



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

**PROJECT NUMBER**      **HEARING DATE**  
 R2015-00887-(4)      08/04/2015

**REQUESTED ENTITLEMENTS**  
 RCUP201500038

## PROJECT SUMMARY

### OWNER / APPLICANT

T-Mobile West Corp

### MAP/EXHIBIT DATE

11/19/2014

### PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit for the continued operation with minor modifications of an existing Wireless Telecommunication Facility on the rooftop of an office building.

### LOCATION

1850 S. Azusa Ave., Hacienda Heights

### ACCESS

Azusa Avenue

### ASSESSORS PARCEL NUMBER(S)

8295-012-163, 8295-012-162

### SITE AREA

4.1 ac

### GENERAL PLAN / LOCAL PLAN

General Plan/Hacienda Heights Community Plan

### ZONED DISTRICT

HACIENDA HEIGHTS

### LAND USE DESIGNATION

CG (General Commercial)

### ZONE

C-2 (NEIGHBORHOOD BUSINESS ZONE)

### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

N/A

### COMMUNITY STANDARDS DISTRICT

NONE

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption-Existing Facilities

### KEY ISSUES

- Consistency with the Los Angeles County General Plan and the Hacienda Heights Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Zoning Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof)
  - 22.28.170 (C-2 Development Standards)

### STAFF RECOMMENDATION

Approval

### CASE PLANNER:

Carl Nadela

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