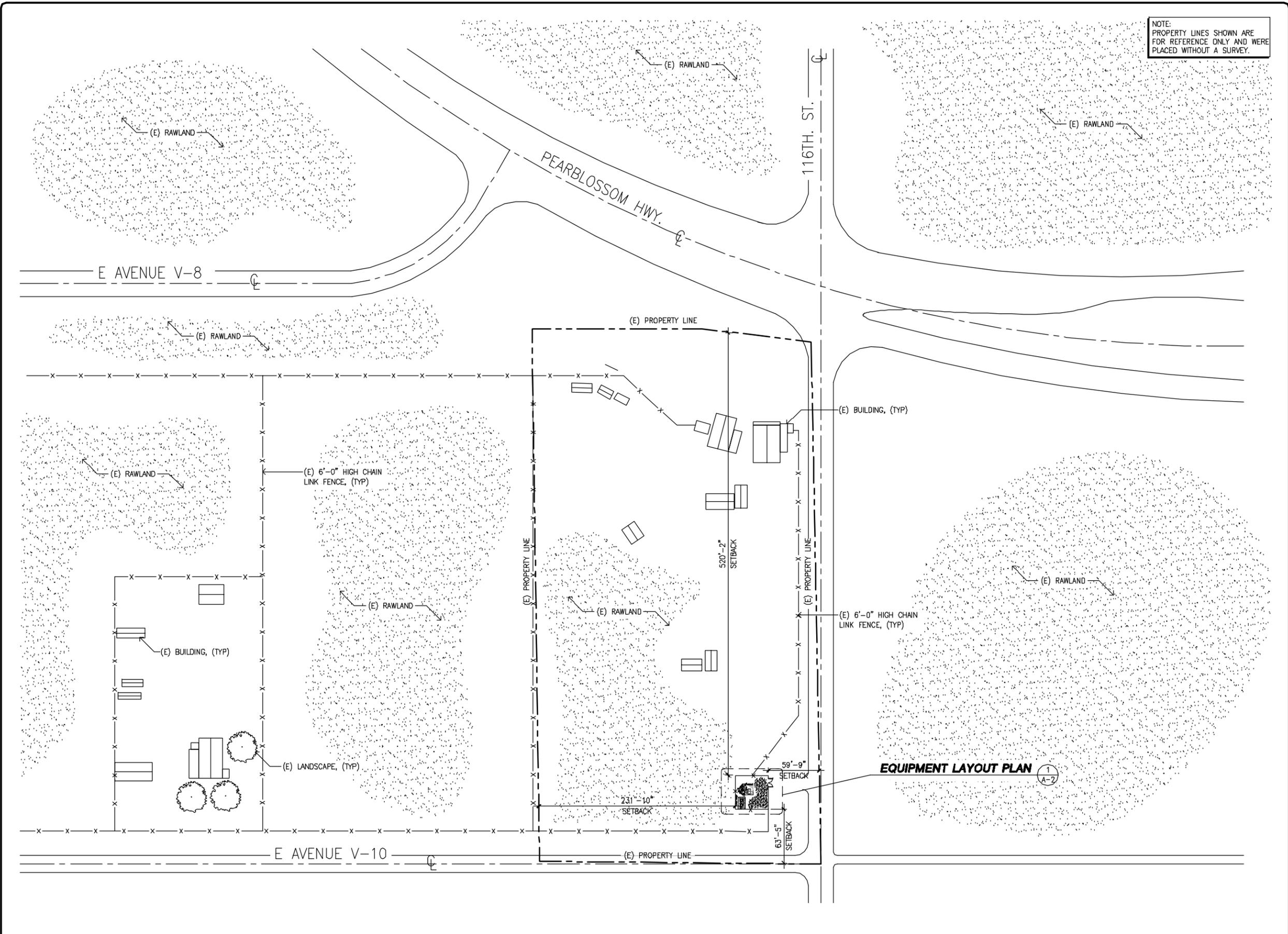
**8. Looking West from Site**



Pearblossom - Photosurvey & Sims

M = Monopole & Equipment Location





NOTE:  
PROPERTY LINES SHOWN ARE  
FOR REFERENCE ONLY AND WERE  
PLACED WITHOUT A SURVEY.

REV	DATE/BY	DESCRIPTION
0	09/28/10 SR	CUP RENEWAL

CLIENT

510 Cassella Street, Suite 302  
Santa Barbara, CA 93101  
877-438-9377  
www.crowncc.com

CONSULTANT

2909-H South Street  
3704 California 92321  
(714) 729-3404 / (714) 333-4441 fax  
www.corecommunications.com

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
SITE ACC.		
ZONING		
RF		
INTERCONNECT		
UTILITY		
CONST.		
PROJ. MGR.		

SITE INFORMATION

SITE NAME:	<b>878018 - PEARBLOSSOM</b>	
SITE ADDRESS:	34141 116TH. STREET LITTLE ROCK, CA 93543	
	LOS ANGELES COUNTY	
SHEET TITLE	<b>SITE PLAN</b>	

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SR	APP	09.28.2010

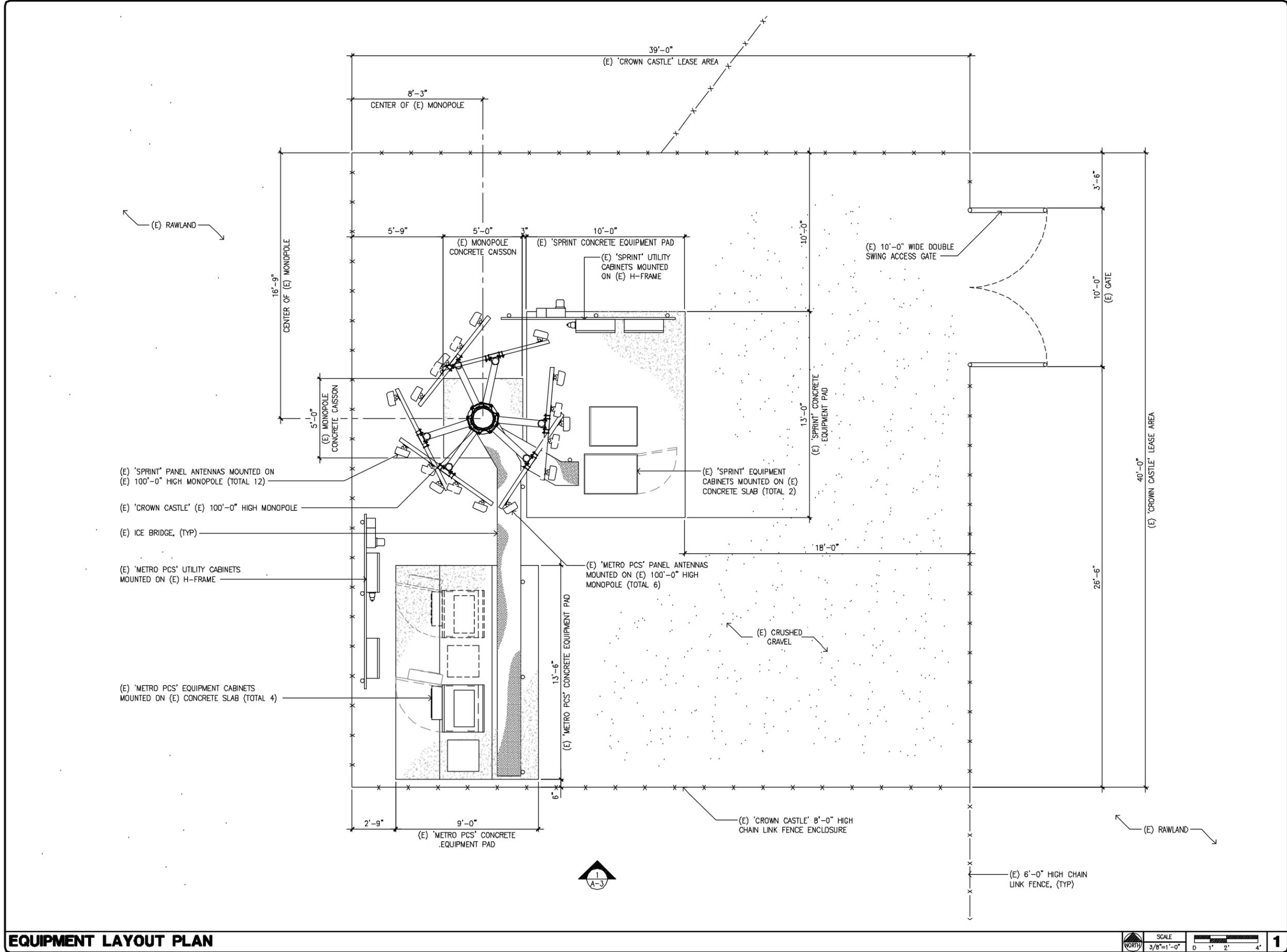
SHEET NUMBER

**A-1**

**SITE PLAN**

SCALE  
1"=50'-0"  
0 25' 50' 100'

**1**



REV	DATE/BY	DESCRIPTION
0	09/28/10 SR	CUP RENEWAL

CLIENT

510 Cassella Street, Suite 302  
Santa Barbara, CA 93101  
877-438-9377  
www.crownccs.com

CONSULTANT

2909-H Bourn Street  
Santa Barbara, CA 93101  
(805) 963-4441  
www.corecomgroup.com

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
SITE ACQ.		
ZONING		
RF		
INTERCONNECT		
UTILITY		
CONST.		
PROJ. MGR.		

SITE INFORMATION

SITE NAME:	878018 - PEARBLOSSOM	
SITE ADDRESS:	34141 116TH. STREET LITTLEROCK, CA 93543	
	LOS ANGELES COUNTY	

SHEET TITLE

**EQUIPMENT LAYOUT PLAN**

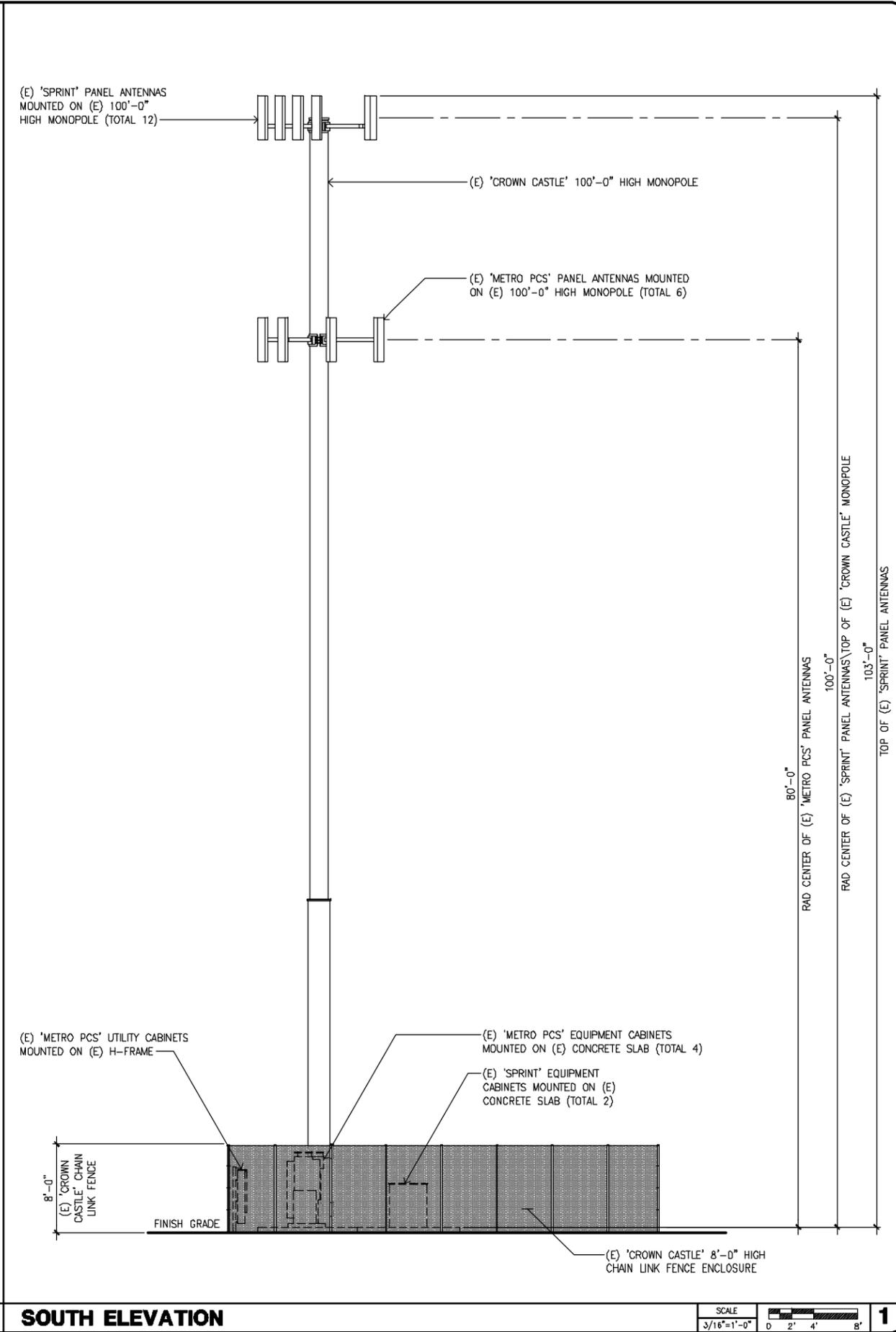
DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SR	APP	09.28.2010

SHEET NUMBER

**A-2**

NOT USED



**2 SOUTH ELEVATION**

SCALE  
3/16"=1'-0"  
0 2' 4' 8'

REV	DATE/BY	DESCRIPTION
0	09/28/10 SR	CUP RENEWAL

CLIENT

510 Cassella Street, Suite 302  
Santa Barbara, CA 93101  
877-438-9377  
www.crowncastle.com

CONSULTANT

2909-H Laguna Street  
Santa Barbara, CA 93101  
(714) 729-8404 (714) 333-4441 fax  
www.corecommunications.com

CONSULTANT

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
SITE ACQ.		
ZONING		
RF		
INTERCONNECT		
UTILITY		
CONST.		
PROJ. MGR.		

SITE INFORMATION

SITE NAME:  
**878018 – PEARBLOSSOM**

SITE ADDRESS:  
34141 116TH. STREET  
LITTLE ROCK, CA 93543

LOS ANGELES COUNTY

SHEET TITLE

**ELEVATION**

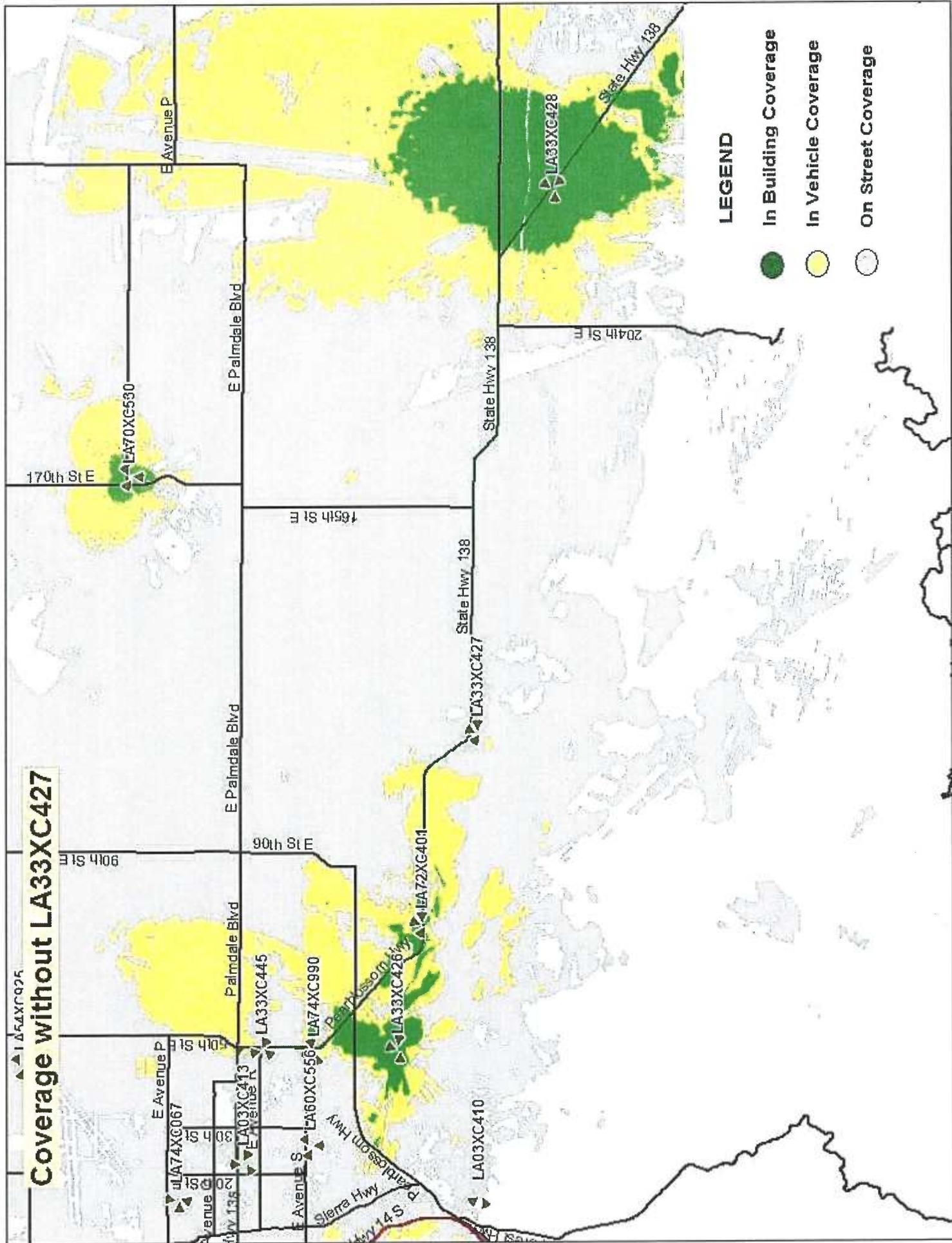
DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SR	APP	09.28.2010

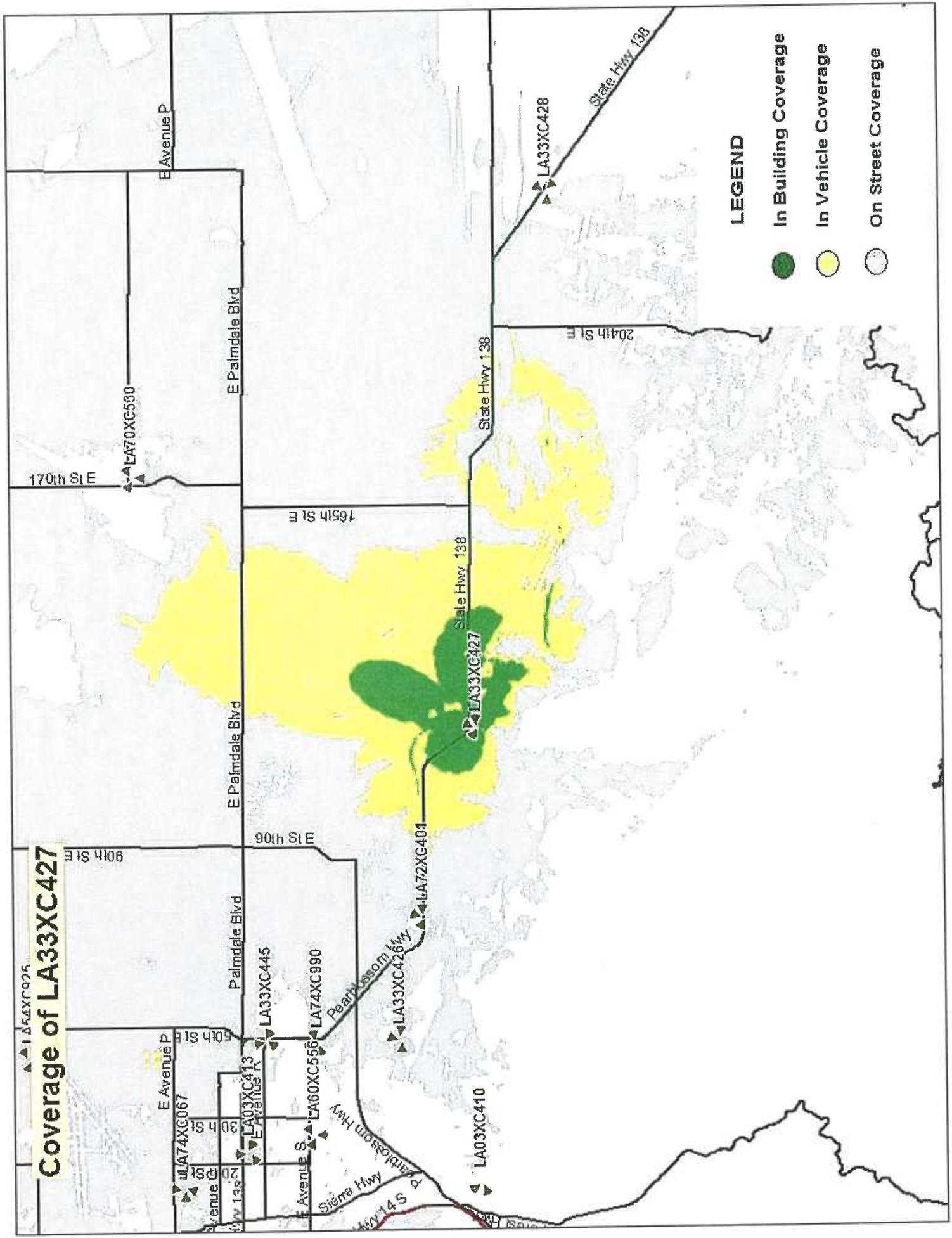
SHEET NUMBER

**A-3**

# Coverage without LA33XC427



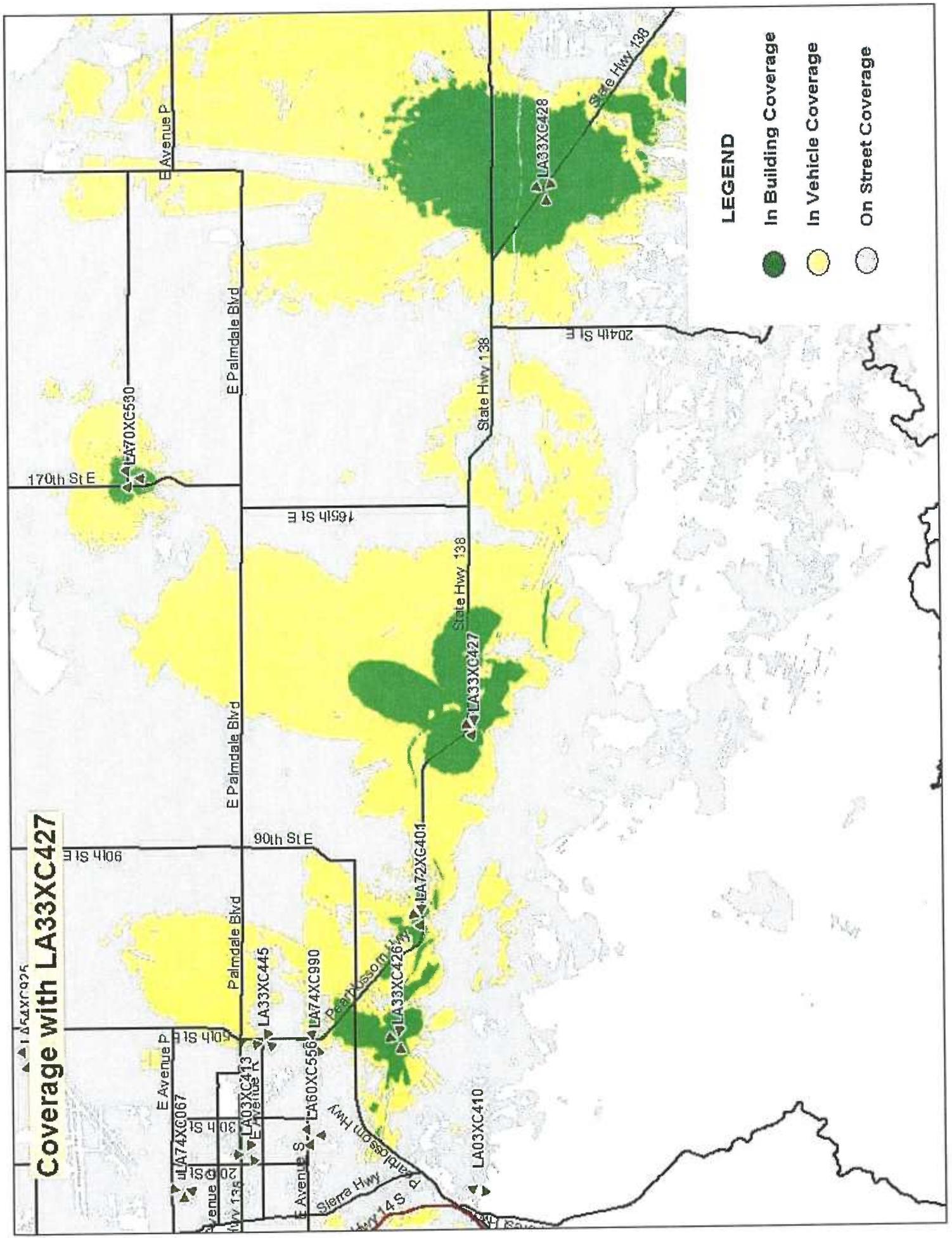
# Coverage of LA33XC427



## LEGEND

- In Building Coverage
- In Vehicle Coverage
- On Street Coverage

# Coverage with LA33XC427



## LEGEND

- In Building Coverage
- In Vehicle Coverage
- On Street Coverage