



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT No. 04-225-(4)
CONDITIONAL USE PERMIT

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE December 7, 2004	

APPLICANT Cingular Wireless	OWNER United Molokan Christian Association	REPRESENTATIVE Jane Horine
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REQUEST
Conditional Use Permit. To authorize construction, operation and maintenance of an unmanned wireless telecommunications facility consisting of a new 65-foot tall monopine and the associated cabinets located within a church and private school property.

LOCATION/ADDRESS 16222 East Soriano Drive	ZONED DISTRICT Hacienda Heights
ACCESS Corner of Stimoson Avenue and Colima Road	COMMUNITY Hacienda Heights
	EXISTING ZONING R-A-10,000 (Residential Agriculture-10,000 square foot minimum lot size)

SIZE 540 sq. ft. lease area	EXISTING LAND USE Church and private school	SHAPE Square	TOPOGRAPHY Level
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SURROUNDING LAND USES & ZONING	
North: Single-family residences—R-A-10,000 (Residential Agriculture-10,000 square foot minimum lot size)	East: Single-family residences—R-A-10,000 (Residential Agriculture-10,000 square foot minimum lot size)
South: Condominiums—RPD-9,000-5.5U (Residential Planned Development-9,000 square foot lot minimum size-5,5 dwelling units per acre)	West: Grazide Elementary School—R-A-10,000 (Residential Agriculture-10,000 square foot minimum lot size)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	N/A	N/A	See Staff Analysis
Hacienda Heights Community Plan	U1 (Urban 1)	N/A	See Staff Analysis

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

DESCRIPTION OF SITE PLAN
 The proposal includes construction of a new 65-foot tall monopine and the associated cabinets situated at the southern portion of a four-acre church and private school property, adjacent to a tennis court. A total of 12 antennas will be mounted on three sectors (four antennas per sector) at 65 feet above grade. The monopine design will match the existing tall pine trees located along Stimson Avenue and Colima Road on the property. The project is located within an urbanized community surrounded by an elementary school to the west and residential homes in all other directions.

KEY ISSUES

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor