



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

**PROJECT NUMBER**

R2012-02325

**HEARING DATE**

August 20, 2013

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. R2012-02325-(4)  
 Environmental Assessment No. 201200244

**PROJECT SUMMARY**

**OWNER / APPLICANT**

T-Mobile West Corporation

**MAP/EXHIBIT DATE**

August 30, 2012

**PROJECT OVERVIEW**

The applicant is requesting a conditional use permit (CUP) to continue the operation of a wireless telecommunications facility (WTF) and to modify the existing wireless facility by replacing existing antennas and TMAs with new antennas, and twin AWS TMAs, install a hybrid fiber cable, paint the antennas to match the existing monopalm and add new equipment cabinets. This use was originally established under CUP 02-001. The project is located at 1725 S Nogales Street within the unincorporated community of Rowland Heights.

**LOCATION**

1725 S Nogales Street

**ACCESS**

Nogales Street

**ASSESSORS PARCEL NUMBER(S)**

8272-016-040

**SITE AREA**

1.7 Acres

**LOCAL PLAN**

Rowland Heights Community Plan

**ZONED DISTRICT**

Puente

**LAND USE DESIGNATION**

C-(Commercial)

**ZONE**

C-2-BE (Neighborhood Business Billboard Exclusion Zone)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Rowland Heights

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Rowland Heights Community 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)
  - 22.28.130 (C-2 Zone Development Standards)
  - 22.52.1220 (Parking requirements)

**CASE PLANNER:**

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