



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 22, 2016

TO: Hearing Officer Susan Tae

FROM: Anthony Curzi *AC*
Zoning Permits North Section

**Project No. R2015-02224-(5) / Conditional Use Permit No. 201500087 / HO Meeting April, 5 2016
Agenda Item No. 8**

The above-mentioned item is a request for a conditional use permit to authorize the construction, operation, and maintenance of a new wireless telecommunications facility (WTF) disguised as a 49-foot-tall palm tree (monopalm) in the unincorporated community of Quartz Hill in the west Antelope Valley.

At a previous Hearing Officer meeting, you had requested that the applicant provide additional documentation that co-locating the WTF on an existing 78-foot, 4-inch-tall monopalm was not feasible and that, in fact, a new monopalm as proposed by the applicant was the best and least-intrusive alternative.

The applicant has submitted additional documentation that demonstrates that co-locating onto the existing monopalm would be more intrusive visually as the additional antennas required for the new WTF would visually be incompatible with the palm tree design. These antennas would have to be mounted at mid-point on the monopalm, away from existing antennas which are near the top and partially hidden with fronds, effectively negating the palm tree design of the existing facility.

A new monopalm, by contrast, would actually be superior aesthetically as: (1) it would be shorter than the existing monopalm and located a sufficient distance away from it, so as to not appear cluttered on the property, (2) it would be better able to disguise the new antennas into the overall design of the tree with fronds and other treatments, and (3) it would, from a distance, provide variety in the overall look of the property, which contains numerous water tanks and appurtenant equipment.

Additional documentation from the applicant states that they require a total of 12 antennas, greater than the four required by the previous second carrier on the existing monopalm. Twelve antennas at midpoint on the monopalm tower would result in a degraded visual environment. Furthermore, the existing monopalm's proximity to power lines would cause interference with the wireless signal, negatively affecting the ability to serve the area.

Therefore, staff believes that the proposed Project for a new monopalm is the most appropriate and least-intrusive design for the area and meets the burden of proof for a conditional use permit.

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: Visual simulation, Delta Groups Engineering, Inc. Response



Delta Groups Engineering, Inc.

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**RE: Proposed Verizon Wireless "Twentio" Site at 2023 West Avenue O
Project No. – R2015-02224**
Subject: Public Hearing Response Letter

Dear Mr. Curzi,

At the March 1st, 2016 Public Hearing reviewing the proposed installation and operation of a Verizon Wireless facility located at 2023 West Avenue O, in Quartz Hill, we were asked by the Hearing Officer to explore the possibility of co-locating on the existing monopalm on the property.

A colocation on the existing facility was considered in the initial reconnaissance for the Verizon site. However, Verizon did not pursue this option as colocations on monopalm facilities are generally discouraged due to the antennas of secondary carriers defeating the concealment elements of the tower. While the second carrier on the monopalm recently vacated their centerline, Verizon is unable to utilize the same space and method of stealthing due to differing antenna and equipment requirements. The previous carrier only had one antenna per sector, while Verizon requires four per sector, for a total of 12 antennas.

Furthermore, the proximity of the existing tower to the power lines directly to the east is a cause of concern for Verizon System Performance. At the antenna centerline needed for optimum network performance, the signal would be propagating into the power lines, which would cause passive intermodulation, or PIM interference, drastically degrading the ability of the antennas to serve the area.

We believe that the proposed new Verizon monopalm would be the most appropriate design to meet the coverage needs for the area, while maintaining a stealth facility that will best minimize visual impacts to the surrounding area.

If you have any additional questions, feel free to contact me.

Thank you,

A handwritten signature in blue ink, appearing to read "Miguel Samayoa", is written over a light blue circular stamp.

Miguel Samayoa – Zoning Specialist
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