



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

PROJECT NUMBER

R2012-02566-(5)

HEARING DATE

April 16, 2013

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201200151

PROJECT SUMMARY

OWNER / APPLICANT

David Hernandez / T-Mobile West Corporation

MAP/EXHIBIT DATE

10/26/12

PROJECT OVERVIEW

The applicant, T-Mobile West Corporation, is requesting a Conditional Use Permit (CUP) for the continued operation of a wireless telecommunications facility (WTF) (approved on August 7, 2001 under CUP No. 01-041-(5)) located on the southeastern corner of a property containing a Jiffy Lube shop in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.28.210. The project will replace six existing panel antennas with six new panel antennas and replace six existing tower mounted amplifiers (TMAs) with three twin advanced wireless service (AWS) TMAs on a 70 ft. tall monopalm. A new hybrid fiber optic cable will also be installed. Two existing ground-level equipment cabinets will be replaced with one new equipment cabinet within the existing lease area.

LOCATION

21008 E. Arrow Highway, Covina

ACCESS

via E. Arrow Highway & N. Sunflower Ave.

ASSESSORS PARCEL NUMBER(S)

8401-019-036

SITE AREA

0.54 Acres

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Charter Oak

LAND USE DESIGNATION

1 – Low Density Residential

ZONE

C-3-BE (Unlimited Commercial – Billboard Exclusion)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

1 to 6 du/ac

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

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)
 - 22.28.220 (C-3 Zone Development Standards)

STAFF RECOMMENDATION

Approval

CASE PLANNER:

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