



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6461

PROJECT NUMBER R2011-00314-(4)
CONDITIONAL USE PERMIT No. 201100031

PUBLIC HEARING DATE
 April 17, 2012

AGENDA ITEM
TBD

RPC CONSENT DATE
 N/A

CONTINUE TO
 N/A

APPLICANT Los Angeles SMSA Limited Partnership d/b/a Verizon Wireless	OWNER U.N.T. Atica Co. II	REPRESENTATIVE Arvin Norouzi / FMHC Corp.
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PROJECT DESCRIPTION
 The applicant, Los Angeles SMSA Limited Partnership, is requesting a conditional use permit (CUP) for the continued operation of an existing 52' tall monopole wireless telecommunications facility (WTF) with appurtenant equipment in an existing 600 sq. ft. lease area and the construction of a new backup diesel generator with a 150 gallon diesel fuel tank located in the rear parking lot of an existing shopping center (Canyon Point Marketplace) in the C-2-BE (Neighborhood Business – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.28.160. The installation of the new 4' x 8'-3" backup generator will remove one existing parking space and be surrounded by eight (8) 4' tall concrete bollards. Total footprint of the new generator and bollards will be 84 sq. ft.

REQUIRED ENTITLEMENTS
 A conditional use permit is required to allow the construction and operation of a wireless telecommunications facility (WTF) in the C-2-BE (Neighborhood Business – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.28.160.

LOCATION/ADDRESS
 19755 Colima Rd., Rowland Heights

SITE DESCRIPTION
 The site plan depicts the existing shopping center and rear parking lot where the existing wireless tower and 600 sq. ft. lease area is located. The new backup generator with accompanying bollards will be built adjacent to the existing wireless lease area and will replace one existing parking space. Surrounding land uses consist of single-family residences, a shopping plaza and a church to the north, a shopping center and single-family residences to the south, office and commercial to the east, and single-family residences to the west.

ACCESS
 via Colima Rd., Fairway Dr., and Brea Canyon Cut Off Rd.

ZONED DISTRICT
 San Jose

ASSESSORS PARCEL NUMBER
 8762-017-025

COMMUNITY
 Rowland Heights

SIZE
 10.03 acres (site), 600 sq. ft. (existing equipment lease area), 84 sq. ft. (proposed backup generator)

COMMUNITY STANDARDS DISTRICT
 Rowland Heights

	EXISTING LAND USE	EXISTING ZONING
Project Site	Shopping center w/appurtenant parking	C-2-BE (Neighborhood Business – Billboard Exclusion)
North	Single-family Residences, Shopping Center, Church	R-A-6000 (Residential Agricultural – 6,000 sq. ft. Minimum Required Area), A-1-15000 (Light Agricultural – 15,000 sq. ft. Minimum Required Area), C-2-DP-BE (Neighborhood Business – Development Program – Billboard Exclusion), P-R (Parking – Restricted)
East	Office, Commercial	C-2-BE (Neighborhood Business – Billboard Exclusion)
South	Single-family Residences, Shopping Center	C-2-BE (Neighborhood Business – Billboard Exclusion), R-1-6000 (Single-family Residence – 6,000 sq. ft. Minimum Required Area)
West	Single-family Residences	R-A-6000 (Residential Agricultural – 6,000 sq. ft. Minimum Required Area)

GENERAL PLAN/COMMUNITY PLAN Rowland Heights Community Plan	LAND USE DESIGNATION C – Commercial	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION
 Categorical Exemption, Class 3 – 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: Steve Mar		
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