

Hearing Officer Transmittal Checklist

Hearing Date
Mar. 1, 2016
Agenda Item No.
8

Project Number: R2015-03754-(4)
Case(s): Nonconforming Review No. 2016000503
Planner: Anthony Curzi

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Previous CUP Conditions of Approval
- Burden of Proof Statement
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs/Photosims
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Project Narrative

Reviewed By: 



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

PROJECT NUMBER

R2015-03754-(4)

HEARING DATE

March 1, 2016

REQUESTED ENTITLEMENTS

Nonconforming Review No. 2016000503
 Environmental Assessment No. 201500252

PROJECT SUMMARY

OWNER / APPLICANT

Southern California Edison (SCE) / Sprint PCS Assets, LLC

MAP/EXHIBIT DATE

October 30, 2015

PROJECT OVERVIEW

The applicant, Sprint, requests authorization to continue the operation and maintenance of an existing wireless telecommunication facility (WTF) mounted on SCE lattice tower. Also proposed are minor upgrades to the WTF, including, replacing three panel antennas with six panel antennas, one new GPS antenna, and new equipment cabinet. The WTF, in addition to Sprint equipment, contains antennas and appurtenant Verizon equipment. Both Sprint and Verizon contain ground-mounted equipment lease areas under the lattice tower.

The WTF was originally established by CUP 98-036 on July 7, 1998 when the subject site was zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area). The subject site has changed zones to IT (Institutional) and WTFs are not permitted in the IT Zone. Therefore, a nonconforming review (NCR) is the appropriate permit to allow the subject facility to continue operating.

LOCATION

SCE easement north of Metropal Drive

ACCESS

Access road off of Metropal Drive

ASSESSORS PARCEL NUMBER(S)

8289-019-802

SITE AREA

5.15 Acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

LAND USE DESIGNATION

P-UF (Public and Semi-Public Utilities and Facilities)

ZONE

IT (Institutional)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County ("County") General Plan
- Satisfaction of the following Section of Title 22 of the County Code:
 - 22.56.1550 (Nonconforming Review Burden of Proof Requirements)

CASE PLANNER:

Anthony Curzi

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ENTITLEMENTS REQUESTED

- Nonconforming Review (NCR) for the continued operation and maintenance of, and minor upgrades to, an existing wireless telecommunication facility (WTF) in the IT (Institutional) Zone pursuant to County Code Section 22.56.1550.

PROJECT DESCRIPTION

The applicant, Sprint, requests authorization to continue the operation and maintenance of an existing wireless telecommunications facility (WTF) mounted on a Southern California Edison (SCE) 154-foot-tall electrical lattice tower. Also proposed are minor upgrades to the WTF, including replacing three panel antennas with six panel antennas, one new GPS antenna, and a new equipment cabinet. The WTF, in addition to Sprint equipment, contains antennas and appurtenant Verizon equipment. Both Sprint and Verizon contain ground-mounted equipment lease areas under the lattice tower.

The WTF was originally established by a CUP in 1998 when the subject site was zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area). The subject site has changed zones to IT (Institutional) and WTFs are not permitted in the IT Zone. The WTF is nonconforming due to use and conforms to standards; therefore, a nonconforming review (NCR) is the appropriate permit to allow the subject facility to continue operating.

SITE PLAN DESCRIPTION

The site plan for the Project depicts the subject property containing the existing 154-foot-tall SCE electrical lattice tower placed near the center of the parcel, along with another slightly taller SCE tower to the south. A 12-foot-wide dirt access road is depicted going from Metropol Drive to the subject tower. An antenna layout plan depicts the existing and proposed layouts. Antenna sector locations do not change, but larger, 56-inch panel antennas are proposed along with six new Remote Radio Units (RRUs) and three new combiners. Elevations depict the new antennas at 57 feet above ground level. Antennas for Verizon Wireless are also depicted above the Sprint antennas. Verizon Wireless equipment will remain and no modifications for them are proposed at this time. Ground-mounted equipment is depicted directly underneath the lattice tower and existing landscaping is depicted at ground level in front of this compound

EXISTING ZONING

The subject property is zoned IT.

Surrounding properties are zoned as follows:

North: RPD-15,000-3.2U (Residential Planned Development – 15,000 Square Foot Minimum Required Lot Area – 3.2 Dwelling Units Per Acre), R-1-12,000 (Single-Family Residence – 12,000 Square Foot Minimum Required Lot Area), R-A-12,000 (Residential Agricultural – 12,000 Square Foot Minimum Required Lot Area)

South: R-1-15,000 (Single-Family Residence – 15,000 Square Foot Minimum Required Lot Area)

East: A-2-1 (Light Agricultural – One Acre Minimum Required Lot Area), IT
West: IT

EXISTING LAND USES

The subject property is developed with the subject WTF mounted on a 154-foot-tall SCE electrical lattice tower.

Surrounding properties are developed as follows:

North: Single-family residences
South: Single-family residences
East: Power lines, vacant land, single-family residences
West: Single-family residences

PREVIOUS CASES/ZONING HISTORY

Ordinance No. 2011-0023Z changed the zoning on the subject property from A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to IT on May 24, 2011. Conditional Use Permit (CUP) No. 98-036 approved the subject WTF on the property on July 7, 1998

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities under the California Environmental Quality Act (CEQA) and the County environmental guidelines as the WTF is existing and only minor upgrades are proposed at this time. The Project site is not in an area identified or mapped as environmentally sensitive, and there are no applicable exemptions to the Categorical Exemption. 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 P-U (Public and Semi-Public Facilities and Utilities) land use category of the Hacienda Heights Community Plan ("Area Plan"). This public utility designation is intended for land uses that contain utility- and infrastructure-type of uses, such as easements on which the project is located. The WTF is a utility-type use and the plan designation is specifically for the placement of such uses and facilities is and is, therefore, consistent with the permitted uses of the underlying land use category.

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

- *General Plan Public Services and Facilities Policy PS/F 6.2: "Improve existing wired and wireless telecommunications infrastructure."*

The Project will maintain telecommunications service in the area by allowing Verizon Wireless an opportunity to provide improved service to their subscribers.

- *General Plan Public Services and Facilities Policy PS/F 6.3: “Expand access to wireless technology networks, while minimizing impacts through co-location and design.”*

The Project is essentially an existing co-locating on existing utility infrastructure and makes use of an existing lattice tower, which will help reduce visual intrusions in the community.

- *General Plan Public Services and Facilities Policy PS/F 6.4: “Protect and enhance utility facilities to maintain the safety, reliability, integrity and security of utility services.”*

The Project will protect and enhance the communications infrastructure of the area.

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

- *Policy PS-7.1: When feasible, require transmission towers, lines and equipment to be co-located with existing towers, lines and equipment, or along existing transmission corridors.*

The WTF is essentially a co-location on existing infrastructure.

- *Policy PS7.4: Require that any screening or camouflaging devices used are consistent with the existing environment.*

Existing mature landscaping is present at the subject site.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.40.710 of the County Code, establishments in the IT Zone are subject to the following development standards:

- **Design.** The arrangement of buildings, architectural design and types of uses shall be such so as to minimize adverse impacts on adjacent properties.
- **Access and Parking.** Parking spaces as required by Part 11, Chapter 22.52 shall be provided as well as adequate provisions for vehicular access and loading to prevent undue congestion on adjacent streets and highways, particularly on local streets.
- **Development Features.** The development plan shall include yards, walls, walks, landscaping and such other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive use and compatible with the character of the surrounding area.
- **Signs.** The director may allow signs subject to the standards prescribed for the C-1 Zone, where he finds that said signs will be compatible with the character and nature of the surrounding area.

The project complies with all applicable development standards above. There are no buildings, parking is available for maintenance and construction vehicles, landscaping to hide the lease area exists, and no signs, aside from small signs as required by the CUP for safety, are proposed.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.1550 of the County Code. The Burden of Proof with applicant's responses is attached. Staff believes that the applicant has met the burden of proof.

The WTF has been maintained in good condition through the years and its design and operation is compatible with the neighborhood as it is mounted on an existing utility tower. The WTF provides an important service and convenience to the community, and has not caused a nuisance to the area.

Therefore, to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

The WTF's equipment is well-placed on the existing 154-foot-tall lattice tower and appurtenant equipment is located below in a ground compound. The WTF has existed at the subject site for many years without adversely affecting the area. The tower is well-buffered from surrounding residences by approximately 150 feet.

Therefore, the use will not adversely affect the health, peace or welfare of persons residing or working in the surrounding area.

The WTF's equipment is well-placed on the existing 154-foot-tall lattice tower and appurtenant equipment is located below in a ground compound. The WTF has existed at the subject site for many years without adversely affecting the area. The tower is well-buffered from surrounding residences by approximately 150 feet.

The use will not be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site.

The WTF was legally established as the subject site when the property was zoned A-2. Its placement on a utility tower in a purposely designated utility corridor renders it a compatible use for the area.

The proposed use at the site the use will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Neighborhood Impact/Land Use Compatibility

The WTF has existed at the subject site for many years without incident and provides an important service to residents, visitors, and motorists. The WTF on an existing lattice tower renders it compatible with the area, and landscaping help disguise the ground compound from public view.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has not received any comments at this time.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Staff has not received any comments at this time.

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 not received any comments at this time.

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 R2015-03754-(4), Nonconforming Review Number 2016000503, subject to the attached findings and conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I, THE HEARING OFFICER, APPROVE NONCONFORMING REVIEW NUMBER 2016000503 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS .

Prepared by Anthony Curzi, Regional Planning Assistant II,
Zoning Permits Section
Reviewed by Robert Glaser, Supervising Regional Planner, Zoning Permits North
Section

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

PROJECT NO. R2015-03754-(4)
NONCONFORMING REVIEW NO. 201600503

STAFF ANALYSIS
PAGE 6 OF 6

RG:AMC
February 22, 2016

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-03754-(4)
NONCONFORMING REVIEW NO. 2016000503**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Nonconforming Review No. 2016000503 ("NCR") on March 2, 2016.
2. The permittee, Sprint ("permittee"), requests the NCR to authorize the continued operation and maintenance of an existing wireless telecommunications facility (WTF) mounted on a Southern California Edison (SCE) lattice electrical transmission tower also containing Verizon Wireless antennas ("Project"), on a property located on an easement north of Metropol Drive and west of Colima Road in the unincorporated community of Hacienda Heights ("Project Site") in the IT (Institutional) Zone pursuant to Los Angeles County Code ("County Code") Section 22.56.1550.
3. The Project Site is 5.15 acres in size and consists of one legal lot. The Project Site is irregular in shape with gentle-sloping topography and is developed with the SCE lattice electrical transmission tower.
4. The Project Site is located in the Hacienda Heights Zoned District and is currently zoned IT.
5. The Project Site is located within the P-U (Public and Semi-Public Facilities and Utilities) land use category of the Hacienda Heights Community Plan Land Use Policy Map as the WTF is affixed to an existing utility electrical transmission tower and WTFs are themselves a utility-type of use.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: RPD-15,000-3.2U (Residential Planned Development – 15,000 Square Foot Minimum Required Lot Area – 3.2 Dwelling Units Per Acre), R-1-12,000 (Single-Family Residence – 12,000 Square Foot Minimum Required Lot Area), R-A-12,000 (Residential Agricultural – 12,000 Square Foot Minimum Required Lot Area)
 - South: R-1-15,000 (Single-Family Residence – 15,000 Square Foot Minimum Required Lot Area)
 - East: A-2-1 (Light Agricultural – One Acre Minimum Required Lot Area), IT
 - West: IT
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-family residences
 - South: Single-family residences
 - East: Power lines, vacant land, single-family residences
 - West: Single-family residences

8. Ordinance No. 2011-0023Z changed the zoning on the subject property from A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to IT on May 24, 2011. Conditional Use Permit (CUP) No. 98-036 approved the subject WTF on the property on July 7, 1998.
9. The site plan for the Project depicts the subject property containing the existing 154-foot-tall SCE electrical lattice tower placed near the center of the parcel, along with a another slightly taller SCE tower to the south. A 12-foot-wide dirt access road is depicted going from Metropol Drive to the subject tower. An antenna layout plan depicts the existing and proposed layouts. Antenna sector locations do not change, but larger, 56-inch panel antennas are proposed along with six new Remote Radio Units (RRUs) and three new combiners. Elevations depict the new antennas at 57 feet above ground level. Antennas for Verizon Wireless are also depicted above the Sprint antennas. Verizon Wireless equipment will remain and no modifications for them are proposed at this time. Ground-mounted equipment is depicted directly underneath the lattice tower and existing landscaping is depicted at ground level in front of this compound.
10. The Project Site is accessible via an access road off of Metropol Drive to the south. Primary access to the Project Site will be via an entrance/exit of off Metropol Drive.
11. On January 27, 2016, prior to the Hearing Officer's public hearing on the Project, the permittee attempted to contact members of the Hacienda Heights Community Council regarding the proposed Project. No response was received.
12. No comments from County Departments were received.
13. Prior to the Hearing Officer'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 as the WTF is existing and only minor antenna upgrades are proposed at this time.
14. 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.
15. No comments from the public were received.
16. *To be inserted after the public hearing to reflect hearing proceedings.*
17. The Hearing Officer finds that the Project is consistent with the Hacienda Heights Community Plan ("Community Plan") as the WTF is a utility-type use and the plan designation is specifically for the placement of such uses and facilities.

18. The Hearing Officer finds that the IT Zone does not permit WTFs, either as a permitted or discretionary use. Therefore, there are no zone development standards that are applicable to the use.

19. The WTF has been maintained in good condition through the years and its design and operation is compatible with the neighborhood as it is mounted on an existing utility tower. The WTF provides an important service and convenience to the community, and has not caused a nuisance to the area.

Therefore, the Hearing Officer finds that to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

20. The WTF's equipment is well-placed on the existing 154-foot-tall lattice tower and appurtenant equipment is located below in a ground compound. The WTF has existed at the subject site for many years without adversely affecting the area. The tower is well-buffered from surrounding residences by approximately 150 feet.

Therefore, the Hearing Officer finds that the use will not adversely affect the health, peace or welfare of persons residing or working in the surrounding area.

21. The WTF's equipment is well-placed on the existing 154-foot-tall lattice tower and appurtenant equipment is located below in a ground compound. The WTF has existed at the subject site for many years without adversely affecting the area. The tower is well-buffered from surrounding residences by approximately 150 feet.

Therefore, the Hearing Officer finds that the use will not be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site.

22. The WTF was legally established as the subject site when the property was zoned A-2. Its placement on a utility tower in a purposely designated utility corridor renders it a compatible use for the area.

Therefore, the Hearing Officer finds that proposed use at the site the use will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

23. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the NCR 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 Hacienda Heights community. On January 20, 2016, a total of 78 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, as well as

six notices to those on the courtesy mailing list for the Hacienda Heights 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 North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. That to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.
- 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.
- C. The proposed use at the site will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.
- D. The proposed use at the site the use will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THEREFORE, THE HEARING OFFICER:

- 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 Nonconforming Review No. 2016000503, subject to the attached findings and conditions.

ACTION DATE: March 1, 2016

RG:AMC
February 22, 2016

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-03754-(4)
NONCONFORMING REVIEW NO. 2016000503**

PROJECT DESCRIPTION

The project is for the continued operation and maintenance of, and minor upgrade to, an existing wireless telecommunications facility (WTF) comprised of Sprint and Verizon antennas and appurtenant equipment mounted on and under a 154-foot-tall Southern California Edison (SCE) electrical lattice tower 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 Conditions No. 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. 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 March 1, 2031.** 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 nonconforming review 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 ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the WTF and satisfaction of Condition No. 2 shall be considered use of this grant.
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 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 County 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 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 **June 1, 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 - CONDITIONAL USE PERMIT (WTF)

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. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
28. The maximum height of the facility shall not exceed 154 feet above finished grade.
29. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.

PROJECT-SITE SPECIFIC CONDITIONS

30. This grant shall authorize the continued operation and maintenance of, including current and future upgrades to, an existing wireless WTF mounted on a SCE electrical lattice tower in a utility easement.



NONCONFORMING REVIEW BURDEN OF PROOF

**Pursuant to Zoning Code Section 22.56.1550, the applicant shall substantiate the following facts:
(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)**

- 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 project will not have any adverse effect as noted in 1-3 above.

This request is for a renewal of the CUP for both Sprint and Verizon who maintain existing wireless telecommunications sites installed on SCE property on an existing SCE tower.

The site is a 100' high SCE transmission tower upon which both Verizon and Sprint have been co-located since approximately 1998. The placement of this wireless facility allows cell phone coverage and data usage by the residents in an area that because of its uneven topography might otherwise be lacking.

The use of cell phones has evolved from being a tool to be used for "emergencies only", to being the most commonly and broadly used means of communication and information source by the general public, whether at work, at home, or on the road. Parents and children, people traveling for business or on vacation, can be 'in touch' at all times, in all places, all the time. New technology allows us to use our hand-held devices to 'skype' with our family members who live in other states, to check the weather, to watch a movie, to read and reply to emails when working remote, or to pay for your morning Starbucks' cup of coffee. It allows us to have instant, direct and immediate connection to family and friends via skype, email, texting, twitter, snapchat, Facebook, etc. The convenience of using wireless technology in our daily lives is slowly eliminating the need for traditional 'land-lines' in many of our homes, preferring instead the versatility, reliability, and portability of their cell phone/ tablet/ laptop etc.

Wireless services are a means by which local city government can send out warnings to advise of bad weather, missing or abducted children via "Amber Alert", distribute emergency roadside and traffic information, and in the event of a natural disaster, gives police, firefighters, military, government services, medical and emergency providers to communicate with one another, and allows immediate contact between family members to make sure they know where their loved ones are and that they are safe.

Visually, there will be minimal change to the site. Antennas and antenna brackets will remain at 57' RAD center on the legs of the SCE tower. The equipment is beneath the SCE tower, sitting on a descending slope away from the residential properties, so are not visible to the immediate neighborhood or general public.

By allowing this CUP Renewal, and the proposed modification to the site, the provider will have the ability to continue to provide this necessary and un-interrupted service with an increased capacity and speed of the existing services.

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 Ordinance, or as is otherwise required in order to integrate said use with the uses in surrounding area.

The site, and the SCE tower upon which the Sprint and Verizon site/facilities are installed, sits in the middle of an approximately 5.23 acres of 'greenbelt' located and running parallel with the nearby residential strip of homes to the South/Southwest. To the North/ Northeast is open space. There are no adjacent or surrounding walls, yards, fences, parking, etc. that are being physically hindered, impeded or encroached upon in any way by virtue of this existing facility. Renewing the CUP will not move or relocate the site from its existing footprint, and the proposed modifications will be contained within the same original design configuration as has existed since 1998.

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.

This is an un-manned SCE tower, and an un-manned wireless telecommunications facility. There is minimal vehicular traffic – consisting of perhaps a one-time per month utility / maintenance visit to the site to test the equipment.

The existing access is from the residential street immediately South/Southwest, and is adequately designed to allow traffic to pass without hindrance for both ingress and egress, in the event that should happen simultaneously.

D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

The Improvement proposed via this Non-Conforming Review, consists generally of the replacement of antennas on the SCE tower, the addition of RRHs behind the antennas, on existing antenna arms, equipment on the ground for a wireless facility that has been in place and in operation since approximately 1998. As wireless technology grows in its ability to offer faster speeds and more capacity and more applications to benefit our daily lives, it would be a detriment to the community and general public to prevent or deny the service providers from changing out old equipment with new in order to keep up with the demands of the people using the service. I will not venture to guess if that would constitute an "unconstitutional taking of property". But to deny the service providers the opportunity to continually improve and replace their equipment in order to 'keep up' with what the general public needs and wants, would certainly seem like the taking away of certain day-to-day benefits that are anticipated and expected in the usage of their cell phones, laptops, etc.

E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

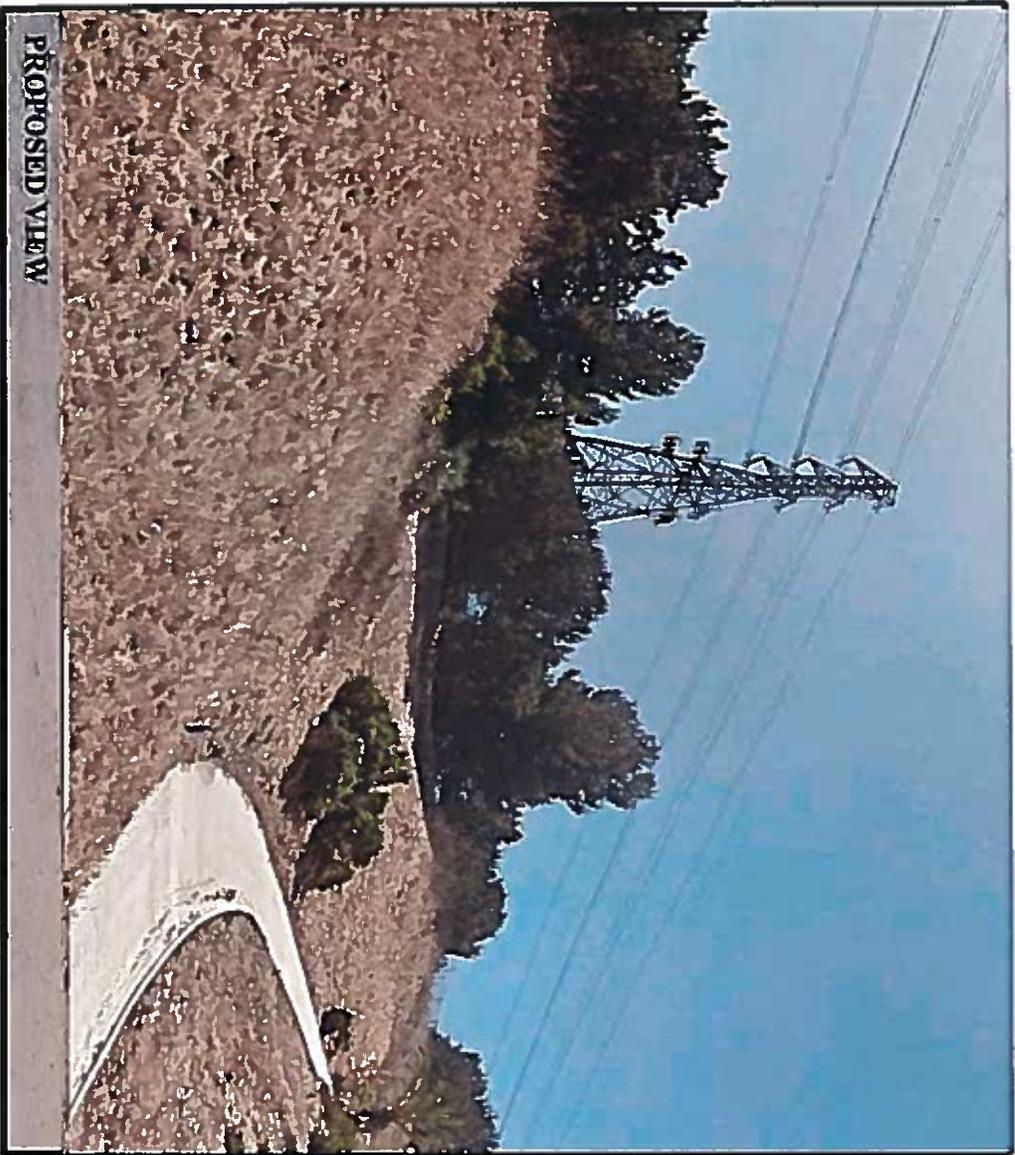
Health concerns have been addressed many times over the last several decades since the introduction of cell phones and wireless technology in our daily lives. As a result, numerous studies have been conducted and guidelines established by the FCC who has determined that living near antenna/wireless facilities has no specific detrimental health effects on the surrounding public.



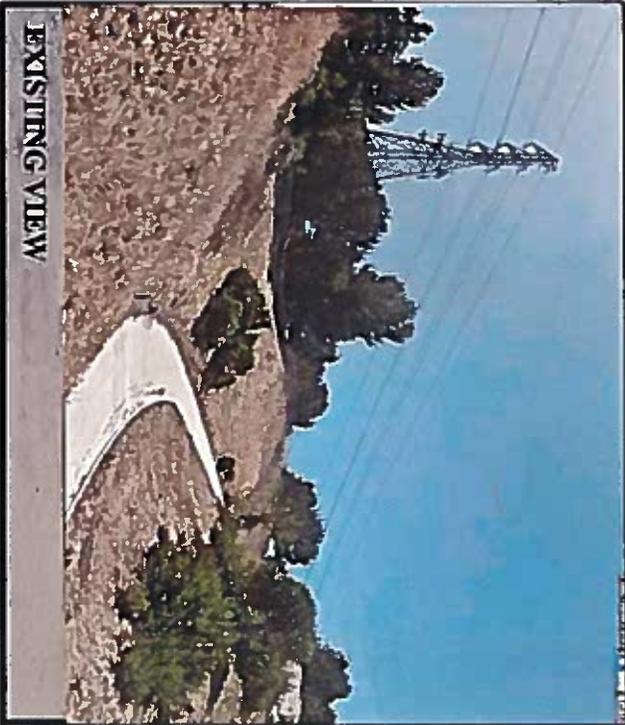
SPRINT: LA25XC291 FRIENDLY HILLS
15305 METROPOL DRIVE, HACIENDA HEIGHTS, CA



Eukon Group
65 Post, Suite 1000 - Irvine,
CA, 92618 - (949) 553-8566



PROPOSED VIEW



EXISTING VIEW



SITE LOCATION

SITE COORDINATES

Latitude: 33 58 41.9 N
Longitude: 117 59 06.02 W

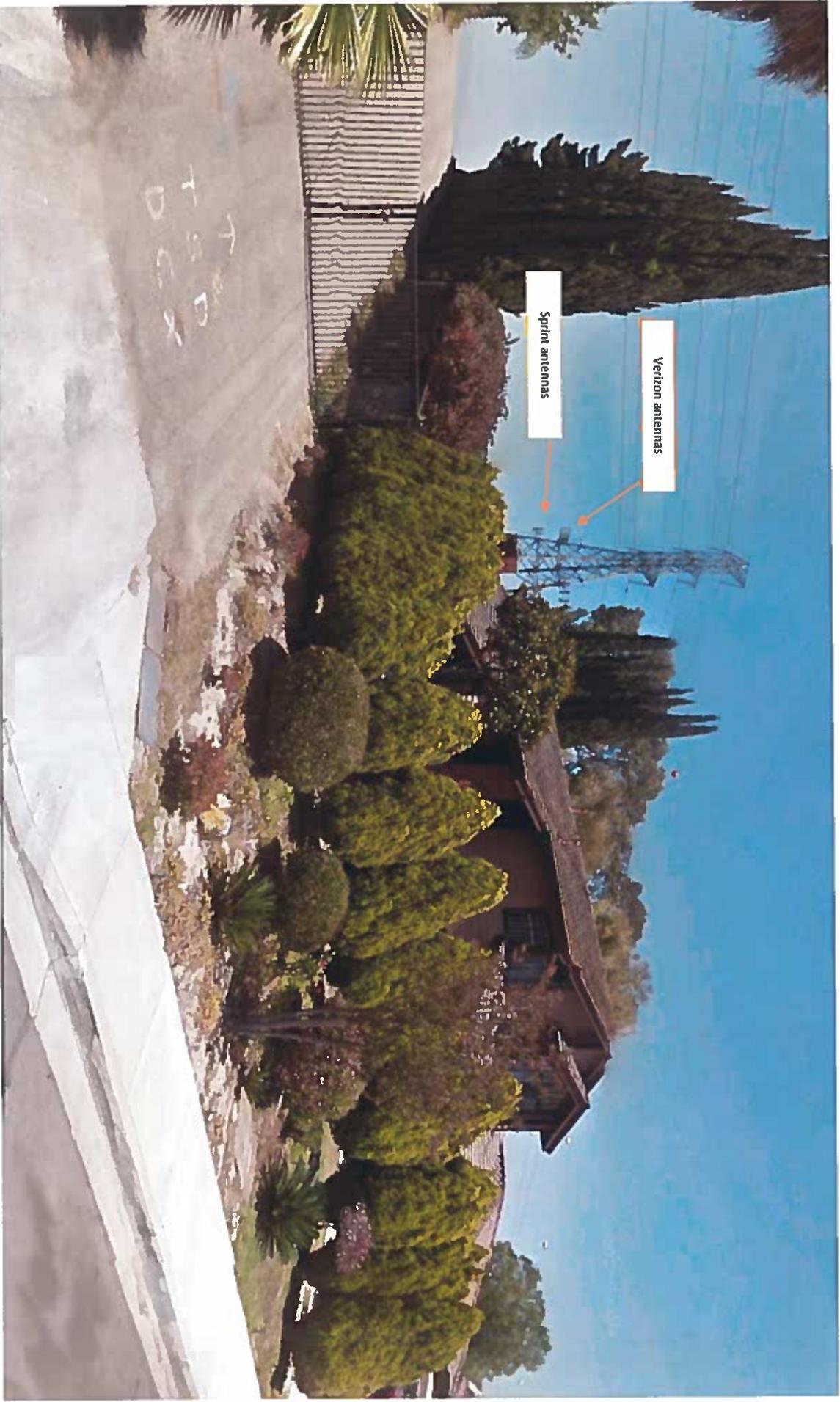
APPLICANT

Sprint
310 Commerce
Irvine, CA 92618

SHEET NUMBER



Street View #1: This photo shows the gated access route to the Site, and the residential property which address is 15305 Metropoli Drive.



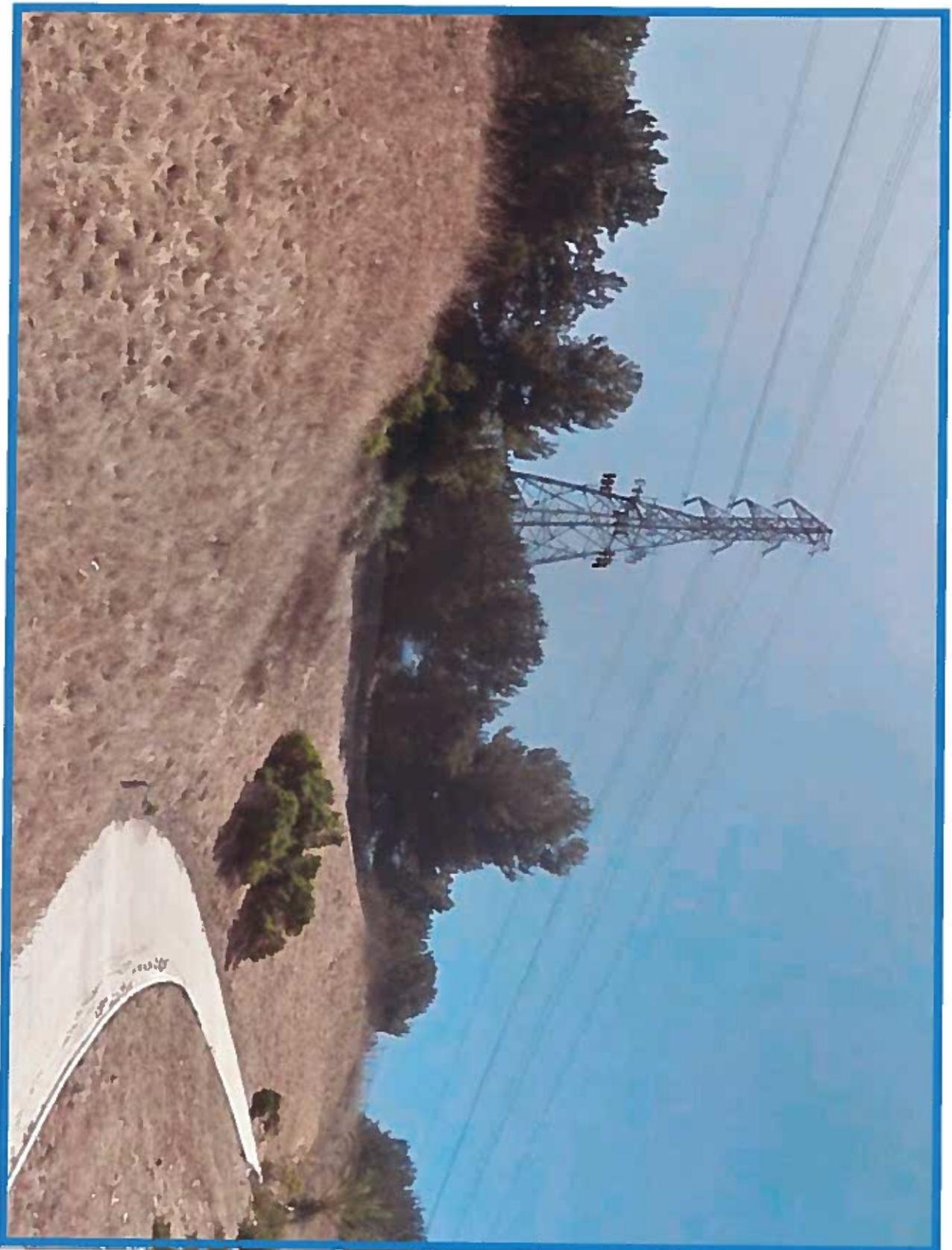
Street View #2: Taken from Colima Ave... The SCE towers are visible, as are the overhead power lines, but the antennas are dwarfed, and below the line of site at street level, from this distance.



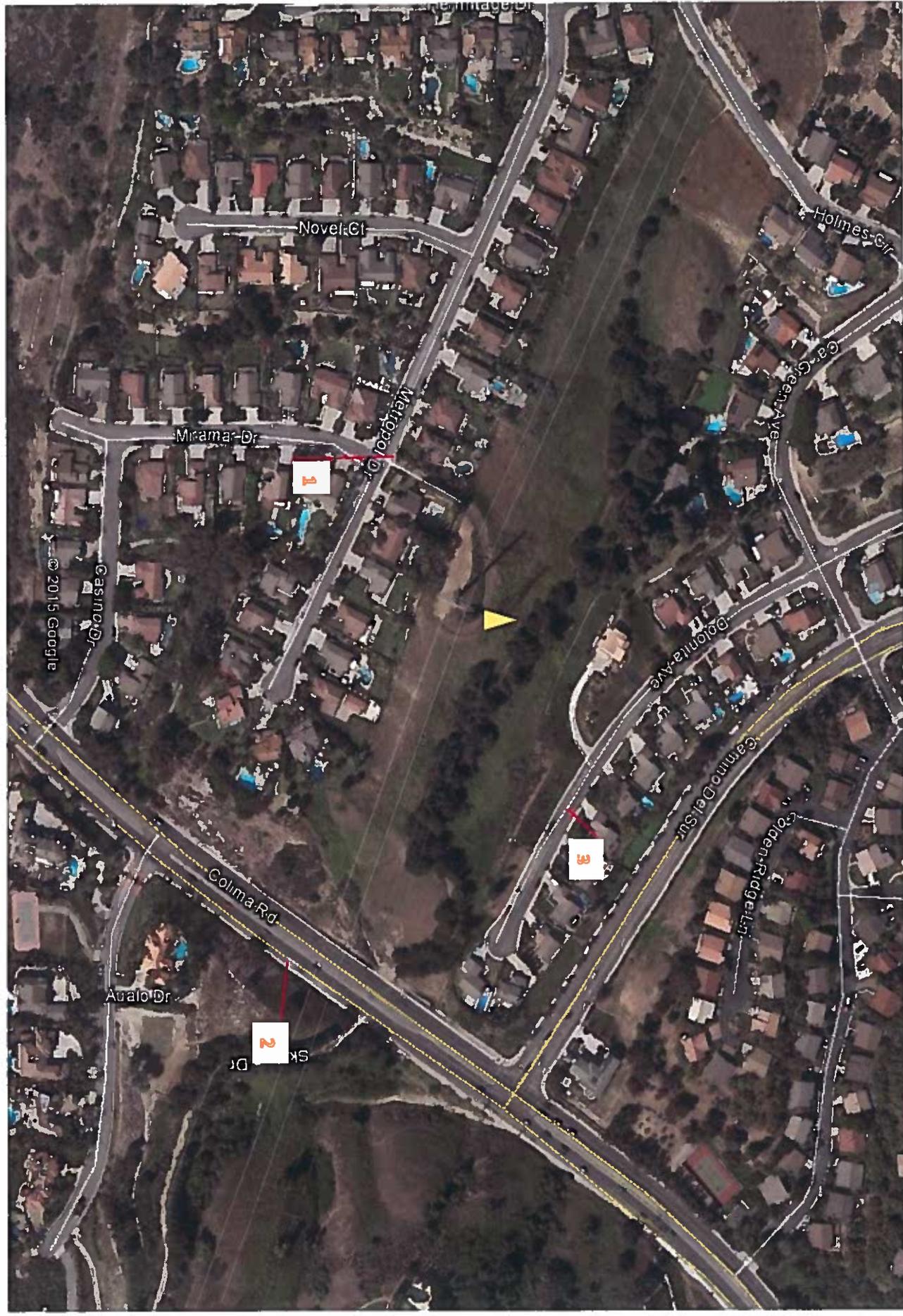
View From #3: Taken from Donita Ave.... North/Northeast of the site... Antennas are visible, but are of minimal impact against the SCE tower and overhead power lines....



LA25XC291 Friendly Hills View from Dolonita Ave.

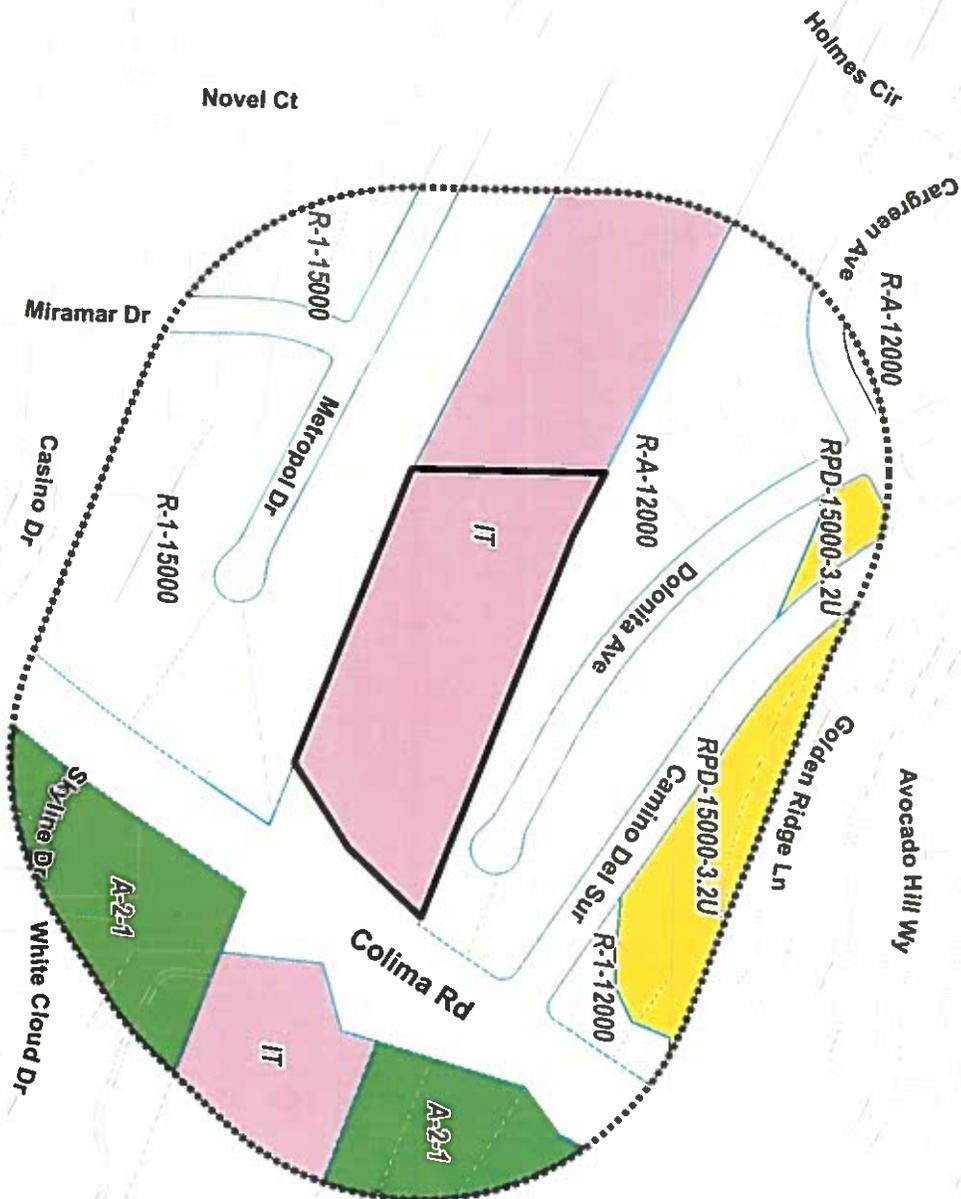


Aerial of Existing Site: CUP 98-036-(4) Numerical markings reflect the three street locations for the photos taken of the site:



ZONING

Garden Terrace Ln



ZONING 500 FOOT RADIUS MAP

Proj. R2015-03754 (4)
NCR RPPL 2016000503

Legend

- R-1 - Single-Family Residence
- R-A - Residential Agricultural
- RPD - Residential Planned Development
- A-2 - Heavy Agricultural
- IT - Institutional

VICINITY MAP

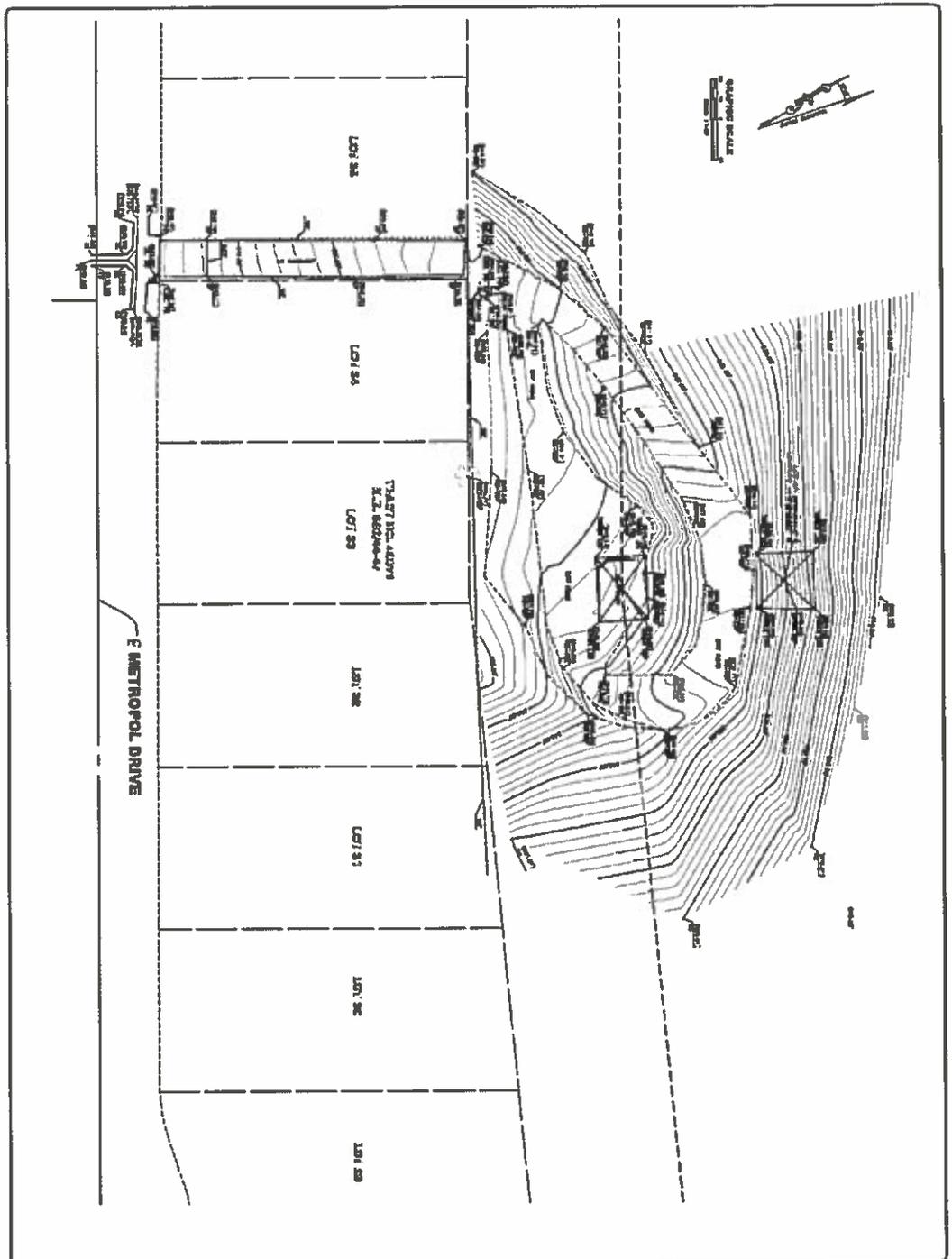


WHITTIER



LOS ANGELES COUNTY
Department of Regional Planning
330 W. Temple St.
Los Angeles, CA 90012

SITE TOPO PLAN (BY OTHERS AND FOR REFERENCE ONLY)



NO.	DATE	DESCRIPTION
1	08/08/13	ISSUED FOR PERMITS
2	08/14/13	REVISED
3	08/14/13	ISSUED FOR PERMITS
4	08/14/13	ISSUED FOR PERMITS
5	08/14/13	ISSUED FOR PERMITS

SEI GROUP
 10000 WILSON AVENUE
 SUITE 100
 IRVINE, CA 92618

Sprint
 COMMUNICATIONS GROUP
 65 POST STREET, SUITE 1000
 IRVINE, CA 92618

core
 COMMUNICATIONS GROUP
 1000 WILSON AVENUE
 SUITE 100
 IRVINE, CA 92618

APPROVED BY	DATE	SCALE

LA25XC291
 11000 WILSON AVENUE
 SUITE 100
 IRVINE, CA 92618

SITE TOPO PLAN

LS-2

Sprint
 65 POST STREET, SUITE 1000
 IRVINE, CA 92618

NATIONAL
 10000 WILSON AVENUE
 SUITE 100
 IRVINE, CA 92618

Eukon Group
 65 POST STREET, SUITE 1000
 IRVINE, CA 92618

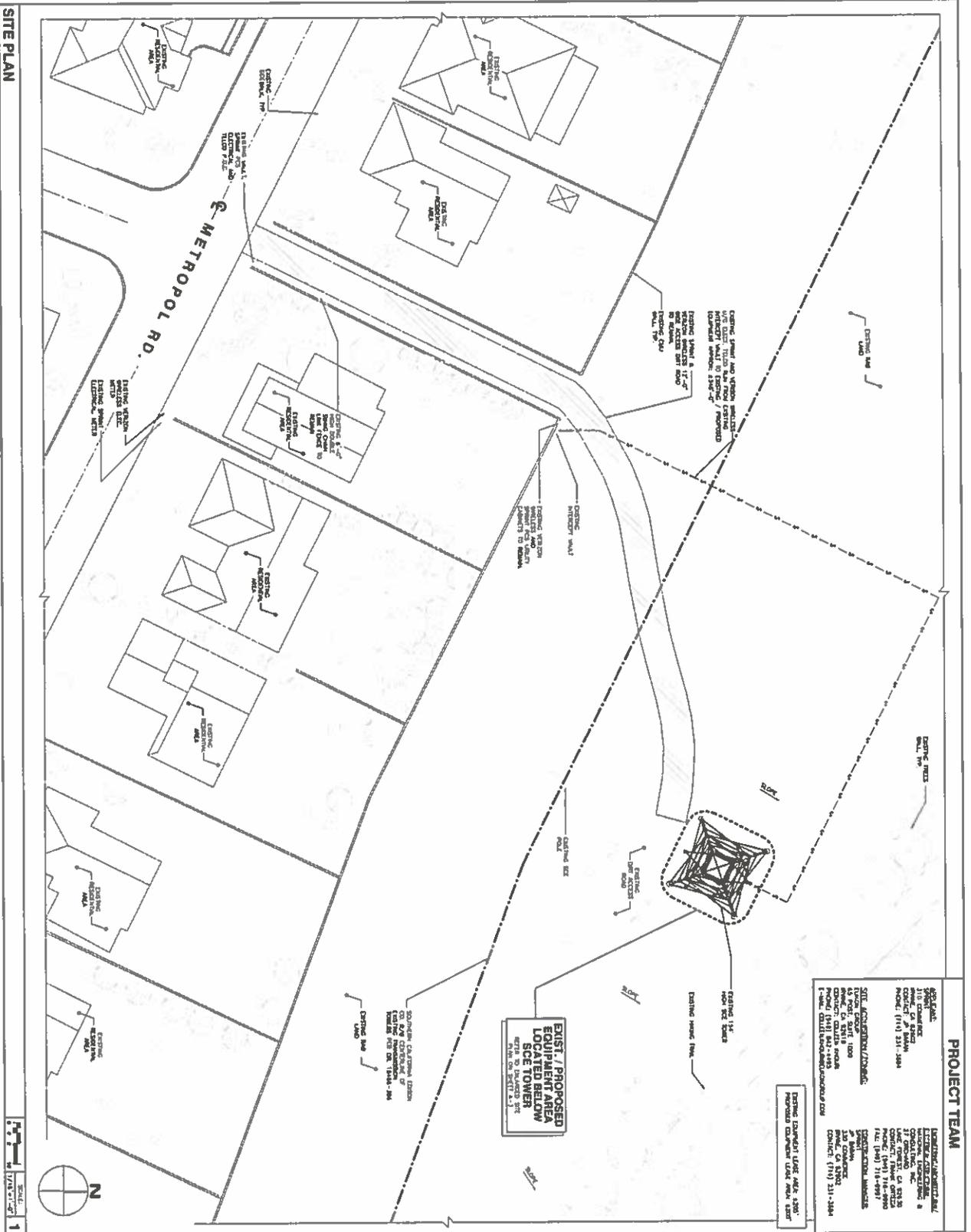
NO.	DATE	DESCRIPTION	BY
1	08/08/13	ISSUED FOR PERMITS	
2	08/14/13	REVISED	
3	08/14/13	ISSUED FOR PERMITS	
4	08/14/13	ISSUED FOR PERMITS	
5	08/14/13	ISSUED FOR PERMITS	
6	08/14/13	ISSUED FOR PERMITS	

NOT FOR CONSTRUCTION UNLESS
 LABELED AS CONSTRUCTION SET

LA25XC291
 FRIENDLY HILLS
 11000 WILSON AVENUE
 SUITE 100
 IRVINE, CA 92618

SITE TOPO PLAN

LS-2



SITE PLAN

SCALE: 1/8" = 1'-0"

PROJECT TEAM

ARCHITECT:
 HOK
 400 WEST BROADWAY
 SUITE 2000
 HOUSTON, TX 77002
 PHONE: (713) 231-3884

ENGINEER:
 HOK
 400 WEST BROADWAY
 SUITE 2000
 HOUSTON, TX 77002
 PHONE: (713) 231-3884

GENERAL CONTRACTOR:
 HOK
 400 WEST BROADWAY
 SUITE 2000
 HOUSTON, TX 77002
 PHONE: (713) 231-3884

OWNER:
 SPRINT
 65 POST SUITE 1000
 IRVINE, CA 92618

NOTED: REFER TO SHEET A-201 FOR EXISTING AND PROPOSED EQUIPMENT AREA.

EXIST./PROPOSED EQUIPMENT AREA LOCATED BELOW SCE TOWER

EXISTING SIGNAGE

EXISTING ROOF

EXISTING EXTERIOR WALL

EXISTING INTERIOR WALL

EXISTING SIGNAGE

EXISTING ROOF

EXISTING EXTERIOR WALL

EXISTING INTERIOR WALL

EXISTING ROOF

EXISTING EXTERIOR WALL

EXISTING INTERIOR WALL

EXISTING ROOF

EXISTING EXTERIOR WALL

65 POST, SUITE 1000
IRVINE, CA 92618

NATIONAL

Eukon Group

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	06/01/15	ISSUE DRAWING	TR	TR
2	06/04/15	FIELD CHANGE	TR	TR
3	06/11/15	REV. SIGN	TR	TR
4	07/02/15	REV. SIGN	TR	TR
5	07/10/15	SEE APPROVAL, REV.	TR	TR
6	10/20/15	CLP REV.	TR	TR

NOT FOR CONSTRUCTION UNLESS LABELLED AS CONSTRUCTION SET

SHEET TITLE:
L25XC291
FRIENDLY HILLS
 MACDONALD HEIGHTS, CA 91764
 APLN. E2840-01-02

SITE AND ORIENTATION

SITE PLAN

DRAWING NUMBER

A-1

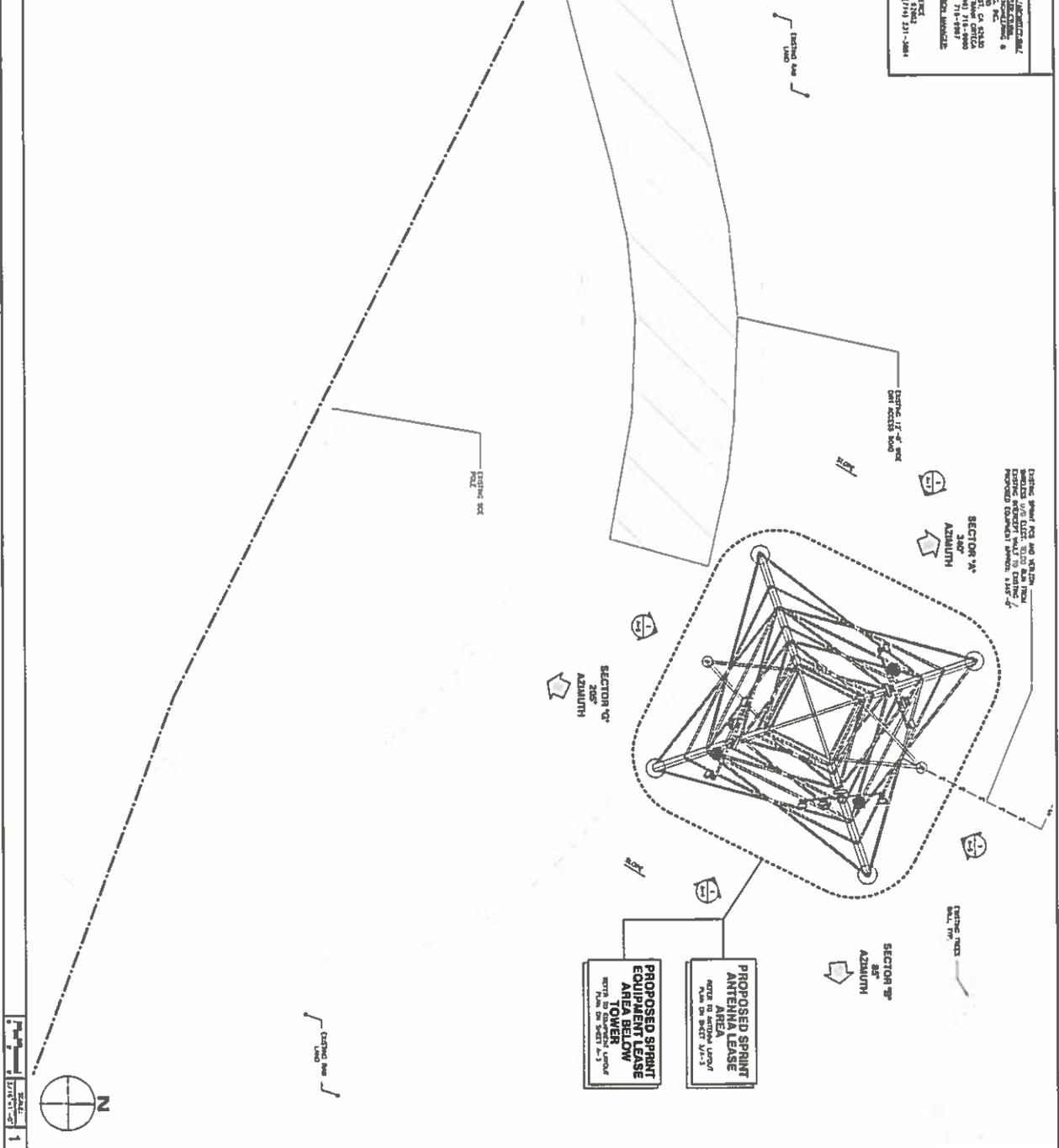
PROJECT TEAM

CLIENT:
 SPRINT
 53 POST, SUITE 1000
 IRVINE, CALIFORNIA 92618
 PHONE: (714) 231-3444

DESIGNER/ARCHITECT:
 NATIONAL
 17700 S. LAKE AVENUE
 SUITE 100
 IRVINE, CALIFORNIA 92618
 PHONE: (949) 716-9900
 FAX: (949) 716-9901
 CONTACT: TERRY CRITTELL
 TERRY@NATIONAL.COM

SITE ACQUISITION/OWNER:
 LAYTON GROUP, INC.
 2400 S. LAKE AVENUE
 SUITE 100
 IRVINE, CALIFORNIA 92618
 PHONE: (949) 231-3444

ENLARGED SITE PLAN



EXISTING POLE AND WALKWAY
 EXISTING SIDE WALK TO CENTER OF
 PROPERTY
 EXISTING SIDE WALK TO CENTER OF
 PROPERTY

SECTION W
 AZIMUTH

SECTION V
 AZIMUTH

SECTION S
 AZIMUTH

**PROPOSED SPRINT
 ANTENNA LEASE
 AREA**
 NOTE TO ANTENNA LEASE
 AREA: SEE SHEET A-1/1

**PROPOSED SPRINT
 EQUIPMENT LEASE
 AREA BELOW
 TOWER**
 NOTE TO EQUIPMENT LEASE
 AREA: SEE SHEET A-1/1

Sprint
 63 POST, SUITE 1000
 IRVINE, CA 92618

NATIONAL
 17700 S. LAKE AVENUE, SUITE 100
 IRVINE, CALIFORNIA 92618
 PHONE: (949) 716-9900

Eukon Group
 BY THE DESIGN COMMUNITY

63 POST, SUITE 1000,
 IRVINE, CA 92618

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04/09/15	ISSUING	TR
2	04/09/15	ISSUING	TR
3	04/09/15	ISSUING	TR
4	04/09/15	ISSUING	TR
5	04/09/15	ISSUING	TR
6	04/09/15	ISSUING	TR
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10	04/09/15	ISSUING	TR

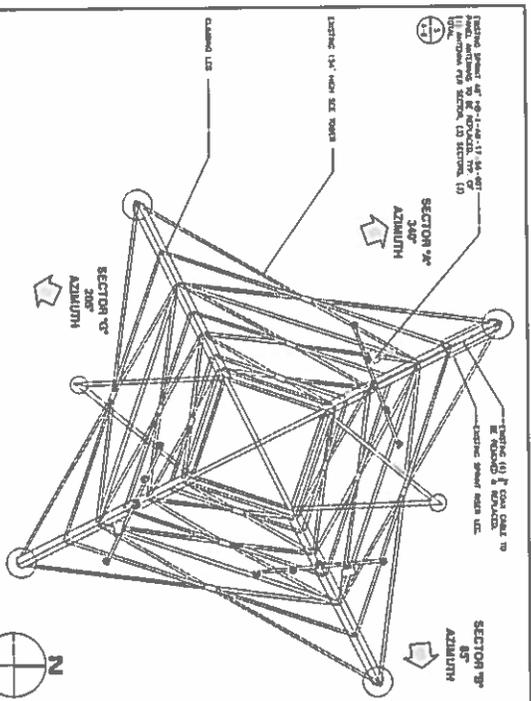
NOT FOR CONSTRUCTION PURPOSES
 UNLESS AS CONSTRUCTION SET

SHEET INFORMATION

LA28XC291
 FRIENDLY HILLS
 14000 HEDGEMAN RD, CA 92714
 A/E: EMBRACED

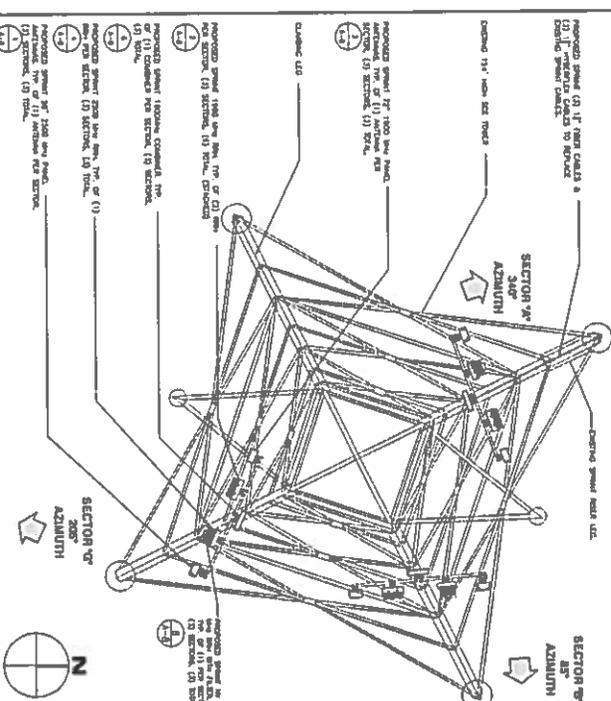
SHEET TITLE
 ENLARGED SITE PLAN

SHEET NUMBER
 A-2



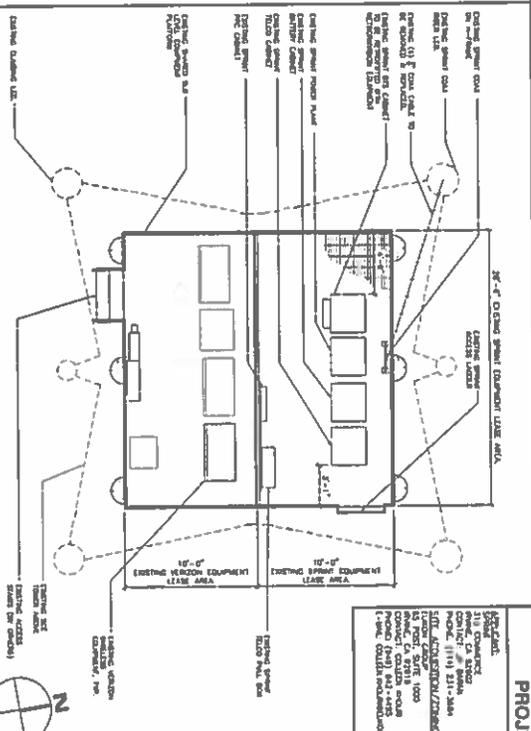
EXISTING ANTENNA LAYOUT PLAN

SCALE: 1/8"=1'-0"



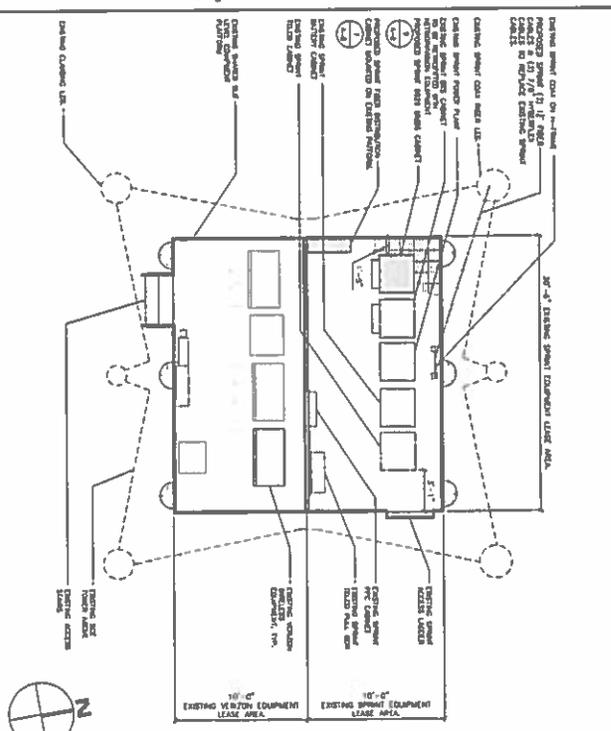
PROPOSED ANTENNA LAYOUT PLAN

SCALE: 1/8"=1'-0"



EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 1/8"=1'-0"



PROPOSED EQUIPMENT LAYOUT PLAN

SCALE: 1/8"=1'-0"

PROJECT TEAM

CLIENT: SPRINT
 65 POST SUITE 1000
 IRVINE, CA 92618
 PHONE: (949) 211-2444

ARCHITECT/ENGINEER: NATIONAL CONSTRUCTION & DEVELOPMENT, INC.
 27700 CALIFORNIA AVENUE, SUITE 100
 IRVINE, CA 92618
 PHONE: (949) 715-9899
 FAX: (949) 715-9897

SITE ACQUISITION/OWNER: SPRINT
 65 POST SUITE 1000
 IRVINE, CA 92618
 PHONE: (949) 211-2444
 FAX: (949) 211-2444

CONSTRUCTION MANAGER: EUKON GROUP
 65 POST SUITE 1000
 IRVINE, CA 92618
 PHONE: (949) 211-2444

Sprint

65 POST SUITE 1000
 IRVINE, CA 92618

NATIONAL

27700 CALIFORNIA AVENUE, SUITE 100
 IRVINE, CA 92618

Eukon Group

65 POST SUITE 1000
 IRVINE, CA 92618

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	08/08/15	ISSUE DRAWING	MS
2	08/14/15	ISSUE DRAWING	MS
3	08/14/15	REV. REV.	MS
4	07/06/15	SEC. REV.	MS
5	07/14/15	SEC. AMENDMENT, REV.	MS
6	02/20/15	CONTRACT	MS

NOT FOR CONSTRUCTION/LEASE
 UNLESS AS CONSTRUCTION SET

CLIENT: SPRINT

SITE IDENTIFICATION:

LA25XC281
 FRIENDLY HILLS
 14000 HARBOR CA 92618
 AVE. CORNER

SHEET TITLE:

EXISTING & PROPOSED
 EQUIPMENT / ANTENNA
 LAYOUT PLANS

SHEET NUMBER:

A-3

PROJECT TEAM

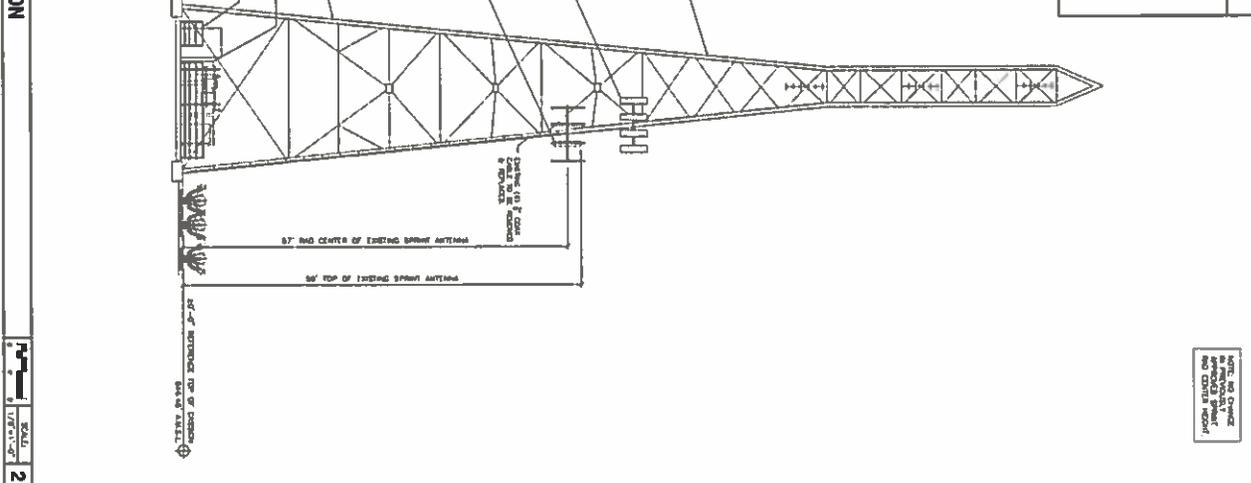
OWNER:
Sprint
21700 E. 15th Ave.
Denver, CO 80202
Phone: (303) 251-1800

ARCHITECT:
L.A.25X
1000
17th Street, Suite 1000
Denver, CO 80202
Phone: (303) 441-4443
Fax: (303) 441-4443
www.la25x.com

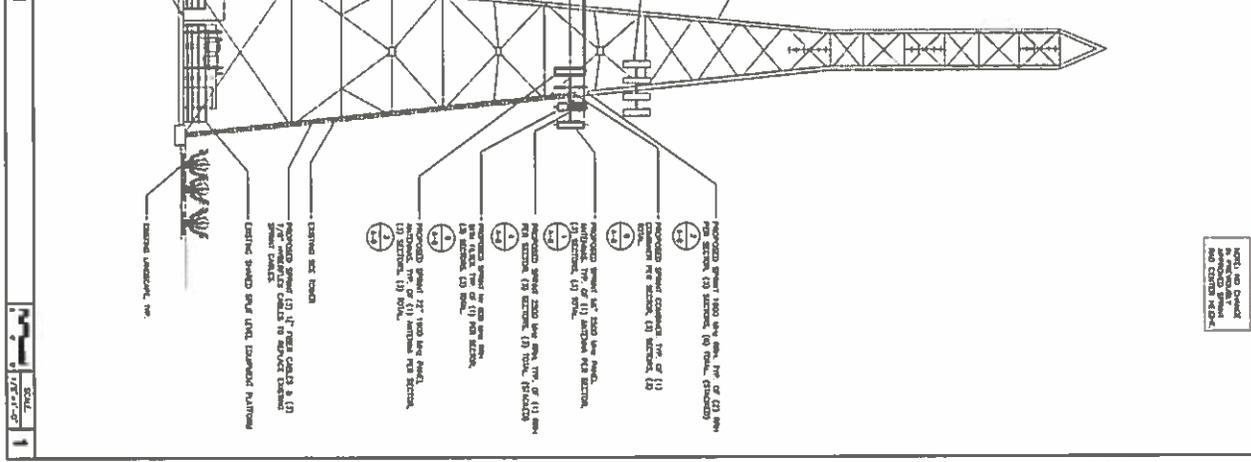
ENGINEER:
Eaton
1000
17th Street, Suite 1000
Denver, CO 80202
Phone: (303) 441-4443
Fax: (303) 441-4443
www.eaton.com

NOTE: ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

EXISTING SOUTHWEST ELEVATION



PROPOSED SOUTHWEST ELEVATION



NOTE: ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

Sprint
65 POST, SUITE 1000
IRVINE, CA 92618

NATIONAL
ARCHITECTURAL
1000
17th Street, Suite 1000
Denver, CO 80202
Phone: (303) 441-4443
Fax: (303) 441-4443
www.nationalarch.com

Eukon Group
65 POST, SUITE 1000
IRVINE, CA 92618

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04/04/15	ISSUE FOR PERMIT	MM
2	04/04/15	ISSUE FOR PERMIT	MM
3	04/04/15	ISSUE FOR PERMIT	MM
4	04/04/15	ISSUE FOR PERMIT	MM
5	07/16/15	ISSUE FOR PERMIT	MM
6	10/20/15	ISSUE FOR PERMIT	MM

NOT FOR CONSTRUCTION UNLESS
LABELLED AS CONSTRUCTION SET

SITE INFORMATION

LA25XC291
FRIENDLY HILLS
HAYDEN HEIGHTS, CALIFORNIA
APN: 029-019-002

ARCHITECTURAL ELEVATION

A-6

November 4, 2015

**PROJECT NARRATIVE:
PROJECT: CUP RENEWAL APPLICATION
CASE: 98-036-(4)**

PURPOSE OF THE APPLICATION: CUP RENEWAL OF #98-036-(4), and a requested modification to an existing Wireless Telecommunications Facility, with antennas installed on an SCE transmission tower and equipment installed beneath the SCE transmission tower.

BACKGROUND:

The existing use for Wireless Telecommunications Facility was approved under CUP # 98-036-(4), issued on or about July 7, 1998.

On April 5, 2010, the County of Los Angeles approved a Revised Exhibit A, Project # 98036, Resolution number REA 201000050. The Scope of Work per that REA included approval for 9 panel antennas, mounted on an existing SCE transmission tower, at 57' RAD, on a 100+ foot tower, with 5 equipment cabinets to be located on a platform beneath the tower. It was believed at the time that the approval of the REA renewed the CUP as well.

It was determined during a visit to the L.A. County Planning counter that the REA did not serve to renew the CUP. Thus, an application is being submitted to secure both the CUP Renewal as well as the approval for the requested site modifications to the existing Sprint Telecommunications Facility at the site.

CURRENT USE: The underlying property is fee-owned by Southern California Edison. The property is used by SCE as a transmission tower corridor, within which are several SCE transmission towers covering several miles of SCE transmission lines. The Grant Deed reflects that SCE obtained ownership of the property in 1956.

Under the ORIGINAL CUP APPROVAL – CASE #98-036-(4) – Sprint was approved the installation of the wireless facility, specifically described as consisting of 3 antenna sectors (4 antennas per sector), mounted on an existing electrical transmission tower with accessory ground mounted cabinets. The accessory cabinets to be located on / within a leasehold area of approximately 250 Square Feet, beneath the legs/footprint of the existing tower.

PROPOSED USE: The proposed use will not change. Although Sprint is requesting approval for some minor modifications to its existing site, the modifications are in substantial conformance with the original CUP approval. The prescribed 'use' will not change.

SEASONAL OPERATIONS/EMPLOYEES/CUSTOMERS/ACTIVITY AT THE SITE: The SCE tower as well as the Sprint Wireless Telecommunications Site are un-manned accessed only via an existing access road, with an entrance off of Metropol Drive. The entrance is 'chained' to prevent the general vehicular traffic from access, and can only be accessed by SCE or personnel approved by them.

Periodically Sprint maintenance personnel will visit the site to test and ascertain that all of the equipment is working properly. Other than such routine maintenance, or sporadic equipment changes to the site, or visits to restore the operations to the site during emergencies, there is no noticeable activity generated in the neighborhood due to this site operations.

PROJECT CONSISTENCY WITHIN THE COMMUNITY PLAN: The Hacienda Heights Community Plan was established to ensure that the community guidelines for residential and commercial growth within Hacienda Heights will ensure that, in spite of the rapid and on-going residential growth within Hacienda Heights, the growth will not diminish or eliminate the relatively few 'open areas' that currently exist within the city, while at the same time encourage the stability and long-term existence of the limited but necessary commercial districts within Hacienda Heights.

The CUP Renewal will allow the continuous existence of an established wireless telecommunications facility on an existing SCE transmission tower, neither of which will have any negative impact on those goals.

PROJECT COMPLIANCE WITH DEVELOPMENT STANDARDS AND DISTRICT REGULATIONS: The Proposed CUP Renewal and the modification to the existing Sprint site fall within the guidelines of the development standards for the "IT" zone, in which this project falls. The IT zone allows special uses by virtue of the CUP process, which CUP would prescribe the limitations to the general issues to complied with for such specific use: i.e. minimum area / height limit / setback requirements / maximum lot coverage / minimum required parking.

The current project obtained CUP approval in 1998. The CUP has expired and must now be Renewed. It is important to note that the proposed use has not changed, nor will the proposed new modificaitons to the site change or alter the size or height of the project. Therefore, the proposed use remains in substantial compliance with current criteria.

Respectfully submitted,
Colleen Khouri, Project Manager
Eukon Group (on behalf of Sprint)
65 Post, Suite 1000
Irvine, Ca. 92618
949-842-4495