



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

October 21, 2014

Coastal Business Group  
c/o Brittany Pell  
16150 Scientific Way  
Irvine, CA 92618

**REGARDING: PROJECT NO. R2014-01651-(4)  
CONDITIONAL USE PERMIT NO. 201400067  
18253 COLIMA RD., ROWLAND HEIGHTS (APNS: 8270-006-037 & -039)**

Hearing Officer John Calas, by his action of **October 21, 2014**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **November 4, 2014**. **Appeals must be delivered in person.**

**Appeals: To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Kristina Kulczycki of the Zoning Permits East Section at (213) 974-6435, or by email at [kkulczycki@planning.lacounty.gov](mailto:kkulczycki@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
  
Maria Masis, Supervising Regional Planner  
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),  
c: DPW (Building and Safety); Zoning Enforcement;  
MM: KK

**FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-01651-(4)  
CONDITIONAL USE PERMIT NO. 201400067**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400067 ("CUP") on October 21, 2014.
2. The permittee, AT&T Mobility ("permittee"), requests the CUP to authorize the construction, operation, and maintenance of a new roof-mounted wireless telecommunications facility ("WTF") with appurtenant equipment ("Project") on a property located at 18253 Colima Road in the unincorporated community of Rowland Heights ("Project Site") in the C-1 zone pursuant to Los Angeles County Code ("County Code") section 22.28.110.
3. The Project Site is 0.93 gross acres (0.55 net acres) in size and consists of two parcels. The Project Site is rectangular in shape with gentle-sloping topography and is developed with a two-story commercial building, a parking lot, and underground parking.
4. The Project Site is located in the Puente Zoned District and the Rowland Heights Community Standards District ("CSD") and is currently zoned C-1 (Restricted Business).
5. The Project Site is located within the Commercial land use category of the Rowland Heights Community Plan Land Use Policy Map.
6. Surrounding zoning within a 500-foot radius includes:
  - North: C-1, A-1-6000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area), and P-R (Parking Restricted)
  - South: C-2-BE (Neighborhood Business – Billboard Exclusion), C-3-BE (Unlimited Commercial – Billboard Exclusion), and R-3-30U (Limited Multiple Residence – 30 Dwelling Units Maximum)
  - East: C-1, C-2-BE, and P-R
  - West: C-1, A-1-6000, and P-R
7. Surrounding land uses within a 500-foot radius include:
  - North: Single-family residences, a restaurant and a commercial center
  - South: Condominiums, a commercial center, offices, retail, and multi-family residences
  - East: Offices, a restaurant, and commercial businesses
  - West: Single-family residences, commercial, and a restaurant

8. The Project Site was zoned C-1 in 1965 and was developed with the current commercial building after receiving approval from the Director on October 22, 2007 for Site Plan Review No. 200701139. Certificate of Compliance No. 200400086 was recorded on the property on January 7, 2005 and Site Plan Review No. 200700888 was approved by the Director on November 29, 2007 for a sign program. Between 2008 and the present day, there are numerous site plan review approvals for individual signs and tenant improvements. The most recent approval is Site Plan Review No. 201101281 which was approved by the Director for a foot massage business in tenant space 204 on February 11, 2014.
9. The site plan for the Project depicts a parking lot on the eastern side of the property with driveways on Fullerton Road and Colima Road. The two-story commercial building is on the western side of the lot with a landscaping strip adjacent to the southern and eastern property boundaries. There are underground parking spaces available below the commercial building and can be accessed from the northeastern side of the building. The site plan includes a roof plan depicting the existing mechanical equipment as well as the proposed WTF. There will be three sectors of panel antennas located in the southwest, southeast, and northeast corners of the roof. The associated equipment will be stored within a 147-square-foot lease area in the northwestern corner of the roof. Ten-foot tall walls will surround each antenna array and the lease area to provide screening.
10. The Project Site is accessible via Colima Road to the south and Fullerton Road to the east. The roof is accessible through an existing hatch as depicted on the site plan. A new ladder is depicted on the eastern side of the lease area as well.
11. Site Plan Review No. 200701139 approved the development of the site, including the commercial building, in October of 2007. The approval specified that the total area of the commercial building would be 15,806 square feet including 9,926 square feet of non-medical office area, 3,279 square feet of retail, and a 2,490-square-foot restaurant. The total number of parking spaces approved for this site is 68 with one additional space designated for loading. The WTF does not include a proposal to alter the existing parking or tenant spaces. No additional parking will be required for the new WTF.
12. The County Department of Public Works ("Public Works") and the County Fire Department ("Fire Department") recommend approval of this Project and have recommended conditions of approval, which are included in the Project's conditions.
13. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project only involves the installation of small equipment on the roof of an existing structure.

14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. No correspondence was received from the public regarding the Project.
16. A duly noticed public hearing was held on October 21, 2014 before the Hearing Officer. The applicant's representative, Brittany Pell, confirmed that the site was properly posted and requested clarification on whether the requirement for graffiti-resistant finish, as requested in Condition No. 29, is applicable to this project. Staff indicated that the requirement for graffiti-resistant finish is included in a standard condition and is required for a roof-mounted WTF. There being no further testimony, the Hearing Officer closed the public hearing and approved Conditional Use Permit No. 201400067.
17. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and the Rowland Heights Community Plan. The Commercial land use designation is intended for retail commercial, service, and office uses. The WTF will provide a service to the surrounding neighborhood and will reduce the impact on the Project Site by locating on the roof of the existing commercial building.
18. The Hearing Officer finds that the Project is consistent with the C-1 zoning classification. Pursuant to section 22.28.110, radio and television towers are permitted in the C-1 zone with the approval of a CUP. Most of the requirements listed under the C-1 zone and the CSD relate to the original development. The new WTF will adhere to the setbacks, landscaping, and parking requirements because the site is already developed and the WTF will be located on the roof of the existing building. The C-1 zone restricts building and structure heights to a maximum of 35 feet. The new WTF will increase the overall height to 45 feet, but rooftop antennas are exempted from the 35 feet height restriction. The wall screening will be painted to match the existing building color in order to maintain the existing architectural design.
19. The Hearing Officer finds that the Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The new WTF will provide improved cellular telephone service to the area which will result in fewer dropped calls in times of emergency. Thus, more cell phone reliability and an enhanced level of safety.
20. The Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features as are required in order to integrate the Project into the surrounding area. The existing building, parking, circulation, and landscaping were evaluated and approved through Site Plan Review No. 200701139. This WTF

will be located on the roof and therefore, will not increase the lot coverage nor will it trigger changes to the parking, landscaping, or any of the existing tenant spaces.

21. The Hearing Officer finds that the Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. Colima Road and Fullerton Road are both existing major highways. The WTF will not generate additional traffic to the site because it is unmanned. There will be occasional maintenance vehicles occupying one of the existing parking spaces, but there is adequate parking to accommodate this occasional use as well as the other tenants on the property.
22. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to fifteen (15) years.
23. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Rowland Heights Library. On September 3, 2014, a total of 68 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 13 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.
24. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves Conditional Use Permit No. 201400067, subject to the attached conditions.

MM:KK  
10/21/14

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-01651-(4)  
CONDITIONAL USE PERMIT NO. 201400067**

**PROJECT DESCRIPTION**

The project is for the construction, operation, and maintenance of a roof-mounted wireless telecommunications facility with appurtenant equipment subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on October 21, 2029.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate

Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification

of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **December 22, 2014**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PERMIT SPECIFIC CONDITIONS

19. This grant shall authorize the construction, operation, and maintenance of an unmanned, roof-mounted wireless telecommunications facility and appurtenant equipment.
20. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
21. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
22. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
23. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
24. Construction and maintenance of the facility shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday. Emergency repairs of the facility may occur at any time.

25. The project shall be developed and maintained in substantial compliance with the approved plans market Exhibit "A." Placement and height of all roof-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A." The facility shall be built as depicted in the photo simulations presented at the public hearing.
26. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
27. The maximum height of the facility shall not exceed 10 feet above the building roof line and shall not extend above the wall screen.
28. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
29. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
30. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice.
31. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
32. The Regional Planning project number, conditional use permit number and leaseholder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level. The same information shall be available from building management upon request.
33. The facility shall be secured by a locked rooftop door and/or fencing. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited.
34. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall

restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

35. New equipment added to the facility shall not compromise the stealth design of the facility.
36. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated August 25, 2014.
37. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated August 4, 2014.

Attachments:

Fire Department Letter dated August 4, 2014

Public Works Department Letter dated August 25, 2014



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2014-01651

MAP DATE: August 4, 2014

LOCATION: 18253 Colima Road, Rowland Heights

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**REVISED CONDITIONS: Supersedes Fire Dept. Conditions dated July 25, 2014**

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**CONDITIONS OF APPROVAL – ACCESS**

1. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone (626) 458-5100  
<http://dpw.lacounty.gov>

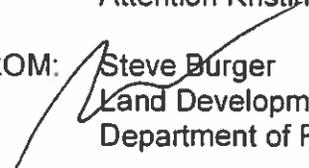
ADDRESS ALL CORRESPONDENCE TO:  
P O BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

August 25, 2014

IN REPLY PLEASE  
REFER TO FILE LD-2

TO: Maria Masis  
Zoning Permits East Section  
Department of Regional Planning

Attention Kristina Kulczycki

FROM:  Steve Burger  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201400067**  
**PROJECT NO. R2014-01651**  
**18253 COLIMA ROAD**  
**ASSESSOR'S MAP BOOK NO. 8270, PAGE 6, PARCEL NOS. 37 AND 39**  
**UNINCORPORATED COMMUNITY OF ROWLAND HEIGHTS**

We reviewed the site plan for the construction and maintenance of an unmanned wireless telecommunication facility that will be located on the rooftop of the existing building. The maximum height of the proposed antenna and the existing building will be 44 feet and will include 12 panel antennas along with other equipment to power the antennas.

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

1. Building and Safety

- 1.1 Submit plans to Public Works' Building and Safety Division, La Puente District office for review and permit issuance. Provide engineering calculations to justify the existing building is capable to withstand the additional loads created by the new telecommunication facility.

For questions regarding the building and safety condition, please contact Clint Lee of Building and Safety Division at (626) 458-3154 or [cllee@dpw.lacounty.gov](mailto:cllee@dpw.lacounty.gov).

2. Aviation

- 2.1 The project must ensure that all California Department of Transportation, Division of Aeronautics, and Federal Aviation Administration protocols and regulations are adhered to and implemented. The project coordinator should contact Caltrans and FAA for compliance. The following represents the contact information for these agencies:

Federal Aviation Division  
Western Pacific Region  
Airport Division  
(310) 725-3608

Caltrans  
Division of Aeronautics  
(916) 654-4959

For questions regarding the aviation condition, please contact Jason Morgan of Public Works' Aviation Division at (626) 300-4602 or [jmorgan@dpw.lacounty.gov](mailto:jmorgan@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

RC:tb