



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

PROJECT NUMBER

R2012-01952-(4)

HEARING DATE

February 19, 2013

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201200101
 Environmental Assessment No. 201200191

PROJECT SUMMARY

OWNER / APPLICANT

Public Storage/T-Mobile West Corporation, Verizon Wireless

MAP/EXHIBIT DATE

07/30/2012

PROJECT OVERVIEW

The applicants, T-Mobile West Corporation and Verizon Wireless, are requesting authorization for the continued operation and maintenance of T-Mobile antennas and ancillary equipment, and new installation of Verizon antennas and ancillary equipment to, an existing, unmanned wireless telecommunication facility (WTF) in the M-1.5.-BE (Restricted Heavy Manufacturing – Billboard Exclusion) and B-1 (Buffer Strip) zones, located at a Public Storage facility. The WTF was previously established through CUP No. 02-046. That permit expired on June 18, 2012. The WTF antennas are attached to buildings at the roofline. The applicant is also requesting minor modifications to the existing T-Mobile WTF equipment, including: (1) replacing six panel antennas with six new antennas, (2) removing six TMAs (Tower Mounted Amplifiers) and replacing with three twin AWS (Advanced Wireless Services) TMAs, (3) installing three new hybrid fiber cables, (4) installing two cabinets in existing indoor equipment rack, and (5) painting antennas to match existing building. The Verizon installation will include the following: (1) 12 panel antennas, (2) one microwave dish, (3) two GPS antennas, (4) associated equipment cabinet within an enclosed interior space on the 3rd floor, and (5) one emergency diesel-powered generator.

The proposed Verizon generator will occupy one parking space. There are currently a total of seven excess parking spaces on the site, so the placement of the generator will not result in a loss of any required parking.

LOCATION

19102 East Walnut Drive, Rowland Heights, CA 91748

ACCESS

Via Walnut Drive

ASSESSORS PARCEL NUMBERS

8760-001-013, 8760-001-014

SITE AREA

2.10 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community General Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

"I" Industrial

ZONE

M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion)/B-1 (Buffer Strip) zones

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

Rowland Heights CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 2 Categorical Exemption – Replacement of Reconstruction

KEY ISSUES

- Consistency with the Rowland Heights Community 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)
 - 22.44.132 (Rowland Heights CSD requirements)
 - 22.32.140 (M-1.5 Zone Development Standards)

CASE STATUS

Hearing scheduled.

CASE PLANNER:

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