



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

August 31, 2015

TO: Alex Garcia  
Hearing Officer

FROM: Thuy Hua   
Zoning Permits North Section

SUBJECT: **Project No. R2014-02743-(5)**  
**Conditional Use Permit No. 201400130**  
**HO Meeting: September 1, 2015**  
**Agenda Item: #6**

The above-mentioned item is a request to authorize the construction, operation, and maintenance of a new unmanned wireless telecommunications facility disguised as a mono-eucalyptus tree located in the C-3 zone at the southeast corner of North San Dimas Canyon Road and East Foothill Boulevard.

Staff received an email on August 31, 2015 with a letter dated August 27, 2015 from the City of San Dimas objecting to the design of the proposed project. Since the subject property is located at one of the entrances to the City of San Dimas, they are requesting a design more compatible with ones that are approved in the city such as a water tower or windmill. They are recommending a continuation of the public hearing and a re-submittal by the applicant to a design that would be in line with the projects that have been approved in the City of San Dimas.

Staff also received an email on August 31, 2015 from the City of La Verne expressing concerns with the design and continued use of the balance of the subject property. The City of La Verne is requesting that the plant nursery remain in operation in order to mitigate the appearance of the facility or that additional conditions be included to require landscape screening and fencing to help screen the facility. They are recommending the inclusion of additional condition(s) to address the concern or a continuation of the hearing in order to provide staff with adequate time to draft the requested condition(s).

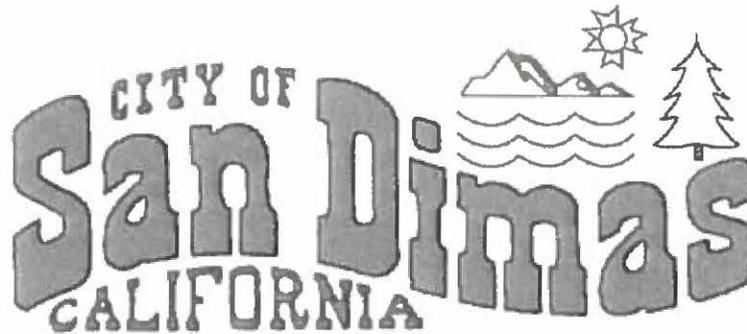
RG:TH

Enclosure: Letter from City of San Dimas dated August 27, 2015  
Email from City of La Verne dated August 31, 2015

City Council  
CURTIS W. MORRIS, Mayor  
JEFF TEMPLEMAN, Mayor Pro Tem  
DENIS BERTONE  
EMMETT BADAR  
JOHN EBINER

City Manager  
BLAINE M. MICHAELIS

Assistant City Manager  
Treasurer/City Clerk  
KENNETH J. DURAN



Assistant City Manager of  
Community Development  
LAWRENCE STEVENS

Director of Public Works  
KRISHNA PATEL

Director of Parks  
and Recreation  
THERESA BRUNS

City Attorney  
MARK W. STERES

August 27, 2015

Thuy Hua  
Los Angeles County Department of Regional Planning (DRP)  
320 W. Temple Street  
Los Angeles, CA 90012

Re: Project No. R2014-02743-(5) and Conditional Use Permit  
No. 201400130. A request for construction, operation and  
maintenance of a new unmanned wireless telecommunication facility  
located at the southeast corner of North San Dimas Canyon Road  
and East Foothill Boulevard within the San Dimas Zoned District.

Dear Ms. Hua:

The City of San Dimas is in receipt of the public notice for the above mentioned project which is to be reviewed at a public hearing on September 1, 2015. The City of San Dimas would like to go on record as objecting to the overall design of the proposed wireless facility and equipment building. If the subject project were to be submitted to the City, it would not meet our Development Standards (see Exhibit A) and long-standing practice of not approving monotrees as they are typically not constructed to look like real trees and have long-term maintenance issues to maintain their appearance.

The subject site is at the entry to the City and is within the sphere of influence (see Exhibit B). The subject property is at a prominent intersection that is heavily traveled by many residents and commuters. The City also has concerns about the negative visual effect it will have on one of the main entrances to the City. The City would recommend the project be redesigned to be in-line with other wireless facilities that have been approved in the City (see Exhibit C). The potential of a facility designed as a water tower or windmill with an architecturally cohesive equipment building may be a more appropriate design for this location. City staff would be more than willing to offer their support in developing an appropriate design that would meet the City's development standards and meet the need of the facility.

The following are specific issues of concern the City has with the proposed project in addition to the overall design of the project:

1. The mono-Eucalyptus tree design is not acceptable
2. The equipment enclosure is not architecturally compatible
3. The block wall enclosure is not of a decorative finished material such as slump stone, split face or stucco.
4. The fencing enclosure material and height is not acceptable as it is chain link with barbwire at a height of 8'.

As discussed on the phone the City is opposed to the project and would recommend the project be continued to allow the applicant to resubmit an appropriate mono design that would be in line with the projects that have been approved in San Dimas. The City appreciates your consideration in this manner.

Sincerely,



Marco A. Espinoza  
Senior Planner

Attachments:

- Exhibit A - Chapter 18.150 Wireless Communication Facilities
- Exhibit B - Sphere of Influence Map, 2013
- Exhibit C - Examples of other Wireless facilities in the City
- Exhibit D - General Plan Land Use Element – Community Design

## Chapter 18.150

## WIRELESS COMMUNICATION FACILITIES

## Sections:

- 18.150.010 Purpose.
- 18.150.030 Definitions.
- 18.150.050 Process.
- 18.150.070 Where permitted.
- 18.150.090 Design standards.
- 18.150.110 Other design requirements.
- 18.150.130 Deviation from standards.
- 18.150.150 Abandonment.

**18.150.010 Purpose.**

It is the desire of the city to encourage an aesthetically pleasing local environment. It is also the intent of the city to encourage the expansion of wireless technology because it provides a valuable service to residents and business persons in the city. It is the city's goal to encourage wireless providers to construct new facilities disguised as public art pieces or to mount antennae on buildings in a way that blends architecturally with the built environment. (Ord. 1061 § 1 (part), 1996)

**18.150.030 Definitions.**

As used in this chapter:

"Monopoles" mean a stand-alone pole that has antennae attached to it.

"Multiple use facilities" mean wireless communication facilities that are shared with other existing or newly constructed uses (ball field lights, shopping center freeway signs, flagpoles, etc.).

"Public art" means a piece of art, either functional or aesthetic that visually benefits the community.

"Wireless communication facilities master plan" means a requirement for all local service providers to identify all proposed local sites. The wireless communication facilities master plan shall require review and approval by the development plan review board. (Ord. 1061 § 1 (part), 1996)

**18.150.050 Process.**

A. All companies and providers of wireless communication service within the city shall process a wireless communication facilities master plan of all locally proposed sites. When an application is filed to increase the number or alter sites operated by a single company within the city, all sites operated by that company shall be open for review and alteration if deemed necessary by the city.

B. The wireless communication facilities master plan shall require review and approval by the development plan review board. In addition, facilities that are designed as a public art piece shall be reviewed and approved by city council.

C. Co-location wireless facilities shall be administratively approved through the issuance of a building permit and shall not be subject to discretionary development plan review board or city council approval, if it satisfies the following requirements:

1. The co-location facility is consistent with requirements for the wireless communication facilities set forth in this chapter.

2. The proposed facility is located with an existing wireless telecommunications facility that received approval from the development plan review board and/or the city council. Any new facility which includes co-location shall meet the requirements of this chapter.

3. The proposed facility does not alter the height, overall massing, or exterior appearance of the existing wireless facility. (Ord. 1194 § 1, 2010; Ord. 1061 § 1 (part), 1996)

**18.150.070 Where permitted.**

A. Wireless communication facilities shall be allowed as a permitted use as follows:

1. M-1 zone and other industrial zones and specific plans permitting industrial uses, as follows:

- a. Monopoles are permitted within one hundred fifty feet of a freeway,
- b. Building mounted when integrated into an existing structure and multiple use facilities,
- c. When designed as a piece of public art;

2. AP zone and specific plans permitting office uses, as follows:

a. Building mounted when integrated into an existing structure and multiple use facilities,

b. When designed as a piece of public art;

3. Public zone, as follows:

a. Building mounted when integrated into an existing structure and multiple use facilities,

b. When designed as a piece of public art;

4. Commercial zones and specific plans allowing commercial uses, as follows:

a. Building mounted when integrated into an existing structure and multiple use facilities,

b. When designed as a piece of public art;

5. Open space zone, as follows:

a. Ground mounted with a maximum height of twelve feet, monopoles prohibited,

b. When designed as a piece of public art with a maximum height of thirty feet;

6. On city owned property in any zone, as follows:

a. Building mounted when integrated into an existing structure and multiple use facilities,

b. When designed as a piece of public art.

B. Wireless communication facilities shall be allowed as a conditionally permitted use as follows:

1. Residential zones and specific plans allowing residential uses, as follows:

a. Ground mounted with a maximum height of twelve feet, monopoles prohibited,

b. When designed as a piece of public art with the maximum height to be determined by the approving body,

c. Building mounted when integrated into an existing structure and multiple use facilities. (Ord. 1061 § 1 (part), 1996)

#### 18.150.090 Design standards.

A. Monopoles. Stand alone monopoles shall only be permitted within one hundred fifty feet of a freeway in an M-1 zone. The maximum height of a monopole is sixty feet. All stand alone monopoles shall be constructed of marbilite and shall have a maximum diameter of thirty inches at the base.

Monopoles shall be separated a minimum of one thousand feet from any existing monopole.

B. Multiple Use Facilities. Wireless communication antennae may be integrated into existing or newly developed facilities that are functional for other purposes, such as ball field lights, shopping center freeway signs, flagpoles, etc. All multiple use facilities shall be designed to detract from the antennae (see Exhibit A for example).

C. Building Mounted. Building mounted wireless communication facilities shall be integrated into the existing building architecturally (see Exhibit B for example).

D. Public Art. Wireless communication facilities may be designed within a piece of public art. Public art may be a functional item such as a clock tower or be some type of attraction such as a historic water tower or historical monument. All such designs are subject to development plan review board approval and city council approval (see Exhibit C for example). (Ord. 1061 § 1 (part), 1996)

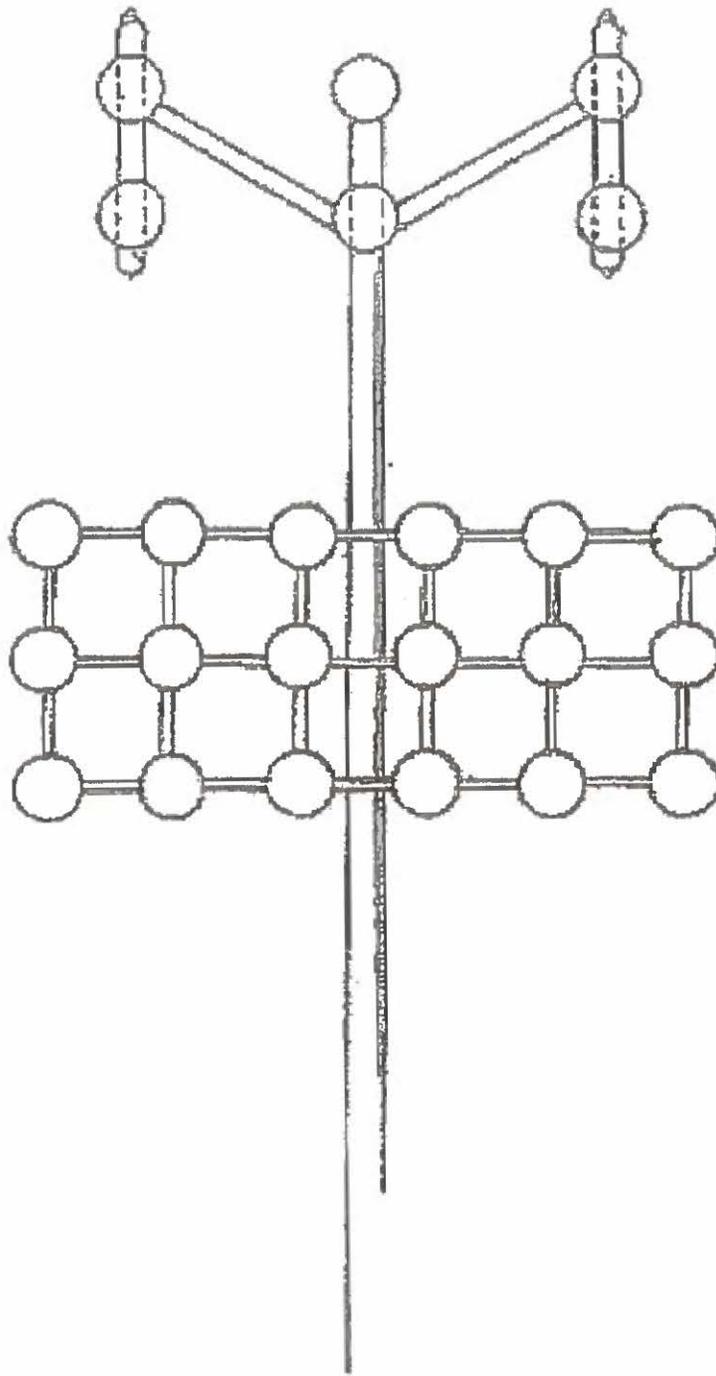
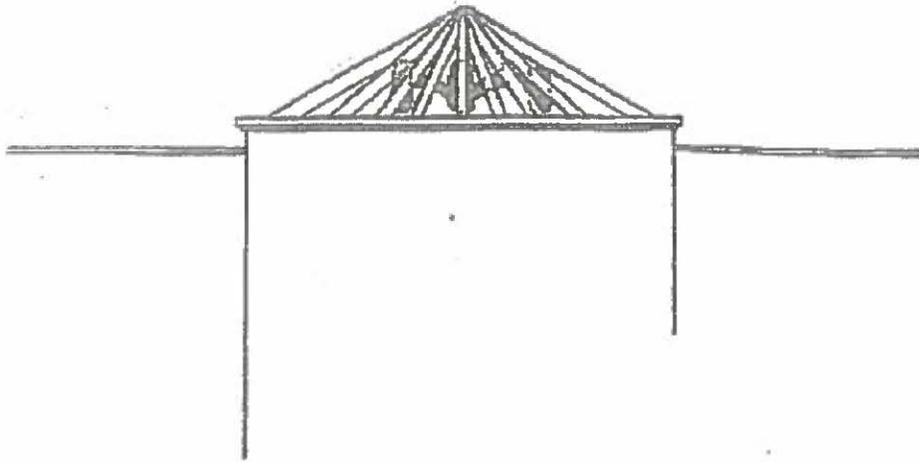


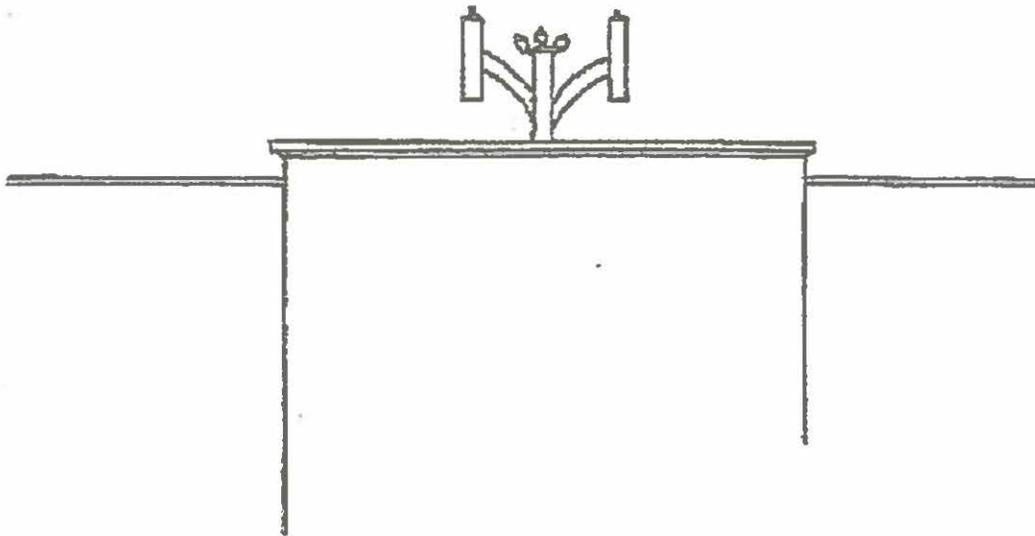
EXHIBIT A

Example of an antenna designed as an extension of ball field lights. This is one example of a multiple use facility.



Do This  
A Good Example of a Building Mounted Antenna

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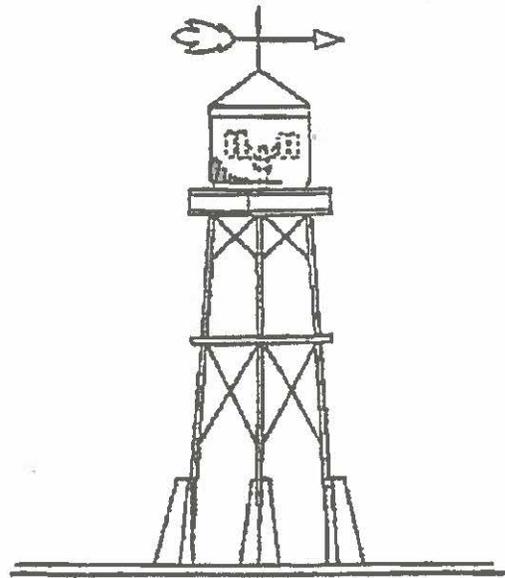
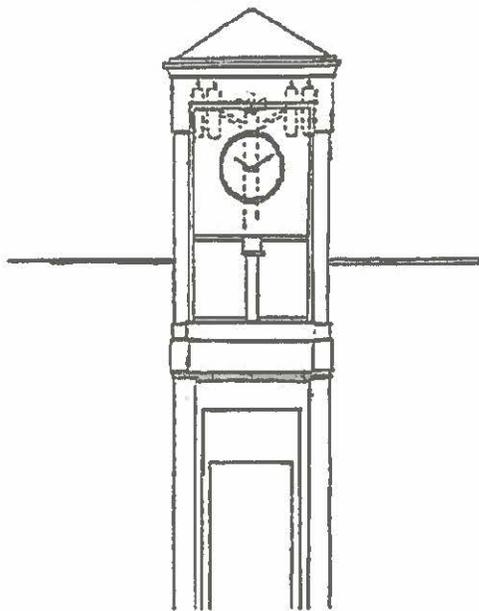


Don't Do This  
An Unacceptable Example of a Building Mounted Antenna

**EXHIBIT B**

Z-123

EXHIBIT A



**EXHIBIT C**

Examples of Possible Public Art Pieces that Provide Antenna Space

**18.150.110 Other design requirements.**

A. Whip antennae and microwave dish antennae shall only be permitted if integrated into the design of the structure and/or fully screened from public view.

B. Support facilities such as equipment rooms and cabinets and cellular switching devices shall be designed to match the architecture of adjacent buildings. Because of the size of some support facilities there may be the desire not to house the facilities within a building. In such a case, the facilities shall be screened from public view by walls, fences, trellises, landscaping and similar treatments.

C. No chain link fence is permitted associated with any wireless communication facility.

D. Temporary poles may be permitted for a period of up to six months, if an application for a permanent facility has been filed and the necessity for temporary service can be proven to the satisfaction of the city. Final approval of a temporary facility shall be subject to the review and approval of the director of community development.

E. Lattice towers shall not be permitted anywhere within the city.

F. All utilities associated with wireless communication facilities shall be underground.

G. The facility operator or property owner shall be responsible for maintaining the facility in an appropriate manner, which includes, but is not limited to, regular cleaning of the facility, keeping the facility painted in an appropriate manner, keeping bird nests and other similar items cleared from the antenna area and all around maintenance of the facility. (Ord. 1061 § 1, 1996)

**18.150.130 Deviation from standards.**

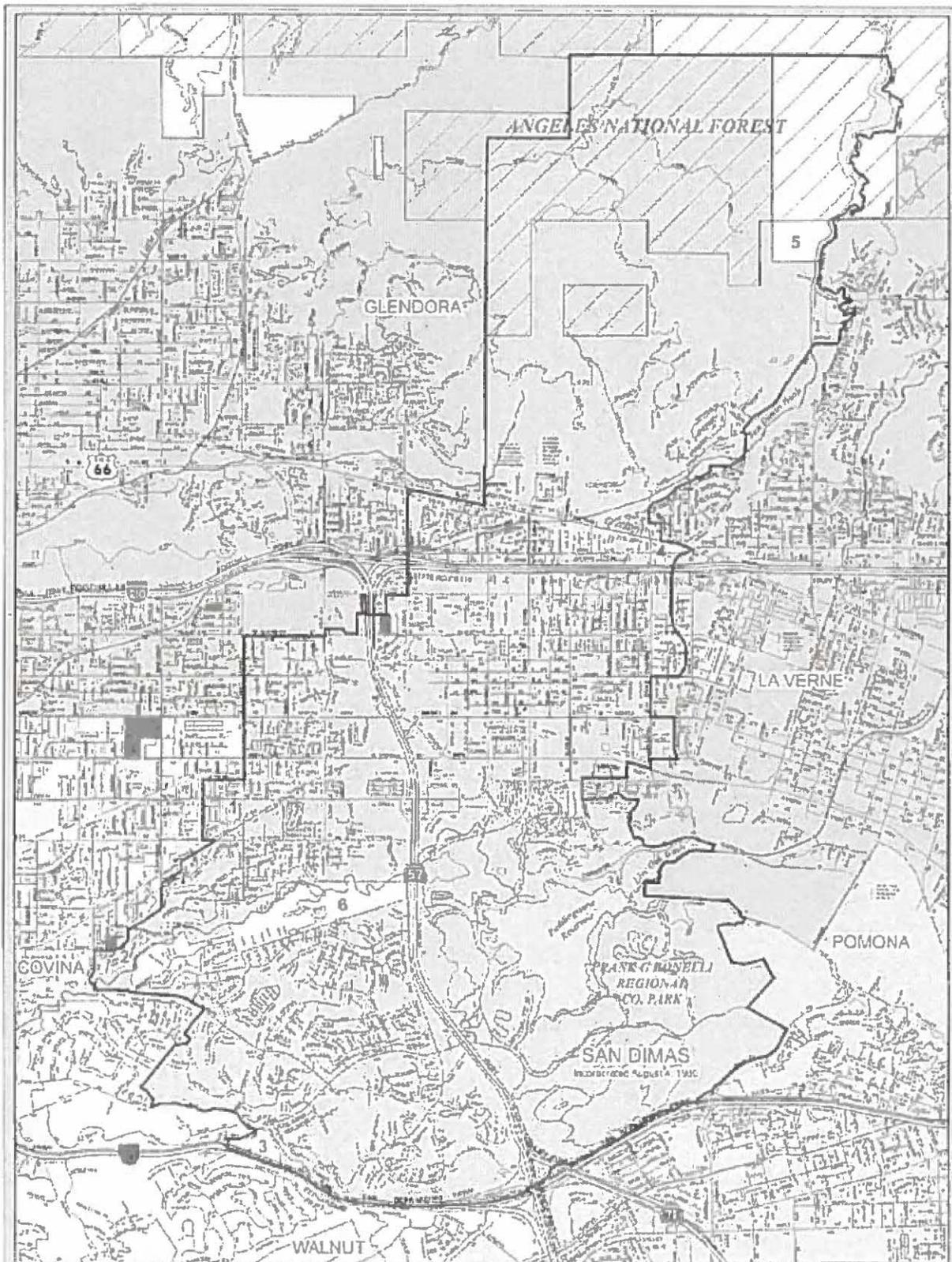
For monopoles only, the development plan review board shall have the ability to alter the standards for height, diameter of the monopole base and separation between monopoles when it can be shown that the deviation creates a more appropriate design. The intent of this deviation provision is to allow for co-location when necessary; however,

deviation may also be acceptable where a better overall design is achieved.

The maximum deviation permitted shall be twenty percent. (Ord. 1061 § 1, 1996)

**18.150.150 Abandonment.**

All approvals for wireless communication facilities shall be in effect only while the facilities are being operated on a continual basis. When the use is replaced or discontinued for a period of six months, the approvals will lapse, and the operator or property owner shall be required to remove the facility and all associated equipment and restore the property to its original or otherwise acceptable condition, subject to the approval of the director of community development. (Ord. 1061 § 1, 1996)



**Legend**

- City of San Dimas
- San Dimas Sphere of Influence
- 1** Study VI, Area 1111 Established 03-28-73
- 2** Study VI, Area 1111 Established 05-26-71

- 3** Study VI, Area 1111A Established 02-25-73
- 4** Study VI, Area 1111B Established 1-28-73
- 5** Study VI, Area 1111C Established 1-28-73
- 6** Established 07-11-84

**San Dimas Sphere of Influence**

Sphere of Influence History	
Action	Effective Date
Established	06-01-38
Revised	07-11-78
Revised	11-14-12

1 in = 0.6 miles



Revised January 6, 2014

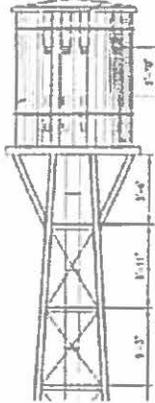
	156 E. Bonita	299 E. Foothill	714 Cienega	186 Village Court *Approved – Not constructed Yet.	762 W. Cypress * Not a Water Tower	211 W. Allen Ave.
Photos						
Overall Height	43'	62'	60'	65'	83'-7"	80'
Barrel Dimensions	14' High 10'-10" Diameter	20' High 18' Diameter	16' High 16' Diameter	17'-6" High 13' Diameter	No Barrel – Windmill	20 High 13 Diameter
Platform Dimensions	11'-10" x 11'-10"	22' x 22'	21' x 21'	15'-4" x 15'-4"	20' x 20'	17' x 17'
Platform Width	3'	2'-4"	1'-8"	1'	7'	6'
Base Dimensions	12'-9" x 12'-9"	19'-6" x 19'-6"	16' x 16'	9'-6" x 9'-6"	15' x 15'	17'-3" x 20'

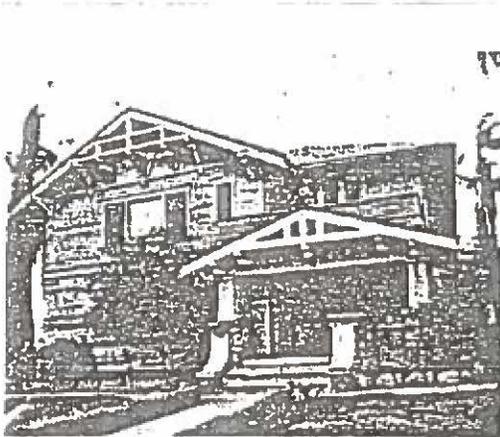
EXHIBIT C

## Community Design

The City, over the years, has been preserving and promoting a rural atmosphere and image for San Dimas. This rural image was strongly supported by the community attitude survey respondents, community workshops, and the General Plan Advisory Committee. There are four themes which reinforce the City image, and they include:

- Early California
- Frontier Village
- Semi-rural Atmosphere
- City Entries

### Early California Theme:



*Typical bungalow craftsman architecture*

The Early California Theme has been implemented in the town core of San Dimas Avenue between Bonita Avenue and Gladstone, and its major characteristics include:

- California Bungalow Craftsman and Queen Anne residential styles with wood-frame, post and beam construction with use of wood shingles and arroyo stone.

On Foothill Boulevard, the Early California style is represented by:

- Mission style stucco construction and red tile roof.
- Brick buildings with turn-of-the-century detailing and ornamentation.

Frontier Village Theme:

The Frontier Village Theme area is bounded by Eucla Avenue, Walnut Avenue and north and south residential neighborhoods, and is a major element in this downtown area. Many of the front facades of these buildings have been renovated to reflect the frontier theme. The community survey, the GPAC meetings, and community-wide meetings supported to continue this theme. Priority improvements for this area are to upgrade the rear facades and parking areas.

Semi-Rural Atmosphere:

There are various means to achieve a rural/semi-rural atmosphere. The City can control the density of housing to preserve open space and views to the hillsides and canyons; or preserve historical features that reflect San Dimas' agricultural heritage. The opportunities to reinforce this rural image include:

- The continued encouragement of equestrian residential uses.
- Preservation of the foothills and canyons through very low density residential development.
- Preservation of existing agricultural sites and structures, such as the packing house and a representative citrus grove.

City Entries:

City entries are gateways which reinforce the image of the City. These entries are recommended to be developed with unique landscaping and a City entry sign within medians or public property to create a sense of identity. There are numerous opportunities to provide these City entries within San Dimas; these opportunities include:

- Valley Center and Arrow Highway (existing)
- Via Verde and I-10 (existing)
- The area north and west of the City at Gladstone and Lone Hill
- Puddingstone Drive and City limits
- Foothill Boulevard at east and west city limits
- Foothill Boulevard at San Dimas Canyon Road
- Arrow Highway at San Dimas Canyon Road
- San Dimas Avenue at Highway 30
- Bonita at San Dimas Canyon Road
- Badillo Avenue at west city limits
- Cienega Avenue at west city limits
- Cypress Avenue at west city limits

## Thuy Hua

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**From:** Hal Fredericksen [hal@ci.la-verne.ca.us]  
**Sent:** Monday, August 31, 2015 3:10 PM  
**To:** Thuy Hua  
**Cc:** Larry Stevens; Marco Espinoza; Eric Scherer  
**Subject:** Fwd: Project # R2014-02743-(5) CUP and Env Assmt for Proposed Verizon WTF (San Dimas)

Hello Ms. Hua,

The City of La Verne respectfully requests that the above referenced application be continued in order to allow the applicant and staff to work with the cities of La Verne and San Dimas in order to incorporate design aspects and address long term land use associated with the proposed WTF application. The City of La Verne looks forward to working with the applicant and the County to achieve a WTF installation that befits the communities, while yet providing the needed wireless service for our residents and businesses.

Thank you.

Hal Fredericksen

Hal G. Fredericksen  
Community Development Director  
City of La Verne  
3660 D Street  
La Verne, CA 91750  
(909) 596-8706  
[hal@ci.la-verne.ca.us](mailto:hal@ci.la-verne.ca.us)

----- Forwarded Message -----

**Subject:**Project # R2014-02743-(5) CUP and Env Assmt for Proposed Verizon WTF (San Dimas)

**Date:**Mon, 31 Aug 2015 12:26:57 -0700

**From:**Hal Fredericksen <[hal@ci.la-verne.ca.us](mailto:hal@ci.la-verne.ca.us)>

**To:**Thuy Hu <[thua@planning.lacounty.go](mailto:thua@planning.lacounty.go)>

**CC:**Larry Stevens <[lstevens@ci.san-dimas.ca.us](mailto:lstevens@ci.san-dimas.ca.us)>

Hello Ms. Hua,

My name is Hal Fredericksen. I am the Community Development Director for the City of La Verne.

I have recently received contact from several La Verne residents regarding the proposed County application (Project # R2014-02743-(5) CUP and Env Assmt for Proposed Verizon WTF (San Dimas)) for a "Mono Eucalyptus" wireless telecommunications facility (WTF) at the southeast corner of Foothill Boulevard and San Dimas Canyon Rd. While within the San Dimas sphere, the project does have impact on La Verne residents, most notably within the "Foxglen" neighborhood; approximately 400 homes located on the north side of Foothill Blvd, northeast of the project site. A notice of the Sept 1 hearing for the proposed WTF was recently affixed to a utility box in the Foxglen neighborhood. Unfortunately notice was apparently not provided directly to the City of La Verne, however I have been able to access the County Planning website and I have read the application details , staff report, and proposed conditions of approval for the project.

I am very familiar with this type of WTF application and I believe the

request is fairly reasonable, and that you are proposing good conditions to ensure a quality "stealth" design and good long term maintenance. Thank you. I know wireless service in this area is lacking, and the WTF could be an assist to local residents and particularly for emergency purposes.

I am concerned, however, about the balance of the subject site should the WTF be approved. Today the site is utilized for storage and growing of nursery stock plants. It is unclear if the nursery operation would be expected to continue. It would seem continued nursery storage could help mitigate the appearance of the WTF and help maintain good site maintenance. Conversely, removal of the nursery plant materials, however, could leave an open barren site at this corner, creating the potential for dumping, weeds, etc at this very visual corner and edge between the cities of La Verne and San Dimas. I would encourage the County to mandate the keeping of these plant materials or some alternate landscape screening and fencing to maintain the site and help screen the WTF installation.

I realize the hearing is tomorrow. Hopefully some acceptable condition(s) can be added to reflect this concern. Otherwise it might be prudent to recommend a continuance in order to craft a reasonable condition.

I will attempt to contact you later this afternoon to discuss this application.

I hope these comments in advance will help convey the City's position and best represent the welfare of our nearby residents. I look forward to speaking with you; most likely after 2:00 p.m. today.

Thank you.

Hal Fredericksen  
Community Development Director  
City of La Verne

cc: Larry Stevens, San Dimas ACM/Community Development

--

Hal G. Fredericksen  
Community Development Director  
City of La Verne  
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