



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 25, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Anthony Curzi *AC*
Zoning Permits North Section

Project No. R2015-00052-(1) – Conditional Use Permit No. 201500002 - RPC
Meeting: August 26, 2015 - Agenda Item: 8

The above-mentioned item is a request to construct, operate, and maintain a new wireless telecommunication facility (WTF) located on an existing Southern California Edison utility pole in the public right-of-way. The project was originally approved by the County Hearing Officer on May 19, 2015 and was subsequently appealed by a member of the public on June 2, 2015.

Enclosed please find revised Findings and Conditions, additional correspondence from the public on the proposed project, and revised photographic simulations and elevations of the proposed WTF.

If you need further information, please contact Anthony Curzi at (213) 974-6443 or acurzi@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

RG:AMC

Enclosures: Revised Findings and Conditions, Additional Correspondence, Revised Simulations and Elevations

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00052-(1)
CONDITIONAL USE PERMIT NO. 201500002**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500002 ("CUP") on August 26, 2015. The County Hearing Officer also conducted a duly-noticed public hearing on the same matter on May 19, 2015. The Hearing Officer's decision was appealed by a member of the public on June 2, 2015.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction, operation, and maintenance of a new wireless telecommunication facility (WTF) on an existing Southern California Edison (SCE) utility pole located in the public right-of-way ("Project") on a property located adjacent to 3330 ½ City Terrace Drive, in the unincorporated community of East Los Angeles ("Project Site") in the C-2 (Neighborhood Business) Zone pursuant to Los Angeles County Code ("County Code") Section 22.28.160.
3. The Project Site is located in the public right-of-way (ROW) and contains an existing 34-foot-tall SCE utility pole.
4. The Project Site is located in the City Terrace Zoned District and is currently zoned C-2.
5. The Project Site is located within the East Los Angeles Community Standards District.
6. The Project Site is located within the CR (Commercial/Residential) land use category of the East Los Angeles Community Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
 - North: C-2
 - South: R-2 (Two-Family Residence)
 - East: R-2, R-1 (Single-Family Residence)
 - West: C-2, R-2
8. Surrounding land uses within a 500-foot radius include:
 - North: Single- and multi-family residences, church, auto repair, markets
 - South: Single- and multi-family residences, auto repair, markets, clothing shops
 - East: Single- and multi-family residences
 - West: Single- and multi-family residences, realty, discount store
9. The Project Site was zoned C-2 by Ordinance No. 2022 on December 14, 1931.

10. The site plan for the Project depicts the subject site with the existing utility pole and new, underground pull-box five feet to the south of the pole. Ninety feet to the north of the pole, the above-ground pedestal is located. Two 15-gallon toyon (*Heteromeles arbutifolia*) are depicted near the pedestal. Elevations depict the 34-foot-tall existing SCE pole with two Remote Radio Units (RRUs) and an antenna mounted on top, rising to 36.5 feet above ground level.
11. The Project Site is accessible via City Terrace Drive.
12. The proposed WTF is located in the public ROW along City Terrace Drive, and there is sufficient parking on the street to accommodate construction and maintenance vehicles.
13. The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions.
14. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, 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 involved the addition of antennas and ancillary telecommunication on and near and existing utility pole. Such minor additions are permitted under a Class 1 categorical exemption.
15. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearing by mail, newspaper, and property posting.
16. Prior to the Hearing Officer's public hearing on May 19, 2015, the Department of Regional Planning ("Regional Planning") staff received one e-mail in opposition to the Project. The e-mail cited visual and health impacts from the proposed Project. Furthermore, prior to the August 26, 2015 Commission's public hearing, Regional Planning staff received eight e-mails in opposition to the Project. The e-mails refer to concerns with radiation, visual impacts, and effects upon property values.
17. A duly-noticed public hearing occurred before the Hearing Officer. Staff presented the case and recommended approval. The applicant's representative, Korina Arvizu, stated that she agreed with the project findings and conditions and offered to answer questions regarding the project from the Hearing Officer.

One person, Mr. William Schwartz, spoke in opposition to the project, citing aesthetic and health impacts from the WTF. This individual also raised concerns regarding sufficient noticing of the project in the community, including the fact that postcards noticing the public hearing were mailed only to property owners and not renters; that the postcards were only in English; the effect on lowering property values from WTFs being located adjacent to residences; questions about alternative locations for

the WTF; questions regarding whether this project would lead to additional WTFs in the community; and questions regarding whether the neighborhood qualified as an historic district.

After discussion with Staff and the applicant's representative, the Hearing Officer explained that the project was adequately noticed as required by state law, that local jurisdictions cannot deny applications for WTFs based on health concerns as that is a matter that is regulated by the Federal Communication Commission, and that the visual impacts from the project were relatively minor, and were, therefore, unlikely to cause detrimental impacts upon property values.

The Hearing Officer then recommended changes to the findings and conditions, including adding a condition requiring the applicant to submit proof of SCE review and approval of the project prior to the applicant receiving building permits and a condition requiring the applicant to adequately maintain in good condition the two toyon trees to be planted in the parkway. The Hearing Officer then closed the public hearing, determined the Project categorically exempt from CEQA and approved the Project.

Additional Commission proceedings to be inserted after hearing.

18. The Hearing Officer's approval was appealed on June 2, 2015 by a member of the public, Mr. William Schwartz. Mr. Schwartz cited many of the concerns he raised at the public hearing as reasons for the appeal.
19. The Commission finds that the Project is consistent with the plans and policies of the East Los Angeles Community Plan. The WTF is located on a previously existing utilities infrastructure within the previously disturbed ROW area and is therefore consistent with the permitted uses of the underlying land use category.
20. The Commission finds that the Project is allowed in the subject zone category with the approval of a conditional use permit. Further, the Project is consistent with the development standards of the C-2 Zone as set forth in Section 22.28.170 of the County Code. The Project is also consistent with the Subdivision and Zoning Ordinance Policy No. 01-2010, which regulates development of WTFs, including WTFs in the public ROW. The proposed WTF will place equipment that can be undergrounded under the sidewalk, as required, and two 15-gallon toyons will be planted on either side of the above-ground electrical meter pedestal to further mitigate for visual impacts.
21. The use requested (construction, operation, and maintenance of a new WTF on an existing utility pole) will provide a utility-type service to the area, and will allow residents, visitors, and motorists the possibility to make emergency calls if necessary.

Therefore, the Commission finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.

22. The utility pole has existed for many years at the subject site, and the proposed WTF will be well-integrated into the utility pole such that antennas and ancillary equipment are scarcely noticeable.

Therefore, the Commission finds that 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.

23. The proposed project will not require any variations or deviations from development standards. WTF antennas are affixed to the utility tower and ancillary equipment is mostly below grade, with a pedestal above grade. The applicant will also plant two 15-gallon toyons on either side of the above-ground electrical meter pedestal in the ROW on the sidewalk. The WTF is in the public ROW and many development standards, including CSD standards, do not apply.

Therefore, the Commission finds that 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.

23. The WTF is located in the public ROW on an existing utility pole on City Terrace Drive, a public highway. The WTF will require periodic visits from maintenance personnel, and there is adequate parking on the street to accommodate the service vehicle. The use is not anticipated to generate pedestrian or bicycle trips.

Therefore, the Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

24. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 15 years.

25. The Commission finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of both the Hearing Officer and Commission public hearings by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the East Los Angeles community. On April 16, 2015, a total of 122 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 for the May 19, 2015 Hearing Officer public hearing, and on July 8, 2015, a total of 122 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 for the Commission public hearing for the appeal.

26. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is 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 North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and the East Los Angeles Community 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 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 pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit No. 201500002, subject to the attached conditions.

ACTION DATE: August 26, 2015

RG:AMC
August 25, 2015

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00052-(1)
CONDITIONAL USE PERMIT NO. 201500002**

PROJECT DESCRIPTION

The project is for the construction, operation, and maintenance of a new, unmanned wireless telecommunication facility (WTF) on and around an existing Southern California Edison (SCE) 34-foot-tall utility pole in the public right-of-way, comprised of antennas and Remote Radio Units on the pole, an underground pull-box, and an above-ground pedestal, 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 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 10 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. 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 August 26, 2030.** 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 the Fire 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 **October 26, 2015**.
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 - CONDITIONAL USE PERMIT (WIRELESS TELECOMMUNICATION FACILITY)

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. 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.
21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Department of Public Works, Building and Safety Division or other appropriate agency.
24. Placement and height of all pole-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be constructed and maintained as depicted in the photo simulations presented at the public hearing.
25. Maintenance vehicles shall not block access to driveways or garages.

26. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
27. 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.
28. 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.
29. The project number, CUP number and leaseholder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
30. Upon termination of this grant or 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. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of Regional Planning and any other government agency. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the permittee's expense.
31. No additional meter boxes contained outside existing facilities as shown in approved Exhibit "A," are authorized by these grants.
32. External lighting, including security lighting, shall be on motion sensors, be of low-intensity, fully shielded and directed away from adjacent residences and open space. Pole-mounted lighting is prohibited on the leasehold. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
33. Construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
34. 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.

35. New equipment added to the facility shall not compromise the stealth design of the facility.
36. Antennas shall be painted or covered to match their background.
37. Prior to the construction of the project, the permittee shall obtain an encroachment permit from Public Works and provide a copy of the permit to the Zoning Enforcement Section of Regional Planning.
38. Ventilation enclosures for the project site, if proposed, shall be mounted to the ground surface with no projection above ground.
39. This grant entitles the permittee to install the wireless telecommunications facilities on the existing or a replacement utility pole but does not entitle the permittee to retain the pole for its sole use or to install a new pole for its facilities in the event the existing pole is removed, such as to accommodate the undergrounding of utilities. Notwithstanding the provision of Condition 8, if the existing pole is removed prior to the termination date of this grant, this grant shall thereupon terminate. The permittee will be required to obtain a new conditional use permit to relocate its facilities or to install a new pole or poles at the present location and continue the use at the same location. Application for a conditional use permit at such time shall be subject to the regulations then in effect.
40. The permittee shall maintain the two toyon trees in a neat, clean, and healthful condition and shall properly prune, weed, remove litter, fertilize and replace the trees when necessary.
41. The height of the facility shall not exceed 36.5 feet (36 feet, 6 inches).
42. The placement of the facility shall not interfere with the public's unobstructed use of highways, sidewalks or trails, or unobstructed access from private property to highways and other public access.
43. If Public Works requires the facility to relocate due to street improvement projects and undergrounding of utilities, the cost of relocation of wireless facilities due to such projects shall be fully borne by the owner or permittee of the wireless facilities involved.
44. If street parking is prohibited on the street where the facility is located and on nearby side streets, the permittee shall obtain an approved traffic plan for the parking of maintenance vehicles from Public Works.
45. Maintain standard Americans with Disabilities Act clearances around all above-ground wireless telecommunication equipment including poles within the public right-of-way to the satisfaction of Public Works, where applicable.

46. Prior to obtaining building permits for the project, the applicant shall submit documentation to the satisfaction of the Director of Regional Planning that SCE has reviewed and approved the project.

PROJECT SITE-SPECIFIC CONDITIONS

47. This grant shall authorize the construction, operation, and maintenance of a WTF located on and around an existing SCE utility pole in the public right-of-way.

Attachments:

Public Works Department Letter dated April 2, 2015



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

April 2, 2015

IN REPLY PLEASE
REFER TO FILE: LD-2

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

Attention Anthony Curzi

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201500002
PROJECT NO. R2015-00052-(1)
3330 1/2 CITY TERRACE DRIVE
ASSESSOR'S MAP BOOK NO. 5231, PAGE 4, PARCEL NO. 8
UNINCORPORATED COUNTY COMMUNITY OF CITY TERRACE

We reviewed the revised site plan for the installation of a new telecommunication antenna mounted at the top of an existing 34 feet high wood utility pole in the public right of way fronting the property located at 3330 1/2 City of Terrace Drive in the unincorporated County community of City Terrace. The project also includes the construction of a new concrete pad with 200 AMP Myers electric meter pedestal and a new pull box in the vicinity of the existing utility pole.

Public Works recommends approval of this CUP. However, we recommend the site plans be submitted to Southern California Edison for their review prior to approval of the CUP since the existing utility pole identified as being impacted is owned and maintained by them.

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

Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:

1. Road

- 1.1 Obtain an encroachment permit from Public Work's Land Development Division, Permit Section, for the installation of the new telecommunication antenna and associated equipment within the road right of way. For additional information and procedures, please contact Lana Radle of Land Development Division's Permit Section, at (626) 458-4958 or lradle@dpw.lacounty.gov.
- 1.2 The placement of the proposed pole and wireless telecommunications facility shall not interfere with the public's unobstructed use of roadways and sidewalks or unobstructed access from private property to roadways and sidewalks.
- 1.3 Where applicable, maintain standard Americans with Disabilities Act clearances around all above-ground wireless telecommunication equipment, including poles, to the satisfaction of Public Works.
- 1.4 If Public Works requires the facility to be relocated due to future street improvement projects and undergrounding of utilities, the cost of relocation of wireless facilities, due to such projects, shall be fully borne by the owner, operator, or permittee of the wireless facilities.

For questions regarding the road conditions or if you have any other questions, please contact Teni Mardirosian of Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

TM:tb

P:\dpubl\SUBPCHECK\Plan\CUP\CUP 201500002-3330 5 city terrace drive\TCUP 201500002\2015-02-23 TCUP 201500002 submittal\CUP docx

Anthony Curzi

From: Luz Loza [northrowanhillsca@yahoo.com]
Sent: Thursday, August 20, 2015 11:51 PM
To: Anthony Curzi
Subject: Project No R2015-00052-(1)

I would like to go on record that as a homeowner and Captain for the NRHCA who resides at 1069 N Rowan Ave, which would be directly affected by the proposed wireless tower with potential adverse health effects and an aesthetic eyesore, I am adamantly opposed to the project. I will pursue every avenue possible including notifying the homeowners association in my area, sending flyers to nearby residences, and having neighbors appear at the public hearing to voice opposition. Please let the appropriate parties know and let me know if you wish to discuss the matter further

North Rowan Hills Citizens Association
Luz Loza
(323) 707-6546

Anthony Curzi

From: lucero@lizarde.com
Sent: Thursday, August 20, 2015 11:57 PM
To: Anthony Curzi
Subject: Project #R2015-00052-(1)

Como rentera y residente de North Rowan quiero hacerle saber que estoy totalmente en desacuerdo que pongan una torre mas de celular en nuestra area. Deseo expresar que me opongo a este proyecto. Los efectos de salud que causarían a nuestros residentes deben de ser considerados para no poner nada que nos perjudique.

Por favor apuntenme en el record que yo Lucero Lizarde no estoy de acuerdo.

Gracias por su tiempo y consideración

Translation of Lucero Lizarde's e-mail

As a resident and renter of North Rowan, I wish to express my total disagreement with the proposal to place a cellular tower in our area. I am opposed to this project. Health effects to residents caused should be considered. Please put me on record that I, Lucero Lizarde, am not in agreement.

Thank you for your time and consideration.



SCL RAMONA LA G2

3330 1/2 CITY TERRACE DRIVE LOS ANGELES CA 90063

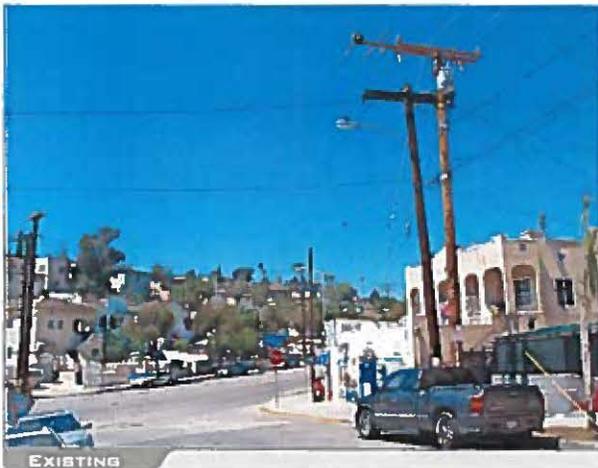


VIEW 1

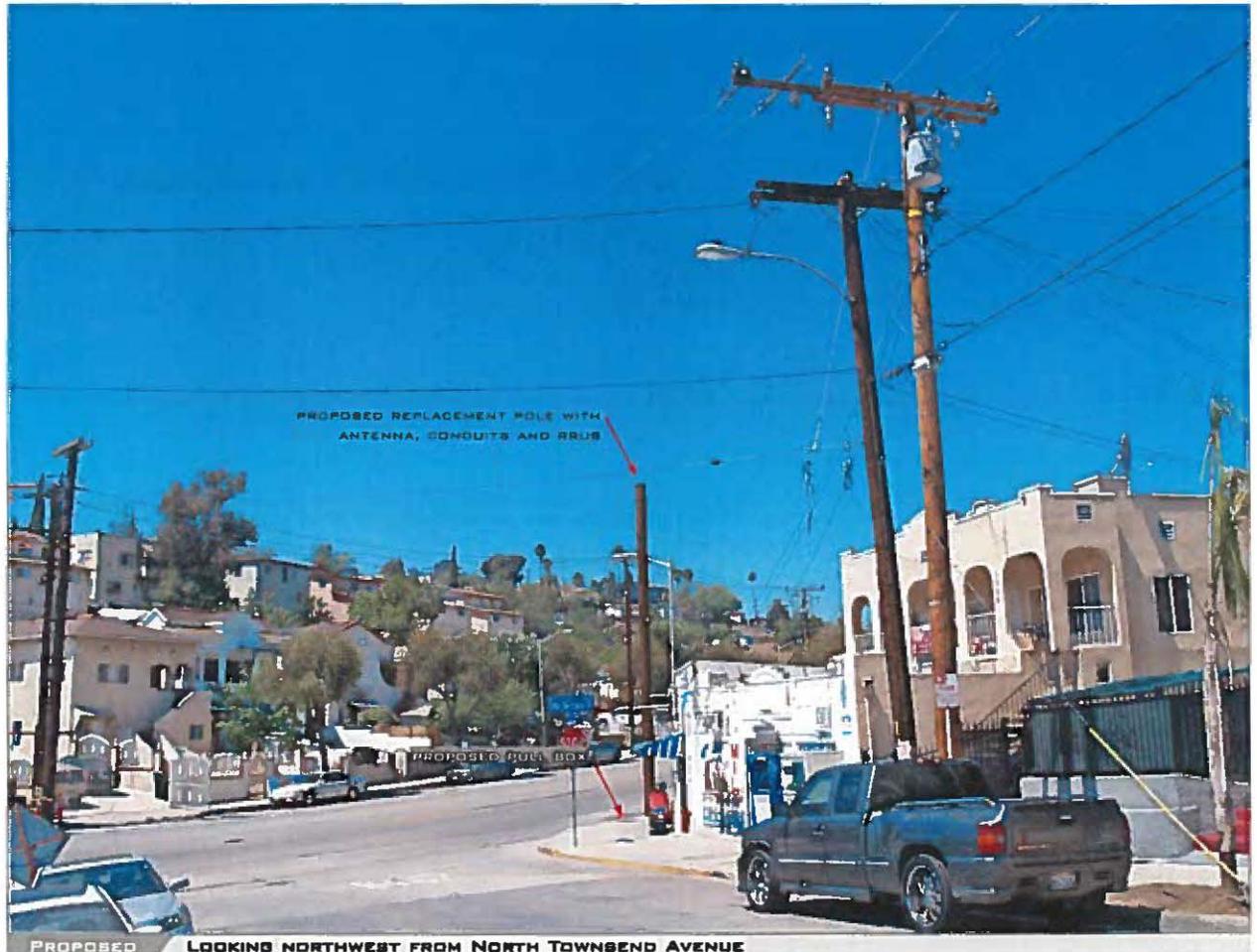


LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHWEST FROM NORTH TOWNSEND AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

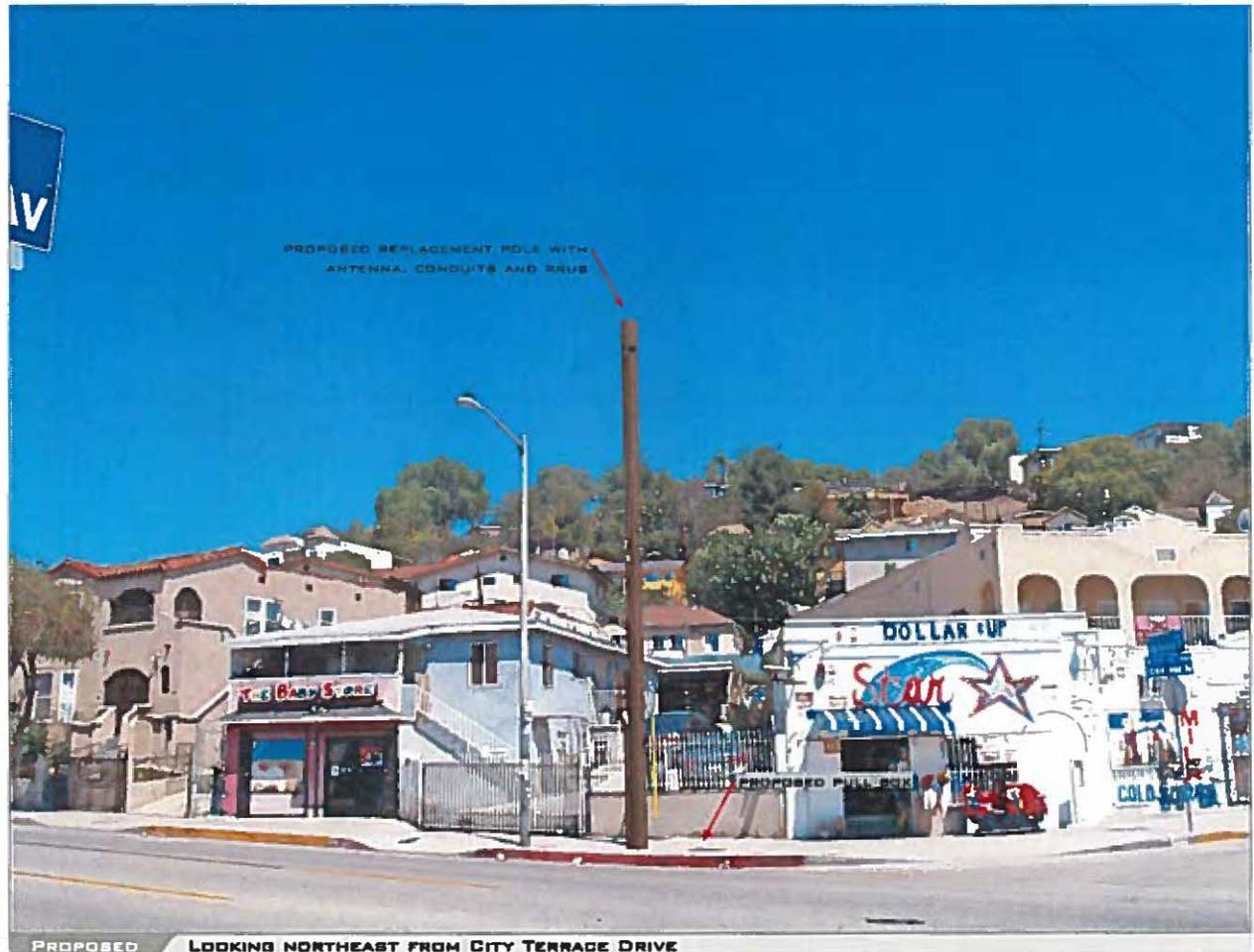
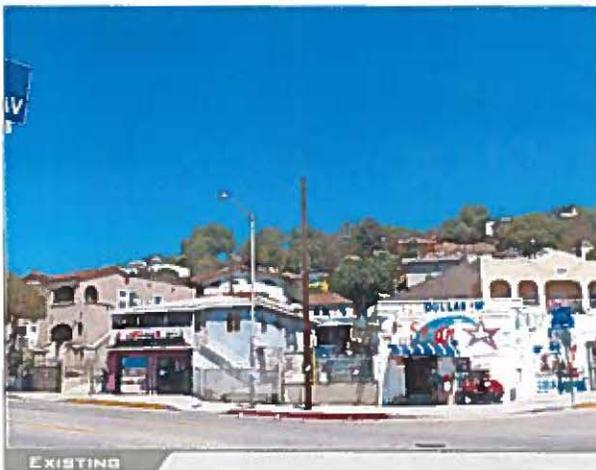


SCL RAMONA LA G2

3330 1/2 CITY TERRACE DRIVE LOS ANGELES CA 90063



VIEW 2



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

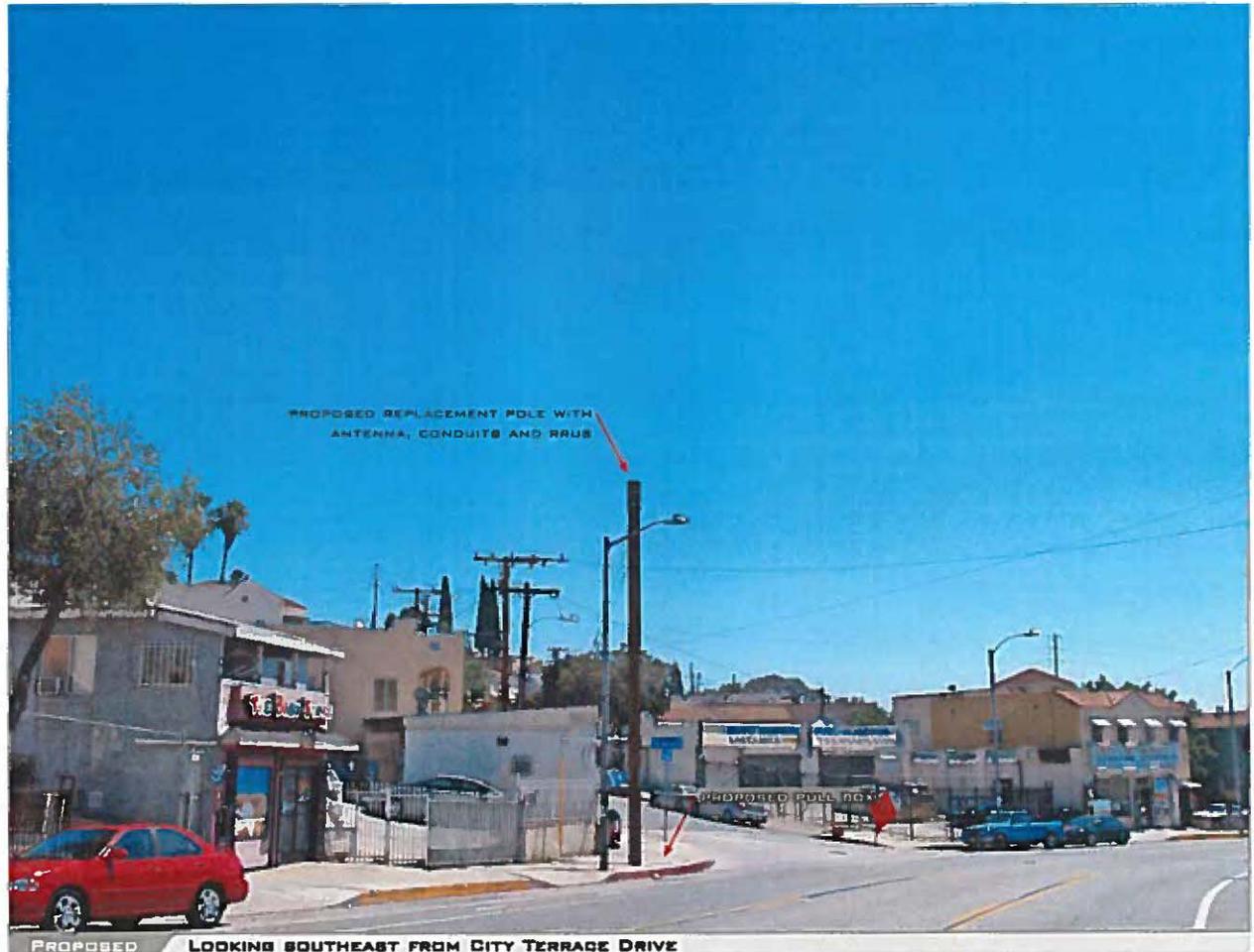
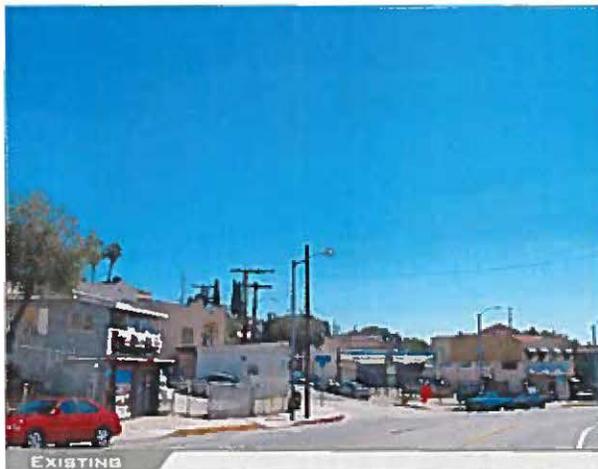


SCL RAMONA LA G2

3330 1/2 CITY TERRACE DRIVE LOS ANGELES CA 90063



VIEW 3



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



SCL RAMONA LA G2

3330 1/2 CITY TERRACE DRIVE LOS ANGELES CA 90063

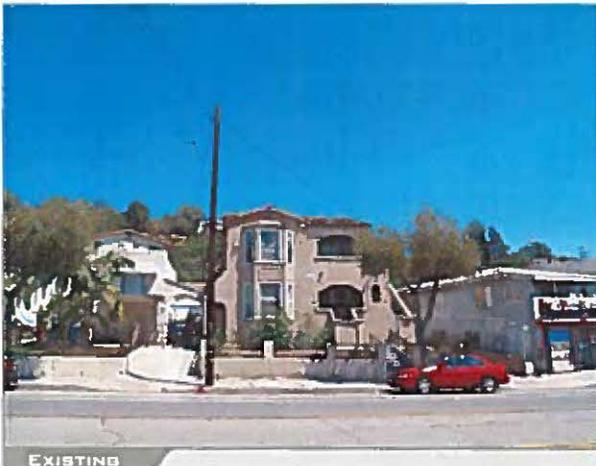


VIEW 4

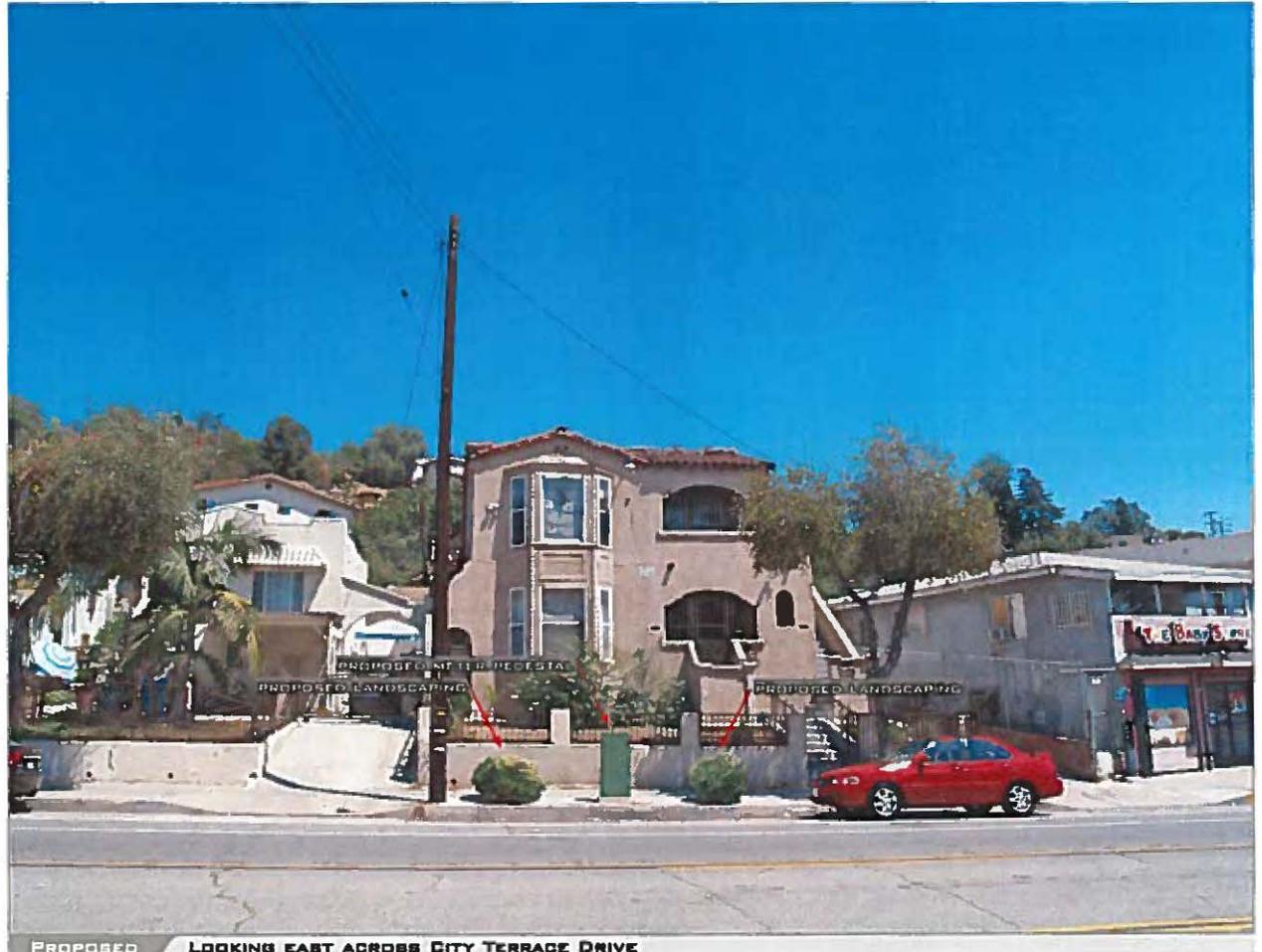


LOCATION

©2014 Google Maps



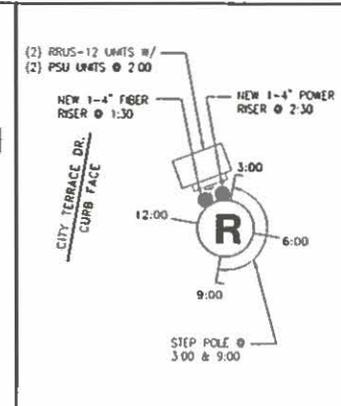
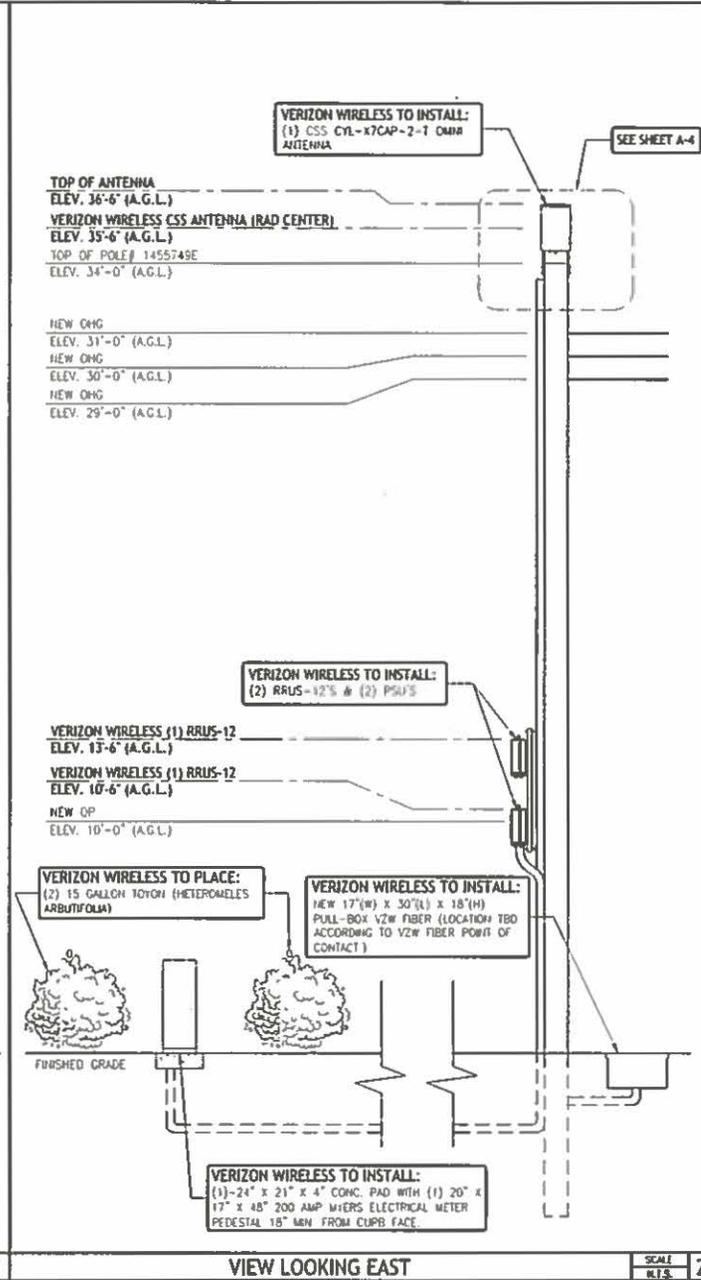
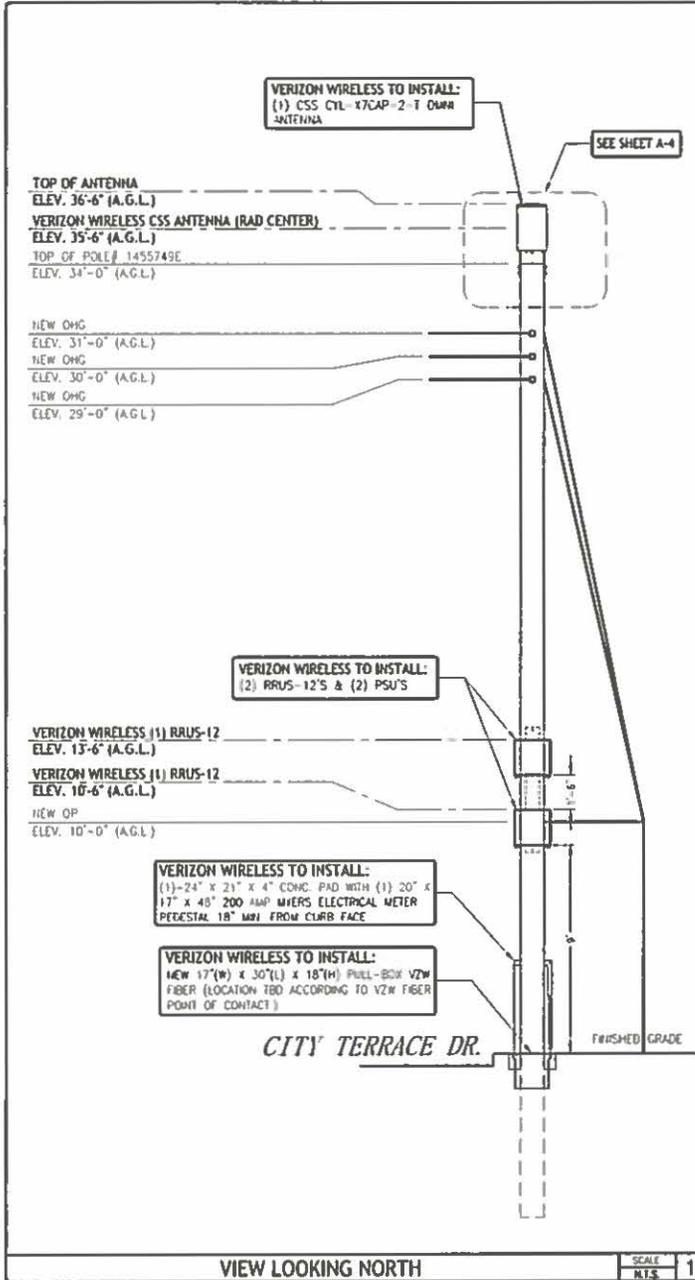
EXISTING



PROPOSED

LOOKING EAST ACROSS CITY TERRACE DRIVE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



- RISER DETAIL** SCALE: 3 N.T.S.
1. PL. 3 SECTOR CONE ANTENNA RAD @ 40'-0" AGL 110', 230' & 350'
 2. PL. (2) 40W RRUS-12'S W/ (2) PSU'S ON OH STANDOFF BRACKET @ 2.00
 3. PL. 1-4" POWER RISER @ 2.30
 4. PL. 1-4" FIBER RISER @ 1.30.
 5. SCE TO PL. (3) OHG'S @ 31', 30' AND 29' AGL.
 6. SCE TO PL. (2) OHG'S @ 31' AND 29' AGL.
 7. STEP POLE @ 3.00 & 9.00.

A&E DEVELOPMENT

core
DEVELOPMENT SERVICES
A&E SERVICES
2148 Babson Street
Oxnard, California 93021
(714)726-8814 (714)233-4451 fax
www.core.ae.com

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO CORE. ANY USE OR REPLICATION OTHER THAN THAT WHICH IS RELATED TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

SITE: (BUILDER)

verizon wireless
15885 SAND CANYON AVENUE
SUITE 8, FIRST FLOOR
IRVINE, CALIFORNIA 92618
949.286.7000

SITE INFORMATION

SITE NAME: SCL RAMONA LA G2 R.O.W.

SITE ADDRESS: F/O 3330 1/2 CITY TERRACE DR., LOS ANGELES, CA 90063

100% ZD'S

DATE: 07/25/14

ENGINEERED BY: CORE DEVELOPMENT SERVICES

DRAWN BY: CORE DEVELOPMENT SERVICES

REVISIONS

REV	DESCRIPTION	DATE/BY
0	ISSUED FOR REVIEW	07/15/14 LS
1	90% ZD'S	08/29/14 LS
2	100% ZD'S	10/15/14 LS

STAMP

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-3

MAKE READY NOTES SCALE: 4 N.T.S.