



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

**PROJECT NUMBER**

R2013-01227-(1)

**HEARING DATE**

08/20/2013

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 20130066  
 Environmental Assessment No. 201300120

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Public Storage Properties VI, Inc. / SBA 2012 Assets, LLC

**MAP/EXHIBIT DATE**

04/15/13

**PROJECT OVERVIEW**

The applicant is requesting a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility (WTF) which was originally established with the approval of Conditional Use Permit No. 01-092.

This project also includes the following equipment upgrades: remove six existing antennas and add nine new antennas, add one new backhaul antenna, install six Remote Radio Head (RRH) Units, remove two existing equipment cabinets, add one new equipment cabinet within the existing storage building, retrofit one existing equipment cabinet with new equipment, add a new junction box, and replace antenna coaxial transmission lines. This request also includes the proposed addition of a second tier of antennas below the existing carrier.

**LOCATION**

13822 Valley Boulevard, La Puente

**ACCESS**

Valley Boulevard

**ASSESSORS PARCEL NUMBER(S)**

8206-010-070, 8206-010-071, and 8206-010-073

**SITE AREA**

2.4 Acres

**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

Puente

**LAND USE DESIGNATION**

I –Major Industrial

**ZONE**

M-1-BE (Light Manufacturing, Billboard Exclusion) and B-1 (Buffer Strip)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Avocado Heights – Valley Boulevard Area

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- 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)

**CASE PLANNER:**

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