

Hearing Officer Transmittal Checklist

Hearing Date
11/3/15
Agenda Item No.
5

Project Number: R2015-02580-(5)
Case(s): Conditional Use Permit Case No. 201500107
Planner: Steve Mar

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photo Simulations
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Technical Siting Analysis
- Alternate Site Analysis
- Coverage Maps

Reviewed By: 



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

PROJECT NUMBER
 R2015-02580-(5)

HEARING DATE
 November 3, 2015

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. 201500107

PROJECT SUMMARY

OWNER / APPLICANT

N/A (Public Right-of-Way) / Verizon Wireless

MAP/EXHIBIT DATE

6/24/15

PROJECT OVERVIEW

The applicant, Verizon Wireless, is requesting a Conditional Use Permit (CUP) to authorize the construction and operation of a new wireless telecommunications facility (WTF) located in the public right-of-way in the R-1 (Single-family Residence) zone pursuant to Los Angeles County Code Section 22.20.100. The project consists of replacing an existing 40-ft. long wood utility pole with a new 45-ft. long wood utility pole topped with a canister antenna and remote radio units and the installation of a 48" tall ground mounted electrical meter pedestal on a new 24" x 21" x 8" concrete pad. 6 ft., 6 in. of the new pole will be anchored underground. The total height of the new pole with canister antenna will be 41 ft., 6 in. above grade level. The electrical meter pedestal will be installed across the street from the new utility pole. Although depicted in the proposed site plan, the meter pedestal is not consistent with Subdivision and Zoning Ordinance Policy No. 01-2010 regarding the placement of wireless facility appurtenant equipment within the public right-of-way. If deemed feasible, the project will be required to remove the meter pedestal from the public right-of-way and operate on flat rate power.

LOCATION

Public right-of-way adjacent to 3902 & 3901 Mountain View Ave., East Pasadena

ACCESS

via Mountain View Rd.

ASSESSORS PARCEL NUMBER(S)

adjacent to 5755-016-007, 5755-019-008

SITE AREA

Utility Pole: 14" diameter, Concrete Pad for Electrical Meter Pedestal: 24" x 21"

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

East Pasadena ZD

LAND USE DESIGNATION

1 – Low Density Residential (1 to 6 du/ac)

ZONE

R-1 (Single-family Residence)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

1 to 6 du/ac

COMMUNITY STANDARDS DISTRICT

East Pasadena – San Gabriel CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.135 (East Pasadena-San Gabriel CSD requirements)

CASE PLANNER:

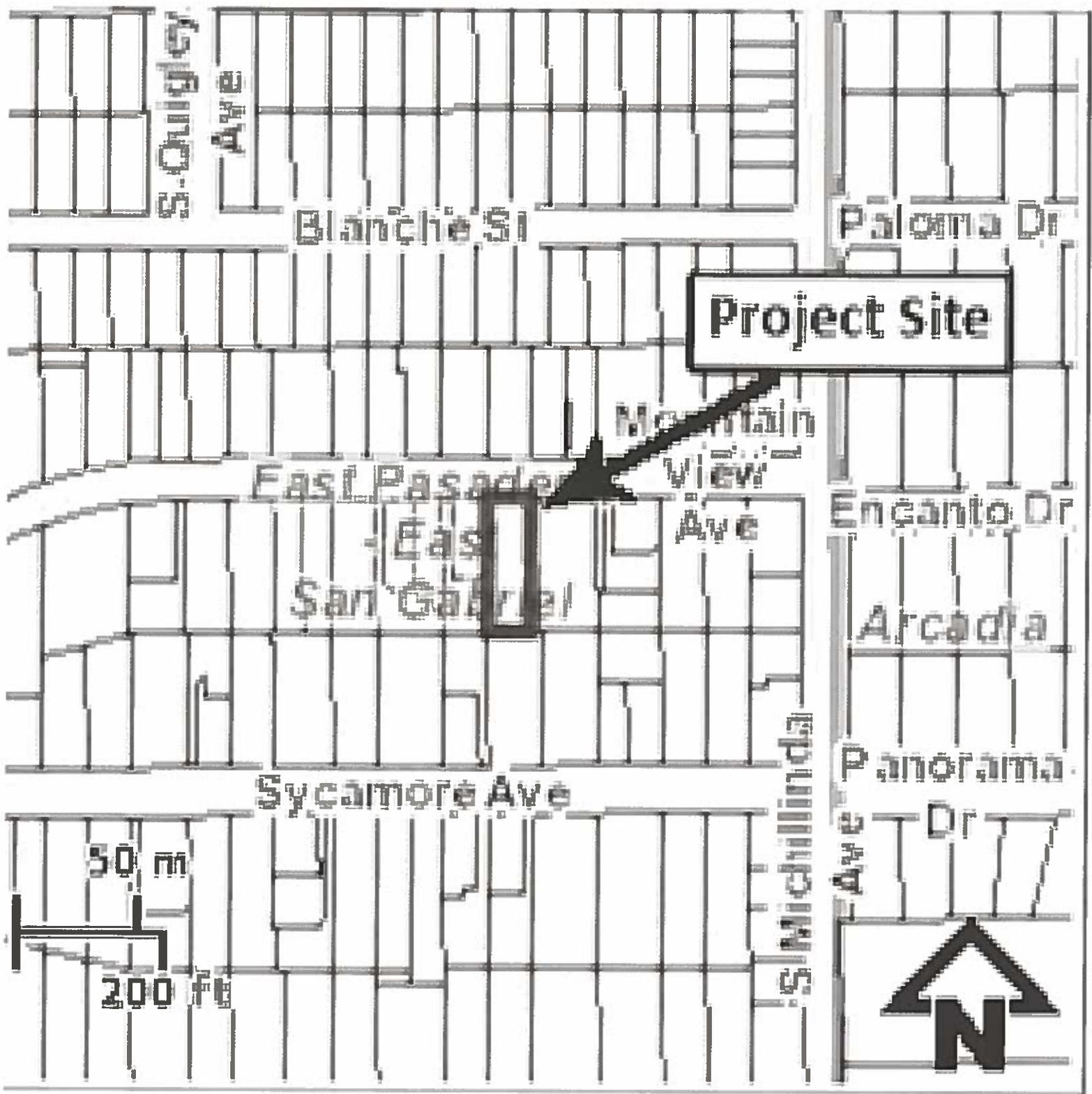
Steve Mar

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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the construction and operation of a new wireless telecommunications facility (WTF) consisting of a new wood utility pole and an electrical meter pedestal located in the public right-of-way in the R-1 (Single-family Residence) Zone pursuant to County Code Section 22.20.100.

PROJECT DESCRIPTION

The applicant, Verizon Wireless, is requesting a Conditional Use Permit (CUP) to authorize the construction and operation of a new wireless telecommunications facility (WTF) located in the public right-of-way in the R-1 (Single-family Residence) zone. The project consists of replacing an existing 40-ft. long wood utility pole with a new 45-ft. long wood utility pole topped with a canister antenna and remote radio units and the installation of a 48" tall ground mounted electrical meter pedestal on a new 24" x 21" x 8" concrete pad. 6 ft., 6 in. of the new pole will be anchored underground. The total height of the new pole with canister antenna will be 41 ft., 6 in. above grade level. The electrical meter pedestal will be installed across the street from the new utility pole. Although depicted in the proposed site plan, the meter pedestal is not consistent with Subdivision and Zoning Ordinance Policy No. 01-2010 regarding the placement of wireless facility appurtenant equipment within the public right-of-way. If deemed feasible, the project will be required to remove the meter pedestal from the public right-of-way and operate on flat rate power.

SITE PLAN DESCRIPTION

The site plan depicts the proposed WTF consisting of a new 45-ft. long, 13.69-in. diameter wood utility pole to replace an existing 40-ft. long wood utility pole in the public right-of-way in front of an existing single-family residence. The new pole will be located in front of a single-family residence at 3902 Mountain View Avenue near the property line adjoining 3862 Mountain View Avenue. 6 ft., 6 in. of the pole will be anchored underground. The pole will be topped with a cylindrical canister antenna and shroud and have two remote radio units installed below the canister and shroud. The total height of the new pole with canister antenna and shroud will be 41 ft., 6 in. above grade level. An existing street light fixture on the existing utility pole will be removed and installed onto the new pole. A new 48" tall electrical meter pedestal on a new 24" x 21" x 8" concrete pad will be installed in the public right-of-way in front of the single-family residence located at 3901 Mountain View Avenue and will be connected to the new WTF utility pole via an underground cable. If it is feasible for the facility to run on flat rate power, the meter pedestal will be removed from the project.

EXISTING ZONING

The subject property is zoned R-1 (Single-family Residence).

Surrounding properties are zoned as follows:

North: R-1 (Single-family Residence)
South: R-1 (Single-family Residence)
East: R-1 (Single-family Residence)
West: R-1 (Single-family Residence)

EXISTING LAND USES

The subject property is developed with a single-family residence.

Surrounding properties are developed as follows:

North: Single-family Residences

South: Single-family Residences
East: Single-family Residences
West: Single-family Residences

PREVIOUS CASES/ZONING HISTORY

The previous zoning history of the subject parcel is as follows: R1 (7/11/31).

Plot Plan and Construction permit approvals exist on the two subject lots for a guest house, a second unit, and a circular driveway.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project involves minimal construction for the replacement of the existing utility pole and the installation of the new facility. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the 1 – Low Density Residential land use category of the Los Angeles County General Plan. This designation is intended for areas particularly suitable for single family detached units and intended to maintain the character of existing low density residential neighborhoods. The proposed WTF will not alter the existing character of the surrounding single family residential neighborhood and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Maintain and conserve sound existing development.*

The project is a conditional use permit for a new WTF and will only minimally disturb the existing residential neighborhood. The facility will replace an existing wood utility pole with a new utility pole of similar dimensions and install a new electrical meter pedestal that will have a minimal disturbance on existing landscaping.

- *Improve the quality and accessibility of critical urban services including crime control, health, recreational and educational services.*

- *Maintain high quality emergency response services.*

The construction and operation of the new WTF will ensure that local cellular service will be available during emergencies.

Zoning Ordinance and Development Standards Compliance

Title 22 of the Los Angeles County code (Zoning Ordinance) does not specify WTF as a use. The use most closely matching a WTF specified in the Zoning Ordinance is radio or television stations and/or towers. Pursuant to Section 22.20.100 of the County Code, development of radio and television stations and towers is a permitted use in Zone R-1, provided that a CUP is obtained. The proposed wood utility pole and all pole-mounted equipment of the proposed facility complies with the County's Subdivision & Zoning Ordinance Policy memo No. 01-2010 that establishes policies and guidelines regarding permits for the siting and maintenance of WTFs. However, the placement of an electrical meter pedestal within the public right-of-way is

not consistent with Subdivision and Zoning Ordinance Policy No. 01-2010, which states that all appurtenant wireless facility equipment that is not structure-mounted and within the public right-of-way shall be placed underground if feasible. If it is feasible for the facility to run on flat rate power, the electric meter pedestal shall be removed from the project.

Neighborhood Impact/Land Use Compatibility

The WTF on the subject property is compatible with the surrounding neighborhood and ensures that local cellular service will remain readily available. WTFs are a permitted use in the R-1 Zone and the project is consistent with the scale of surrounding development.

The applicant carries the Burden of Proof to substantiate all facts as follows:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community, but is necessary to provide wireless communications to this particular area of Los Angeles County and the surrounding communities. Wireless communications are also used to promote efficient and effective non-emergency personal, business, and governmental communications. These services have been established and are accepted as an integral part of the nation's telecommunications infrastructure and promote the public health, safety, morals, comfort and general welfare. The proposed operation of the proposed telecommunications facility will provide a reliable and convenient means of communication for everyday personal and business use.

The proposed wireless telecommunications which Verizon Wireless will operate are necessary in order to provide wireless services to the surrounding community, including traditional wireless services such as wireless digital telephone service, mobile broadband and data transmission services. This technology does not interfere with radio, television or other communications signals, and all matters pertaining to health and safety and signal interference are within the sole province of the FCC.

The facility does not have growth-inducing implications, or promote additional development or a change in the density of surrounding residential and open space areas. Substantially no additional noise, smoke, odor impacts will be generated and no additional parking will be required for the proposed facility. Further, the proposed facility will not interfere with the quiet enjoyment of neighboring land uses.

This telecommunications facility will not endanger the public health, safety or general welfare. In fact, this site, as part of a larger network, provides access to wireless telecommunications in the event of an emergency. Wireless communication technology provides vital communications in "E911" and other emergency situations.

- B. 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.

The facility will not impair the use or enjoyment of, or be otherwise injurious to, property in the immediate vicinity. To the contrary, enhanced wireless communications has a positive influence on personal, business, governmental, and other existing uses in this area. Substantially similar wireless telecommunication installations exist within this immediate area.

The facility is consistent with the primary established uses within the Right-of-Way providing access to transportation services and the conveyance of utility services. The existing utility pole will be replaced and augmented by an antenna radome and RRU's.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The facility is not staffed and requires only infrequent maintenance visits (approximately one time a month). Further, no public access is required. There will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. The proposed project is consistent with the State franchise granted by the California Public Utilities Commission that provides for the conveyance of utility services within the ROW consistent with local regulatory standards.

The proposed facility will be supplied with electric service. No water, sewer, refuse or other additional services shall be required.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Wireless telecommunications facility projects located in the public right-of-way require an encroachment permit from the Los Angeles County Department of Public Works prior to construction.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has received comment letters from six households opposed to the project. Opposition consisted of requests to change the hearing location to a venue within East Pasadena and at an evening time, concerns about health risks associated with wireless facilities, aesthetics, a decrease in property values, future expansion of the facility if it were approved, and how the approval of the project would set a precedent for more wireless facilities to be built in the neighborhood.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2015-02580-(5), Conditional Use Permit Number 201500107, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201500107 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Steve Mar, Regional Planning Assistant II, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Photographs, Photo Simulations
Site Plan, Land Use Map

MM:SM
11/3/15

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02580-(5)
CONDITIONAL USE PERMIT NO. 201500107**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500107 ("CUP") on November 3, 2015.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction and operation of a new wireless telecommunications facility (WTF) ("Project") located in the public right-of-way in front of a single-family residence located at 3902 and 3901 Mountain View Avenue in the unincorporated community of East Pasadena ("Project Site") in the R-1 (Single-family Residence) zone pursuant to Los Angeles County Code ("County Code") section 22.20.100.
3. The Project is located in the public right-of-way in front of a single-family residence at 3902 Mountain View Avenue. An appurtenant electric meter pedestal is proposed to be installed in the public right-of-way in front of 3901 Mountain View Avenue.
4. The Project Site consists of one primary legal lot and requires a circular area of 14 inches diameter for a new wood utility pole. A secondary legal lot requires an area of 24 inches by 21 inches for a new concrete pad for an appurtenant electric meter pedestal. The Project Site parcels are rectangular in shape with flat topography and are developed with single-family residences.
5. The Project Site is located in the East Pasadena Zoned District and is currently zoned R-1 (Single-family Residence).
6. The Project Site is located within the 1 – Low Density Residential land use category of the Los Angeles County General Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
 - North: R-1 (Single-family Residence)
 - South: R-1 (Single-family Residence)
 - East: R-1 (Single-family Residence)
 - West: R-1 (Single-family Residence)
8. Surrounding land uses within a 500-foot radius include:
 - North: Single-family Residences
 - South: Single-family Residences
 - East: Single-family Residences
 - West: Single-family Residences
9. The Project Site was zoned R1 in 1931. Plot Plan and Construction permit approvals exist on the two subject lots for a guest house, a second unit, and a circular driveway.
10. The site plan for the Project depicts the proposed WTF consisting of a new 45-ft. long, 13.69-in. diameter wood utility pole to replace an existing 40-ft. long wood utility pole in the public right-of-way in front of an existing single-family residence. The new pole will be

located in front of a single-family residence at 3902 Mountain View Avenue near the property line adjoining 3862 Mountain View Avenue. 6 ft., 6 in. of the pole will be anchored underground. The pole will be topped with a cylindrical canister antenna and shroud and have two remote radio units installed below the canister and shroud. The total height of the new pole with canister antenna and shroud will be 41 ft., 6 in. above grade level. An existing street light fixture on the existing utility pole will be removed and installed onto the new pole. A new 48" tall electrical meter pedestal on a new 24" x 21" x 8" concrete pad will be installed in the public right-of-way in front of the single-family residence located at 3901 Mountain View Avenue and will be connected to the new WTF utility pole via an underground cable. If it is feasible for the facility to run on flat rate power, the meter pedestal will be removed from the Project.

11. The Project Site is accessible via Mountain View Avenue to the east and west and is accessible from the street.
12. The Project provides adequate street parking for maintenance and construction vehicles.
13. Wireless telecommunications facility projects do not require consultation with other County departments. If a wireless telecommunications facility project is located in the public right-of-way, an encroachment permit from the Los Angeles County Department of Public Works shall be obtained prior to construction.
14. 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 involves minimal construction for the replacement of the existing utility pole and the installation of the new facility.
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 hearings by mail, newspaper, and property posting.
16. Staff has received comment letters from six households opposed to the project. Opposition consisted of requests to change the hearing location to a venue within East Pasadena and at an evening time, concerns about health risks associated with wireless facilities, aesthetics, a decrease in property values, future expansion of the facility if it were approved, and how the approval of the project would set a precedent for more wireless facilities to be built in the neighborhood.
17. [Hearing Proceedings] *To be inserted after the public hearing to reflect hearing proceedings.*
18. The Hearing Officer finds that the project site is located within the 1 – Low Density Residential land use category of the Los Angeles County General Plan. This designation is intended for areas particularly suitable for single family detached units and intended to maintain the character of existing low density residential neighborhoods. The proposed WTF will not alter the existing character of the surrounding single family residential neighborhood and is therefore consistent with the permitted uses of the underlying land use category.

19. The Hearing Officer finds that Title 22 of the Los Angeles County code (Zoning Ordinance) does not specify WTF as a use. The use most closely matching a WTF specified in the Zoning Ordinance is radio or television stations and/or towers. Pursuant to Section 22.20.100 of the County Code, development of radio and television stations and towers is a permitted use in Zone R-1, provided that a CUP is obtained. The proposed wood utility pole and all pole-mounted equipment of the proposed facility complies with the County's Subdivision & Zoning Ordinance Policy memo No. 01-2010 that establishes policies and guidelines regarding permits for the siting and maintenance of WTFs. However, the placement of an electrical meter pedestal within the public right-of-way is not consistent with Subdivision and Zoning Ordinance Policy No. 01-2010, which states that all appurtenant wireless facility equipment that is not structure-mounted and within the public right-of-way shall be placed underground if feasible. If it is feasible for the facility to run on flat rate power, the electric meter pedestal shall be removed from the project.
20. The Hearing Officer finds that the proposed facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community, but is necessary to provide wireless communications to this particular area of Los Angeles County and the surrounding communities. Wireless communications are also used to promote efficient and effective non-emergency personal, business, and governmental communications. These services have been established and are accepted as an integral part of the nation's telecommunications infrastructure and promote the public health, safety, morals, comfort and general welfare. The proposed operation of the proposed telecommunications facility will provide a reliable and convenient means of communication for everyday personal and business use.

The proposed wireless telecommunications which Verizon Wireless will operate are necessary in order to provide wireless services to the surrounding community, including traditional wireless services such as wireless digital telephone service, mobile broadband and data transmission services. This technology does not interfere with radio, television or other communications signals, and all matters pertaining to health and safety and signal interference are within the sole province of the FCC.

The facility does not have growth-inducing implications, or promote additional development or a change in the density of surrounding residential and open space areas. Substantially no additional noise, smoke, odor impacts will be generated and no additional parking will be required for the proposed facility. Further, the proposed facility will not interfere with the quiet enjoyment of neighboring land uses.

This telecommunications facility will not endanger the public health, safety or general welfare. In fact, this site, as part of a larger network, provides access to wireless telecommunications in the event of an emergency. Wireless communication technology provides vital communications in "E911" and other emergency situations.

21. The Hearing Officer finds that the facility will not impair the use or enjoyment of, or be otherwise injurious to, property in the immediate vicinity. To the contrary, enhanced wireless communications has a positive influence on personal, business, governmental, and other existing uses in this area. Substantially similar wireless telecommunication installations exist within this immediate area.

The facility is consistent with the primary established uses within the Right-of-Way providing access to transportation services and the conveyance of utility services. The existing utility pole will be replaced and augmented by an antenna radome and RRU's.

22. The Hearing Officer finds that the facility is not staffed and requires only infrequent maintenance visits (approximately one time a month). Further, no public access is required. There will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. The proposed project is consistent with the State franchise granted by the California Public Utilities Commission that provides for the conveyance of utility services within the ROW consistent with local regulatory standards.

The proposed facility will be supplied with electric service. No water, sewer, refuse or other additional services shall be required.

23. 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 15 years.

24. 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 libraries located in the vicinity of the East Pasadena community. On September 24, 2015, a total of 336 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the East Pasadena Zoned District and to any additional interested parties.

25. 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. 201500107, subject to the attached conditions.

ACTION DATE: November 3, 2015

MM:SM
11/3/15

c: Hearing Officer, Zoning Enforcement, Building and Safety

**[DRAFT] CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02580-(5)
CONDITIONAL USE PERMIT NO. 201500107**

PROJECT DESCRIPTION

The project is a conditional use permit for the construction and operation of a new wireless telecommunications facility (WTF) consisting of a new wood utility pole and an electrical meter pedestal located in the public right-of-way 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 November 3, 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 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 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 **January 3, 2016**.
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 – WIRELESS TELECOMMUNICATIONS FACILITIES

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.

20. 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.
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 Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
24. If any external lighting is proposed, including security lighting, it 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.
25. If the subject property is adjacent to residences, 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.
26. Placement and height of all pole 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.
27. The maximum height of the facility shall not exceed 41 feet, 6 inches above finished grade.
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.
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. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.

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 project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
33. 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.
34. 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.
35. Ventilation enclosures for the project site shall be mounted to the ground surface with no projection above ground.
36. 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 No. 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.
37. Upon termination of this grant or after the construction of this facility, 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.
38. If the facility is installed in a parkway or other landscaped area, the wireless facility owner shall install drought-tolerant landscaping immediately surrounding the installation or restore any existing landscaping and irrigation system disturbed by the installation. The installed or restored landscaping shall be consistent with the existing landscaping in the immediate vicinity.
39. 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.

40. 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.
41. 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.
42. 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.
43. The facility shall be on flat rate power unless the permittee can demonstrate to the satisfaction of Regional Planning staff that it is infeasible for the facility to be on flat rate power. Economic affordability shall not be a factor in the determination of infeasibility.

No ground mounted electrical meter pedestal is authorized as part of this grant, consistent with Subdivision and Zoning Ordinance Policy No. 01-2010. If the permittee can show that it is infeasible for the facility to operate on flat rate power, then the permittee shall submit a Revised Exhibit "A" application within 90 days of approval.

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

1. The proposed facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community, but is necessary to provide wireless communications to this particular area of Los Angeles County and the surrounding communities. Wireless communications are also used to promote efficient and effective non-emergency personal, business, and governmental communications. These services have been established and are accepted as an integral part of the nation's telecommunications infrastructure and promote the public health, safety, morals, comfort and general welfare. The proposed operation of the proposed telecommunications facility will provide a reliable and convenient means of communication for everyday personal and business use.

The proposed wireless telecommunications which Verizon Wireless will operate are necessary in order to provide wireless services to the surrounding community, including traditional wireless services such as wireless digital telephone service, mobile broadband and data transmission services. This technology does not interfere with radio, television or other communications signals, and all matters pertaining to health and safety and signal interference are within the sole province of the FCC.

2. The facility does not have growth-inducing implications, or promote additional development or a change in the density of surrounding residential and open space areas. Substantially no additional noise, smoke, odor impacts will be generated and no additional parking will be required for the proposed facility. Further, the proposed facility will not interfere with the quiet enjoyment of neighboring land uses.
3. This telecommunications facility will not endanger the public health, safety or general welfare. In fact, this site, as part of a larger network, provides access to wireless telecommunications in the event of an emergency. Wireless communication technology provides vital communications in "E911" and other emergency situations.

B. 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.

The facility will not impair the use or enjoyment of, or be otherwise injurious to, property in the immediate vicinity. To the contrary, enhanced wireless communications has a positive influence on personal, business, governmental, and other existing uses in this area. Substantially similar wireless telecommunication installations exist within this immediate area.

The facility is consistent with the primary established uses within the Right-of-Way providing access to transportation services and the conveyance of utility services. The existing utility pole will be replaced and augmented by an antenna radome and RRU's and meter painted match surroundings to emulate the color of the existing light standard.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width an improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

1. The facility is not staffed and requires only infrequent maintenance visits (approximately one time a month). Further, no public access is required. There will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. The proposed project is consistent with the State franchise granted by the California Public Utilities Commission that provides for the conveyance of utility services within the ROW consistent with local regulatory standards.

2. The proposed facility only utilizes minimal electric service, with a proposed electric meter pedestal. No water, sewer, refuse or other additional services shall be required.

Supervisor Michael Antonovich
215 N. Marengo Ave Suite 120
Pasadena, 91101

September 27, 2015

Supervisor Antonovich,

Verizon Wireless has plans to install a cell phone tower at 3902 East Mountain View Ave. Postcards were received by residents telling of a planning meeting to be held at the Hall of Records on November 3, 2015 at 9 a.m.

My family and other residents are very concerned about a cell phone tower being installed in a residential neighborhood. And of course, we are opposed to this tower being installed on our street, East Mountain View Ave. One of our many concerns is that this will open the door to other companies installing towers in our neighborhood and the size of the tower could expand in the future.

This tower is to be built on a right of way at 3902 E. Mountain View Ave. My family and I live at 3859 E. Mountain View Ave., which is across the street from the tower. It will be 39 feet from the apron of my driveway and 90 feet from my front door. To the west of 3902 is 3862 E. Mountain View Ave. The tower will be 10 ft. from their property line and 49 ft. to their front door.

I have spoken to Steven Mar who is the case planner for the Department of Regional Planning. I stated our opposition and also asked that the November 3rd meeting be changed to a venue closer to East Pasadena and that the time be changed to an evening time. He advised that all opposed should call him and email him noting any opposition and also request a venue change. Residents have called and emailed Mr. Mar.

As residents of Pasadena but in the unincorporated section of Los Angeles County, we feel our needs are often ignored and help is hard to find.

We hope to have your assistance with this issue.

Thank you for your time,

Janet and Efrain De La Peza
3859 E. Mountain View Ave.
Pasadena, Ca 91107
626 375-9783 delapezas@att.net

RECEIVED

SEP 30 2015

Supervisor Antonovich
Pasadena Office

Steven Mar

From: Efrain De La Peza [delapezas@att.net]
Sent: Tuesday, September 29, 2015 7:02 AM
To: Steven Mar
Subject: Verizon cell tower Mountain View Ave

Steven Mar,

We spoke on the phone and I voiced my opposition to the proposed Verizon cell tower on Mountain View Ave. Here is my written opposition to the cell tower and I am also asking for a venue change for the hearing originally scheduled for Nov. 3, 2015 at the Hall of Records in Los Angeles. Since this proposal is affecting the residents of Mountain View Ave., a site closer to us would be preferred.

I appreciate all of the information you have sent to me and for all of your timely responses.

Thank You,
Janet De La Peza
Efrain De La Peza

Steven Mar

From: Carolyn Brookins [carolyn.brookins@gmail.com]
Sent: Tuesday, September 29, 2015 3:40 PM
To: Steven Mar
Subject: Verizon Cell Tower Project

Dear Mr Mar:

The purpose of this e-mail is to voice our opposition to the Verizon Cell tower Project located for Mountain View Avenue in East Pasadena. We are opposed to this project for the following reasons:

1. *We live at 3837 Mountain view Avenue and this cell tower will be across a street from our property and do not wish to look at this unsightly tower every day.*
2. *We are greatly concerned for the possible decrease in property values once a cell tower has been erected.*
3. *A cell tower already exists on Michillinda Avenue not far from Mountain View Avenue why do we need more and especially so close to a nearby school.*
4. *There are the health issues and cancer risks relating to cell towers which are a major concern of ours.*
5. *This sets precedence for the addition of other cell towers to be set up in the area.*
6. *There are concerns over additions to the cell tower if it is erected.*
7. *We do not believe putting a cell tower on Mountain View Avenue is the only solution to Verizon's problems, there has to be solutions other than the placement of cell towers in residential areas available to them.*

Why does the hearing have to be in downtown Los Angeles as I am unable to go downtown? Is it possible to have the hearing at a local venue where it would be easier for residents to attend such a hearing?

We cannot stress enough my opposition to this project.

*Yours truly
Concerned Residents
Carolyn Brookins.and Mary Seman
3837 Mountain View Avenue
Pasadena, CA 91107*

Steven Mar

From: bernardifamily@juno.com
Sent: Thursday, October 01, 2015 11:14 AM
To: Steven Mar
Subject: Venue Location Change

Dear Ms. Tae and Mr. Mar,

This communication is in regard to the Department of Regional Planning Project Number R2015-02580-(5), regarding a Conditional Use Permit request from Verizon Wireless to construct and operate a new wireless telecommunications facility in our residential neighborhood.

I respectfully request a change of venue from 320 W Temple St., Los Angeles, California 90012 to a location closer to the Mountain View Avenue/East Pasadena area where I live/the area that is going to be affected for the following reasons;

1. The travel time and cost associated with getting to and from the Temple Street location is prohibitive for me. My husband was unemployed for several years, and though he recently returned to the workforce, the hours of work/pay I would lose in order to attend this important meeting would cause my family and I a tremendous amount of undue stress.

2. Many of the residents in our neighborhood are elderly and it is hard for them to travel. They would have a better chance of attending the meeting and having their voices heard if it is closer to their home.

3. Many of our neighbors, myself included, have young children that need to be driven to and from school. The location and time of the hearing make it nearly impossible for those in this situation to attend the meeting and share their concerns.

Thank you in advance for reviewing my request for a venue location change. Your consideration of this matter is very much appreciated.

Sincerely,

Lisa C. Bernardi

Steven Mar

From: Phan, Chhoung [james.phan@lausd.net]
Sent: Thursday, October 01, 2015 2:04 PM
To: Steven Mar
Subject: Verizon Wireless = R2015-02580 (5)

Good Afternoon Mr. Mar,

Thank you again for taking the time to speak with me this morning about my objection on Verizon Wireless project number R2015-02580-(5). I would like to reiterate my strongest objection of the County's upcoming/planning a project on our street – Mountain review, East Pasadena, CA 91107.

On other hand, we are very disappointed with the County on the requested for erecting a side curb on our house / street, which would make our neighbor looks nice and welcome. The County is only interesting with the big Business not the little guy.

Thank you
James Phan (626) 382-9336

Steven Mar

From: Dale Pearson [dale.e.pearson@gmail.com]
Sent: Friday, October 02, 2015 7:26 AM
To: Steven Mar
Subject: Project No R2015-02580-(5)

Dear Mr. Mar,

Re: Project No. R2015-02580-(5), Cond Use Permit No. 201500107.

I'm a resident at 3766 Mountain View Ave, Pasadena, 91107. I would like to request a change of venue for the Hearing that is currently scheduled for Nov 3rd in Downtown LA – perhaps at the local country office on Baldwin Ave, Arcadia would be more convenient for the residents on our street to attend and voice their concerns about the placement of the Verizon Wireless WTF.

Thank you.

Dale Pearson
626-840-3278 (mobile)
dale.e.pearson@gmail.com

Steven Mar

From: Lucretia Sciarra [mamalusciarra@yahoo.com]
Sent: Sunday, October 04, 2015 7:10 PM
To: Steven Mar
Subject: Re: Verizon cell tower on Mountain View Avenue, East Pasadena

Dear Mr. Mar:

Thank you for the quick response to my phone call and concerns involving Verizon's proposal to erect a cell tower on the right-of-way adjacent to 3902 & 3901 Mountain View Avenue in East Pasadena.(Project Number R2015-02580-(5). Your time and consideration are very much appreciated.

My husband and I reside at 3862 Mountain View, just adjacent to 3902 Mountain View. We are very concerned about the impact this tower will have on our strictly residential neighborhood, especially in the areas of health and health related issues. We are not convinced of the safety of the proposed cell tower. By Verizon not showing it is safe and not harmful, we cannot rest assured that the cell tower will not have adverse effects on the health, peace, comfort and safety of our community. Are Verizon's private interests and monetary gain more important than the well-being of our residents, especially our children and senior citizens? No one from Verizon has made any attempt to contact or meet with us and answer any questions regarding our concerns. There are many elderly people whom we represent and for whom we speak.

Therefore, we, the Sciarras, as well as those who cannot speak for themselves for whatever reason, object to Verizon's request for a permit to erect the cell tower on Mountain View Avenue in East Pasadena.

Respectfully submitted,

Trifone and Lucretia Sciarra
3862 Mountain View Avenue
Pasadena, CA 91107
(626) 792-4543.

On Monday, September 28, 2015 1:41 PM, Steven Mar <smar@planning.lacounty.gov> wrote:

Hello Ms. Sciarra,

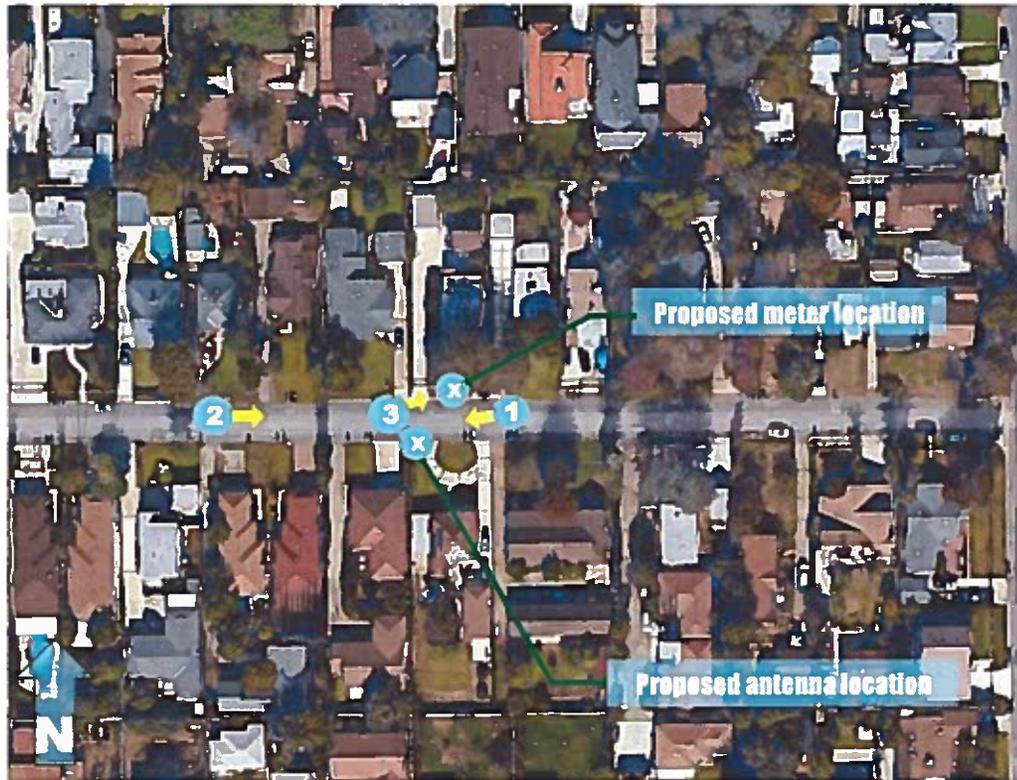
I have attached the project's photo simulations and site plans per your request.

I am also sending you the applicant's Technical Siting Analysis, Alternate Site Analysis, and Wireless Coverage maps for your informational purposes.

If you would like to make any comments regarding the project, please submit them to me via email or regular mail so that they can be on record and forwarded over to the Hearing Officer.

Steve Mar

Site Location and Photo-Vantage Map



Images from Google Maps 2015®

Date: 7/28/15

Site Name: SCL Amada G4

Address: (Address Pending)
Mountain View Ave. & Michilinda Ave.
(Unincorporated) Pasadena, CA 91107

Applicant: Verizon Wireless
15505 Sand Canyon Avenue
Irvine, CA 92618

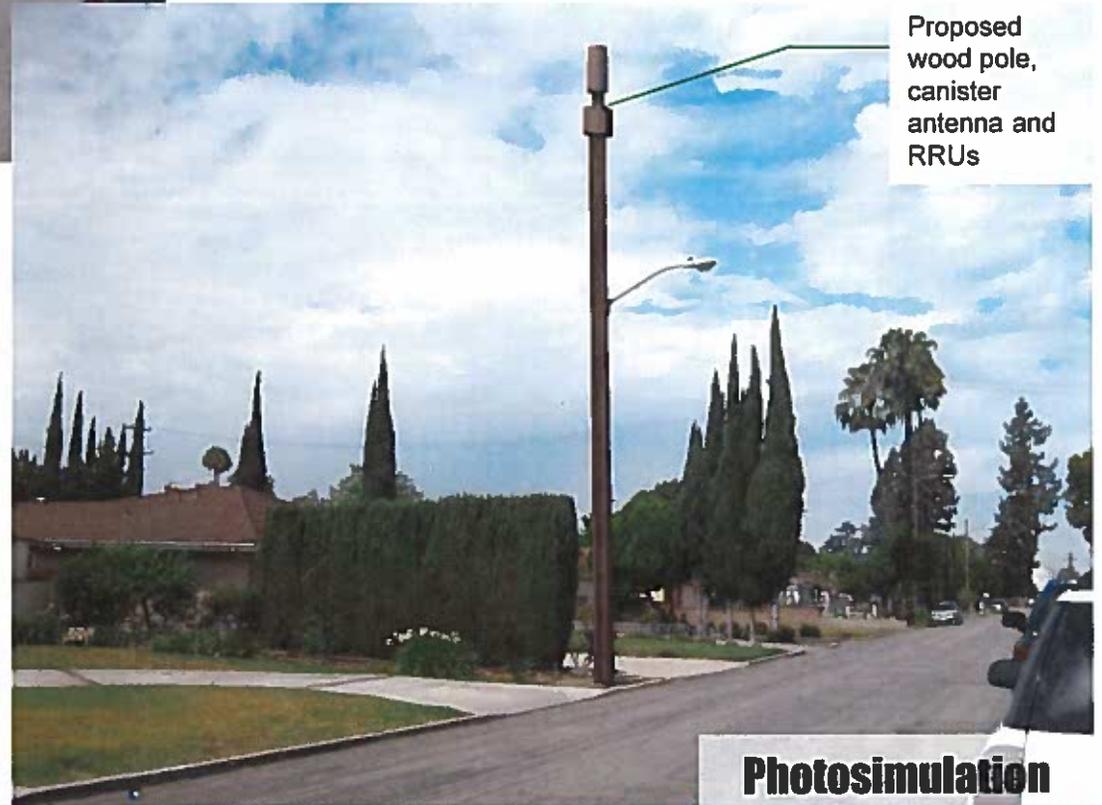
Contact: Rob Searcy
Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352
rob.searcy@cableneng.com

Certificate of Authenticity: Disclaimer:
Cable Engineering Services warrants that this photo simulation is an accurate representation of the proposed related photo projections and is not intended to be used for any other purpose. The information is provided for informational purposes only.

Prepared by: Anika Denton
Graphic Detail Productions
ajdenton@gdprod.com



Existing



Proposed wood pole, canister antenna and RRUs

View 1

Looking southwest from Mountain View Ave. toward subject site.

Photosimulation



Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352

Date: 7/28/15
Site Id: SCL Amada G4

Address: (Address Pending) Mountain View Ave. & Michilinda Ave.
(Unincorporated) Pasadena, CA 91107

Existing



Proposed
wood pole,
canister
antenna,
RRUs and
electric meter
pedestal

View 2

Looking east from Mountain View
Ave. toward subject site.



Photosimulation



Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91245
(818) 898-2352

Date: 7/28/15
Site Id: SCL Amada G4

Address: (Address Pending) Mountain View Ave. & Michilinda Ave.
(Unincorporated) Pasadena, CA 91107

Existing



Proposed
electric meter
pedestal

Photosimulation

View 3

Looking northeast from Mountain View Ave. toward proposed electric meter site.



Cable Engineering Services
10940 Sepulveda Blvd.
Mission Hills, CA 91335
(818) 698-2352

Date: 7/28/15
Site Id: SCL Amada G4

Address: (Address Pending) Mountain View Ave. & Michilinda Ave.
(Unincorporated) Pasadena, CA 91107

TECHNICAL SITING ANALYSIS

Proposed Wireless Telecommunications Facility

Project Description

Site Selection

Site Justification

Date: 6-8-15

Jurisdiction: County of Los Angeles

Application: Conditional Use Permit

Applicant: Verizon Wireless
Building "D" 1st Floor
15505 Sand Canyon Avenue
Irvine, CA 92618

Site Name: SCL Amada G4

Address: Public ROW adjacent to 3902 Mountain View Ave.
Pasadena, CA 91107

Representative: Rob Searcy
Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352
rob.searcy@cableeng.com

Introduction:

Verizon Wireless, a federally licensed and California Public Utilities Commission ("CPUC") registered telecommunications utility / franchisee, requests approval of a Wireless Telecommunications Facility Conditional Use Permit to place a wireless telecommunication facility in the Right-of-Way. The facility is located at 3902 Mountain View Ave. in Pasadena. Currently the area is developed with right of way and adjacent residential uses.

Verizon Wireless is a telecommunications service provider operating wireless telecommunications sites throughout California and nationwide. Verizon Wireless and its affiliates have acquired licenses from the Federal Communications Commission ("FCC") to provide wireless telecommunication services. These licenses include the County of Los Angeles, California. The regional system operates within the State of California as a state franchisee as licensed by the California Public Utilities Commission (CPUC).

Description of Use / Project Description:

Pursuant to County of Los Angeles Municipal Code, Verizon Wireless has made an application for a Wireless Telecommunications Facility Conditional Use Permit.

The proposed project is comprised of replacing an existing 40' wood utility pole with a 45' (38'-6" AGL) wood utility pole; a pole mounted canister antenna, RRUs; and a ground mounted electric meter pedestal.

Site Selection:

A significant gap in coverage exists in the Mountain View Ave. area near the intersection of Michilinda Ave. and the adjacent areas north, south, east and west of the site. Pursuant to the County's code requirements, Verizon Wireless searched the area for potential sites that would fulfill RF coverage objectives and maintain compliance with the County's wireless telecommunications site placement and design standards.

Initially the area was analyzed to determine zoning compatibility for the placement of a WTF, then site selection focused on commercial and institutional districts as well as the Right of Way (ROW). Another factor of consideration was to find co-location opportunities. As there are no co-location opportunities present that would not necessitate a significant height increase of the existing facility, the site selection area was narrowed primarily to the ROW.

The selection of the proposed site rested on the determination of compatibility with adjacent development and preservation of existing view corridors. Further consideration supporting the proposed location included the availability of adequate space to place the WTF equipment and the ongoing program Southern California Edison has put in place to work with carriers to accommodate collocation opportunities on existing light standards.

Final site selection rested on several factors:

1. The proposed site's location and antenna placement height will adequately fulfill the RF coverage objectives and fully eliminate or minimize the significant gap in coverage that exists in the target area
2. The equipment will be able to be adequately shielded and concealed from view in order to maintain existing sight lines and preserve aesthetic beauty of the area
3. The overall site location and design will be able to comply with the letter and spirit of the County's ordinances and municipal code

The subject site, once constructed and operating, will have no impact on foot, bicycle and vehicular traffic. It will not adversely affect the surrounding property, and will have a minimal physical and aesthetic footprint in this area.

Site Justification:

Wireless telecommunications networks operate on a grid system of facilities that establish the functionality and performance of the system. The network is established on a "line of sight" premise that requires each site to be situated in a manner that allows adjacent and abutting sites to generate signals that slightly overlap. The primary objective of this model of network deployment is to provide seamless service to a designated area.

At this time, Verizon Wireless' RF engineers have identified a significant gap in the acceptable level of LTE service in the area that the proposed project will serve (see enclosed RF Propagation Maps). The network is evaluated continuously in an effort to maintain the standard of service demanded by the public and mandated by governmental regulations. Currently, a significant gap in service exists in all areas proximate to the proposed location on roadways and in-buildings. The outdoor LTE service level in limited areas is poor and poor to nonexistent within the service objective. The current network configuration lacks the signal strength necessary to establish and maintain in-building service.

The proposed facility meets the following RF coverage objectives:

1. Significantly improve currently deficient LTE coverage within the target area.
2. Provide Verizon wireless voice and data coverage east and west of the site along Mountain View Ave., and extending north and south of the site. See attached RF coverage maps for extent, quality and pattern of coverage.
3. Greatly improve upon, and in some cases finally offer in-building coverage in the service area of the proposed site.

In the absence of the proposed facility, Verizon Wireless will be precluded from completing the network deployment and their customers will continue to experience unacceptable levels of service. The detrimental impact may be most pronounced in daily usage and heightened during emergencies and catastrophic events. The system will provide access to "E911" and to first responders during periods that landlines may not be operable.

The project is consistent with the County's General Plan concerning policies that seek to guarantee the adequate distribution of utility services to the entire community in a manner that is compatible with the character of the County and community. Further, the provision of service of this type supports the County's goal of integrating in a region wide communications network that assists residents and the traveling public in the ability to coordinate with first responders during emergency events or periods of catastrophe.

Consistent with the local regulations and State law, the location in the right-of-way is an appropriate location for the construction, use and maintenance of the proposed WTF. Verizon Wireless operates in the State as a licensed public utility under the State's telephone franchise. Pursuant to California Public Utilities Codes Section 7901 and 7901.1 the deployment of telephone networks, both land line and wireless, are authorized to utilize the right-of-way.

Conclusion:

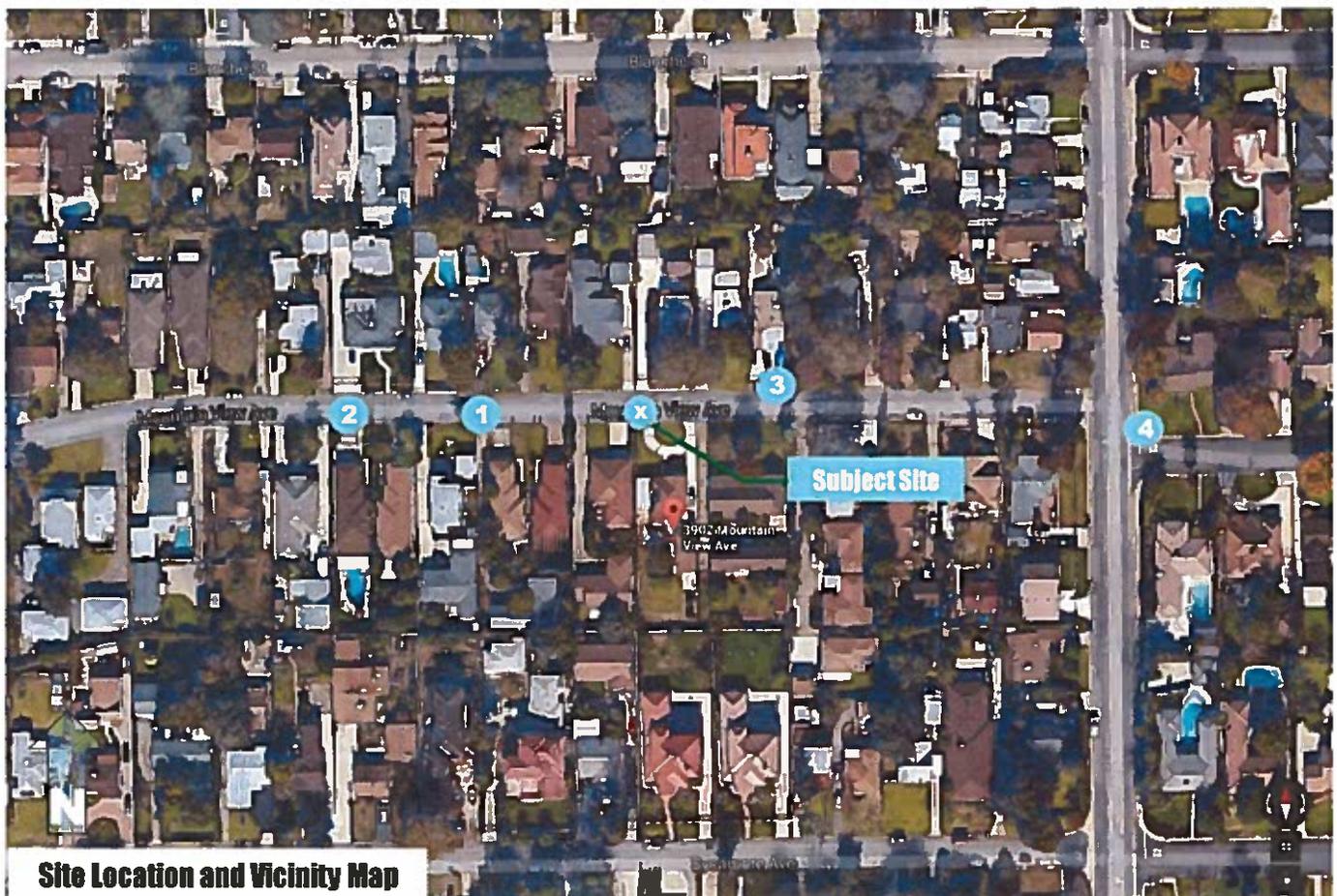
Based on the preceding facts and statements and consistent with the municipal code's standards for development and operation of WTF's, Verizon Wireless respectfully requests approval of the Conditional Use Permit application to construct, operate and maintain a WTF as proposed.

Alternate Site Analysis

Proposed Wireless Telecommunications Facility

Public Right of Way
Adjacent to 3902 Mountain View Ave.
Pasadena, CA 91107
Verizon Site "SCL Amada G4"

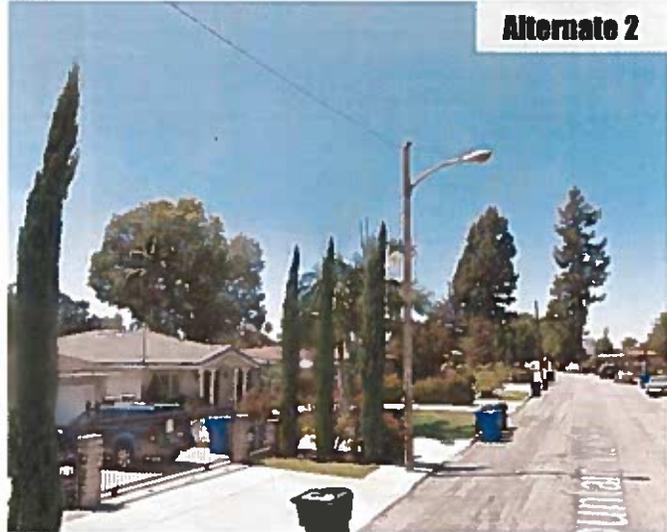
July 28, 2015



Alternate 1

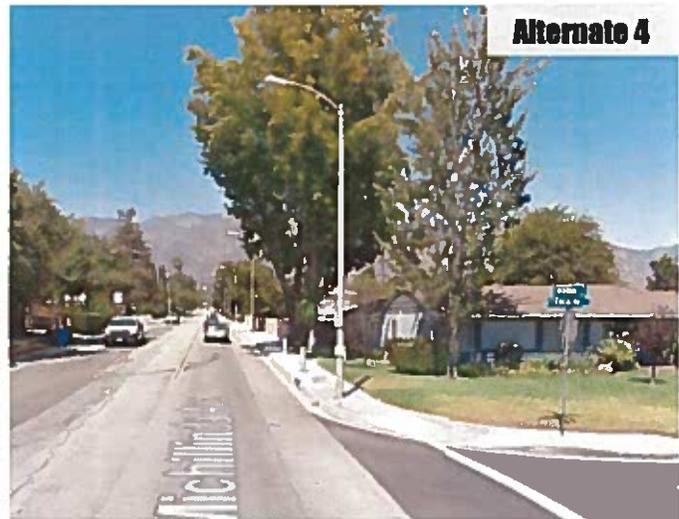


Alternate 2



Alternate Site Analysis

1. The first alternate is a utility pole / street light in the ROW on Mountain View Ave. located 350' west of the existing/proposed site location. This alternate was disqualified as it contains primary power line attachments which would require a more visually intrusive antenna design on cross arms with two panel antennas, as opposed to the more minimal canister antenna design as proposed.
2. The second alternate is a street light in the ROW on E. Beverly Blvd. located 600' west of the existing/proposed site location. This alternate was disqualified due to a greater distance from the center of the coverage objective, which is 100' radius from proposed site location.



Alternate Site Analysis

3. The third alternate is a street light in the ROW on Mountain View Ave. located 300' east of the existing/proposed site location. This alternate was disqualified due to its closer proximity to residential structures and a greater potential for signal interference from existing foliage.
4. The fourth alternate is a street light in the ROW on Michilinda Ave. located 950' east of the existing/proposed site location. This alternate was disqualified due to its 950' distance to the center of the coverage objective, which is within 100' diameter of the proposed site location.

Conclusion

All of the alternate site candidates were given proper consideration and deference, but none of them would be the least intrusive means of closing the significant gap in 4G coverage that exists in the area. The proposed site upgrade would be the least intrusive way to close the coverage gap as it would be a technology upgrade to an existing street light as opposed to establishing an additional wireless telecommunications facility in the ROW to provide 4G LTE coverage.

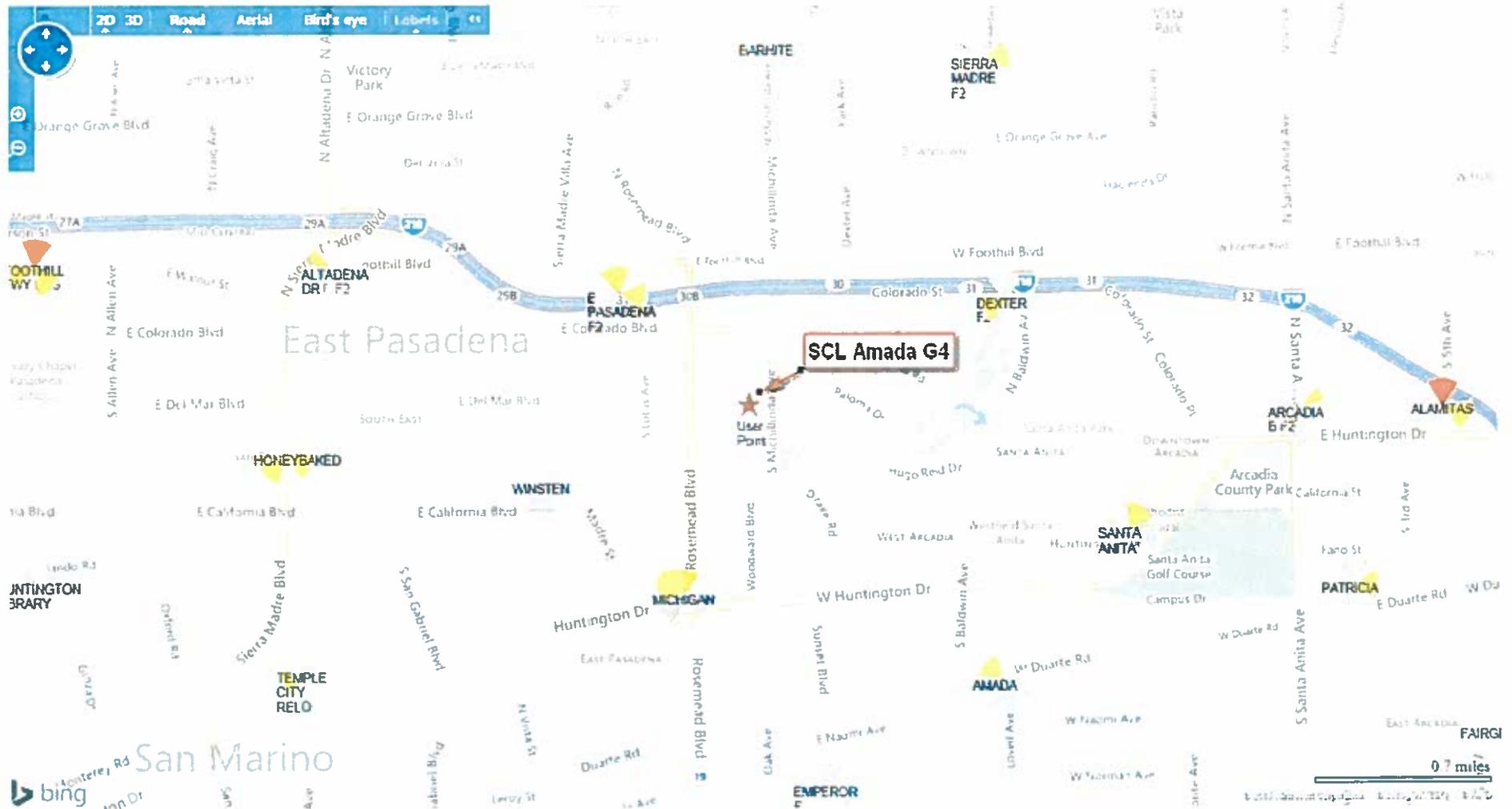
SCL Amada G4

Wednesday, August 19, 2015

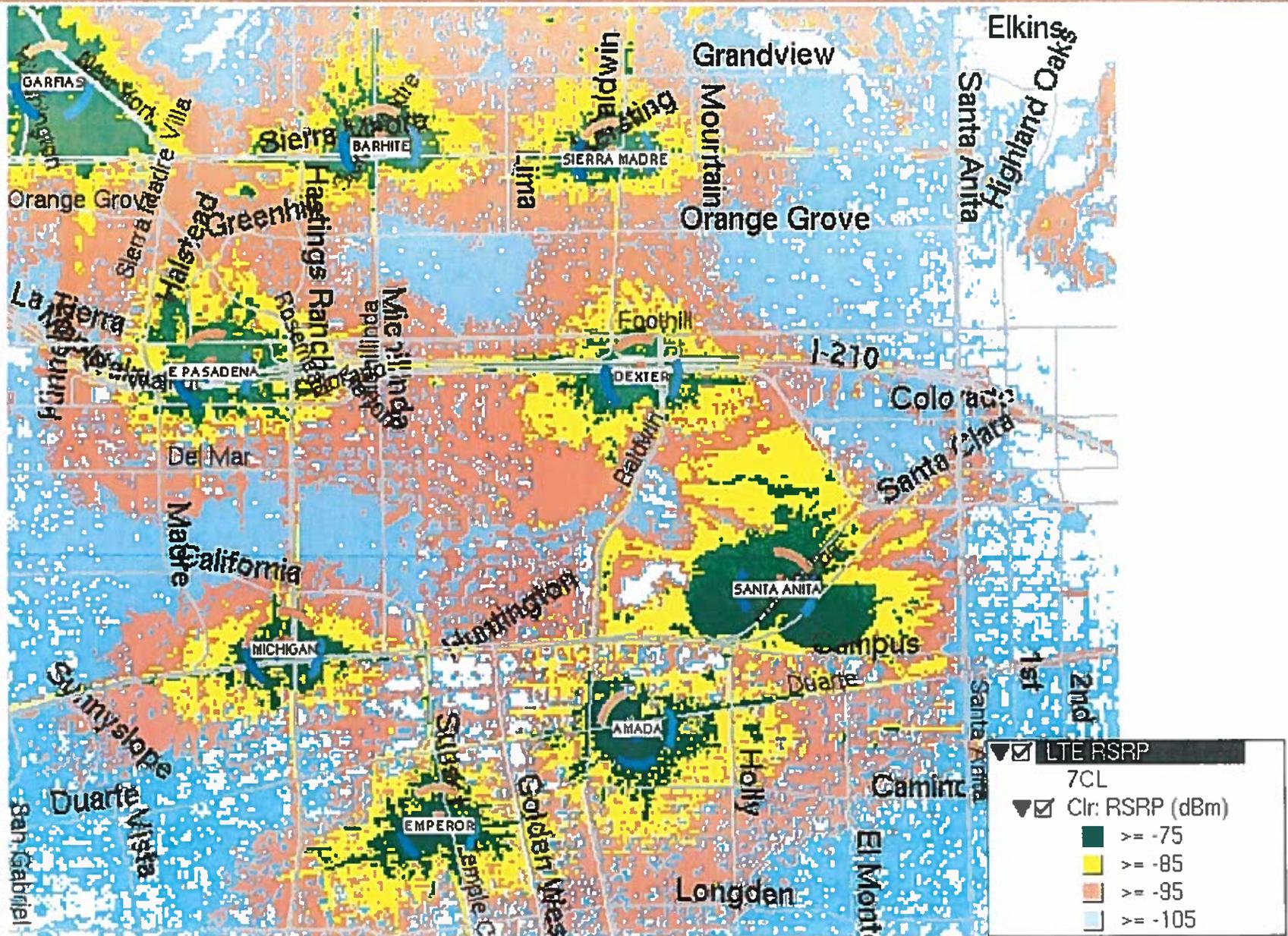




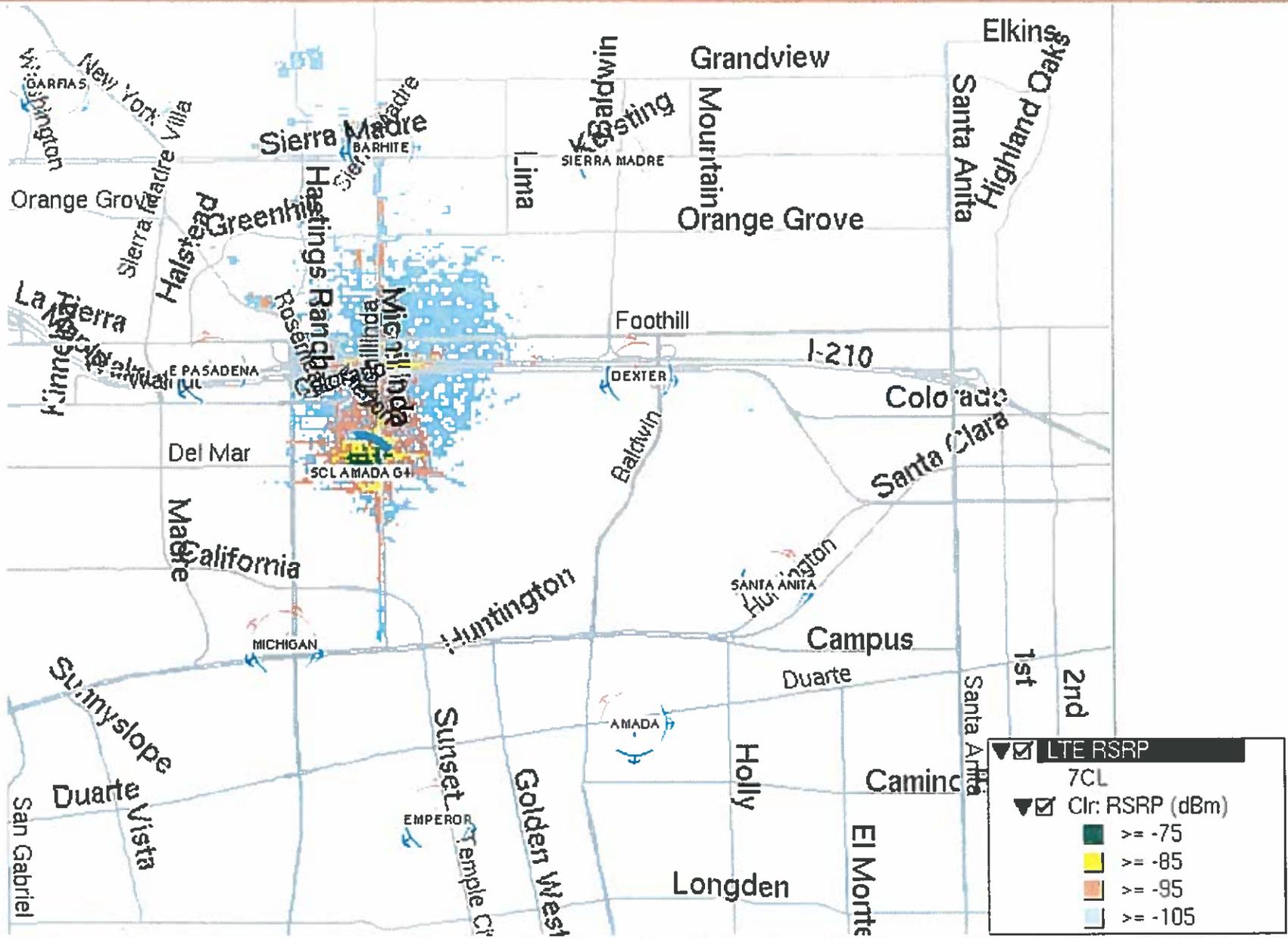
SCL Amada G4



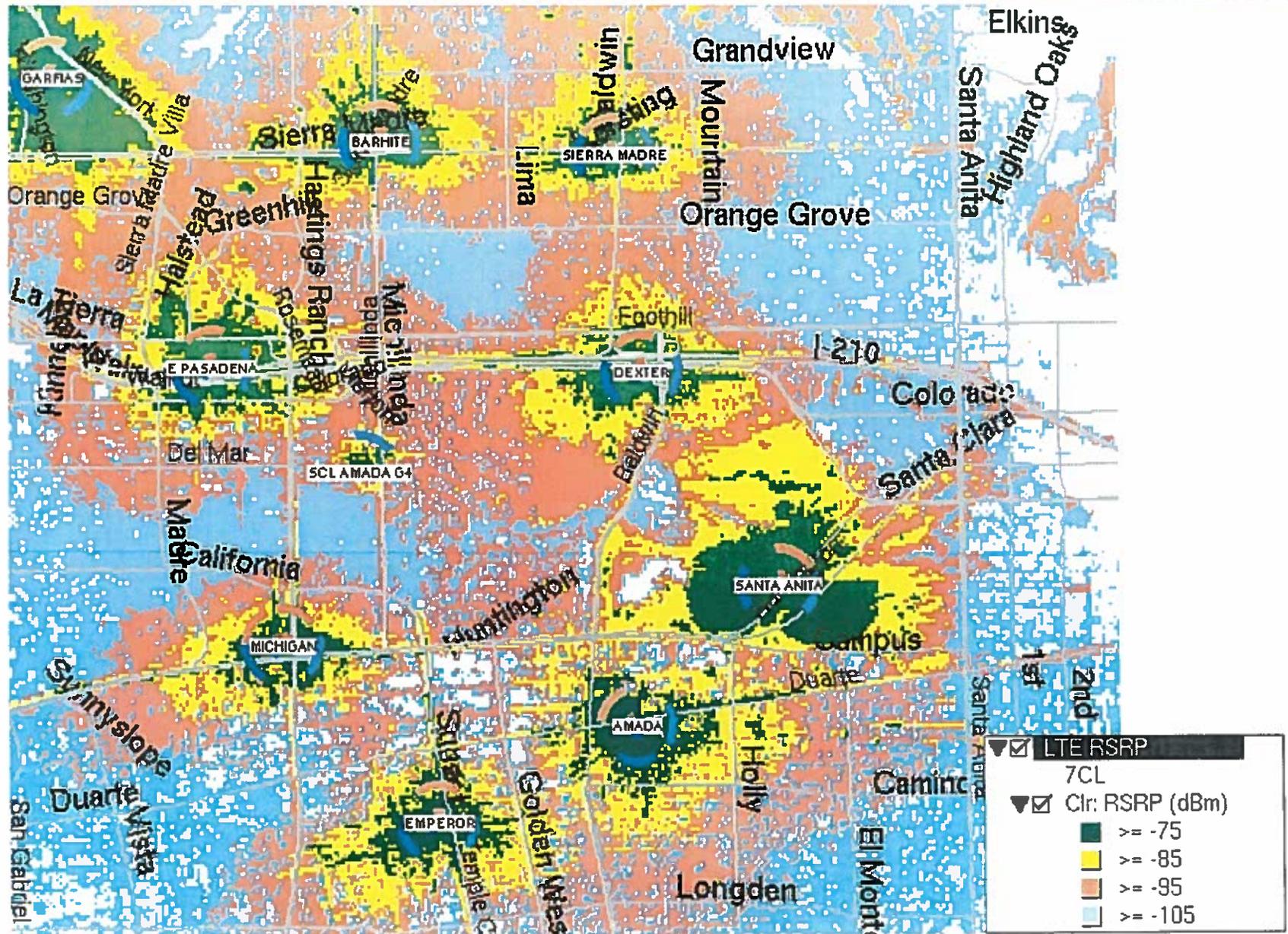
Surrounding sites (without SCL Amada G4)



SCL Amada G4 - Coverage



Surrounding Sites & SCL Amada G4



* All surrounding properties are Single-family Residences

Land Use Map – 500'



Verizon Wireless site SCL Amada G4 – Public Right of Way adjacent to 3902 Mountain View Ave. (APN 5755-016-007)