



# PROJECT SUMMARY

**OWNER / APPLICANT**  
 Verizon Wireless

**MAP/EXHIBIT DATE**  
 July 19, 2012

## PROJECT OVERVIEW

The project is a request for a Conditional Use Permit (CUP) for a wireless telecommunications facility (WTF) to be co-located on an existing 70-foot-tall monopine. The project proposes the addition of three new sectors with 4 panel antennas each for a total of 12 new panel antennas. The panel antennas will be placed on the existing monopine at 52-feet above grade level and will be concealed with imitation pine tree camouflaging techniques. In addition to the WTF co-location, the project involves the placement of associated wireless equipment in a 378 square foot lease area. The associated WTF equipment consists of three GPS antennas, four equipment cabinets, one emergency backup generator, and other associated WTF equipment.

**LOCATION**  
 14000 Telegraph Rd., Whittier, CA 90604

**ACCESS**  
 Telechron Avenue

**ASSESSORS PARCEL NUMBER(S)**  
 8030-008-010

**SITE AREA**  
 10.2 Acres

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

**ZONED DISTRICT**  
 South Whittier – Sunshine Acres

**LAND USE DESIGNATION**  
 O – Open Space

**ZONE**  
 A-1 (Light Agricultural)

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

**COMMUNITY STANDARDS DISTRICT**  
 N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**  
 Negative Declaration

## KEY ISSUES

- Co-location on an existing 70-foot tall monopine.
- Consistent with General Plan.
- Compliant with Departmental WTF guidelines.
- 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)
  - 22.24.110 (A-1 Zone Development Standards)

**CASE PLANNER:**  
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