

# Hearing Officer Transmittal Checklist

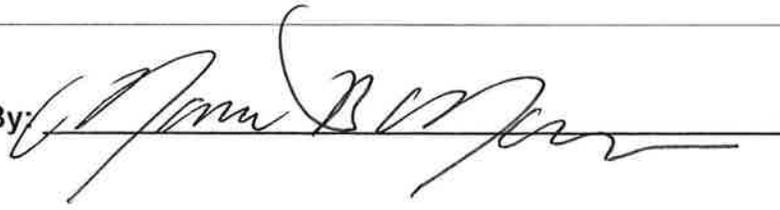
Hearing Date  
March 19, 2013  
Agenda Item No. 6

Project Number: R2011-00378 -(1)

Case(s): Conditional Use Permit Case No. 201100040

Planner: Jeantine Nazar

- 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 (Negative Declaration)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans /
- Coverage Maps
- Alternative Site Analysis
- Photo Simulations
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Reviewed By: 



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**      **HEARING DATE**  
 R2011-00378 – (1)      3/19/2013

**REQUESTED ENTITLEMENTS**  
 Conditional Use Permit 201100040

## PROJECT SUMMARY

**OWNER / APPLICANT**  
 Yonekyo Inc / Metro PCS California LLC

**MAP/EXHIBIT DATE**  
 3/9/2011

### PROJECT OVERVIEW

Metro PCS proposes to co-locate on an existing Verizon Wireless facility with panel antennas and equipment cabinets and add six (6) panel antennas at 42-feet high, a microwave dish, and equipment cabinets increasing the lease area.

**LOCATION**  
 3615 E Vernon Avenue, Vernon CA 90058,

**ACCESS**  
 Vernon Avenue

**ASSESSORS PARCEL NUMBER(S)**  
 6303-009-017

**SITE AREA**  
 0.04 Acres

**GENERAL PLAN / LOCAL PLAN**  
 Countywide General Plan

**ZONED DISTRICT**  
 Bandini

**LAND USE DESIGNATION**  
 I-Major Industrial

**ZONE**  
 M2 -(Heavy Manufacturing)

**PROPOSED UNITS**      **MAX DENSITY/UNITS**  
 N/A                      N/A

**COMMUNITY STANDARDS DISTRICT**  
 None

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption -New Construction or Conversion of Small structures.

### KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (conditional use permit burden of proof requirements)
  - 22.32.200 ( Zone Development Standards)

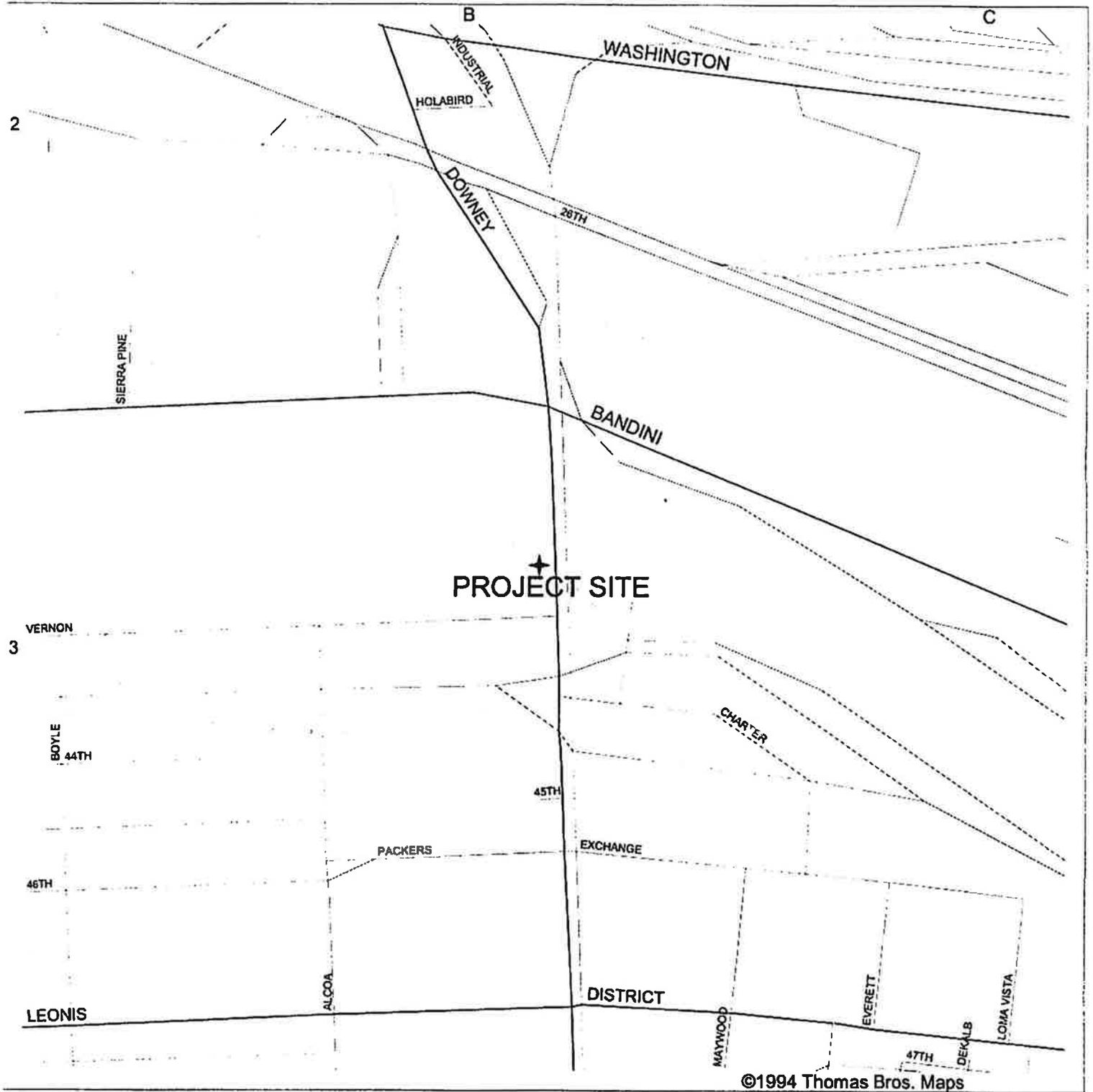
### STAFF RECOMMENDATION

Staff Recommendation is "Approval" of Project.

**CASE PLANNER:**  
 Jeantine Nazar

**PHONE NUMBER:**  
 (213) 974-6435

**E-MAIL ADDRESS:**  
 jnazar@planning.lacounty.gov



**VICINITY MAP**

**SITE : 3615 E. VERNON AVENUE - LA2860C**

**GC MAPPING SERVICE, INC.**

**3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803**

**(626) 441-1080, FAX (626) 441-8850  
GCMAPPING@RADIUSMAPS.COM**

### **ENTITLEMENTS REQUESTED**

- A Conditional Use Permit (CUP) for a Wireless Telecommunications Facility (WTF) to legalize an existing monopole retroactively with appurtenant antennas and equipment and to co-locate additional antennas and equipment within a proposed lease area in the M-2 (Heavy Manufacturing) Zone. Pursuant to County Code Section 22.21.190, radio transmitter station or towers require a CUP in the M-2 Zone. A WTF is not a use recognized by Title 22. A similar use, radio transmitter station, is being used instead.

### **ISSUES**

The subject property is located within the Vernon area of unincorporated Los Angeles County. The project consists of existing Verizon panel antennas mounted on a 61'-6" monopole and associated equipment that were erroneously permitted by the City of Vernon. There are no valid permits from Los Angeles County, Department of Public Works, Building and Safety Division and Regional Planning. Since there are no permits for the existing facilities, and Verizon wireless is the pole owner, a retroactive CUP for the existing Verizon wireless facilities shall be approved by DRP and Building and Safety first, prior to allowing a co-location. Therefore, staff has requested that Verizon wireless completes a CUP application requesting the retroactive approval of the Verizon wireless facilities. Staff's recommendation is contingent upon receiving documentation from Verizon Wireless. This application will approve a retroactive CUP for Verizon and a co-location for MetroPCS.

### **SITE LOCATION**

The subject property is located at 3615 E Vernon Avenue within the Bandini Zoned District. The access to the site is from Vernon Avenue.

### **PROJECT DESCRIPTION**

The project is a request to authorize a retroactive CUP for an unmanned wireless telecommunications facility consisting of a 61'-6" existing monopole with twelve (12) existing Verizon panel antennas on the top of the monopole and equipment at grade level located within a lease area, enclosed in a chain link fence.

MetroPCS, proposes to co-locate six (6) panel antennas at 42 feet high at the center line, a microwave antenna on the monopole, and GPS and equipment cabinets within an 330 square feet addition to an existing lease area.

### **SITE PLAN DESCRIPTION**

The site plan depicts proposed six (6) MetroPCS panel antennas mounted on an existing 61'-6" monopole with existing Verizon Wireless and proposed MetroPCS equipment located within a lease area accessed through a new six-foot-wide double door chain link fence entrance. A 12-foot-wide right-of-way provides access to the lease areas from Vernon Avenue. MetroPCS, proposes a co-location of equipment cabinets, a GPS, Telco, generator receptacles and appurtenant equipment. This project also includes Verizon Wireless panel antennas and equipment cabinets that are not permitted by DRP and Building and Safety. The plan depicts railroad tracks to the immediate north of subject lease area.

The elevation plan shows existing Verizon wireless panel antennas on the top of an existing monopole and proposed MetroPCS antennas mounted at 42 feet high and a lease area enclosed in an existing 8-foot-high chain link fence.

**EXISTING ZONING**

The subject property is zoned M-2 (Heavy Manufacturing) Zone.

Surrounding properties are zoned as follows:

- North: M-2 (Heavy Manufacturing)
- South: City of Vernon
- East: M-2 (Heavy Manufacturing)
- West: M-2 (Heavy Manufacturing)

**EXISTING LAND USES**

The subject property is developed with a wireless telecommunications facility.

Surrounding properties are developed as follows:

- North: Railroad tracks and LA River
- South: City of Vernon/Food Processing Facility
- East: Railroad tracks and City of Vernon
- West: Warehouse

**PREVIOUS CASES/ZONING HISTORY**

There are no previous cases on the subject property. The subject parcel contain the cell tower and has a dash lines. Staff requested that the applicant provides a title report to show that a Certificate of Compliance has been filed. .

**ENVIRONMENTAL DETERMINATION**

Los Angeles County ("County") Staff recommends that this project qualify for a Categorical Exemption (Class 3 Exemption), under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The proposed project is a request for a retroactive CUP to allow an existing 61'-6" monopole with related antennas and equipment cabinets in an industrial zone. The subject project is small in size and is located adjacent to another power pole of similar height. In addition, there are no residential or environmentally sensitive areas nearby. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

**STAFF EVALUATION**

General Plan/Community Plan Consistency

The project site is located within the Industrial land use category of the Los Angeles County General Plan. This designation is intended for areas that are generally appropriate for major industrial uses including manufacturing, warehousing and storage. The proposed project is a wireless telecommunication facility (WTF). Although there are no specific policies related to WTFs in the General Plan, the Los Angeles County General Plan Policy No. 58 states: "Maintain high quality emergency response services" (Page I-25).

The proposed facility is consistent with this policy, as it will increase wireless services in the area. The applicant contends that the existing and proposed wireless telecommunications facilities will provide wireless coverage to the area. The applicant has provided existing and predicted coverage areas showing that the proposed project will improve the wireless network for indoor, outdoor and in-vehicle coverage areas.

In addition, the General Plan, Land Use Policy states: "The height of proposed facilities should not exceed the general profile established by existing uses, and should in no event exceed that of neighboring residential development" (Page LU- A6).

The existing monopole is approximately 62 feet in height and is consistent with the height of adjacent electrical transmission towers. The project is not located near a residential area. The existing monopole is consistent in terms of location, scale and design in the area with other similar towers.

#### Zoning Ordinance and Development Standards Compliance

The project site is zoned M-2 (Heavy Manufacturing). A wireless telecommunications facility is not a use recognized by Title 22, although a similar use of Radio and Television Stations and Towers is a use allowed subject to a CUP.

Section 22.52.1220 states "where parking requirements for any use are not specified, parking shall be provided in an amount which the director 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 one visit per month. There is adequate space on the site to accommodate the necessary maintenance vehicles. Therefore, staff concludes that the proposed use is compliant with the Zoning Ordinance.

The proposed project meets the departmental preference stating that WTFs co-locate whenever possible. The project is also compliant with the following departmental standards for WTF projects pursuant to Policy No 01-2010:

#### Height

Department policy requires that a ground-mounted facility in this zone, not exceed a maximum height of 75 feet. The existing monopole is 61'-6" in height. Therefore, the project complies with this requirement.

#### Co-Location

- A. Newly installed monopoles and towers shall be constructed so as to physically and structurally allow co-location of at least one other wireless facility.
- B. On co-located wireless facilities, the electric meters for all of the facilities shall be placed on one pedestal or at one location whenever possible.

MetroPCS is proposing to co-locate with existing Verizon Wireless facilities and meets the department guidelines.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the 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.

Neighborhood Impact/Land Use Compatibility

The Federal Communications Commission sets standards for safe human exposure to non-ionizing electromagnetic radiation. The conditions of approval require written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted Federal Communications Commission (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.

Section 704 of Title 7 of the Federal Telecommunications Act of 1996 (effective February 8, 1996), contains the following language:

"IV. No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

A condition requiring that the applicant provide a statement of compliance with FCC/FAA is included in the draft conditions of approval.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

Staff received letters from the Fire Department dated September 13, 2012, Parks and Recreation dated September 19, 2012 and Public Health dated September 14, 2012 clearing the project for public hearing. A Public Works letter dated February 20, 2013 requires that the applicant submit building permit records to the Department of Building and Safety within 90 days of the issuance of the CUP approval.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 of the County Code, the Notice of Public Hearing was advertised in the "Press Telegram" and in the "La Opinion" on February 7, 2013. A total of 16 public hearing postcards regarding the subject application were mailed out to the owners of properties located within a 500-foot radius on January 31, 2013. Four notices were mailed to the local community groups and residents on the Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing and Factual Sheet were sent to the Bell Library, County of Los Angeles, located at 4411 E Gage Avenue, Bell, CA 90201 on January 31, 2013. The same information was posted on the Department of Regional Planning website.

Pursuant to the Section 22.60.175 of the County Code, the applicant must post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received photos and the Certificate of Posting stating that the Notice of Public Hearing was posted on February 13, 2013 from the applicant's agent.

**PUBLIC COMMENTS**

Staff has not received any comments in favor or against the project at this time.

**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 R20011-00378, Conditional Use Permit Number 201100040, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NO 201100040 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Jeantine Nazar, Regional Planning Assistant II, Zoning Permits East Section

Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statement

Correspondence

Site Photographs, Photo Simulations, Aerial Image

Site Plan, Land Use Map

MM: JN

3/4/2013

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2011-00378 – (1)  
CONDITIONAL USE PERMIT NO. 201100040**

1. **ENTITLEMENT REQUESTED.** The applicant is requesting a Conditional Use Permit (CUP) to legalize an existing monopole retroactively with appurtenant antennas and equipment and to co-locate additional antennas and equipment within a proposed lease area in the M-2 (Heavy Manufacturing) Zone. Pursuant to County Code Section 22.21.190, radio transmitter station or towers require a CUP in the M-2 Zone. A Wireless Telecommunication Facility (WTF) is not a use recognized by Title 22. A similar use, radio transmitter station, is being used instead.
2. **HEARING DATE: March 19, 2013**
3. **PROCEEDINGS BEFORE THE HEARING OFFICER**
4. **PROJECT DESCRIPTION.** The project is a request to authorize a retroactive CUP for an unmanned wireless telecommunications facility consisting of a 61'-6" existing monopole with twelve (12) existing Verizon panel antennas on the top of the monopole and equipment at grade level located within a lease area, enclosed in a chain link fence. The applicant, MetroPCS, proposes to co-locate six (6) panel antennas at 42 feet high at the center line, a microwave antenna on the monopole, and GPS and equipment cabinets within an 330 square feet addition to an existing lease area.
5. **LOCATION.** The subject property is located at 3615 E Vernon Avenue within the Bandini Zoned District. The access to the site is from Vernon Avenue.
6. **ISSUES.** The subject property is located within the Vernon area of unincorporated Los Angeles County. The project consists of existing Verizon panel antennas mounted on a 61'-6" monopole and associated equipment that were erroneously permitted by the City of Vernon. There are no valid permits from Los Angeles County, Department Public Works, Building and Safety Division and Regional Planning. Since there are no permits for the existing facilities, and Verizon wireless is the pole owner, a retroactive CUP for the existing Verizon wireless facilities shall be approved by DRP and Building and Safety first, prior to allowing a co-location.
7. **SITE PLAN DESCRIPTION.** The site plan depicts proposed six (6) MetroPCS panel antennas mounted on an existing 61'-6" monopole with existing Verizon Wireless and proposed MetroPCS equipment located within a lease area accessed through a new six-foot-wide double door chain link fence entrance. A 12-foot-wide right-of-way provides access to the lease areas from Vernon Avenue. MetroPCS, proposes equipment cabinets, a GPS, Telco, generator receptacles and appurtenant equipment. This project also includes Verizon Wireless panel antennas and equipment cabinets that are not permitted by DRP and Building and

Safety. The plan depicts railroad tracks to the immediate north of subject lease area. The elevation plan shows existing Verizon wireless panel antennas on the top of an existing monopole and proposed MetroPCS antennas mounted at 42 feet high at the center, a lease area enclosed in an existing 8-foot-high chain link fence.

8. **EXISTING ZONING.** The subject property is zoned M-2 (Heavy Manufacturing) Zone.

Surrounding properties are zoned as follows:

North: M-2 (Heavy Manufacturing)  
South: City of Vernon  
East: M-2 (Heavy Manufacturing)  
West: M-2 (Heavy Manufacturing)

9. **EXISTING LAND USES.** The subject property is developed with a wireless telecommunications facility.

Surrounding properties are developed as follows:

North: Railroad tracks and LA River  
South: City of Vernon/Food Processing Facility  
East: Railroad tracks and City of Vernon  
West: Warehouse

10. **PREVIOUS CASES/ZONING HISTORY.** There are no previous cases on the subject property. The subject parcel contain the cell tower and has a dash lines. Staff requested that the applicant provides a title report to show that a Certificate of Compliance has been filed.

11. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the industrial land use category of the Los Angeles county general plan. This designation is intended for areas that are generally appropriate for major industrial uses including manufacturing, warehousing and storage. The existing and proposed project is a wireless telecommunication facility (WTF). Although there are no specific policies related to WTFs in the general plan, the Los Angeles County General Plan Policy no. 58 states: "maintain high quality emergency response services" (page I-25).

The proposed facility is consistent with this policy, as it will increase wireless services in the area. The applicant contends that the proposed wireless telecommunications facility will provide wireless coverage to the area. The applicant has provided existing and predicted coverage areas showing that the proposed project will improve the wireless network for indoor, outdoor and in-vehicle coverage areas.

In addition, the General Plan, Land Use Policy states: "The height of proposed facilities should not exceed the general profile established by existing uses, and

should in no event exceed that of neighboring residential development” (page lu-a6).

The existing monopole is approximately 62 feet in height and is consistent with the adjacent electrical transmission towers heights. The project is not located near a residential area. The existing monopole is consistent in terms of location, scale and design in the area with other similar towers.

**12. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.**

The project site is zoned M-2 (heavy manufacturing). A wireless telecommunications facility is not a use recognized by title 22, although a similar use of radio and television stations and towers is a use allowed subject to a CUP. Section 22.52.1220 states “where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking.” The proposed WTF will be unmanned and will require periodic maintenance visits, approximately one visit per month. There is adequate space on the site to accommodate the necessary maintenance vehicles. Therefore, staff concludes that the proposed use is compliant with the zoning ordinance.

The proposed project meets the departmental preference stating that WTFs co-locate whenever possible. The project is also compliant with the following departmental standards for WTF projects:

**Height**

Department policy requires that a ground-mounted facility in this zone, not exceed a maximum height of 75 feet. The existing monopole is 61’-6” in height. Therefore, the project complies with this requirement.

**Co-location**

Newly installed monopoles and towers shall be constructed so as to physically and structurally allow co-location of at least one other wireless facility. On co-located wireless facilities, the electric meters for all of the facilities shall be placed on one pedestal or at one location whenever possible. Metro-PCS is proposing to co-locate with the existing Verizon Wireless facility, and meets the department guidelines.

**13. NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The Federal Communications Commission (FCC) sets standards for safe human exposure to non-ionizing electromagnetic radiation. The conditions of approval require 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.

Section 704 of title 7 of the Federal Telecommunications Act of 1996 (effective February 8, 1996), contains the following language:

“iv. No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions.”

A condition requiring that the applicant provide a statement of compliance with FCC is included in the draft conditions of approval.

14. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Comments letters were received from the Fire Department dated September 13, 2012, Parks and Recreation dated September 19, 2012 and Public Health dated September 14, 2012 clearing the project for public hearing. A Public Works letter dated February 20, 2013 requires that the applicant submit building permit records to the department of building and safety within 90 days of the issuance of the CUP approval.

15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 of the County Code, the Notice of Public Hearing was advertised in the “Press Telegram” and in the “La Opinion” on February 7, 2013. A total of 16 public hearing postcards regarding the subject application were mailed out to the owners of properties located within a 500-foot radius on January 31, 2013. Four notices were mailed to the local community groups and residents on the Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing and Factual Sheet were sent to the Bell Library, County of Los Angeles, located at 4411 E Gage Avenue, Bell, CA 90201 on January 31, 2013. The same information was posted on the Department of Regional Planning website.

Pursuant to the Section 22.60.175 of the County Code, the applicant must post the public hearing notice on the property no less than 30 days prior to the public hearing date. Photos and the Certificate of Posting stating that the Notice of Public Hearing was posted on February 13, 2013 were received from the applicant’s agent.

16. **PUBLIC COMMENTS.** Staff has not received any comments in favor or against the project at this time.

#### **CONDITIONAL USE PERMIT**

17. The proposed facility is consistent with the General Plan policy by providing a high quality emergency response service. The applicant has provided existing and predicted coverage area maps showing that the proposed project will improve wireless network for indoor, outdoor and in vehicle coverage areas.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

18. The project provides important telecommunications infrastructure to the community and will provide co-location.

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.

19. The subject project is located on a small parcel of 1,739 square foot (74x23.5) and is used for the wireless facilities. A Certificate of Compliance to meet the county requirements is part of the conditions of approval.

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.

20. The project site is accessed by Vernon Avenue through a easement dedicated for trespass.

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**

21. This project qualifies for a Categorical Exemption (Class 1- Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The proposed project is a request for a CUP renewal for an existing wireless telecommunication facility with minor changes to the existing antennas.

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.

22. **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 fifteen (15) years.
23. **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 East 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 substantiates the required findings for a Conditional Use Permit 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, Conditional Use Permit No, 201100040 is Approved subject to the attached conditions.

MM: JN  
Date: 03/07/2013

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2011-00378-(1)  
CONDITIONAL USE PERMIT NO. 201100040**

**PROJECT DESCRIPTION**

The project is a Conditional Use Permit (CUP) for a Wireless Telecommunications Facility (WTF) to legalize an existing monopole retroactively with appurtenant antennas and equipments and to co-locate additional antennas and equipment within a proposed lease area in the M-2 (Heavy Manufacturing) Zone 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, 5, and 9 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 March 19, 2028.** 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 CUP 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 two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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 to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant 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 of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. 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.

17. 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, **THREE (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **THREE (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

### **Permit Specific Conditions**

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section of the Department of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. 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.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
24. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.

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 61'-6" above finished grade.
28. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of the Department of Regional Planning the name and contact information of the new property owner.
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. Any and all graffiti shall be removed by the operator or property owner within 48 hours. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
31. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of the Department of Regional Planning to show compliance with the maintenance and removal conditions.
32. The Department of Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
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.

**PROJECT SITE SPECIFIC CONDITIONS**

34. The permittee, Verizon Wireless, shall provide revised site plans prior to the final approval of this permit depicting the existing facilities.
35. The permittee shall provide a copy of a Certificate of Compliance.
36. The permittee, Verizon Wireless and the co-locator MetroPCS, shall obtain Building Permits to the satisfaction of the Department of Building and Safety and shall comply with all the conditions as set for the in the attached Public Works letter dated February 20, 2013. However, MetroPCS shall co-locate and obtain related Building and Safety approvals after Verizon Wireless final approvals from Building and Safety are granted.
37. The Permittee shall provide a copy of the Certificate of Compliance within 30 days of the approval of this project.

Attachments:

Fire Dept, Public Works, Public Health and Parks and Recreation Department letters

Jn: MM



# COUNTY OF LOS ANGELES FIRE DEPARTMENT

**Fire Prevention Division  
Land Development Unit  
5823 Rickenbacker Road  
Commerce, California 90040-3027  
Office (323) 890-4243 Fax (323) 890-9783**

**DATE:** September 13, 2012

**SITE PLAN DATE:** Not Provided

**TO:** Department of Regional Planning  
Zoning Permits East - Jeantine Nazar

**PROJECT #:** R2011-00378

**LOCATION:** 3615 East Vernon Avenue, Vernon

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is \_\_\_ gallons per minute for \_ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. \_\_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Install \_\_\_ public fire hydrant(s).  
Install \_\_\_ private on-site fire hydrant(s).  
Provide Fire Flow Test for \_\_\_ existing public fire hydrant(s).

**Water:** \_\_\_\_\_

**Access:** \_\_\_\_\_

**Conditions for Approval:** \_\_\_\_\_

**Comments:** The project is "cleared" for public hearing.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: Wally Collins



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

GAIL FARBER, Director

February 20, 2013

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Maria Masis  
Zoning Permits East Section  
Department of Regional Planning

Attention Jeantine Nazar

FROM: Steve Burger *Anthony Aguilar*  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201100040**  
**PROJECT NO. R2011-00378**  
**3615 EAST VERNON AVENUE**  
**ASSESSOR'S MAP BOOK NO. 6303, PAGE 9, PARCEL NO. 17**  
**UNINCORPORATED COUNTY AREA OF VERNON**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for CUP No. 201100040 in the unincorporated County area of Vernon, located at 3615 East Vernon Avenue. The project proposes to add seven antennas to an existing monopole that was permitted by the City of Vernon and add five equipment cabinets within an existing fenced enclosure.

**Upon approval of the site plan, we recommend the following conditions:**

A. Building and Safety

1. Submit building permits, inspection records, and approved plans from the City of Vernon to Building and Safety Division's, East Los Angeles District office for review and permit issuance within 90 days of the CUP approval.

For questions regarding the above building and safety condition, please contact Clint Lee at (626) 458-3154 or [clee@dpw.lacounty.gov](mailto:clee@dpw.lacounty.gov).

Maria Masis  
February 20, 2013  
Page 2

If you have any other questions or require additional information, please contact Renee Enriquez at (626) 458-4910 or [renriquez@dpw.lacounty.gov](mailto:renriquez@dpw.lacounty.gov).

MQ  
RW

RE:tb

P:\dpub\SUBPCHECK\PLAN CHECKING FILES\CUP\Project No.R2011-00378 CUP201100040 3615 East Vernon Avenu Final.docx

bc: Building and Safety (Lee)



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

Russ Guiney, Director

John Wicker, Chief Deputy Director

---

September 19, 2012

Sent via e-mail: [jnazar@planning.lacounty.gov](mailto:jnazar@planning.lacounty.gov)

TO: Jeantine Nazar  
Department of Regional Planning

FROM: Julie Yom, Park Planner *JY*  
Environmental and Regulatory Permitting Section

SUBJECT: **PROJECT CONSULTATION**  
**COUNTY PROJECT NO. R2011-00378**  
**CUP201100040**  
**3615 E VERNON AVENUE**  
**APN 6303-009-017**

The above project has been reviewed for potential impacts on the facilities of this Department. We have determined that the proposed project, which involves the a conditional use permit to allow a retroactive approval for a monopole and related antennas and equipment cabinets, will not impact the facilities of this Department.

Thank you for including this Department in the review of this notice. If we may be of further assistance, please contact me at (213) 351-5127 or [jyom@parks.lacounty.gov](mailto:jyom@parks.lacounty.gov).

JY:R2011-00378/ Vernon

c: Parks and Recreation (N. E. Garcia, K. King, J. Rupert, J. Barber, L. Bradley, O. Ruano)



COUNTY OF LOS ANGELES

# Public Health

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**JACQUELINE TAYLOR, REHS**  
Director of Environmental Protection Bureau

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**KEN HABARADAS, M.S., REHS**  
Environmental Health Staff Specialist  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 960-2740

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



BOARD OF SUPERVISORS

**Gloria Molina**  
First District

**Mark Ridley-Thomas**  
Second District

**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

September 14, 2012

TO: Jeantine Nazar  
Zoning Permits East Section  
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS *K Habaradas*  
Environmental Health Division  
Department of Public Health

SUBJECT: PERMIT CONSULTATION – METRO PCS  
PROJECT NO. R2011-00378 / CUP 201100040  
3615 E. VERNON AVE., VERNON

- Public Health recommends approval of this CUP.
- Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health has reviewed the information provided for the project identified above. The application is for a CUP to allow a retroactive approval for a monopole and related antennas and equipment cabinets.

The Department has no comments regarding this project.

If you should have any questions regarding our review, please feel free to contact me at (626) 430-5382.

KH:



## 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.

SEE ATTACHED

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.

SEE ATTACHED

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.

see attached

CUP-Burden of Proof  
Site # LA2860-C  
3615 E. Vernon Ave., Vernon, CA 90058

**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**

After comparison of other potential site locations in the surrounding area, the project site at 3615 E. Vernon Ave West Ave offered the most desirable location in the interest of public convenience and welfare. The proposed project design and location will have only positive effects on the community in that the project will provide access to reliable wireless telecommunications services for Metro PCS customers. Reliable access to wireless services is necessary in times of emergencies, for business us, and convenient for personal and family use. The proposed use of a collocation design will allow the facility to provide reliable wireless services without being unsightly or causing adverse impacts to persons residing or working in the surrounding area.

**2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**

The proposed project will not be detrimental to the site or areas surrounding the site in that the proposed facility structures and equipment will be collocated on an existing wireless telecom facility and will not result in any expansion (height, etc.) of the existing facility. The proposed collocation design will alleviate any potential adverse impacts to adjacent uses and structures in the vicinity.

**3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The proposed project will not endanger or otherwise constitute a menace to the public health, safety or welfare in that the project will be unmanned and will not generate any smoke, odor, noise, or other adverse impacts to the surrounding properties. The proposed use will also have no impact on parking, traffic, circulation or density in the area. The proposed project will also not adversely affect existing viewsheds nor will it adversely affect any scenic or natural vistas.

**B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

The proposed project will occupy only about 300 square feet within an existing +/- 1500 sf fenced area controlled by Verizon. The location of the equipment will not impact any existing yards, walls, fences, parking, etc.

**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**

The proposed project is unmanned so it generates no traffic above and beyond existing traffic in the area. The project will be accessed via an existing paved access off E. Vernon Avenue.

- 2. By other public or private service facilities as are required.**

The proposed project will need connections to existing electrical and telephone services in the area. There is adequate electrical and landline telephone service to accommodate the project needs.



VIEW OF EQUIPMENT AREA – LOOKING WEST





## WTF\_Vernon

Print Date: 01/30/2013

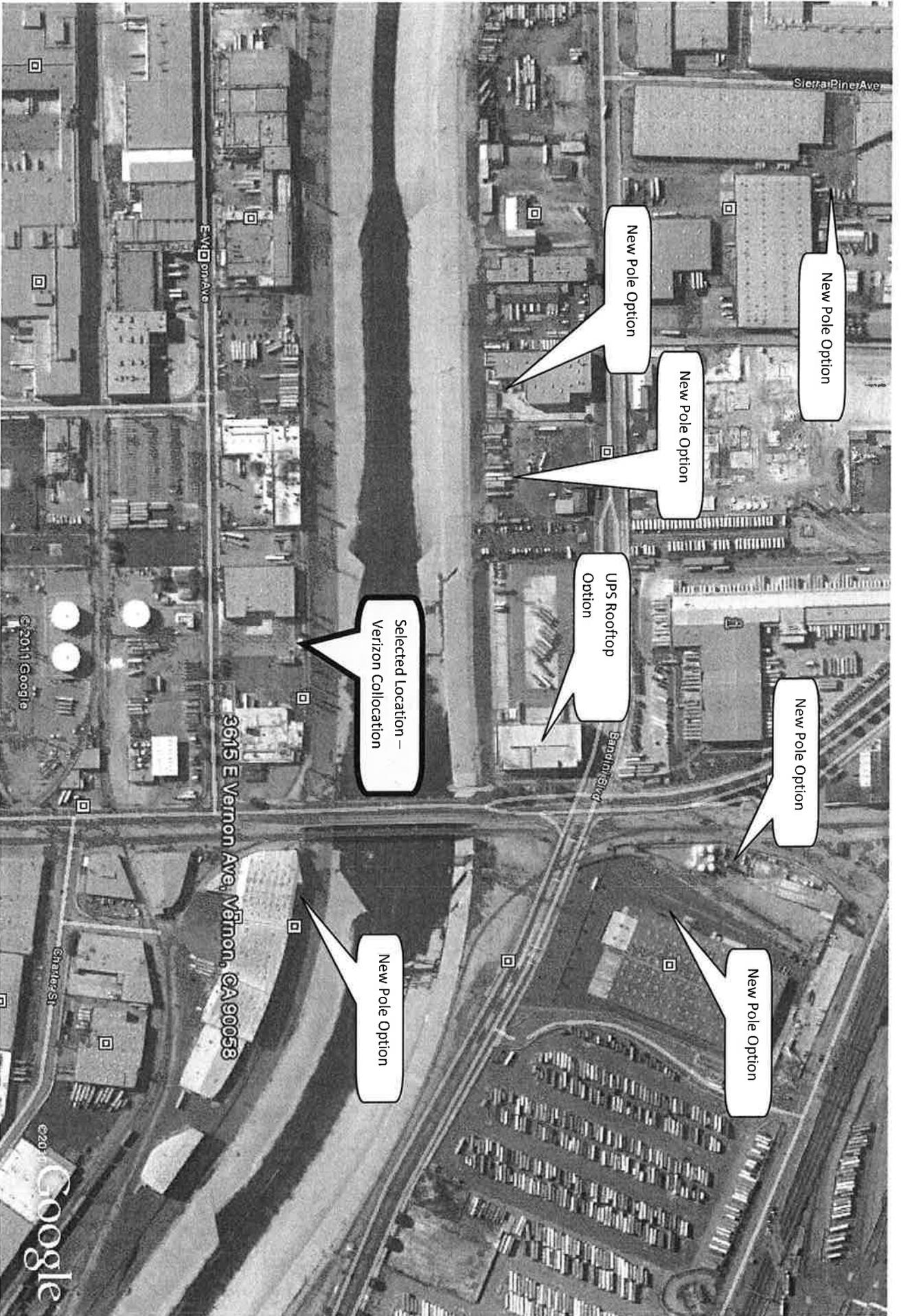
Image Date: 03/05/2011

Level: Neighborhood



## 3615 E VERNON

**Print Date:** 03/04/2013  
**Image Date:** 03/08/2011  
**Level:** Community



**Metro PCS ALTERNATIVE SITE LOCATIONS**

## **Project Narrative/Site Analysis**

### **Metro PCS Site LA2860C**

**3615 E. Vernon Ave.**

#### **Project Description:**

The proposed Metro PCS project will include the following:

- Six (6) panel antennas, each measuring approximately 57.5"L x 10.6"W x 5.2"D mounted at a centerline of 42' on an existing 61' 6" high Verizon monopole. Metro PCS engineers have determined the antenna height and size are necessary to achieve the coverage objectives for customers in the Vernon area.
- One (1) 24" round dish antenna mounted at a height of approximately 36'.
- Five (5) ancillary equipment cabinets located within the existing Verizon fenced enclosure. Each cabinet within the enclosure measures approximately 36"L x 36" W x 72"H.
- One +/- 4" round, 12" high GPS antenna attached to one of the ancillary equipment cabinets.

#### **Site Analysis/Collocation**

In order to fill a "gap" in Metro PCS's network, RF engineers have determined that a new antenna facility is needed within close proximity to the intersection of S. Downey & Bandini Blvd.

The only "collocatable" facility within close proximity to this intersection is the selected Verizon collocation at 3615 E. Vernon Ave. Also, with the exception of the UPS parking structure at 4355 S. Downey Ave., there are no structures with sufficient height to mount antennas. All other options in the area would require construction of a new antenna pole of some type (see enclosed "Site Alternatives").

The proposed Verizon collocation is the least visually obtrusive solution because there will be no increase in the height of the existing pole and the antennas will be "flush mounted".

# LA2860C

**Site Name:**

**Verizon - Bandini**

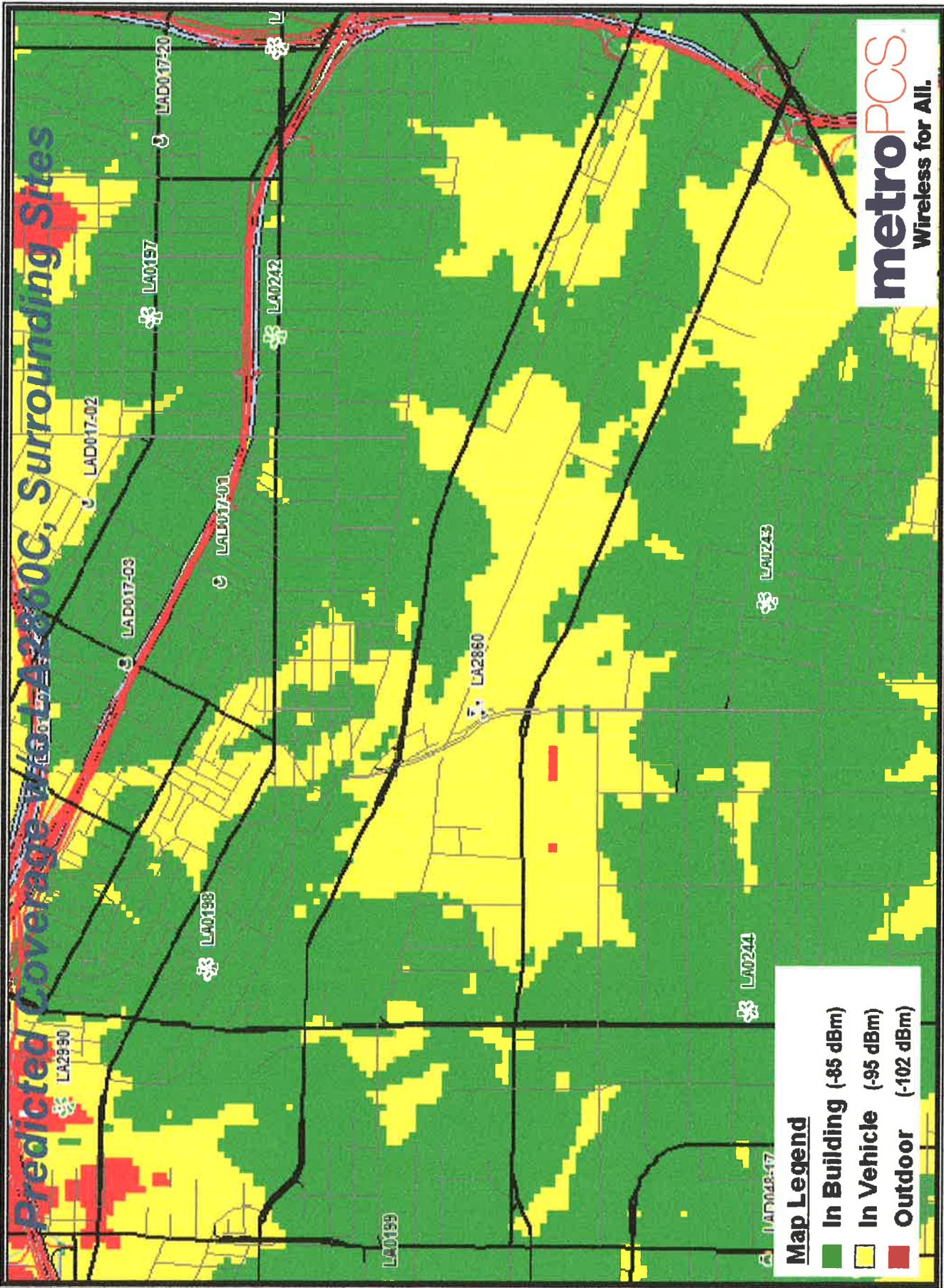
**3615 E. Vernon Ave., Vernon, CA 90058**

**metroPCS**  
Wireless for All.

**MetroPCS Inc. – Proprietary**

This Document contains proprietary information of MetroPCS and is not to be disclosed or used except in accordance with applicable agreements.

# Predicted Coverage of LA2860C, Surrounding Sites

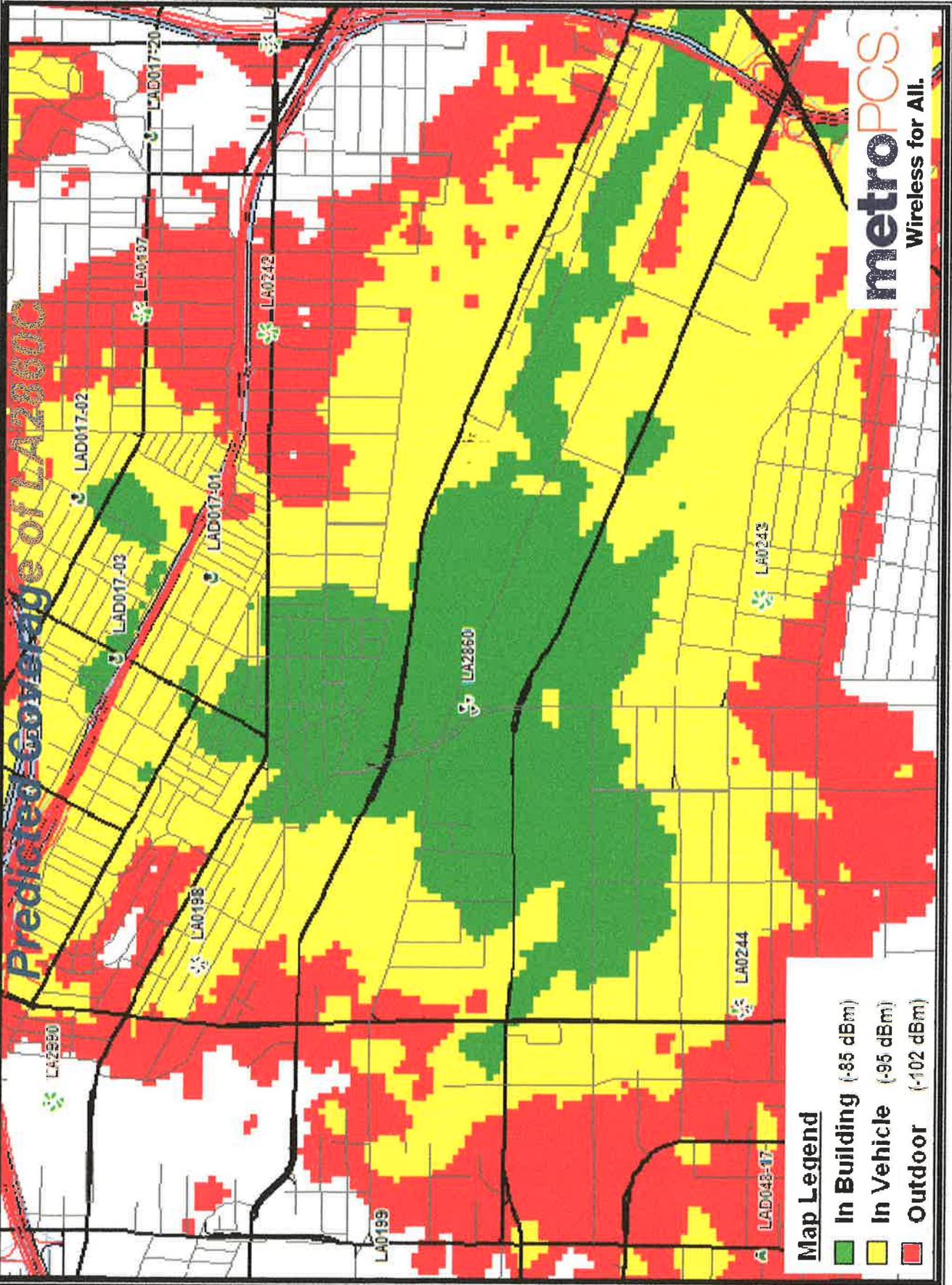


**Map Legend**

- In Building (-85 dBm)
- In Vehicle (-95 dBm)
- Outdoor (-102 dBm)

**metroPCS**  
Wireless for All.

Predicted Coverage of LA2860



**Map Legend**

- In Building (-85 dBm)
- In Vehicle (-95 dBm)
- Outdoor (-102 dBm)

**metroPCS**  
Wireless for All.

