



**PROJECT DESCRIPTION**

**A. Entitlement(s) Requested**

- Conditional Use Permit (“CUP”) for the continued operation of an existing rooftop wireless communications facility (“WCF”) with requested development standards waivers in the C-2 (Neighborhood Business) Zone pursuant to County Code Sections 22.20.030.C (Land Use Regulations for Commercial Zones) and 22.140.760.D.2 (Wireless Facilities – Application Requirements – Conditional Use Permit).

**B. Project**

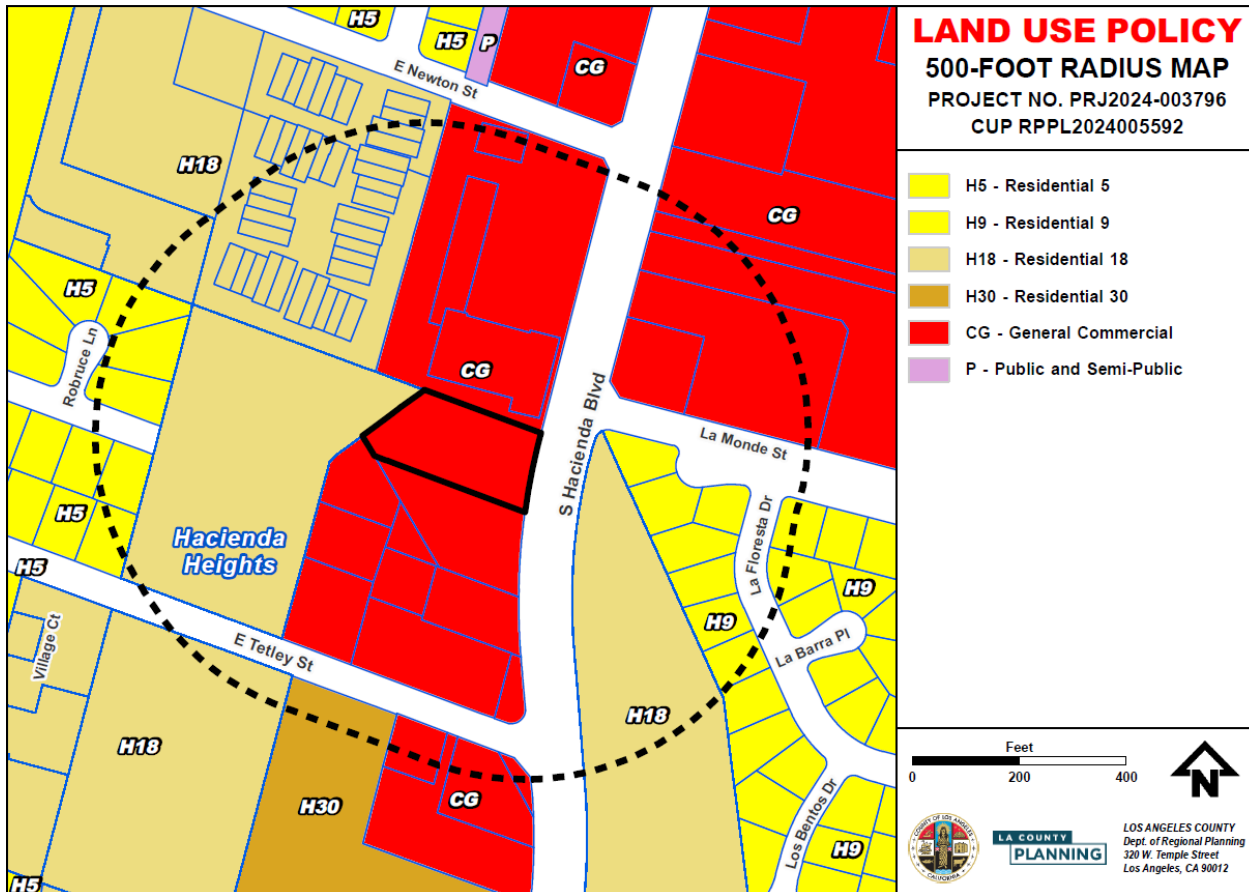
The applicant, Network Connex, requests a conditional use permit ("CUP") to authorize the continued operation of an existing rooftop wireless communications facility (“WCF”) with requested development standards waivers located on a commercial office building in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code Sections 22.20.030.C (Land Use Regulations for Commercial Zones) and 22.140.760.D.2 (Wireless Facilities – Application Requirements – Conditional Use Permit). A CUP is needed because the Project is requesting waivers to maintain the existing equipment cabinet lease area without being fully screened by solid walls or fencing and to allow the existing roof-mounted antenna arrays to remain not fully screened or concealed. Proposed improvements to the facility include removing excess antenna array pipe mounts to improve the facility’s appearance.

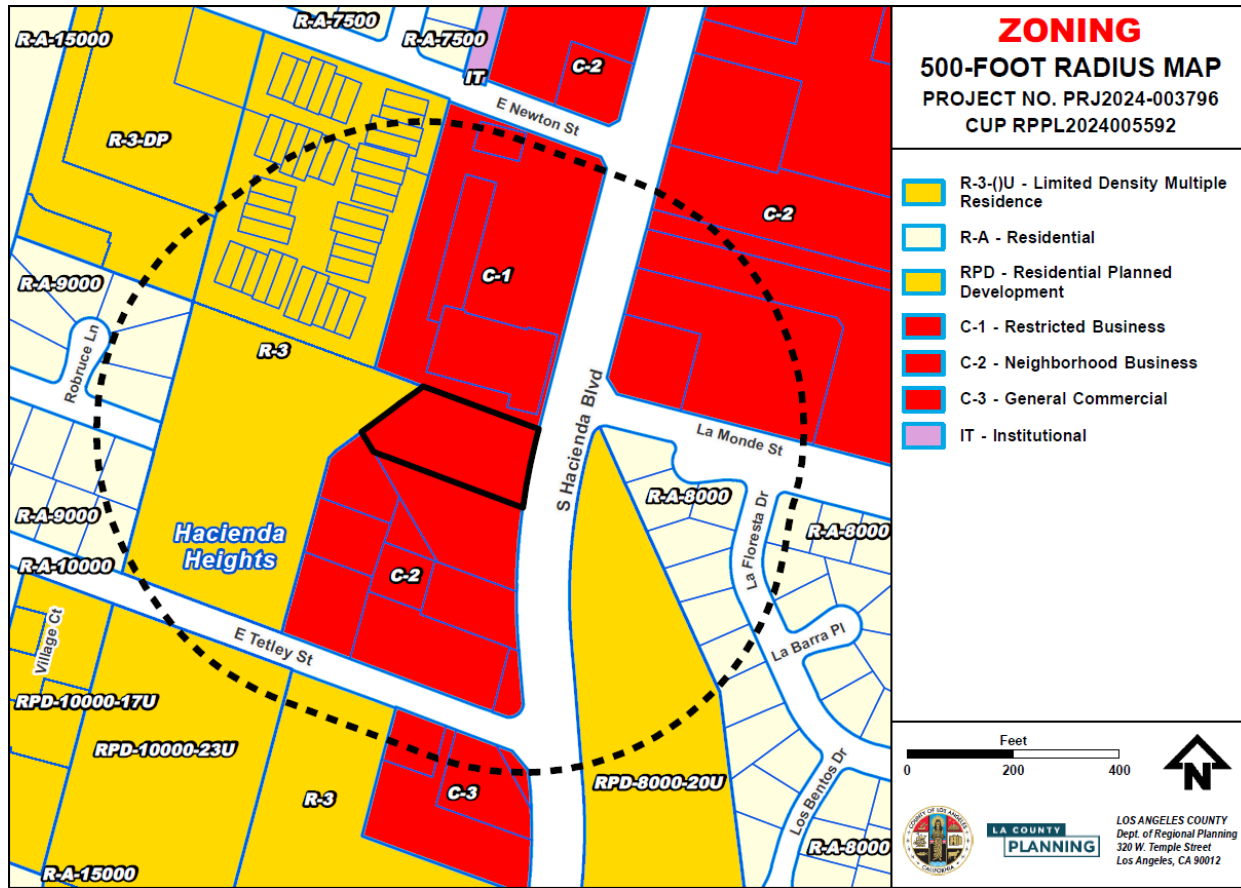
**SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

| LOCATION         | EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY                      | ZONING   | EXISTING USES                                     |
|------------------|--|--|---|
| SUBJECT PROPERTY | CG (General Commercial)  | C-2  | Commercial Office Building                        |
| NORTH            | CG, H18 (Residential 18 – 18 Dwelling Units per Acre Maximum Density)  | C-1 (Restricted Commercial), R-3 (Limited Density Multiple Residence)  | Commercial, Multi-Family Residences               |
| EAST             | H18, H9 (Residential 9 – Nine Dwelling Units per Acre Maximum Density) | RPD-8,000-20U (Residential Planned Development – 8,000 Square Feet Minimum Required Lot Area – 20 Dwelling Units Per Acre Maximum) | Single-Family Residences, Multi-Family Residences |

|       |   |  |   |
|-------|---|--|---|
|       |   | Density), R-A-8,000 (Residential Agricultural – 8,000 Square Feet Minimum Required Lot Area) |   |
| SOUTH | CG, H30 (Residential 30 – 30 Dwelling Units per Acre Maximum Density) | C-3 (General Commercial), R-3  | Commercial, Multi-Family Residences               |
| WEST  | H18   | R-3  | Multi-Family Residences, Single-Family Residences |





**PROPERTY HISTORY**

**A. Zoning History**

| ORDINANCE NO. | ZONING   | DATE OF ADOPTION |
|---------------|--|------------------|
| 5122          | A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area)         | 5/25/1948        |
| 6629          | R-A-15,000 (Residential – Agricultural – 15,000 Square Feet Minimum Required Lot Area) | 2/8/1955         |
| 9029          | C-H (Commercial Highway)   | 1/11/1966        |
| 10877         | Creation of Hacienda Heights Zoned District  | 4/9/1974         |
| 201000004z    | C-2  | 5/24/2011        |

## B. Previous Cases

| CASE NO.                                  | REQUEST  | DATE OF ACTION             |
|---|--|----------------------------|
| CUP No. 97-014                            | To authorize the construction and operation of a rooftop WCF.                      | Approved June 3, 1997      |
| CUP No. 200600244                         | To authorize a co-location to the existing rooftop WCF.                            | Approved January 22, 2008  |
| CUP No. 201000034                         | To authorize the continued operation of the existing rooftop WCF.                  | Approved February 20, 2013 |
| Revised Exhibit "A" ("REA") No. 201500015 | To authorize new antenna and equipment upgrades to the existing WCF.               | Approved March 16, 2015    |
| REA No. RPPL2017010370                    | To authorize new antenna and equipment upgrades to the existing WCF.               | Approved November 27, 2017 |
| REA No. RPPL2019002258                    | To authorize new antenna and equipment upgrades to the existing WCF.               | Approved April 25, 2019    |
| REA No. RPPL2021006322                    | To authorize new antenna and equipment upgrades to the existing WCF.               | Approved May 13, 2021      |
| REA No. RPPL2022001740                    | To authorize the installation of a new microwave antenna dish to the existing WCF. | Approved March 2, 2022     |

## C. Violations

There are no prior Zoning violations related to the WCF on the property.

## **ANALYSIS**

### **A. Land Use Compatibility**

The WCF on the subject property is compatible with the surrounding land uses and ensures that local cellular service will be readily available in the immediate area. WCFs are a permitted use in the C-2 Zone and the Project is compatible with the site's CG land use designation. The WCF is located on a commercial office building property and the surrounding vicinity is characterized by commercial and multi-family residential properties.

## **B. Neighborhood Impact (Need/Convenience Assessment)**

The Project's coverage maps show cellular coverage in the area with and without the facility as well as the coverage provided by the facility itself. The maps demonstrate that the facility is a vital part of the cellular network and will continue to provide appropriate reception levels around the facility's vicinity.

The facility will continue to provide uninterrupted wireless service to the community in support of the existing wireless network. The facility is located on a property with an existing commercial office building. The property is surrounded by other commercial, office and retail uses and multi-family residential uses to the north and south and by single-family and multi-family residential uses to the east and west. The facility's antenna arrays are located on the building's rooftop with a height of 31 feet six inches to the top of the roof deck and 36 feet, six inches to the top of the rooftop parapet. The facility's antenna arrays have a maximum height of 45 feet above grade level. The facility's appurtenant equipment cabinets are located at ground level adjoining the building's western face. The facility is not visible from the public right-of-way and the facility's antenna arrays are most visible from adjacent properties to the west and south.

The facility will also be required to operate within the safety standards of the Federal Communications Commission ("FCC"), and any sounds generated by the Project are subject to the County noise control regulations. Because the facility will be unmanned, traffic flow and parking would not be impacted. Periodic maintenance visits are anticipated and the frequency of these visits is not expected to be disruptive to the neighborhood. Maintenance technicians can access the Project Site via existing public roads.

With these operational and developmental plans in place, the subject WCF will not have any adverse impacts on the surrounding neighborhood.

## **C. Design Compatibility**

The facility's antenna arrays consist of three sectors mounted on the rooftop of an office building with a height of 36 feet six inches to the top of the roof parapet. The antenna arrays have a maximum height of 45 feet above grade level and are located towards the building's western end. The facility's lease area containing ground-mounted appurtenant equipment is located behind the building and abuts the structure's western face and exterior staircase. The lease area is partially enclosed by a block wall with a sliding wrought iron gate and the building's exterior wall face and staircase. The Project is requesting waivers in accordance with County Code to allow the roof-mounted antenna arrays to remain unconcealed and to allow the facility's ground-mounted equipment to remain not fully screened by solid walls or fencing. Proposed improvements to the facility include removing excess antenna array pipe mounts to improve the facility's appearance from the rear of the building.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and East San Gabriel Valley Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements, including the County’s current Wireless Ordinance, with the exception of allowed waivers to the WCF design standards related to the facility’s unconcealed roof-mounted antenna arrays and non-solid wrought iron gate for the lease area. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Sections 22.158.050 (Conditional Use Permit Findings and Decision) and 22.140.760 (Wireless Facilities Findings and Decision) of the County Code. The Burden of Proof with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

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. The Project is an existing WCF and is proposing a minor change to the existing antenna arrays to improve the facility’s appearance. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

### **COMMENTS RECEIVED**

#### **A. County Department Comments and Recommendations**

WCF projects do not require consultation with other County departments unless the proposed project will be located in the public right-of-way. The proposed project is not located in the public right-of-way.

#### **B. Public Comments**

1. The applicant attempted to arrange a meeting with the Hacienda Heights Improvement Association (“HHIA”) through multiple e-mail correspondences from October 20, 2025 to February 2, 2026. Staff sent a final e-mail to the HHIA on February 2, 2026, confirming that LA County Planning would move forward with scheduling a public hearing without comments from the HHIA and has not received a response.

2. Staff has not received any comments from the general public at the time of report preparation.

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Report  
Reviewed By: \_\_\_\_\_  
Maria Masis, AICP, Supervising Regional Planner

Report  
Approved By: \_\_\_\_\_  
Susan Tae, AICP, Assistant Administrator

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| LIST OF ATTACHED EXHIBITS |                              |
|---------------------------|------------------------------|
| EXHIBIT A                 | Plans                        |
| EXHIBIT B                 | Project Summary Sheet        |
| EXHIBIT C                 | Draft Findings               |
| EXHIBIT D                 | Draft Conditions of Approval |
| EXHIBIT E                 | Applicant's Burden of Proof  |
| EXHIBIT F                 | Environmental Determination  |
| EXHIBIT G                 | Informational Maps           |
| EXHIBIT H                 | Photos                       |
| EXHIBIT I                 | Coverage Map                 |
| EXHIBIT J                 | Alternative Sites Analysis   |
| EXHIBIT K                 | Previous CUP No. 201000034   |

# CUP RENEWAL



Now part of



**SITE NUMBER: LA84580A**

**SITE NAME: LA03XC288-HACIENDA**

**SITE TYPE: ROOFTOP**

**CITY: HACIENDA HEIGHTS**

**COUNTY: LOS ANGELES**

**JURISDICTION: COUNTY OF LOS ANGELES**



3257 E. GUASTI RD, SUITE 200  
ONTARIO, CA 91761

PROJECT INFORMATION:  
(CUP RENEWAL)

LA84580A  
LA03XC288-HACIENDA

300 N. LAKE AVE.  
PASADENA, CA 91101  
LOS ANGELES COUNTY

CURRENT ISSUE DATE:  
04/23/26

ISSUED FOR:  
CONSTRUCTION

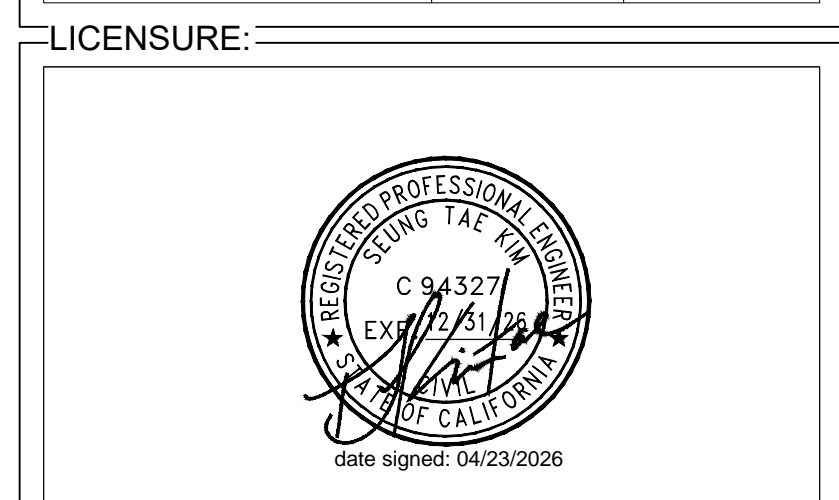
REV.: DATE: DESCRIPTION: BY:

| REV. | DATE     | DESCRIPTION | BY  |
|------|----------|-------------|-----|
| 0    | 04/23/26 | 100% CD     | GHB |

PLANS PREPARED BY:  
**NETWORK CONNEX**  
16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:  
**NETWORK CONNEX**  
16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: GHB CHK.: DSK APV.: DSK



SHEET TITLE:  
TITLE SHEET

SHEET NUMBER: T-1 REVISION: 0  
LA84580A

**PROJECT SUMMARY**

**SITE ADDRESS:**  
2211 S. HACIENDA BLVD.,  
HACIENDA HEIGHTS, CA 91745

**PROPERTY OWNER CONTACT:**  
BRIDGESTONE HACIENDA LLC  
2211 S HACIENDA BLVD STE 100,  
HACIENDA HEIGHTS, CA 91745-4637

**APPLICANT:**  
T-MOBILE WEST LLC  
3257 E. GUASTI RD, SUITE 200  
ONTARIO, CA 91761  
REPRESENTATIVE:  
T-MOBILE PROJECT MANAGER:  
PROJECT MANAGER:

JOHN BEKE  
ANGELINA BOURDAGE

**PROJECT TEAM**

**SAC/ZONING/PERMITTING:**  
NETWORK CONNEX  
16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
CONTACT: KATIE ALVARENGA  
MOBILE: (818) 927-8987  
E-MAIL: kalvarenga@networkconnex.com

**ARCHITECTURAL/ENGINEERING:**  
NETWORK CONNEX  
16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
CONTACT: DANIEL SEUNG TAE KIM, P.E.  
PHONE: (951) 741-5325  
E-MAIL: dkim@networkconnex.com

**STRUCTURAL ENGINEERING:**  
NETWORK CONNEX  
16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
CONTACT: DANIEL SEUNG TAE KIM, P.E.  
PHONE: (951) 741-5325  
E-MAIL: dkim@networkconnex.com

**LATITUDE / LONGITUDE**

LAT: 33° 54' 40.1" N  
LONG: 117° 58' 09.3" W

LAT: 33.994480°  
LONG: -117.969250°

**UTILITY PURVEYOR**

**POWER:** COMPANY: LADWP  
**TELCO:** COMPANY: -

**BUILDING SUMMARY**

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)  
CONSTRUCTION TYPE: WOOD  
PROPERTY TYPE: OFFICE  
LAND USE: OFFICE BLDG (GENERAL)  
ZONING: LCCH  
APN: 8215-024-008

**PROJECT DESCRIPTION**

THE PROJECT ENTAILS:  
T-MOBILE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

1. RELOCATE (6) EXISTING ANTENNAS, (2) PER SECTOR
2. RELOCATE (6) EXISTING RADIOS, (2) PER SECTOR
3. MODIFY EXISTING ANTENNA SUPPORTING FRAME

**LEGAL DESCRIPTION**

LOT NUMBER: 17 BRIEF DESCRIPTION: WARWICKSHIRE HEIGHTS LOT EX OF ST COM ATMOST E COR OF LOT 17 TH S 15 W 145 FT TH N 69 41'30 W 316.51 FT TH N 30 25' 15 W 43.6

**APPROVAL**

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

|                  | PRINT NAME | SIGNATURE | DATE |
|------------------|------------|-----------|------|
| LANDLORD:        |            |           |      |
| ZONING MGR:      |            |           |      |
| DEVELOP. MGR:    |            |           |      |
| CONST. MGR:      |            |           |      |
| PROJECT MGR:     |            |           |      |
| SR. RF ENGINEER: |            |           |      |
| RF ENGINEER:     |            |           |      |
| OPERATIONS:      |            |           |      |
| SAC REP.:        |            |           |      |
| UTILITIES:       |            |           |      |
| REAL ESTATE MGR: |            |           |      |

**DRAWING INDEX**

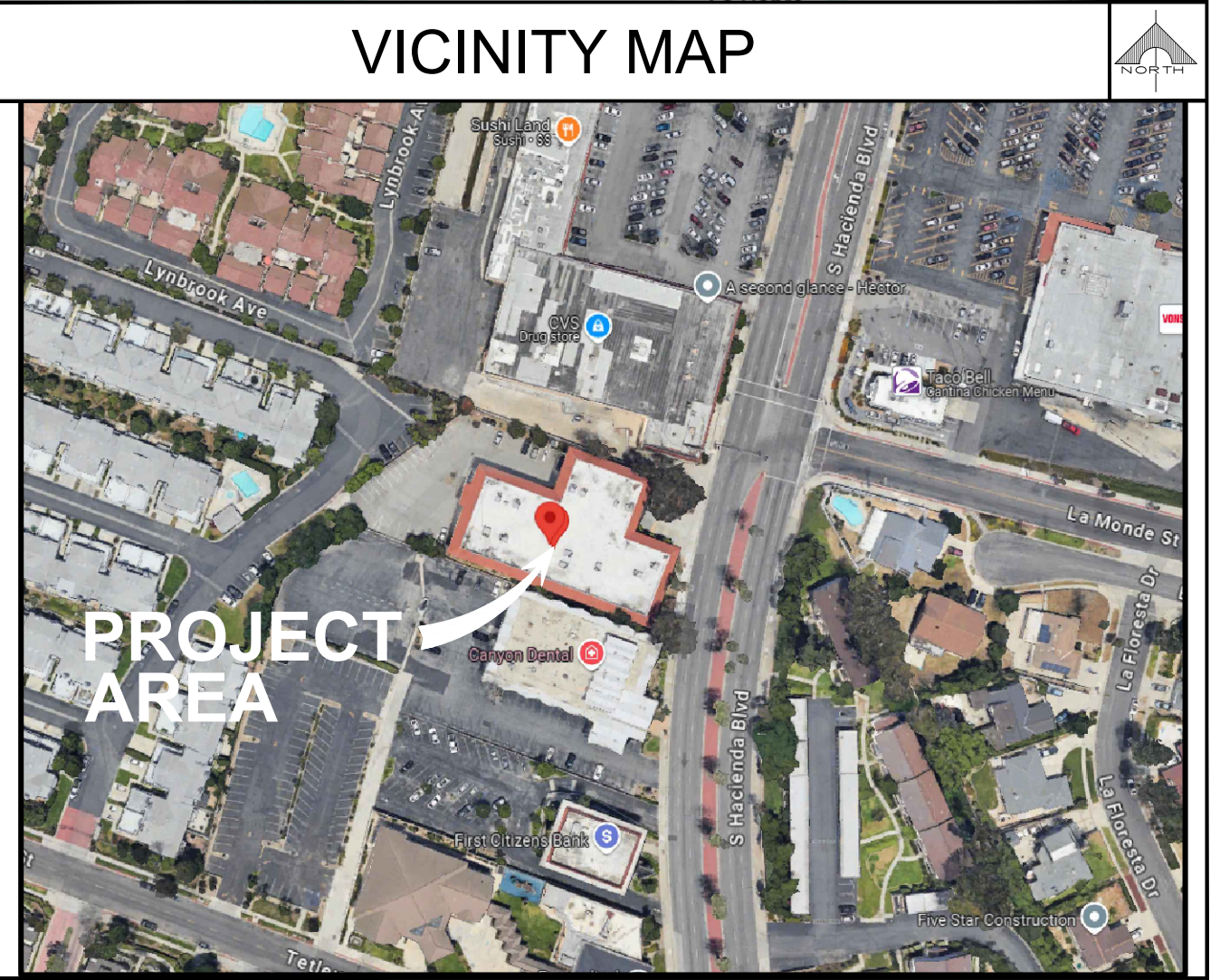
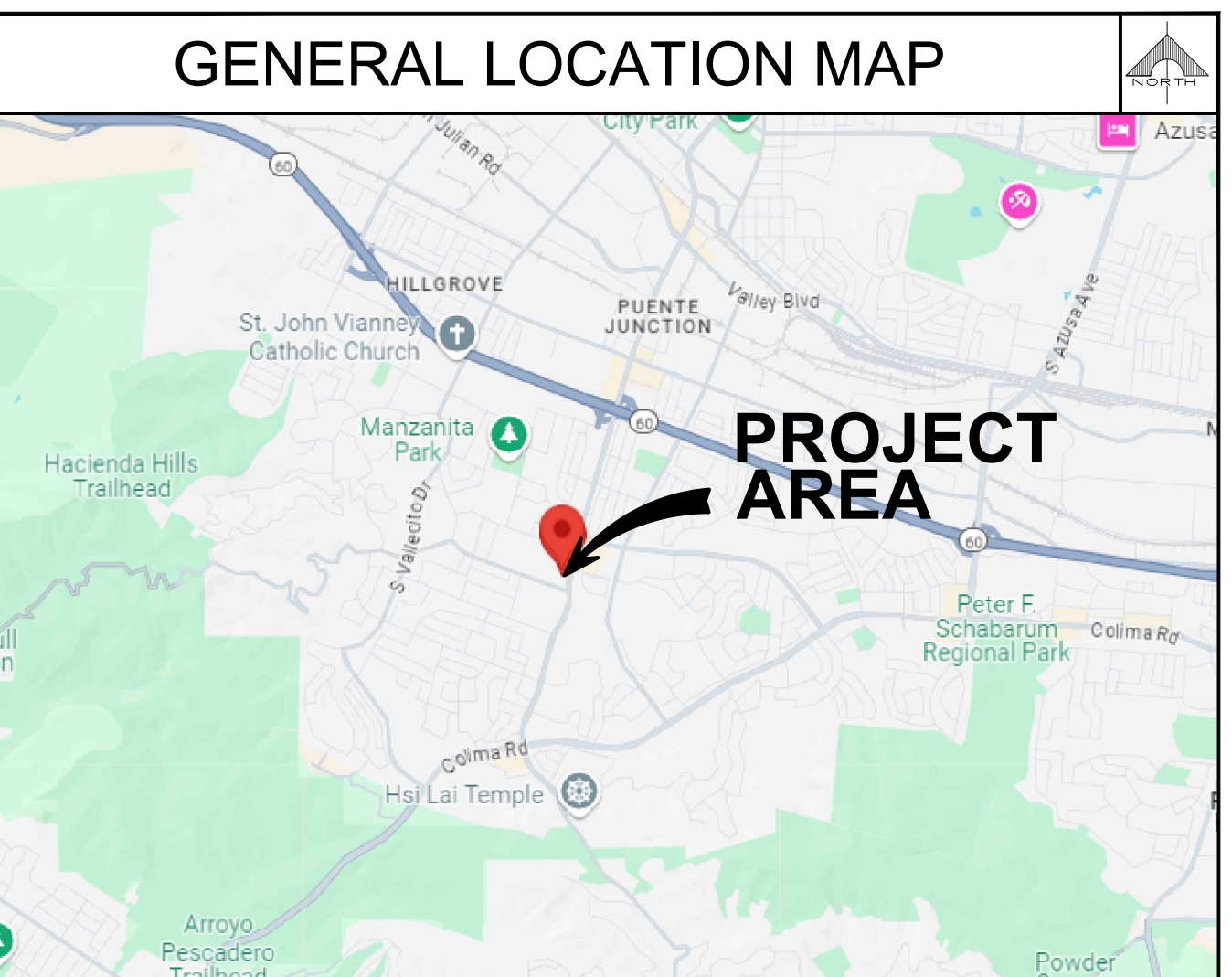
| SHEET | DESCRIPTION                             |
|-------|---|
| T-1   | TITLE SHEET                             |
| T-2   | GENERAL NOTES                           |
| T-3   | ABBREVIATIONS, SPECIFICATIONS & SYMBOLS |
| T-4   | GENERAL STRUCTURAL NOTES                |
| A-1   | OVERALL SITE PLAN                       |
| A-2   | EXISTING EQUIPMENT LAYOUT PLAN          |
| A-3   | ANTENNA LAYOUT PLANS                    |
| A-4   | NORTHWEST ELEVATIONS                    |
| A-5   | SOUTHWEST ELEVATIONS                    |
| A-6   | SOUTHEAST ELEVATIONS                    |
| A-7   | NORTHEAST ELEVATIONS                    |
| D-1   | DETAILS                                 |

**ACCESSIBILITY REQUIREMENTS**

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2025, SECTION 11B-203.4 (LIMITED ACCESS SPACES) SECTION 11B-203.5 (EQUIPMENT SPACES)

**CODE COMPLIANCE**

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2025
2. CALIFORNIA BUILDING CODE 2025
3. CALIFORNIA ELECTRICAL CODE 2025
4. CALIFORNIA MECHANICAL CODE 2025
5. CALIFORNIA PLUMBING CODE 2025
6. ANSI / TIA-222-I-2023
7. LOCAL BUILDING CODE
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2025 EDITION
10. ASCE 7-22 WITH SUPPLEMENTS
11. ACI 318-19 (22)
12. AISC STEEL CONSTRUCTION MANUAL, 16TH EDITION



**DRIVING DIRECTION**

FROM T-MOBILE OFFICE: 3257 E GUASTI RD, SUITE 200, ONTARIO, CA 91761

GET ON I-10 W FROM E GUASTI RD. HEAD WEST TOWARD E GUASTI RD. TURN LEFT TOWARD E GUASTI RD. TURN RIGHT ONTO E GUASTI RD. CONTINUE STRAIGHT TO STAY ON E GUASTI RD. USE THE 2ND FROM THE RIGHT LANE TO TURN RIGHT ONTO N ARCHIBALD AVE. USE THE 2ND FROM THE LEFT LANE TO TURN LEFT TO MERGE ONTO I-10 W TOWARD LOS ANGELES. MERGE ONTO I-10 W. KEEP LEFT TO STAY ON I-10 W. KEEP LEFT TO STAY ON I-10 W. CONTINUE STRAIGHT TO STAY ON I-10 W. USE THE RIGHT 3 LANES TO TAKE EXIT 42 TO MERGE ONTO CA-57 S TOWARD SANTA ANA. SLIGHT LEFT ONTO CA-60 W (SIGNS FOR LOS ANGELES). TAKE EXIT 16 FOR HACIENDA BLVD. TURN LEFT ONTO S HACIENDA BLVD. TURN RIGHT. TURN RIGHT. TURN RIGHT. SHARP LEFT.

**ROOFING & WATERPROOFING NOTES**

- CONTRACTOR SHALL CONTACT THE BUILDING OWNER TO DETERMINE IF ROOF IS UNDER WARRANTY. CONTRACTOR SHALL GUARANTEE THAT ANY AND ALL NEW ROOFING WORK MEETS THE SPECIFICATION OF ANY EXISTING ROOFING WARRANTIES SUCH THAT THE WARRANTY IS NOT MADE INVALID AS A RESULT OF THIS WORK. IF IT IS DETERMINED THAT THE ARCHITECT'S DETAILING IS INADEQUATE OR IMPROPER OR IF ANY OTHER DISCREPANCY IS FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE CLIENT PROJECT MANAGER IN WRITING. ULTIMATELY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ORIGINAL ROOF MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR SHALL USE METHODS AND MATERIALS SIMILAR AND COMPATIBLE WITH EXISTING MATERIALS & CONDITIONS FOR ROOF PATCHING, NEW PENETRATIONS, ETC.
- THE CONTRACTOR SHALL PROPERLY SEAL ALL NEW ROOF & BUILDING ENVELOPE PENETRATIONS SUCH THAT THE INTEGRITY OF THE ORIGINAL BUILDING ASSEMBLY AND ALL APPLICABLE WARRANTIES ARE MAINTAINED.
- IF IT DEEMED NECESSARY TO REMOVE EXISTING FINISHED AND/OR MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING FINISHES AND MATERIALS TO LINE-NEW CONDITIONS. CONTRACTOR SHALL MAINTAIN THE ORIGINAL COLORS, TEXTURES & FINISHES UNLESS SPECIFICALLY NOTED TO THE CONTRARY OR APPROVED T-MOBILE CONSTRUCTION MANAGER IN ADVANCE.
- AT THE CLIENT CONSTRUCTION MANAGER'S DISCRETION, THE CONTRACTOR SHALL PROVIDE ROOFTOP WALKPADS TO ALL NEW EQUIPMENT INCLUDING ANTENNAS AND BTS UNITS AND ALONG COAX CABLE ROUTING. ON CONVENTIONAL ROOFING, THE WALK PADS SHALL BE "DUCK BOARDS" AS MANUFACTURED BY APC OR EQUAL. ON SPECIAL ROOFING SYSTEMS SUCH AS SINGLE MEMBRANE ROOFS WILL REQUIRE A SPECIFIC PRODUCT AS NOTED ON PLANS OR AS REQUIRED BY NOTES 1 & 2 ABOVE.

**PENETRATION AT FIRE RATED ASSEMBLIES NOTES**

- AT THE CLIENT PROJECT MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE "HILTY" HIGH PERFORMANCE FIRESTOP SYSTEM #5801 AT ALL FIRE RATED PENETRATIONS INSTALLED PER MANUFACTURER'S LATEST INSTALLATION SPECIFICATIONS.
- ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.

**GENERAL NOTES**

- THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HEREIN.
- THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATION.
- THIS FACILITY IS AN UNOCCUPIED TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH THE CONSTRUCTION. SHOULD ANY ERRORS, OMISSION, OR DISCREPANCIES BE FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THIS FIRM AND THE PROJECT ARCHITECT / ENGINEER IN WRITING. IN THE EVENT OF DISCREPANCIES FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THIS FIRM AND THE PROJECT ARCHITECT / ENGINEER IN WRITING. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL INCLUDE THE MORE COSTLY OR EXTENSIVE WORK IN THE BID, UNLESS SPECIFICALLY DIRECTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR, OMISSION, OR INCONSISTENCY AFTER THE START OF THE CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT / ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE PROJECT ARCHITECT / ENGINEER.
- THE CONTRACTOR SHALL INCLUDE IN THE BID ALL MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE THE WORK AS INDICATED OR IMPLIED BY THESE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKERS ARE ON THE SITE AND SHALL SUPERVISE AND DIRECT ALL WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED, AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION PRACTICE:

NORA NATIONAL ROOFING CONTRACTORS ASSOCIATION  
O'HARE INTERNATIONAL CENTER  
10255 W. HIGGINS ROAD, SUITE 600  
ROSEMONT, IL 60018

SMACNA SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION  
4201 LAFAYETTE CENTER DRIVE  
CHANTILLY, VA 20151

IILP INTERNATIONAL INSTITUTE FOR LATH AND PLASTER  
P.O. BOX 1663  
LAFAYETTE, CA 94549

- INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS PRECEDENCE.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, LAWS AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR, AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT; UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR. EXCEPTION: THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATER TIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.

**GENERAL NOTES (CONTINUATION)**

- THE GENERAL CONTRACTOR MUST PERFORM WORK DURING PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISRUPTION OF NORMAL ACTIVITY.
- ALL EXPOSED METAL SHEET SHALL BE HOT-DIPPED GALVANIZED.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA CONSTRUCTION.
- THE GOVERNING AGENCIES, CODE AUTHORITIES, AND BUILDING INSPECTORS SHALL PROVIDE THE MINIMUM STANDARDS FOR CONSTRUCTION TECHNIQUES, MATERIALS, AND FINISHES USED THROUGHOUT THE PROJECT TRADE STANDARDS AND/OR PUBLISHED MANUFACTURERS SPECIFICATIONS MEETING OR EXCEEDING DESIGN REQUIREMENTS SHALL BE USED FOR INSTALLATION.
- PRIOR TO STARTING CONSTRUCTION OF THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES.
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUMS, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER AND THE LANDLORD/LESSOR AT THE CONCLUSION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM THE START TO THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE AT ALL TIMES FOR THE LANDLORD/LESSOR PERSONNEL.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY POWER, WATER AND TOILET FACILITIES.
- ALL CONSTRUCTION PHASES OF THE PROJECT SHALL CONFORM TO THE CURRENT GOVERNING CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE OR PROVIDE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
- THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING PROFESSIONAL KNOWLEDGE AND SKILLS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND/OR INSPECTIONS TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR THE REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF THE SAID DOCUMENT.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH THE FIRE RATE ASSEMBLIES.
- NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
- WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
- ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
- ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT DAILY. PREMISES SHALL BE LEFT IN A CLEAN/SWEPT CONDITION AT ALL TIMES.
- ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTORS SHALL BID WALK THE PROJECT TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR THE FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE SUBCONTRACTOR(S).
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
- NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.
- ANY REFERENCES TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUBCONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.

**GENERAL NOTES (CONTINUATION)**

- A PRE-CONSTRUCTION CONFERENCE OF REPRESENTATIVES FROM AFFECTED AGENCIES SHALL BE HELD ON THE JOB AT LEAST ONE (1) WEEK PRIOR TO BEGINNING CONSTRUCTION.
- DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL PROVIDE FIELD MEASUREMENTS AS NECESSARY TO COMPLETE ALL WORKS AND THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN. THIS FIRM IS NOT RESPONSIBLE FOR ANY ERRORS RESULTING FROM THIS PRACTICE WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS.
- DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.

**SITE PREPARATION NOTES**

- THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT MIGHT DAMAGE THE FOOTINGS OF THE NEW STRUCTURE.
- BACKFILL ALL TRENCHES WITH CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30% OR GREATER. BACKFILL IN 8 INCH LAYERS, MOISTURE CONDITIONED AND PROPERLY COMPACTED. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS.
- ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL. FOOTINGS SHALL EXTEND INTO SOIL DEPTH AS INDICATED IN PLANS.
- SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER UNEXPECTED CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.
- WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4 INCHES OF EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.
- THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
- PROOF ROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OR DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
- FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8 INCHES LOOSE LIFTS AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698. COMPACT TO A MINIMUM OF 90% RELATIVE COMPACTION
- ANY STRUCTURAL DRAWINGS HERE IN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR COMPLICATIONS, DAMAGES, INJURY, OR DEATH ARISING OUT OF ANY KIND OF NEGLIGENCE PRIOR TO COMPLETION OF THE FINISHED STRUCTURE.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
- WHEN REQUIRED STORAGE OF MATERIALS OCCURS, MATERIAL SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
- PRIOR TO PROCEEDING WITH ANY WORK WITHIN AN EXISTING FACILITY, THE CONTRACTOR SHALL BE FAMILIAR HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

**SHOP DRAWING REVIEW**

- REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THERE FROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTION FABRICATION PROCESSES.

**LANDLORD/LESSOR NOTES**

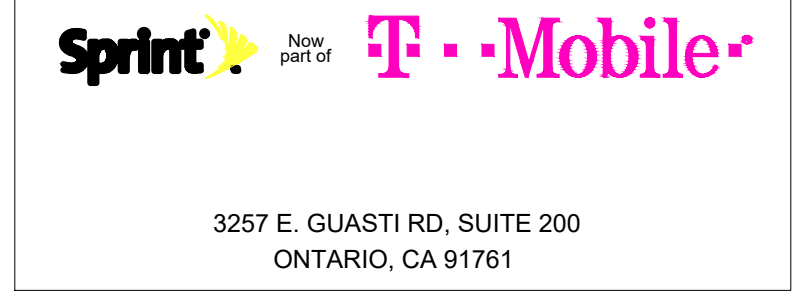
- A PRECONSTRUCTION CONFERENCE OF REPRESENTATIVES FROM APPLICABLE AGENCIES SHALL BE HELD ON SITE AT LEAST ONCE PRIOR TO BEGINNING CONSTRUCTION AT WHICH TIME A CONSTRUCTION SCHEDULE AND 24-HOUR CONTACT INFORMATION SHALL BE PROVIDED TO LANDLORD/LESSOR.
- CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE AT ALL TIMES FOR LANDLORD/LESSOR PERSONNEL. OPEN TRENCHES SHALL BE PROPERLY PLATED AT THE END OF EACH WORKING DAY TO ALLOW FOR 24-HOUR LANDLORD/LESSOR ACCESS TO THE SITE.
- THE CONTRACTOR AND CELL CARRIER SHALL BE RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES TO THE EXISTING SITE AND SHALL RETURN DAMAGED FACILITIES TO EXISTING CONDITION OR BETTER AT NO COST TO THE LANDLORD/LESSOR.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (DIG ALERT) AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AT 1-800-422-4133.
- ALL NEW AND EXISTING FACILITIES OWNED BY THE REPRESENTED CELLULAR CARRIER SHALL BE PROPERLY TAGGED IDENTIFYING THE OWNER'S NAME AND 24-HOUR PHONE NUMBER.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE SITE IS SECURE DURING BOTH WORKING AND NON-WORKING HOURS.

**ACCESSIBILITY EXCEPTION NOTES**

- SECTION 11B-203.4: LIMITED ACCESS SPACES - SPACES NOT CUSTOMARILY OCCUPIED AND ACCESSED ONLY BY LADDERS, CATWALKS, CRAWL SPACES OR VERY NARROW PASSAGEWAYS SHALL NOT BE REQUIRED TO COMPLY WITH THESE REQUIREMENTS OR TO BE ON AN ACCESSIBLE ROUTE.
- SECTION 11B-203.5: EQUIPMENT SPACES - SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH THIS REQUIREMENT OR TO BE ON AN ACCESSIBLE ROUTE. MACHINERY SPACES INCLUDE, BUT ARE NOT LIMITED TO, ELEVATOR PITS OR ELEVATOR PENTHOUSES; MECHANICAL, ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS; PIPING OR EQUIPMENT CATWALKS; WATER OR SEWAGE TREATMENT PUMP ROOMS AND STATIONS; ELECTRIC SUBSTATIONS AND TRANSFORMER VAULTS; AND HIGHWAY AND TUNNEL UTILITY FACILITIES.

**GENERAL RF NOTES**

- ALL ANTENNAS AND ANTENNA CABLE SHALL BE FURNISHED BY THE CELL CARRIER AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.
- PRIOR TO INSTALLATION OF ANTENNAS THE CONTRACTOR SHALL VERIFY THAT THE AZIMUTH AND DIMENSIONS SHOWN ON THE PLANS MATCH ACTUAL FIELD CONDITIONS.
- ANTENNA INSTALLATION CONTRACTOR SHALL PROVIDE ALL CONDUIT, CABLE TRAYS, GROUND KITS, CLAMPS, GROUNDS, ETC., FOR COMPLETE INSTALLATION OF ANTENNAS AND CABLES SHOWN AND INTENDED AS REQUIRED FOR A COMPLETE OPERATING SYSTEM IN ACCORDANCE WITH T-MOBILE WIRELESS STANDARDS.
- ANTENNA CONDUIT SHALL INCLUDE FACTORY-MADE LARGE RADIUS SWEEPS AT ALL CHANGES IN DIRECTION. SWEEP RADIUS SHALL BE AS REQUIRED TO MEET COAX MANUFACTURER'S MINIMUM BENDING RADIUS.
- ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC WITH STEEL BENDS. ALL EXPOSED CONDUIT ABOVE GRADE LEVEL SHALL BE IMC OR RIGID GALVANIZED. ALL EXPOSED CONDUIT PROTECTED IN A BUILDING OR ON A ROOF SHALL BE EMT OR UV STABILIZED, PAINTED, SCHEDULE 80 PVC.
- IN HIGH TRAFFIC AREAS OR WHERE SUSCEPTIBLE TO DAMAGE CONTRACTOR SHALL PROVIDE FORMED 14 GA GALVANIZED SHEET METAL COVER OVER COAXIAL CABLE ROUTES. WHERE CABLE IS RUN ON THE WALL, ATTACH UNISTRUT TO WALL AND COVER WITH 14 GA GALVANIZED FORMED SHEET METAL COVER OR MATERIAL AS DIRECTED BY T-MOBILE WIRELESS PROJECT MANAGER.
- VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS REQUIRED TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE FROM EXISTING EQUIPMENT AND FACILITIES.
- MAXIMUM LENGTH OF 7/8 INCH COAXIAL CABLE SHALL BE 140 FEET. MAXIMUM LENGTH OF 1-5/8 INCH COAXIAL CABLE SHALL BE 240 FEET.
- VERIFY MODEL NUMBERS OF ANTENNAS WITH T-MOBILE WIRELESS SERVICES.
- THE CONTRACTOR SHALL PROVIDE TESTING OF ANTENNAS AND SHALL PROVIDE DOCUMENTATION TO THE CELL CARRIER PROJECT MANAGER.
- INSTALL EMBOSSED ALUMINUM IDENTIFICATION TAGS AT THE END OF THE MAIN COAXIAL CABLE RUNS, ALONG WITH THE END OF THE JUMPER CABLE LOCATED WITHIN THE PLINTH SECTION OF THE BTS UNIT.



PROJECT INFORMATION:  
(CUP RENEWAL)  
**LA84580A**  
**LA03XC288-HACIENDA**  
300 N. LAKE AVE.  
PASADENA, CA 91101  
LOS ANGELES COUNTY

CURRENT ISSUE DATE:  
**04/23/26**

ISSUED FOR:  
**CONSTRUCTION**

| REV.: | DATE:    | DESCRIPTION: | BY: |
|-------|----------|--------------|-----|
| 0     | 04/23/26 | 100% CD      | GHB |
|       |          |              |     |
|       |          |              |     |
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|       |          |              |     |

PLANS PREPARED BY:  
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DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_

|     |     |     |
|-----|-----|-----|
| GHB | DSK | DSK |
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SHEET TITLE:  
**GENERAL NOTES**

SHEET NUMBER: **T-2** REVISION: **0**  
LA84580A

**NOTE:**  
CONTRACTOR TO FIELD VERIFY ALL (E) CONSTRUCTION CONDITIONS BEFORE SUBMITTAL OF FINAL BIDS, START OF CONSTRUCTION AND OR FABRICATION.

## ABBREVIATIONS

|          |                          |        |                         |
|----------|--------------------------|--------|-------------------------|
| AB       | ANCHOR BOLT              | LAM    | LAMINATED               |
| AC       | ASPHALTIC CONCRETE       | LBS    | POUNDS                  |
| A.C.     | AIR CONDITIONING         | LT     | LIGHT                   |
| ADJ      | ADJUSTABLE               | LA     | LIGHTNING ARRESTOR      |
| A.F.F.   | ABOVE FINISH FLOOR       | LNA    | LOW NOISE AMPLIFIER     |
| ARCH     | ARCHITECTURAL            |        |                         |
| APPROX.  | APPROXIMATELY            | MFR    | MANUFACTURER            |
| A.G.L.   | ABOVE GRADE LEVEL        | MAT    | MATERIAL                |
| A.M.S.L. | ABOVE MEAN SEA LEVEL     | MAX    | MAXIMUM                 |
|          |                          | MECH   | MECHANICAL              |
| BD       | BOARD                    | MIN    | MINIMUM                 |
| BLDG     | BUILDING                 | MISC   | MISCELLANEOUS           |
| BLKG     | BLOCKING                 | ML     | METAL LATH              |
| BOT      | BOTTOM                   | MO     | MASONRY OPENING         |
| BSMT     | BASEMENT                 | MS     | MACHINE SCREW           |
| BTS      | BASE TRANPGEIVER STATION | MTD    | MOUNTED                 |
|          |                          | MTL    | METAL                   |
|          |                          |        |                         |
| C        | COURSE(S)                | (N)    | NEW                     |
| CEM      | CEMENT                   | NIC    | NOT IN CONTRACT         |
| CL       | CHAIN LINK               | NO     | NUMBER                  |
| CLG      | CEILING                  | NTS    | NOT TO SCALE            |
| CLR      | CLEAR                    |        |                         |
| COL      | COLUMN                   | OA     | OVERALL                 |
| CONC     | CONCRETE                 | O.C.   | ON CENTER               |
| CONST    | CONSTRUCTION             | OPNG   | OPENING                 |
| CONT     | CONTINUOUS               | OPP    | OPPOSITE                |
| CORR     | CORRIDOR                 |        |                         |
| CO       | CONDUIT ONLY             | (P)    | PROPOSED                |
|          |                          | PARTN  | PARTITION               |
|          |                          | PL     | PLATE                   |
| DIA      | DIAMETER                 | PLAS   | PLASTER                 |
| DBL      | DOUBLE                   | PLYWD  | PLYWOOD                 |
| DEPT     | DEPARTMENT               | POC    | POINT OF CONNECTION     |
| DEMO     | DEMOLITION               | PROP   | PROPERTY                |
| DIM      | DIMENSION                | PT     | PRESSURE TREATED        |
| DN       | DOWN                     |        |                         |
| DR       | DOOR                     | R      | RISER                   |
| DTL      | DETAIL                   | REQD   | REQUIRED                |
| DWG      | DRAWING                  | RD     | ROOF DRAIN              |
|          |                          | RM     | ROOM                    |
| (E)      | EXISTING                 | RMS    | ROOMS                   |
| EA       | EACH                     | RO     | ROUGH OPENING           |
| ELEC     | ELECTRIC                 |        |                         |
| ELEV     | ELEVATION                | SC     | SOLID CORE              |
| EQUIP    | EQUIPMENT                | SCHED  | SCHEDULE                |
| EXP      | EXPANSION                | SECT   | SECTION                 |
| EXT      | EXTERIOR                 | SHT    | SHEET                   |
|          |                          | SIM    | SIMILAR                 |
| FA       | FIRE ALARM               | SPECS  | SPECIFICATIONS          |
| FB       | FLAT BAR                 | SS     | STAINLESS STEEL         |
| FF       | FINISH FLOOR             | STL    | STEEL                   |
| FH       | FLAT HEAD                | STOR   | STORAGE                 |
| FIN      | FINISH(ED)               | STRUCT | STRUCTURAL              |
| FLR      | FLOOR                    | SUSP   | SUSPENDED               |
| FOS      | FACE OF STUDS            | SW     | SWITCH                  |
| FS       | FINISH SURFACE           | SWBO   | SWITCHBOARD             |
| FT       | FOOT, FEET               |        |                         |
| FTG      | FOOTING                  | THK    | THICK                   |
| FW       | FINISH WALL              | TI     | TENANT IMPROVEMENT      |
| F.G.     | FINISH GRADE             | TMA    | TOWER MOUNTED AMPLIFIER |
| FUT      | FUTURE                   | TOS    | TOP OF SURFACE          |
|          |                          | TS     | TUBE STEEL              |
|          |                          | TYP    | TYPICAL                 |
| GA       | GAUGE                    |        |                         |
| GALV     | GALVANIZED               | UNO    | UNLESS NOTED            |
| GL       | GLASS                    |        | OTHERWISE               |
| GR       | GRADE                    |        |                         |
| GYP      | GYPSUM                   | VCT    | VINYL                   |
| GFCI     | GROUND FAULT CIRCUIT     |        | COMPOSITION             |
|          | INTERRUPT                |        | TILE                    |
| GND      | GROUND                   | VERT   | VERTICAL                |
|          |                          | V.I.F. | VERIFY IN FIELD         |
|          |                          | VG     | VERTICAL GRAIN          |
| HC       | HOLLOW CORE              |        |                         |
| HCS      | HYBRID CABLE SYSTEM      |        |                         |
| HDW      | HARDWARE                 | W/     | WITH                    |
| HTR      | HEATER                   | WD     | WOOD                    |
| HM       | HOLLOW METAL             | WR     | WATER RESISTANT         |
| HORIZ    | HORIZONTAL               | WT     | WEIGHT                  |
| HR       | HOUR                     |        |                         |
| HT       | HEIGHT                   | XFMR   | TRANSFORMER             |
| HV       | HIGH VOLTAGE             |        |                         |
|          |                          | @      | AT                      |
| ID       | INSIDE DIMENSION         | [      | CHANNEL                 |
| INS      | INSULATION               | ⊕      | CENTERLINE              |
| INT      | INTERIOR                 | ∠      | ANGLE                   |
| JT       | JOINT                    | ⊥      | PROPERTY LINE           |

## PAINTING SPECIFICATIONS

### A. GENERAL

- ALL PAINT PRODUCT LINE SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
- COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
- FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED.
- ALL PAINT MATERIAL DATA SHEET SHALL BE PROVIDED TO THE CELL CARRIER CONSTRUCTION MANAGER.
- PREPARE PREVIOUSLY PAINTED SURFACES BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.
- FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPING FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
- APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
- APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
- CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE T-MOBILE WIRELESS CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.

### B. PAINTING SCOPE

- PAINT THE FOLLOWING MATERIALS AND SYSTEMS CHECKED BELOW WITH THE COATING SYSTEM INDICATED.

| PAINTING SCOPE  |                |       |              |     |
|---|----------------|-------|--------------|-----|
| SURFACE TO BE PAINTED   | COATING SYSTEM | PAINT | DO NOT PAINT | N/A |
| BTS UNIT  |                |       |              |     |
| ALL EQUIPMENT & CABINETS OTHER THAN THE BTS UNIT  |                |       |              |     |
| ANTENNA COVERS, TILT BRACKETS, MOUNTING BRACKETS AND ASSOCIATED HARDWARE, CABLE AND CABLE COVERS EXPOSED TO VIEW, EXPOSED CONDUIT AND HANGERS, ETC. |                |       |              |     |
| FLASHING UNITS, METAL TRIM AND OTHER METAL SURFACES   |                |       |              |     |
| STUCCO, CONCRETE BLOCK AND CEMENTIOUS TYPE FINISH SYSTEMS.  |                |       |              |     |
| PLYWOOD, LUMBER AND WOOD TRIM INCLUDING THE BACK SIDE OF ALL SCREEN WALLS   |                |       |              |     |
| DRYWALL   |                |       |              |     |
| CONCRETE POLES  |                |       |              |     |
| METAL POLES AND METAL POLE STAND-OFF  |                |       |              |     |

### C. COATING SYSTEM SPECIFICATIONS

- DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO (2) COATS OVER DTM BONDING PRIMER (B66A50).
- 100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO (2) COATS OVER SPECIFIED PRIMER PAINT & PRIMER.

### D. ANTENNAS

PRIMER - KEM AQUA E61-W525  
TOPCOAT - COROTHANE II B65W200/B60V22

### COAXIAL JUMPER CABLES

PRIMER - AS REQUIRED FOR ADHESION. APPLY ONE (1) COAT OF KEM AQUA WATER REDUCIBLE PRIMER E61W25 REDUCED 25%  
TOPCOAT - TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

### RAW STEEL

PRIMER - KEM BOND HS B50WZ4, DMT ACRYLIC PRIMER  
TOPCOAT - TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

### GALVANIZED METAL

ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)

### STAINLESS STEEL

PRIMER - OTM WASH PRIMER, B71Y1  
TOPCOAT - TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

### PRE-PRIMED STEEL

TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, SS0WZ4

### ALUMINUM AND COPPER

PRIMER - DTM WASH PRIMER, B71Y1  
TOPCOAT - TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

### CONCRETE MASONRY

PRIMER - PRO MAR EXTERIOR BLOCK FILLER  
TOPCOAT - TWO (2) COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

### CONCRETE STUCCO (EXISTING)

TWO (2) COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

### STUCCO

PRIMER - PRO MAR MASONRY CONDITIONER B-46-W21000  
TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS

### WOOD

PRIMER - A-100 EXTERIOR ALKYD WOOD PRIMER Y-24W20  
TOPCOAT - TWO (2) COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES

### FIELD CUTS/DAMAGE (PRIOR TO PRIME & PAINT)

FIRST & SECOND COAT - CUPRINOL CLEAR WOOD PRESERVATIVE #158-0356 ALL PENETRATIONS INTO FINISHED CLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT

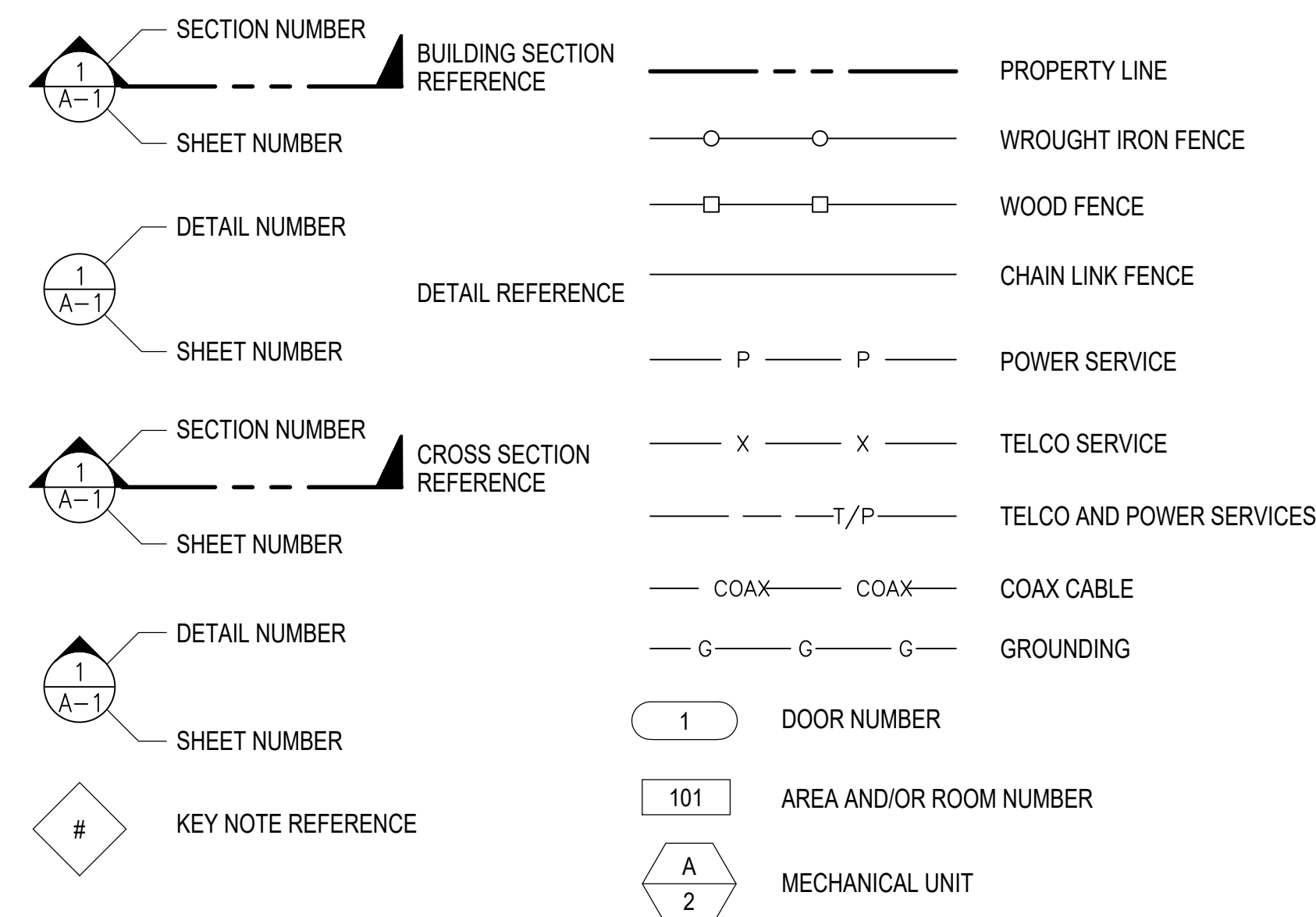
### STEEL TOUCH UP

STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT

## PAINTING SPECIFICATIONS

1

## SYMBOLS



## ABBREVIATIONS AND SYMBOLS

2



3257 E. GUASTI RD, SUITE 200  
ONTARIO, CA 91761

### PROJECT INFORMATION:

(CUP RENEWAL)

LA84580A  
LA03XC288-HACIENDA

300 N. LAKE AVE.  
PASADENA, CA 91101  
LOS ANGELES COUNTY

### CURRENT ISSUE DATE:

04/23/26

### ISSUED FOR:

CONSTRUCTION

### REV.: DATE: DESCRIPTION: BY:

| REV. | DATE     | DESCRIPTION | BY  |
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### PLANS PREPARED BY:

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### DRAWN BY: CHK.: APV.:

GHB DSK DSK

### LICENSURE:



### SHEET TITLE:

ABBREVIATIONS,  
SPECIFICATIONS &  
SYMBOLS

### SHEET NUMBER: REVISION:

T-3 0  
LA84580A

**GENERAL NOTES**

- ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND GOVERNING CODES.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- STRUCTURAL DRAWINGS SHALL WORK IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- DESIGN, MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
- ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED TO THEIR ACCURACY. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS. SHOULD CONDITIONS BECOME APPARENT THAT DIFFER FROM THE CONDITIONS SHOWN, THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROFESSIONAL ENGINEER. PROFESSIONAL ENGINEER WILL THEN PREPARE ADDITIONAL DRAWINGS AS MAY BE NEEDED TO ACCOMMODATE THE CONDITIONS AS BROUGHT TO THEIR ATTENTION.
- MECHANICAL EQUIPMENT MUST BE FIRMLY ATTACHED TO THE STRUCTURE. ISOLATORS, FASTENERS, AND OTHER ELEMENTS PROVIDING STABILITY FOR MECHANICAL EQUIPMENT SHALL BE CAPABLE OF TRANSMITTING CODE REQUIRED LOADS, BUT IN NO EVENT LESS THAN A SHEAR LOAD EQUIVALENT TO 0.45 TIMES THE OPERATING WEIGHT OF THE EQUIPMENT.
- WATERPROOFING: SEE ARCHITECTURAL DRAWINGS.
- THE FOUNDATION DESIGN IS BASED ON CBC-2025 TABLE 1806.2. ALLOWABLE SOIL BEARING VALUE IS 1500.
- THE NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
- TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

**CONCRETE**

- ALL POURED-IN-PLACE CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. UNLESS OTHERWISE NOTED, CEMENT TO BE TYPE-8 FROM TESTED STOCK PER ASTM C-150.
- CONCRETE FORM TOLERANCES SHALL BE WITHIN THE STANDARDS SET BY THE AMERICAN CONCRETE INSTITUTE.
- ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS OR OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR PRIOR TO THE POURING OF ANY CONCRETE.
- NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS.
- FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC. WITH 3/4" CHAMFERS UNLESS DETAILED OTHERWISE.
- PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE UNLESS NOTED OTHERWISE.

**REINFORCING STEEL**

- REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 U.N.O.
- BARs SHALL BE CLEAN OF MUD, OIL, OR OTHER COATINGS LIKELY TO IMPAIR BONDING.
- ALL REINFORCING SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY. ALL REINFORCING SHALL BE CHAIRED TO ENSURE PROPER CLEARANCES. SUPPORT OF FOUNDATION REINFORCING MUST PROVIDE ISOLATION FROM MOISTURE/CORROSION BY USE OF A PLASTIC OR CONCRETE CHAIR. DUCT-TAPE IS NOT AN ACCEPTABLE MOISTURE/CORROSION PROTECTION.
- REINFORCING STEEL SHALL BE SPLICED AS SHOWN OR NOTED. SPLICES AT OTHER LOCATIONS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER. ALL VERTICAL WALL REINFORCEMENT SHALL BE CONTINUOUS BETWEEN SPLICE LOCATIONS SHOWN IN THE DRAWINGS.
- ALL GRADE 60 REINFORCING TO BE WELDED SHALL BE ASTM A706.
- CLEAR CONCRETE COVERAGE IS AS FOLLOWS:

|   |                             |
|---|-----------------------------|
| CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH EXPOSED TO EARTH OR WEATHER | 3"                          |
| #5 OR LARGER  | 2"                          |
| #5 AND SMALLER  | 1-1/2"                      |
| COLUMNS (TO TIES)   | 1-1/2"                      |
| BEAMS (TO STIRRUPS)   | 1-1/2"                      |
| FLAT SLABS  | 3/4"                        |
| WALLS   | SEE SCHEDULE AND OR DETAILS |
| ALL OTHER PER LATEST EDITION OF ACI 318                                   |                             |

**STRUCTURAL STEEL**

- THE LABOR, MATERIALS AND EXECUTION REQUIRED FOR ALL CONCRETE WORK AS INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THOSE APPLICABLE PORTIONS OF CHAPTER 22 OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
- STRUCTURAL STEEL NOT ENCASED IN CONCRETE SHALL BE SHOP PAINTED WITH TNE MEC99 METAL PRIMER OR APPROVED EQUIVALENT.
- UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE ASTM A307. THIS INCLUDES EXPANSION/ADHESIVE ANCHORS. BOLTED CONNECTIONS SHALL CONFORM TO AISC SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- UNLESS NOTED OTHERWISE ALL WELDS PER THE LATEST EDITIONS OF THE AWS STANDARDS SHALL CONFORM TO AISC SPECIFICATIONS. WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. THESE DRAWINGS DO NOT DISTINGUISH BETWEEN SHOP AND FIELD WELDS.
- CONTRACTOR IS PERMITTED TO CUT AND WELD ANTENNA SUPPORT ASSEMBLY ARMS AS NECESSARY TO MEET THE LENGTH REQUIREMENTS IN THE FIELD. WELDS SHALL CONSIST OF A 3/16" FILLET ALL THE WAY AROUND FOR 1/4" THICK STEEL OR LESS AND 3/8" FILLET WELD FOR STEEL 1/2" THICK OR LESS. CONTRACTOR SHALL RESTORE CORROSION BARRIER WITH AN APPROVED PAINT IN ACCORDANCE WITH BS 729-1971 AND PREN 1029.

**STRUCTURAL NOTES (CONTINUATION)**

- MATERIAL CONFORMANCE:
  - WIDE FLANGE STEEL SECTIONS PER ASTM A572 OR A992 WITH Fy = 50 KSI
  - PIPES SECTIONS PER ASTM A501 WITH Fy = 36 KSI
  - TUBE STEEL SECTIONS PER ASTM A500 WITH Fy = 46 KSI
  - COLD FORMED STEEL PER ASTM A653 WITH Fy = 50 KSI
  - WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS
  - ALL OTHER MISCELLANEOUS STEEL SHALL BE ASTM A36 WITH Fy = 36 KSI UNLESS NOTED OTHERWISE ON THE PLANS

**ADHESIVE / MECHANICAL ANCHORS**

- ALL POST-INSTALLED ANCHORS SHALL BE PER SIMPSON OR HILTI MANUFACTURING AS INDICATED ON THE PLANS.
- MECHANICAL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING APPROVAL CODES:

FOR HILTI KWIK BOLT TZ2 ANCHORS, INSTALLATION SHALL COMPLY WITH ICC-ES ESR-4561 FOR ANCHORS TO MASONRY AND ICC-ES ESR-4266 FOR ANCHORAGE TO CONCRETE.

ADHESIVE ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING APPROVAL CODES:

FOR SIMPSON SET-XP EPOXY ANCHORS, INSTALLATION SHALL BE IN ACCORDANCE WITH ICC-ES ESR-2508 AND LARR 25744 FOR ANCHORAGE TO CONCRETE, IAPMO UES ER-265 AND LARR 25965 FOR ANCHORAGE TO MASONRY.

FOR HILTI HIT-HY 200 EPOXY ANCHORS, INSTALLATION SHALL BE IN ACCORDANCE WITH ICC ESR-3187 AND LARR 25964 FOR ANCHORAGE TO CONCRETE.

- ALLOW A MINIMUM OF 72 HOURS AFTER NEW CONCRETE IS PLACED PRIOR TO LOCATING MECHANICAL OR ADHESIVE ANCHORS. ALL MECHANICAL/ADHESIVE ANCHORS REQUIRE SPECIAL STRUCTURAL INSPECTION PER THE BUILDING CODE.

**MASONRY**

- CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, MEDIUM WEIGHT, GRADE S WITH Fm = 1500 PSI.
- MORTAR TYPE S, Fm = 1800 PSI
- PROVIDE EXPANSION JOINTS IN MASONRY WALLS EVERY 24'-0" O.C.
- VERTICAL REINFORCING SHALL BE 1 #5 VERTICAL IN CENTER OF GROUTED CELL CONTINUOUS FULL HEIGHT OF WALL. AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 48" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. TIE AT 8'-0" O.C. VERTICALLY WITH SINGLE WIRE LOOP TIE BY AA WIRE PRODUCTS COMPANY OR EQUIVALENT. DOWEL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH VERTICAL REINFORCING.
- HORIZONTAL REINFORCING SHALL CONSIST OF 2 #5 CONTINUOUS AT ELEVATED FRAMING ASSEMBLIES. 1 #5 CONTINUOUS AT TOP OF PARAPETS AND FREESTANDING WALLS. PLACE THESE BARS CONTINUOUS THROUGH CONTROL JOINTS. INSTALL BENT BARS TO MATCH HORIZONTAL REINFORCING AT CORNERS AND INTERSECTIONS TO MAINTAIN BOND BEAM CONTINUITY. STANDARD WEIGHT (NO. 9 GAGE WIRE) DUR-O-WALL OR DUR-O-WIRE (OR EQUIVALENT) LADDER TYPE JOINT REINFORCING AT 16" O.C. LAP LADDER TYPE JOINT REINFORCING 12" MINIMUM.
- LAP SPLICES FOR VERTICAL AND HORIZONTAL REINFORCING SHALL BE PER TYPICAL DETAILS. DO NOT SPLICE WITHIN 8'-0" OF CONTROL JOINTS.

**WOOD**

- IN STUD WALLS, UNLESS NOTED OTHERWISE, INSTALL DOUBLE STUDS AT ALL JAMBS, CORNERS, INTERSECTIONS AND AT ISOLATED BEARING POINTS OF FRAMING MEMBERS ABOVE. EVERY OTHER STUD OF WOOD FRAME BEARING WALL SHALL HAVE A SIMPSON H3 ANCHOR TOP AND BOTTOM. EXCEPT AT THOSE WALLS WHERE PLYWOOD SHEATHING IS NAILED DIRECTLY TO THE TOP AND BOTTOM PLATES. PROVIDE 2X SOLID BLOCKING AT MID-HEIGHT OF BEARING STUD WALLS.
- SAWN LUMBER FRAMING SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WWPA OR THE WCLIB. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE MINIMUM PROPERTIES WHICH MEET OR EXCEED THE FOLLOWING WOOD TYPES:

| MEMBER                 | WOOD TYPE   |
|------------------------|-------------|
| JOISTS                 |             |
| 2X4 (PANELIZED)        | D.F. SELECT |
| 2X4                    | D.F. #2     |
| 2X6 OR LARGER          | D.F. #2     |
| BEAMS                  |             |
| WIDTH OF 4" OR LESS    | D.F. #1     |
| WIDTH GREATER THAN 4"  | D.F. SELECT |
| LEDGERS AND TOP PLATES | D.F.#2      |
| STUDS                  |             |
| 2X4                    | D.F. STD    |
| 2X6 OR LARGER          | D.F. #2     |
| POSTS                  |             |
| 4X4                    | D.F. #2     |
| 6X6 OR LARGER          | D.F. SELECT |

- GLU-LAMINATED BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2,400 PSI, Fy = 240 PSI, E = 1,800,000 PSI. BEAMS CANTILEVERING OVER SUPPORTS SHALL HAVE THE SPECIFIED MINIMUM PROPERTIES TOP AND BOTTOM. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE. FABRICATION AND HANDLING PER LATEST AITC AND WCLA STANDARDS. BEAMS TO BEAR GRADE STAMP AND AITC STAMP AND CERTIFICATE. CAMBER AS SHOWN ON DRAWINGS. IN THE ABSENCE OF CAMBER SHOWN ON THE PLAN, PROVIDE STANDARD CAMBER. STANDARD CAMBER IS DEFINED AS A RADIUS OF CURVATURE EQUAL TO 2500 FEET.
- PLYWOOD SHALL BE APA "CDX" RATED SHEATHING OR BETTER AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. (ON ROOFS WHERE PLYWOOD IS LAYED UP WITH FACE GRAIN PARALLEL TO SUPPORTS, USE A MINIMUM OF 5-PLY PLYWOOD). STAGGER JOINTS. ALL NAILING SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE. WHERE SCREWS ARE INDICATED FOR WOOD TO WOOD ATTACHMENTS, USE WOOD SCREWS. ALL PLYWOOD SHALL BE OF THE FOLLOWING NOMINAL THICKNESS, SPAN/INDEX RATIO AND SHALL BE ATTACHED AS FOLLOWS UNLESS NOTED OTHERWISE.

| USE        | THICKNESS | SPAN/INDEX RATIO | ATTACHMENT EDGE | INTERMEDIATE    |
|------------|-----------|------------------|-----------------|-----------------|
| ROOF       | 5/8"      | 32/16            | 10d@6" O.C.     | 10d@12" O.C.    |
| ROOF       | 3/4"      | 40/20            | 10d@6" O.C.     | 10d@12" O.C.    |
| FLOOR      | 3/4"      | 40/20            | SCREWS@6" O.C.  | SCREWS@12" O.C. |
| SHEAR WALL | 3/8"      | 24/0             | 8d@6" O.C.      | 8d@12" O.C.     |

**FIBER REINFORCED PLASTIC (FRP)**

- ALL CONNECTIONS SHALL BE 3/8" DIAMETER FIBER BOLTS, U.N.O. (PULTEC 1625 OR EQUIVALENT) AND ALL HOLES UNLESS NOTED OTHERWISE SHALL BE PUNCHED OR DRILLED 1/16" LARGER IN DIAMETER THAN THE BOLTS THEY RECEIVE.
- ALL CONTACT SURFACES OF FRP STRUCTURAL SHAPES AND/OR HYBRID POLYMER COMPOSITE ARCHITECTURAL PANELS SHALL BE BONDED PER MANUFACTURER'S RECOMMENDATIONS. USE 1/2" FRP SCREEN SKIN AND EPOXY GLUE SKIN TO FRAMING MEMBERS WITH 3/8" DIAMETER FIBER BOLTS AT 24" O.C. EIFS SHALL MATCH BUILDING AND BE ATTACHED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL LIQUID NAILS MULTI-PURPOSE CONSTRUCTION ADHESIVE SHALL BE PER MACCO OR APPROVED EQUIVALENT. BONDING SURFACE SHALL BE CAREFULLY PREPARED TO ENSURE A GOOD ADHESIVE BOND BY WIPING THE SURFACE WITH A STERILIZING SOLVENT, REMOVING SURFACE GLOSS BY LIGHT SANDING, APPLY ADHESIVE, AND FASTEN OR CLAMP BONDING SURFACES UNTIL CURED.
- ALL EXPOSED JOINTS AT ARCHITECTURAL PANELS AND SHAPES (EDGES, CORNERS, ETC.) SHALL BE CAULKED WITH AN APPROVED FLEXIBLE POLYURETHANE SEALANT/CAULK.
- ALL OPEN ENDS OR GAPS OF SCREEN FRAMING WHERE WATER SUSCEPTIBLE TO WATER INFILTRATION SHALL BE WEATHER CAPPED OR SEALED BY THE GENERAL CONTRACTOR.
- ALL FRP MATERIAL TO BE LOCATED IN THE CITY OF LOS ANGELES SHALL CONFORM TO LARR 25536.
- ALL FRP MATERIAL SHALL CONFORM TO ASTM D-638, 695, 790, 2344, 732, ADDITIONALLY WITH BOLTS CONFORMING TO ASTM B-565. ALL FRP MATERIAL SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES FOR ALLOWABLE STRESS DESIGN (BASED ON A SAFETY FACTOR OF 7). VALUES ARE REPRESENTED IN KSI.


| MECHANICAL PROPERTY     | LENGTHWISE          | CROSSWISE |
|-------------------------|---------------------|-----------|
| TENSILE STRESS Ft       | 4.3                 | 1.0       |
| COMPRESSIVE STRESS Fc   | 4.3                 | 2.1       |
| FLEXURAL STRESS Fy      | 4.3                 | 1.4       |
| MODULUS OF ELASTICITY E | 2.8X10 <sup>6</sup> | --        |
| SHEAR Fv                | 0.6                 | --        |
| BOLT SHEAR              | 1.2                 | --        |

**SPECIAL STRUCTURAL INSPECTION - STRUCTURAL ONLY**

- SPECIAL STRUCTURAL INSPECTION IS TO BE PROVIDED FOR THE ITEMS LISTED BELOW IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE BUILDING JURISDICTION. SPECIAL STRUCTURAL INSPECTION IS REQUIRED FOR THE FOLLOWING:

| VERIFICATION AND INSPECTION   | INSPECTION TYPE     | REFERENCE STANDARD       |
|---|---------------------|--------------------------|
|   | CONTINUOUS PERIODIC |                          |
| STEEL CONSTRUCTION  |                     |                          |
| WELDING   |                     |                          |
| AT FLOOR AND ROOF DECK WELDS FOR REINFORCING STEEL FOR STRUCTURAL STEEL |                     | AWS D1.3                 |
| HIGH STRENGTH BOLTING   |                     | AISC 360-16, 2020 RCSC   |
| CONCRETE CONSTRUCTION   |                     |                          |
| REINFORCING STEEL   |                     | ACI 318-19               |
| POST-INSTALLED ANCHORS  |                     | ACI 318-19               |
| USE OF REQUIRED DESIGN MIX  |                     | ACI 318-19               |
| MASONRY CONSTRUCTION  |                     | TMS 402 AND 602/ ACI 530 |
| REINFORCING STEEL GROUT PLACEMENT                                       |                     |                          |
| CLEANOUTS PRIOR TO CLOSURE  |                     |                          |
| POST-INSTALLED ANCHORS  |                     |                          |

- THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN THAT IT CONFORMS TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE SPECIAL INSPECTOR IS NOT AUTHORIZED TO APPROVE DEVIATIONS FROM THE DESIGN DRAWINGS OR SPECIFICATIONS AND ALL DEVIATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK. ALL REQUESTS FOR DEVIATIONS SHALL BE INITIATED BY THE CONTRACTOR VIA A WRITTEN REQUEST FOR INFORMATION.
- THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ENGINEER OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE SPECIAL INSPECTOR ACCESS TO ALL ITEMS REQUIRING SPECIAL INSPECTION. INSPECTOR IS NOT AUTHORIZED TO OPERATE CONTRACTOR'S EQUIPMENT.
- FOR ADDITIONAL INFORMATION ON SPECIAL STRUCTURAL INSPECTIONS, CONTACT THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.



3257 E. GUASTI RD, SUITE 200  
ONTARIO, CA 91761

PROJECT INFORMATION:  
(CUP RENEWAL)  
**LA84580A**  
**LA03XC288-HACIENDA**  
300 N. LAKE AVE.  
PASADENA, CA 91101  
LOS ANGELES COUNTY

CURRENT ISSUE DATE:  
**04/23/26**


ISSUED FOR:  
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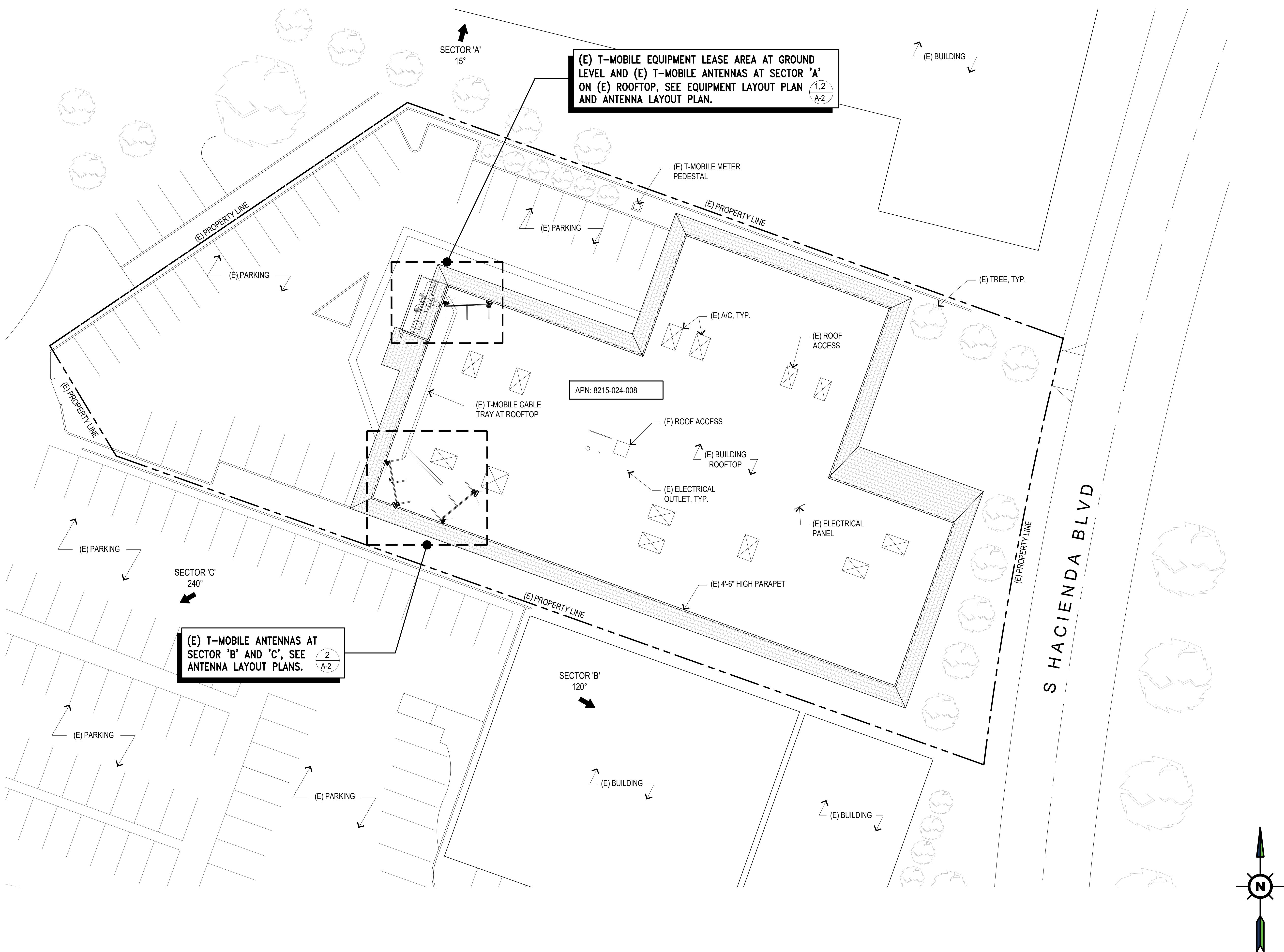
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LICENSURE:  
  
Date signed: 04/23/2026

SHEET TITLE:  
**GENERAL STRUCTURAL NOTES**

SHEET NUMBER: **T-4**      REVISION: **0**  
LA84580A

NOTE:  
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.



3257 E. GUASTI RD, SUITE 200  
 ONTARIO, CA 91761

PROJECT INFORMATION:  
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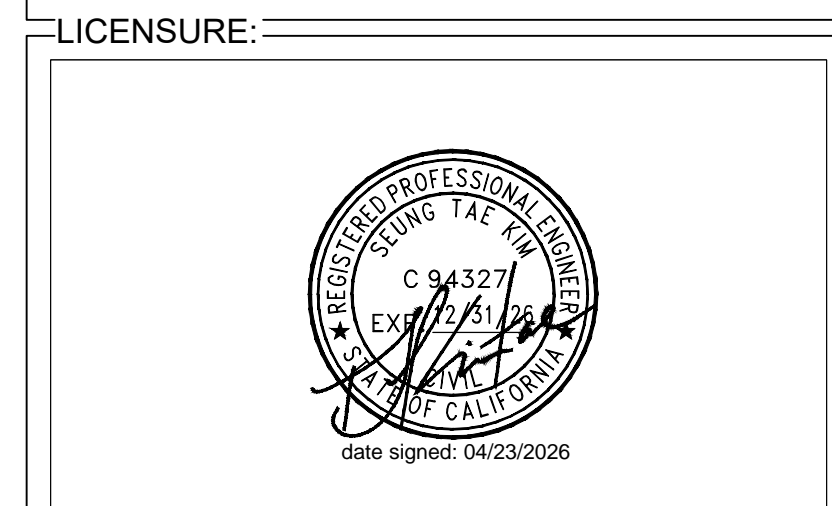
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 IRWINDALE, CA 91706  
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

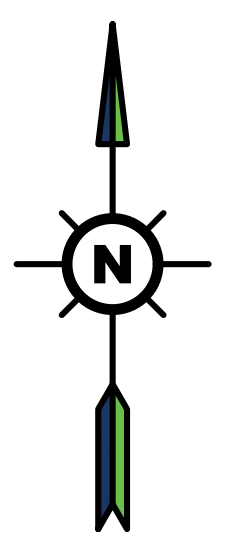
CONSULTANT:  
**NETWORK CONNEX**  
 16029 ARROW HIGHWAY SUITE A  
 IRWINDALE, CA 91706  
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: GHB      CHK.: DSK      APV.: DSK



SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER: **A-1**      REVISION: **0**  
 LA84580A



PROJECT INFORMATION:  
(CUP RENEWAL)  
**LA84580A**  
**LA03XC288-HACIENDA**  
300 N. LAKE AVE.  
PASADENA, CA 91101  
LOS ANGELES COUNTY

CURRENT ISSUE DATE:  
**04/23/26**

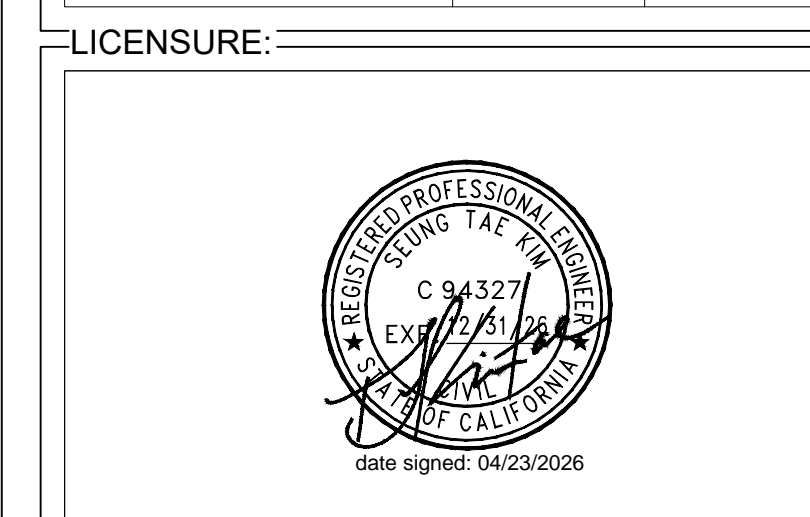
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PLANS PREPARED BY:  
**NETWORK CONNEX**  
16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

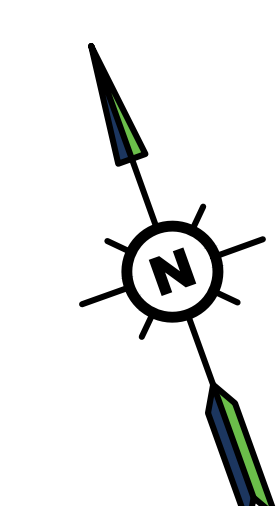
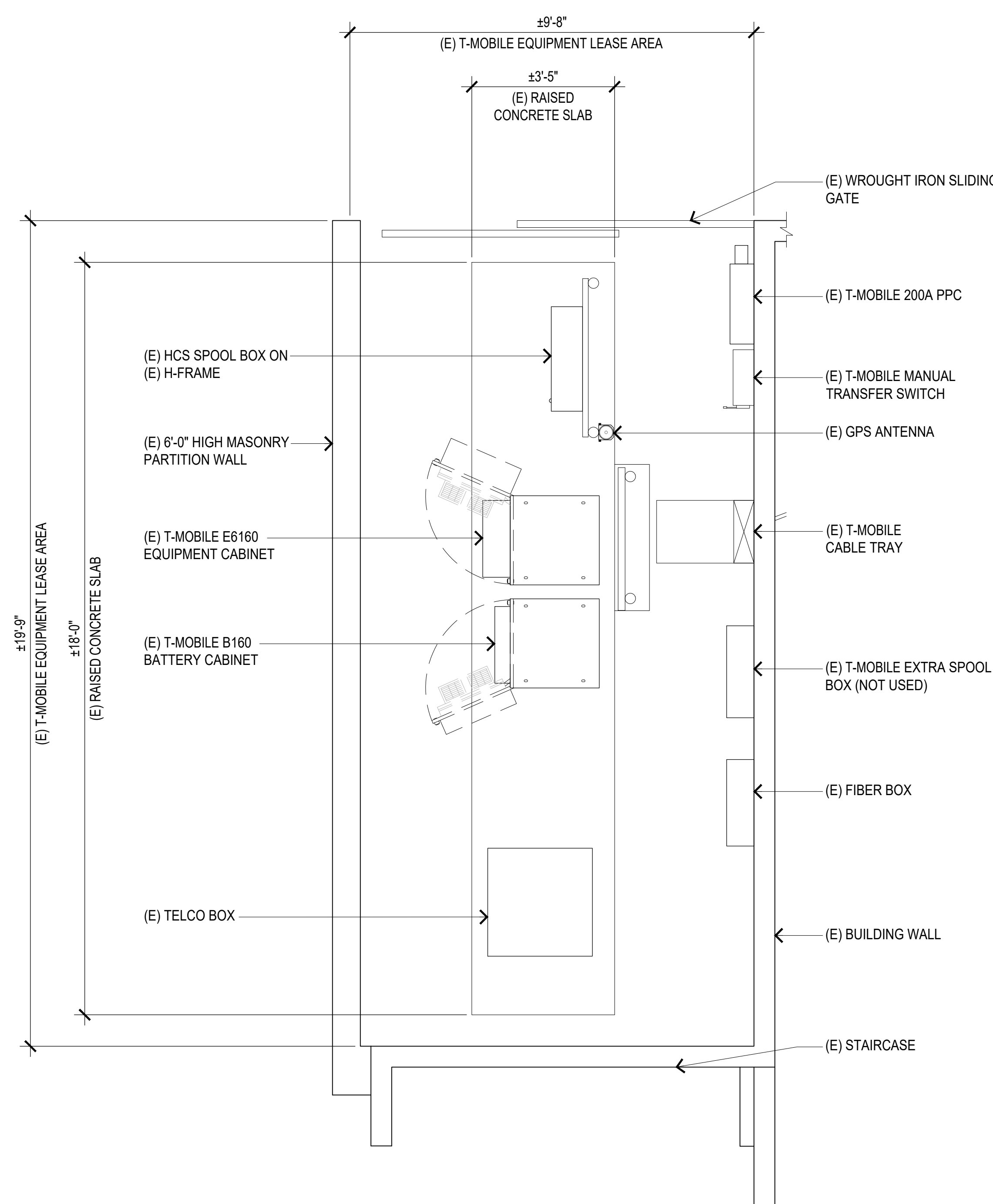
CONSULTANT:  
**NETWORK CONNEX**  
16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: GHB    CHK.: DSK    APV.: DSK



SHEET TITLE:  
**EXISTING EQUIPMENT LAYOUT PLAN**

SHEET NUMBER: **A-2**    REVISION: **0**  
LA84580A



PROJECT INFORMATION:

(CUP RENEWAL)  
**LA84580A**  
**LA03XC288-HACIENDA**  
300 N. LAKE AVE.  
PASADENA, CA 91101  
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

04/23/26

ISSUED FOR:

**CONSTRUCTION**

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PLANS PREPARED BY:

**NETWORK  
CONNEX**

16029 ARROW HIGHWAY SUITE A  
IRVINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

**NETWORK  
CONNEX**

16029 ARROW HIGHWAY SUITE A  
IRVINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: CHK.: APV.:

GHB DSK DSK

LICENSURE:



SHEET TITLE:

**ANTENNA  
LAYOUT PLANS**

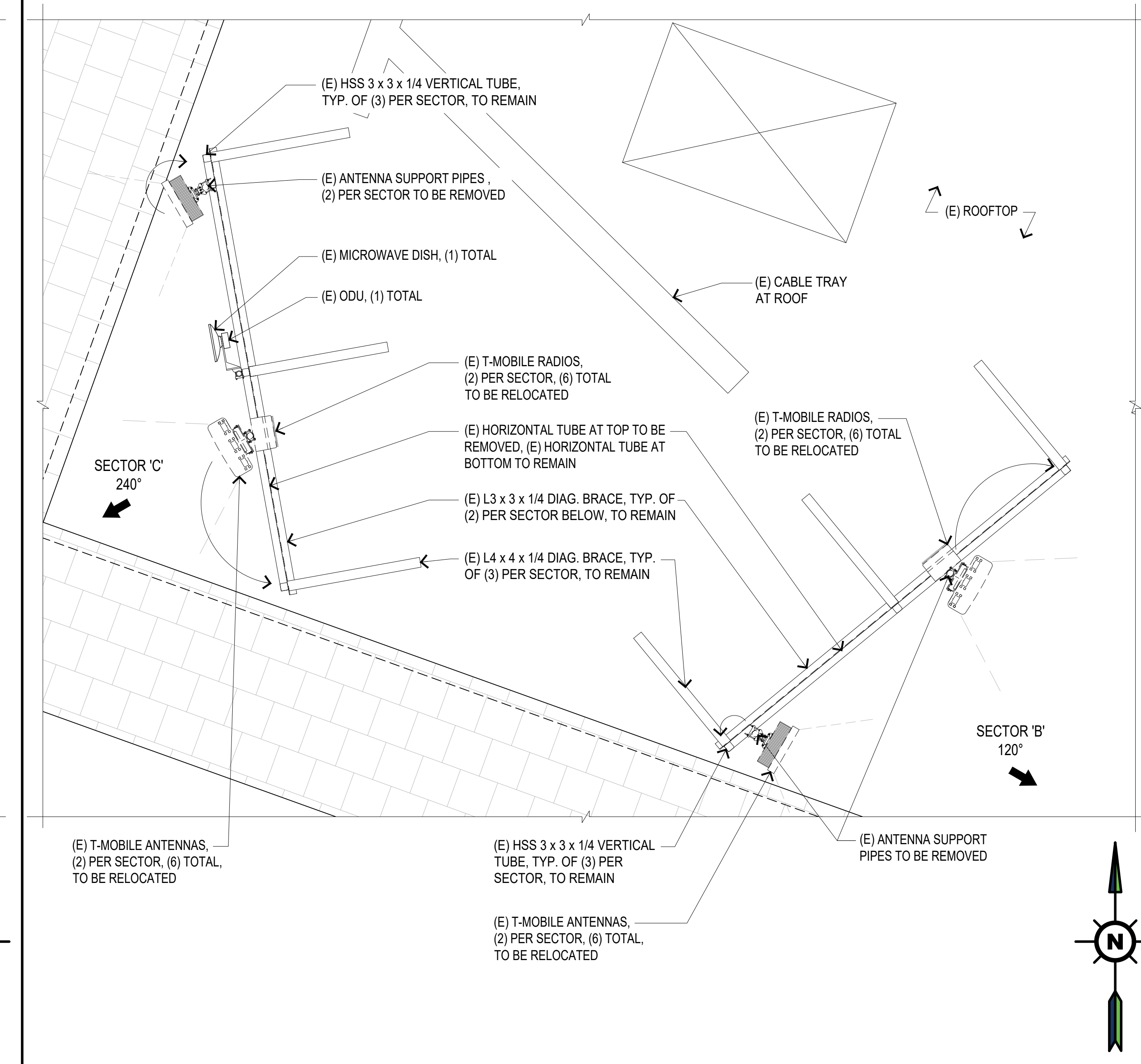
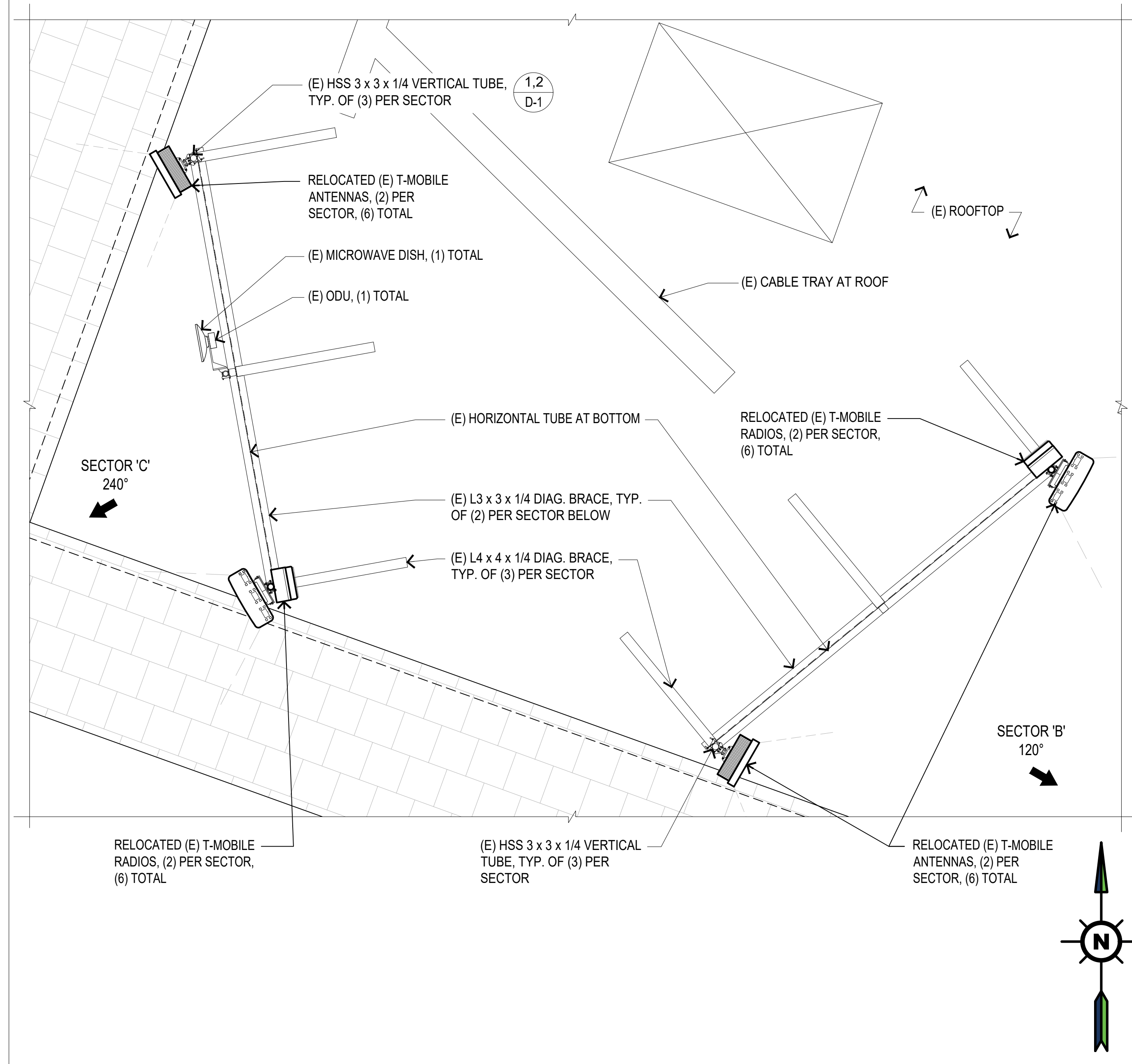
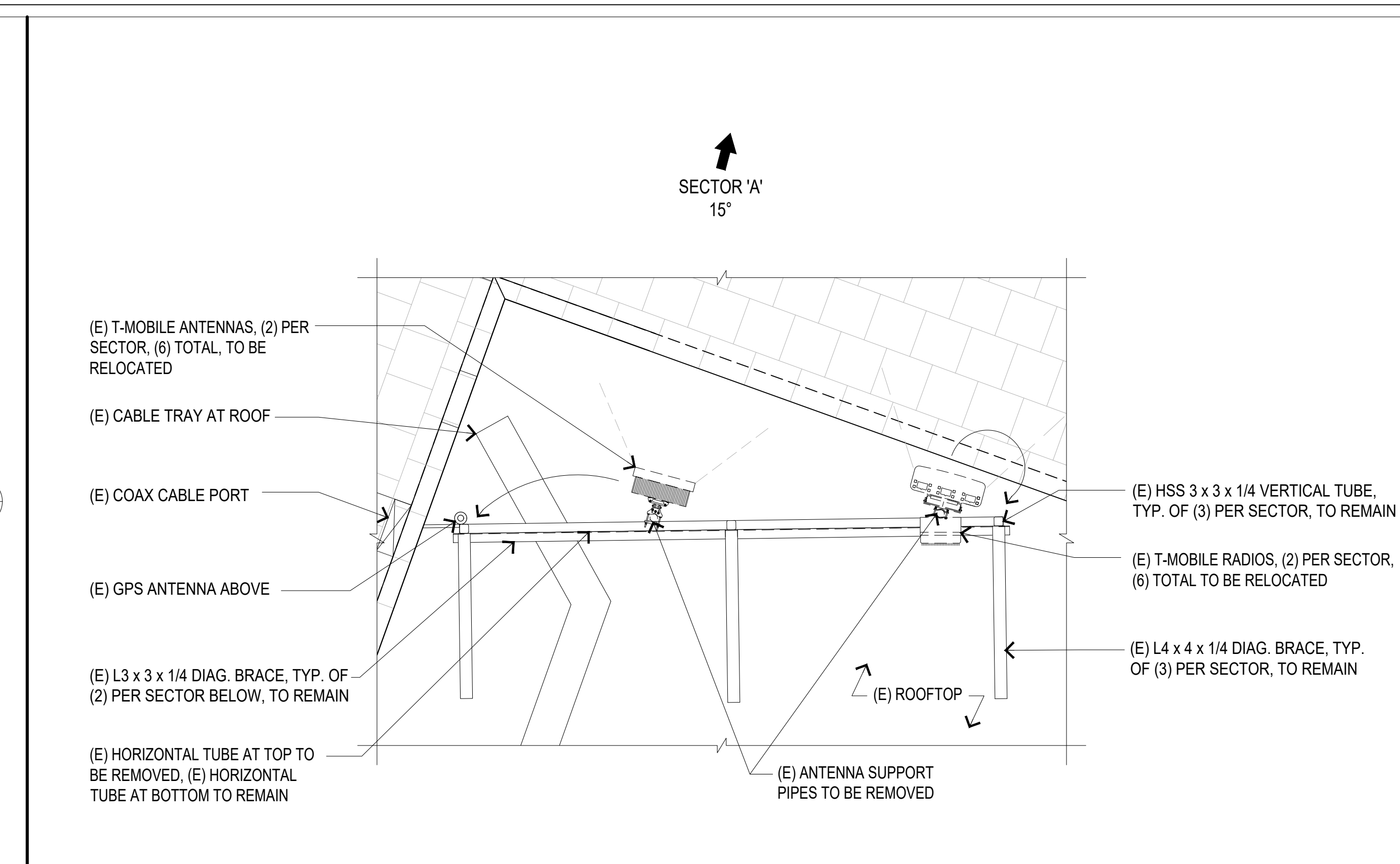
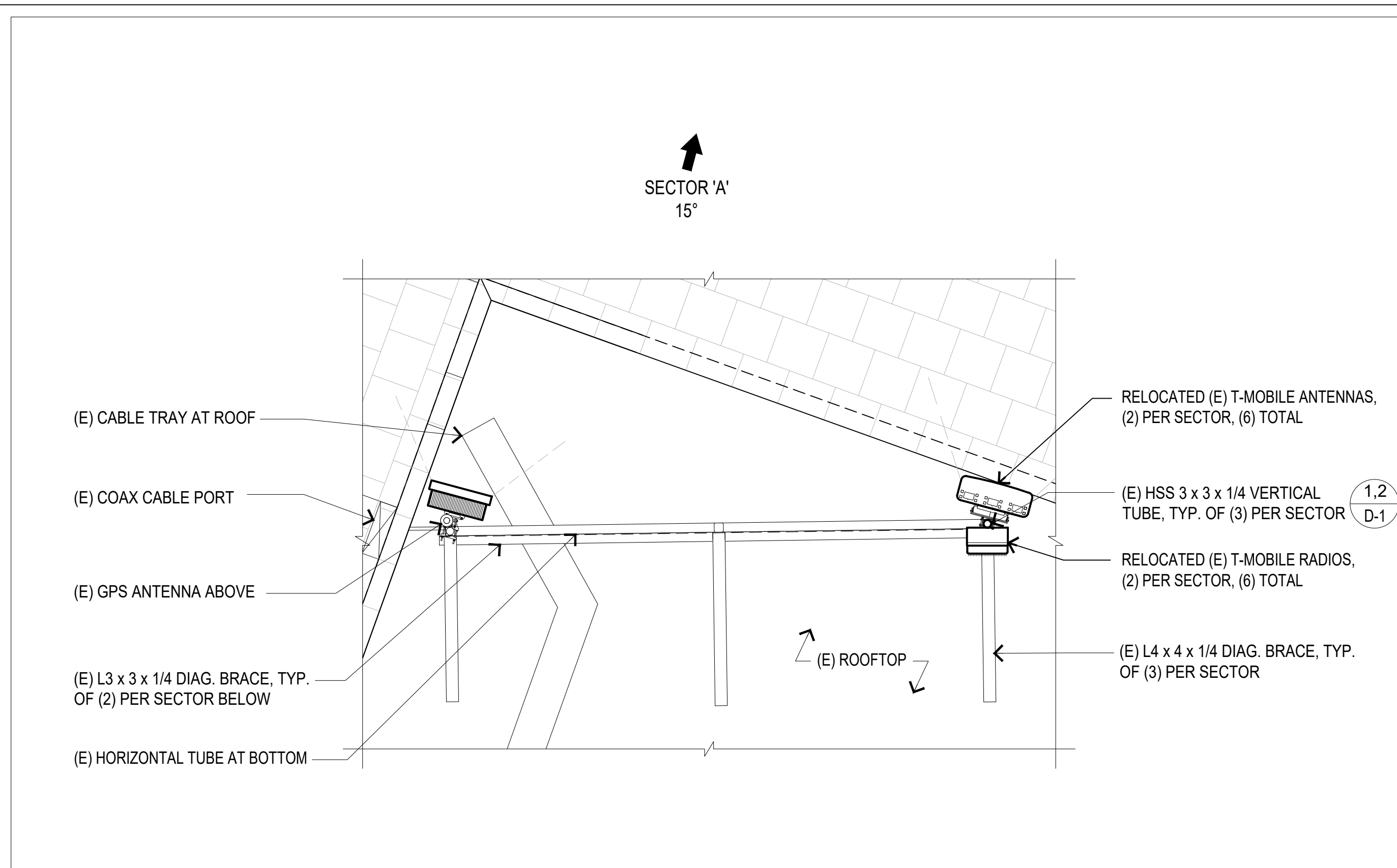
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**A-3**

REVISION:

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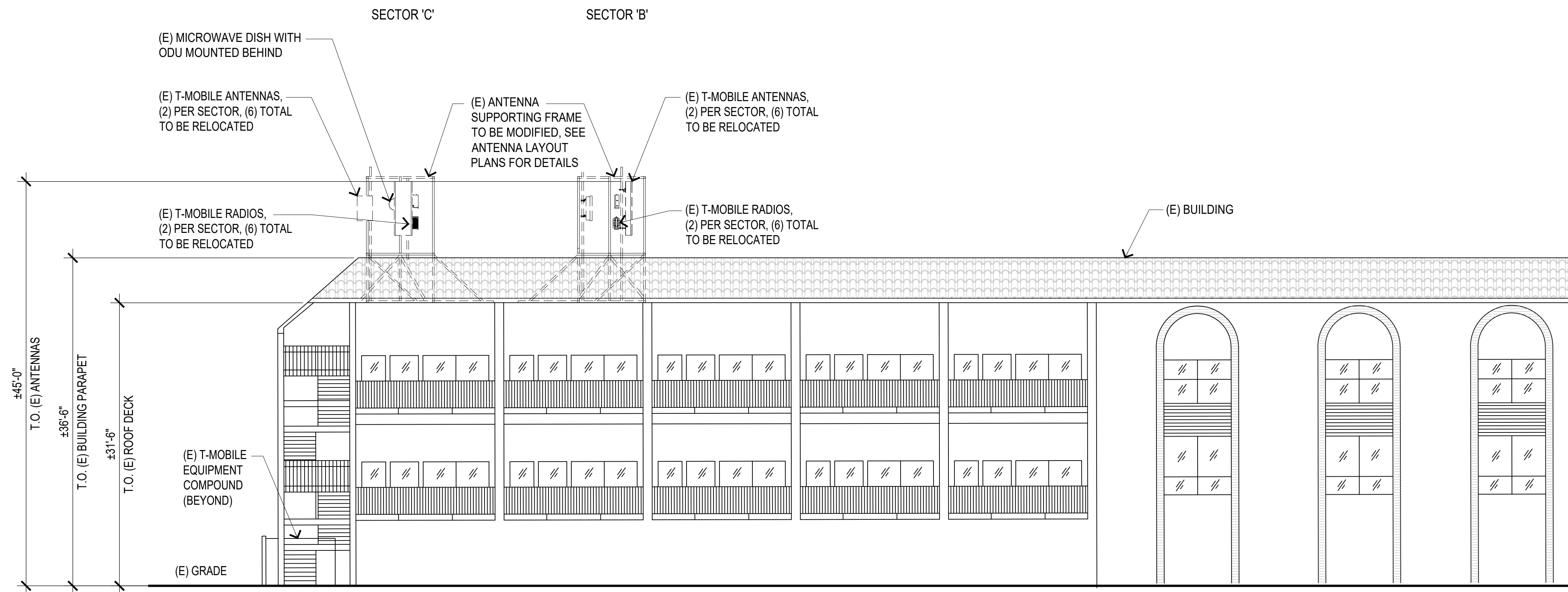
LA84580A



(N) ANTENNA LAYOUT PLAN

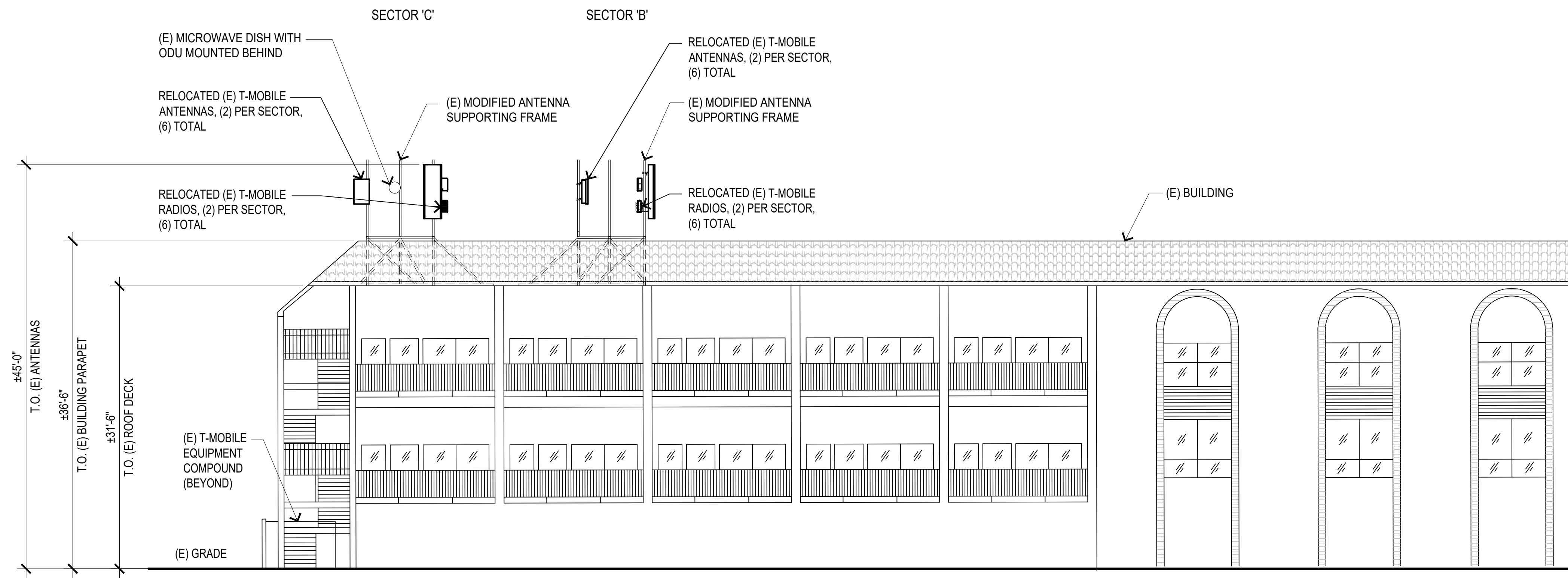
(E) ANTENNA LAYOUT PLAN





EXISTING SOUTHWEST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15' 1



NEW SOUTHWEST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15' 2



3257 E. GUASTI RD, SUITE 200  
ONTARIO, CA 91761

PROJECT INFORMATION:  
(CUP RENEWAL)

LA84580A  
LA03XC288-HACIENDA

300 N. LAKE AVE.  
PASADENA, CA 91101  
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

04/23/26

ISSUED FOR:

CONSTRUCTION

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PLANS PREPARED BY:



16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:



16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: CHK.: APV.:

GHB DSK DSK

LICENSURE:



SHEET TITLE:

SOUTHWEST  
ELEVATIONS

SHEET NUMBER: REVISION:

A-5 0

LA84580A

PROJECT INFORMATION:

(CUP RENEWAL)

LA84580A  
LA03XC288-HACIENDA

300 N. LAKE AVE.  
PASADENA, CA 91101  
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

04/23/26

ISSUED FOR:

CONSTRUCTION

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PLANS PREPARED BY:

**NETWORK  
CONNEX**

16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

**NETWORK  
CONNEX**

16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: CHK.: APV.:

GHB DSK DSK

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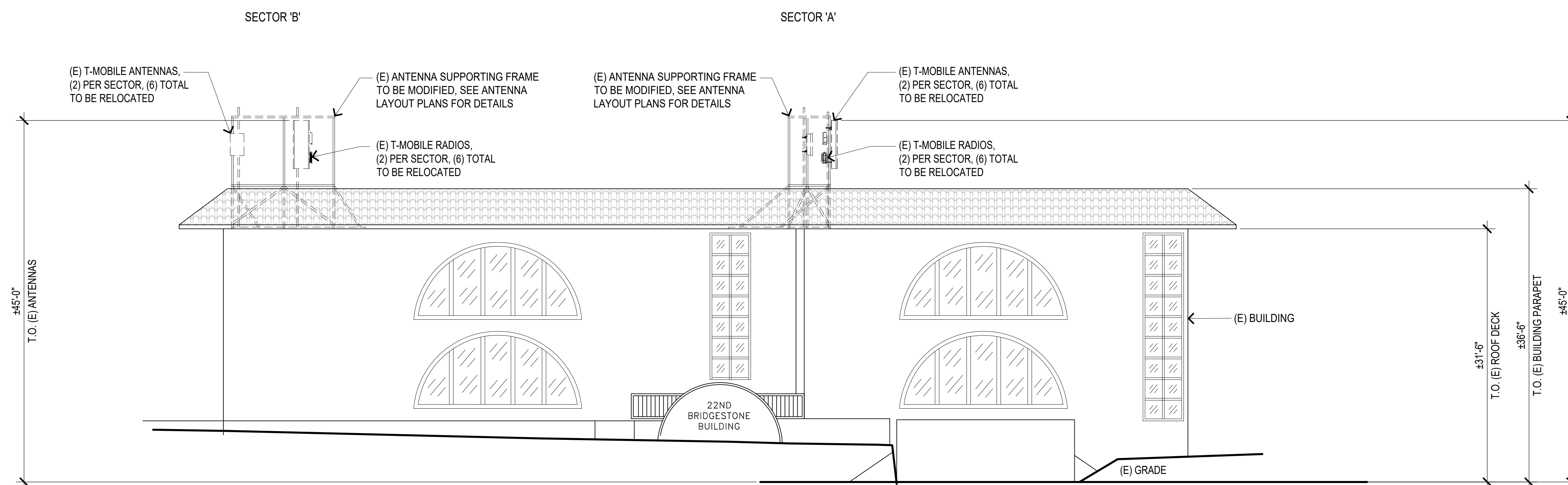


SHEET TITLE:

SOUTHEAST  
ELEVATIONS

SHEET NUMBER: REVISION:

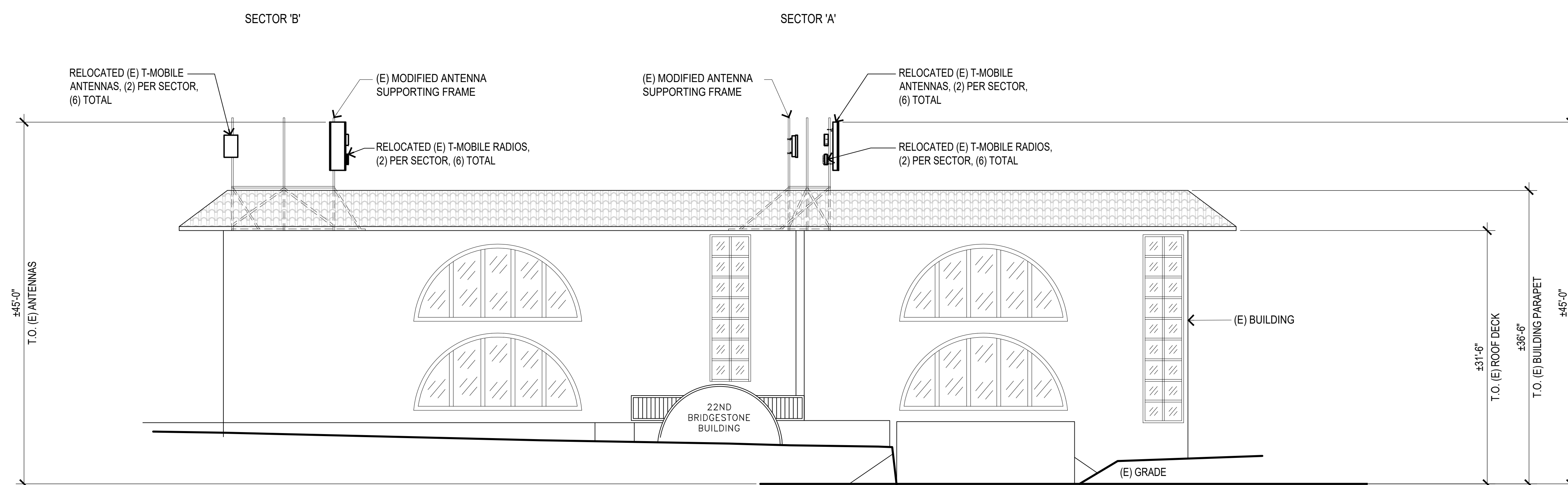
A-6 0  
LA84580A



EXISTING SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15'

1



NEW SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15'

2

PROJECT INFORMATION:  
(CUP RENEWAL)  
**LA84580A**  
**LA03XC288-HACIENDA**  
300 N. LAKE AVE.  
PASADENA, CA 91101  
LOS ANGELES COUNTY

CURRENT ISSUE DATE:  
**04/23/26**

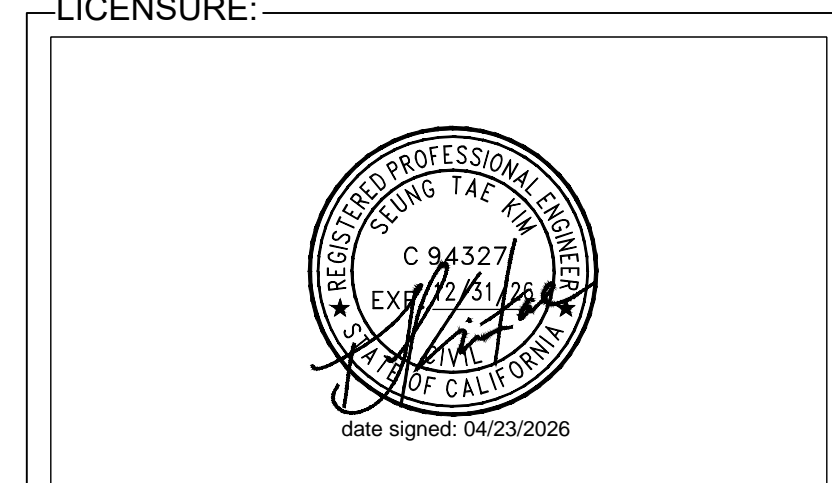
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PLANS PREPARED BY:  
**NETWORK CONNEX**  
16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

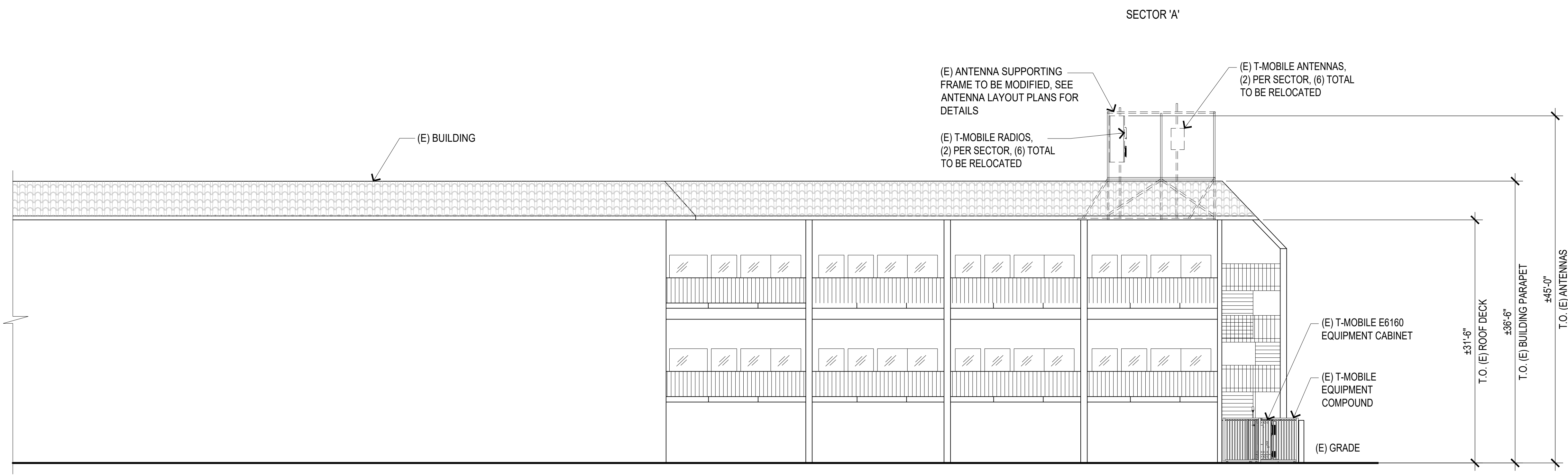
CONSULTANT:  
**NETWORK CONNEX**  
16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: GHB    CHK.: DSK    APV.: DSK



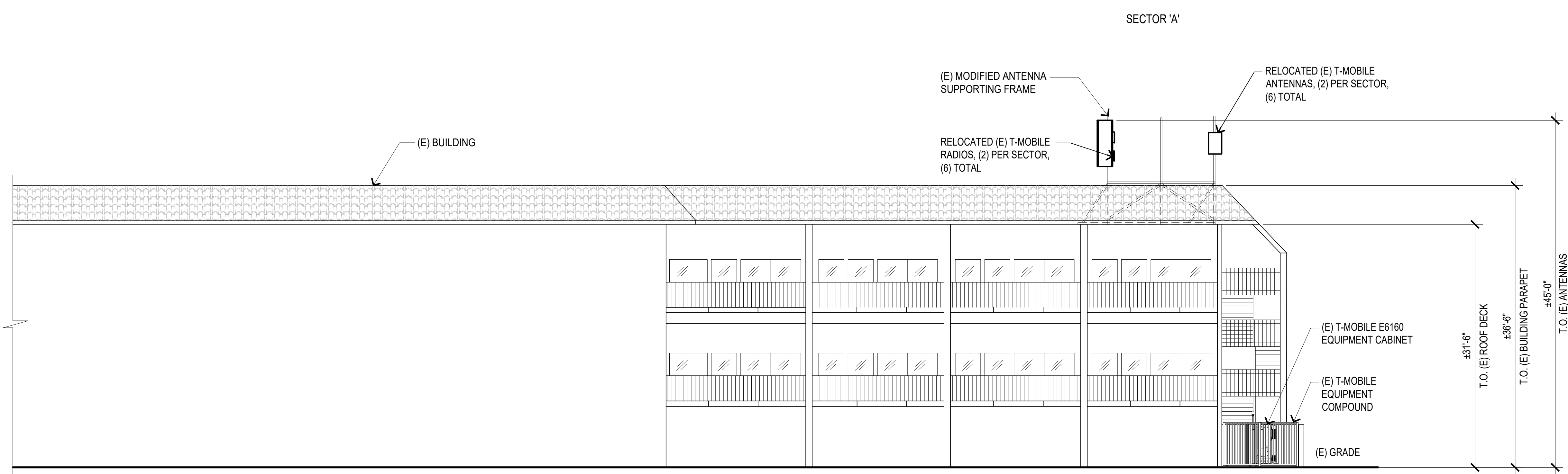
SHEET TITLE:  
**NORTHEAST ELEVATIONS**

SHEET NUMBER: **A-7**    REVISION: **0**  
LA84580A



EXISTING NORTHEAST ELEVATION

SCALE: 1/8"=1'-0"    0 2' 5' 10' 15'    1



NEW NORTHEAST ELEVATION

SCALE: 1/8"=1'-0"    0 2' 5' 10' 15'    2

PROJECT INFORMATION:

(CUP RENEWAL)  
**LA84580A**  
**LA03XC288-HACIENDA**  
300 N. LAKE AVE.  
PASADENA, CA 91101  
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

04/23/26

ISSUED FOR:

**CONSTRUCTION**

REV.: DATE: DESCRIPTION: BY:

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PLANS PREPARED BY:

**NETWORK  
CONNEX**

16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

**NETWORK  
CONNEX**

16029 ARROW HIGHWAY SUITE A  
IRWINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: CHK.: APV.:

GHB DSK DSK

LICENSURE:

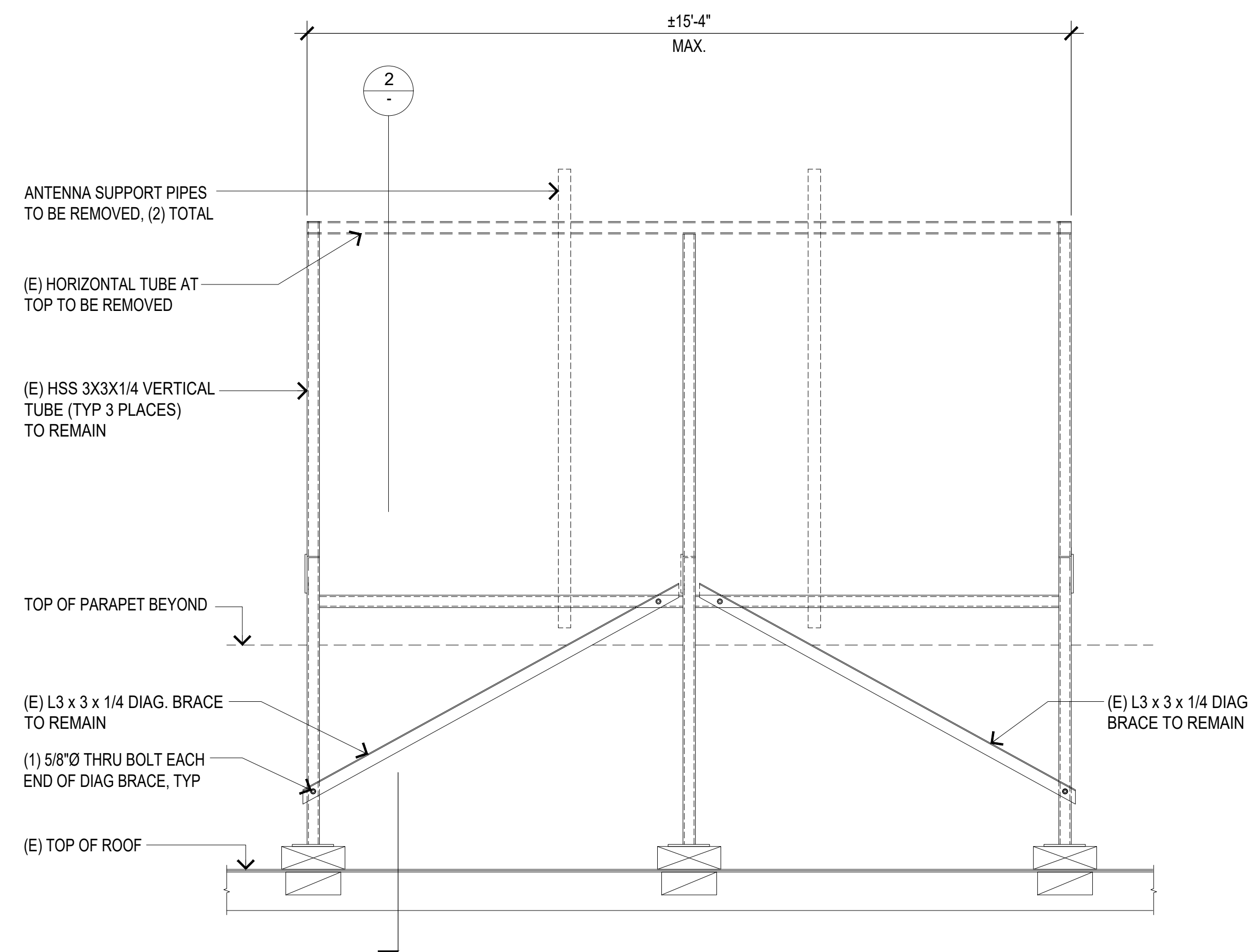


SHEET TITLE:

DETAILS

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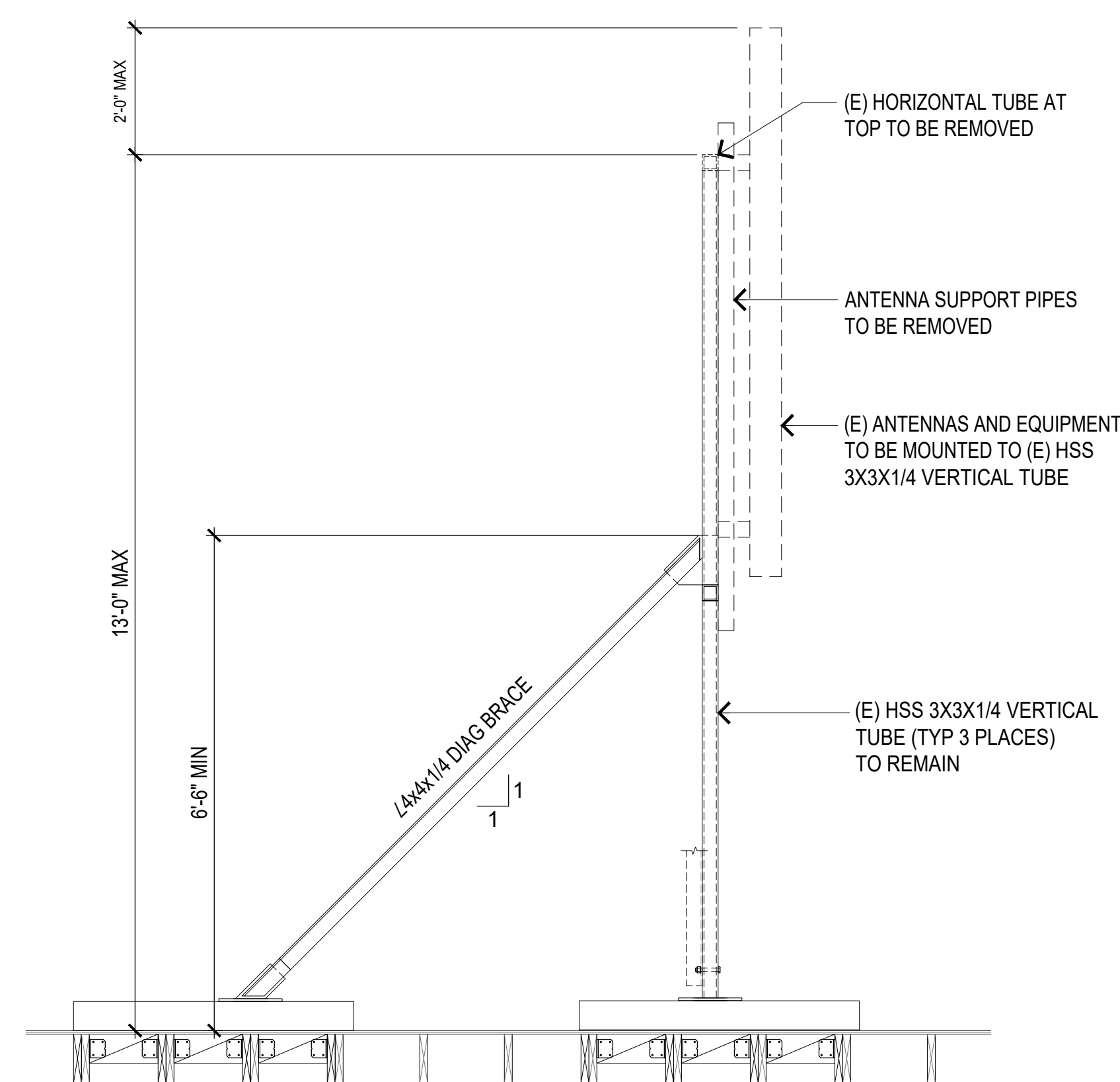
**D-1** 0  
LA84580A



NOT USED

3 TYPICAL ELEVATION DETAIL

SCALE: 1/2"=1'-0" 0 1' 2' 4' 1



NOT USED

4 TYPICAL BRACE CONNECTION DETAIL

SCALE: 1/2"=1'-0" 0 1' 2' 4' 2



**PROJECT NUMBER** PRJ2024-003796-(1)  
**HEARING DATE** July 7, 2026  
**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit No. RPPL2024005592

## PROJECT SUMMARY

|   |                                      |
|---|--------------------------------------|
| <b>OWNER / APPLICANT</b><br>Bridgestone Hacienda LLC / Network Connex | <b>MAP/EXHIBIT DATE</b><br>10/4/2024 |
|---|--------------------------------------|

### PROJECT OVERVIEW

The applicant, Network Connex, requests a conditional use permit ("CUP") to authorize the continued operation of an existing rooftop wireless communications facility ("WCF") with requested development standards waivers located on commercial office building in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code Sections 22.20.030.C (Land Use Regulations for Commercial Zones) and 22.140.760.D.2 (Wireless Facilities – Application Requirements – Conditional Use Permit). A CUP is required because the Project is requesting waivers to maintain the existing equipment cabinet lease area without being fully screened by solid walls or fencing and to allow the existing roof-mounted antenna arrays to remain not fully screened or concealed. Proposed improvements to the facility include removing excess antenna array pipe mounts to improve the facility’s appearance.

|   |  |
|---|--|
| <b>LOCATION</b><br>2211 S. Hacienda Boulevard, Hacienda Heights | <b>ACCESS</b><br>via S. Hacienda Boulevard |
|---|--|

|   |                                |
|---|--------------------------------|
| <b>ASSESSORS PARCEL NUMBER(S)</b><br>8215-024-008 | <b>SITE AREA</b><br>0.98 Acres |
|---|--------------------------------|

|   |   |   |
|---|---|---|
| <b>GENERAL PLAN / LOCAL PLAN</b><br>East San Gabriel Valley Area Plan | <b>ZONED DISTRICT</b><br>Hacienda Heights | <b>PLANNING AREA</b><br>East San Gabriel Valley |
|---|---|---|

|  |                    |
|--|--------------------|
| <b>LAND USE DESIGNATION</b><br>CG (General Commercial) | <b>ZONE</b><br>C-2 |
|--|--------------------|

|                              |                                 |  |
|------------------------------|---------------------------------|--|
| <b>PROPOSED UNITS</b><br>N/A | <b>MAX DENSITY/UNITS</b><br>N/A | <b>APPLICABLE STANDARDS DISTRICTS</b><br>East San Gabriel Valley Planning Area Standards District ("PASD") |
|------------------------------|---------------------------------|--|

**ENVIRONMENTAL DETERMINATION (CEQA)**  
 Class 1 Categorical Exemption – Existing Facilities

### KEY ISSUES

- Consistency with the General Plan and the East San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.140.760 (Wireless Facilities Findings and Decision Requirements)
  - Chapter 22.366 (East San Gabriel Valley PASD Requirements)
  - Section 22.22.040 (Development Standards for Commercial Zones)

|                                   |  |  |
|-----------------------------------|--|--|
| <b>CASE PLANNER:</b><br>Steve Mar | <b>PHONE NUMBER:</b><br>(213) 893-7009 | <b>E-MAIL ADDRESS:</b><br>smar@planning.lacounty.gov |
|-----------------------------------|--|--|

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2024-003796-(1)  
CONDITIONAL USE PERMIT NO. RPPL2024005592

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2024005592** (“CUP”) on July 7, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Network Connex ("Permittee"), requests the CUP to authorize the continued operation of an existing rooftop wireless communications facility (“WCF”) (“Project”) with requested development standards waivers mounted on a commercial building located at 2211 S. Hacienda Boulevard in the unincorporated community of Hacienda Heights ("Project Site") in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code ("County Code") Sections 22.20.030.C (Land Use Regulations for Commercial Zones) and 22.140.760.D.2 (Wireless Facilities – Application Requirements – Conditional Use Permit). The Project is requesting waivers to maintain the existing equipment cabinet lease area without being fully screened by solid walls or fencing and to allow the existing roof-mounted antenna arrays to remain not fully screened or concealed. Proposed improvements to the facility include removing excess antenna array pipe mounts to improve the facility’s appearance.
4. **PREVIOUS ENTITLEMENT(S).** CUP No. 97-014, approved June 3, 1997, authorized the construction and operation of a new rooftop WCF. CUP No. 200600244, approved January 22, 2008, authorized a co-location to the existing rooftop WCF. CUP No. 201000034, approved February 20, 2013, authorized the continued operation of the existing WCF. The following Revised Exhibit “A” (“REA”) applications authorized various new antennas and equipment upgrades to the existing WCF.

|                           |  |                            |
|---------------------------|--|----------------------------|
| REA No. 201500015         | To authorize new antenna and equipment upgrades to the existing WCF. | Approved March 16, 2015    |
| REA No.<br>RPPL2017010370 | To authorize new antenna and equipment upgrades to the existing WCF. | Approved November 27, 2017 |
| REA No.<br>RPPL2019002258 | To authorize new antenna and equipment upgrades to the existing WCF. | Approved April 25, 2019    |

|                           |  |                        |
|---------------------------|--|------------------------|
| REA No.<br>RPPL2021006322 | To authorize new antenna and equipment upgrades to the existing WCF.               | Approved May 13, 2021  |
| REA No.<br>RPPL2022001740 | To authorize the installation of a new microwave antenna dish to the existing WCF. | Approved March 2, 2022 |

5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the East San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Hacienda Heights Zoned District within the East San Gabriel Valley Planning Area and is currently zoned C-2. Pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones), a CUP is required for WCFs which require a waiver for one or more WCF design standards.

**7. SURROUNDING LAND USES AND ZONING**

| <b>LOCATION</b> | <b>AREA PLAN LAND USE POLICY</b>                          | <b>ZONING</b>  | <b>EXISTING USES</b>                              |
|-----------------|---|--|---|
| NORTH           | CG, H18<br>(Residential 18 – 18 Dwelling Units per Acre)  | C-1 (Restricted Commercial), R-3 (Limited Density Multiple Residence)  | Commercial, Multi-Family Residences               |
| EAST            | H18, H9<br>(Residential 9 – Nine Dwelling Units per Acre) | RPD-8,000-20U (Residential Planned Development – 8,000 Square Feet Minimum Required Lot Area – 20 Dwelling Units Per Acre Maximum Density), R-A-8,000 (Residential Agricultural – 8,000 Square Feet Minimum Required Lot Area) | Single-Family Residences, Multi-Family Residences |
| SOUTH           | CG, H30<br>(Residential 30 – 30 Units per Acre)           | C-3 (General Commercial), R-3  | Commercial, Multi-Family Residences               |
| WEST            | H18   | R-3  | Multi-Family Residences, Single-Family Residences |

**8. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 0.98 acres in size and consists of one legal lot. The Project Site is irregular in shape with flat topography and is developed with a two-story commercial office building with a WCF with roof-mounted antenna panels and ground-mounted equipment.

**B. Site Access**

The Project Site is accessible via Hacienda Boulevard, a 100-foot-wide Major Highway listed on the County Master Plan of Highways to the south. Primary access to the Project Site will be via an entrance/exit on Hacienda Boulevard.

**C. Site Plan**

The site plan depicts the Project Site with the existing WCF antenna arrays mounted on the rooftop of a commercial office building with a height of 31 feet six inches to the top of the roof deck and 36 feet six inches to the top of the rooftop parapet. The facility's antenna arrays are grouped into three sectors and have a maximum height of 45 feet above grade level. The facility's lease area is located at ground level adjoining the building's western face and is surrounded by a solid block wall with a sliding wrought iron gate and the building's exterior wall face and staircase. Proposed improvements to the facility include removing excess antenna array pipe mounts to improve the facility's appearance.

**9. CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, LA County 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 involved the continued operation of an existing WCF with proposed minor changes to the existing antenna arrays to improve the facility's appearance. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

**10. PUBLIC COMMENTS.**

Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received no public comments regarding the Project.

The Permittee attempted to arrange a meeting with the Hacienda Heights Improvement Association ("HHIA") through multiple e-mail correspondences from October 20, 2025 to February 2, 2026. Staff sent a final e-mail to the HHIA on February 2, 2026, confirming that LA County Planning would move forward with scheduling a public hearing without comments from the HHIA and has not received a response.

**11. AGENCY RECOMMENDATIONS.**

WCF projects do not require consultation with other County departments unless the proposed project will be located in the public right-of-way. The subject property is not located in the public right-of-way.

**12. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 20, 2026, a total of 495 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 ten notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

**13. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the CG land use designation is intended for local-serving commercial uses but does not preclude development of other uses deemed compatible with the underlying land use category, such as the existing WCF on the Project Site. The existing WCF consists of roof-mounted antenna arrays on a commercial office building and provides telecommunication services to the surrounding vicinity. The WCF does not interfere nor conflict with the Project Site's primary use of an office building and is therefore consistent with the permitted uses of the underlying land use category.

**14. GOALS AND POLICIES.** The Hearing Officer finds that:

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

- *(Policy PS/F 1.4) Ensure the adequate maintenance of infrastructure.*
- *(Policy PS/F 6.2) Improve existing wired and wireless telecommunication infrastructure.*

The Project will allow the continued operation of an existing WCF which provides essential telecommunication services for the vicinity. The WCF is an integral part of the overall existing wireless telecommunications infrastructure and ensures reliable voice and data services for the area. A significant coverage gap would occur for wireless services if the WCF ceases to operate.

- *(Policy S 4.1) Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.*

The Project would allow continued, reliable cellular services for emergency calls made by the public. Additionally, wireless networks provide primary and backup communications for emergency personnel.

### **ZONING CODE CONSISTENCY FINDINGS**

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-2 zoning classification as WCFs which are requesting waivers to the development standards are permitted in such zone with a CUP pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones).
16. **WIRELESS FACILITY ORDINANCE.** The Hearing Officer finds that the Project is consistent with the County's Wireless Facility Ordinance except as modified through this CUP pursuant to County Code Section 22.140.760 (Wireless Facilities).
- a. The Project Site is located in the C-2 zone where specific requirements are not prescribed for WCFs.
  - b. The facility has ground-mounted equipment cabinets abutting the building's western face and is not fully screened by a solid wall or fence. The equipment cabinets are only partially screened and secured by a block wall with a non-solid sliding wrought iron gate on two sides and with the building's exterior wall face and staircase on the other two sides and does not comply with the requirements under County Code Section 22.140.760.E.1.d.iii (Design Standards – Associated Equipment). The Permittee requests a waiver for this standard.
  - c. The facility's roof-mounted antenna arrays are not concealed and does not comply with the requirements under County Code Section 22.140.760.E.4.a (Additional Standards for Roof-Mounted Facilities). The Permittee requests a waiver for this standard.
  - d. The facility complies with the safety standards of being designed by qualified, licensed persons and shall comply with Federal Communications Commission ("FCC") standards and complies with County Code Section 22.140.760.E.1.e (Safety Standards).

### **CONDITIONAL USE PERMIT FINDINGS**

17. **The Hearing Officer finds that 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.** The Project will allow the continued operation of an existing WCF which operates in such a manner that does not produce adverse effects to people or property in the vicinity. The facility is located in an area characterized primarily by commercial and residential uses and is therefore appropriately located for such operations.

18. **The Hearing Officer finds 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The subject property is developed with a commercial office building that meets all development standards as required under Title 22 (Planning and Zoning) of the County Code. The existing WCF consists of roof-mounted antenna arrays and a ground-based lease area which the subject property can accommodate under the provisions of the Title 22.
19. **The Hearing Officer finds that 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.** The site is in an urbanized area and is adequately served by existing roads and public utilities. The facility is accessible from Hacienda Boulevard, a 100-foot-wide Major Highway listed on the County Master Plan of Highways to the east. The facility does not generate vehicular traffic except for occasional visits for routine maintenance.

#### **SUPPLEMENTAL FINDINGS**

20. **The Hearing Officer finds that the facility complies with all applicable standards in Section 22.140.760, unless a waiver has been requested in Section 22.140.760.L.** The existing facility requires a CUP to request waivers from design standards as required under County Code Section 22.140.760.L (Waivers). The waivers requested are to continue to allow unconcealed rooftop antenna arrays and ground-mounted equipment cabinets that are not fully screened. The existing facility has been operating with its current design for almost 30 years without any record of zoning violation complaints regarding these design standards.
21. **The Hearing Officer finds that the design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.** The facility's antenna arrays are located on the roof of an existing commercial office building. Although the antenna arrays are visible from neighboring properties, the arrays are not visible from the public right-of-way of Hacienda Boulevard or from any other public right-of-way. Proposed improvements to the facility include removing excess antenna array pipe mounts to improve the facility's appearance. The facility's ground-mounted equipment is located behind the existing building and is not visible from the public right-of-way. The Project's design and placement are appropriate within the context of the surrounding commercial and multi-family residential uses.
22. **The Hearing Officer finds that when requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standards would prohibit or effectively prohibit the provision of personal wireless services, pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision.** The waivers are not

being requested on the basis that the standards would prohibit the provision of personal wireless services.

23. **The Hearing Officer finds that when requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standards would otherwise violate applicable laws or regulations (*provide citations*).** The waivers are not being requested on the basis that the standards would violate any applicable laws or regulations.
24. **The Hearing Officer finds that when requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standards would require a technically infeasible design or installation of a wireless facility.** The Project requests waivers to allow unconcealed antenna arrays and ground-mounted equipment cabinets that are not fully screened by a solid wall or fence. The WCF's current design has served the facility for almost 30 years. Retrofitting the existing antenna arrays to conceal all metal scaffolding mounts, antenna panels, and other radio equipment may create safety, maintenance, and operational issues. Concealing the antenna arrays with the installation of a new architectural feature, such as a tower, cupola, steeple, or chimney, would not fit the architectural style of the existing office building. Proposed improvements to the facility include removing excess antenna array pipe mounts to improve the facility's appearance. Although the facility's ground-mounted equipment is not fully screened by solid walls or fencing, the cabinets are hidden from public view behind the existing building.
25. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

### **ENVIRONMENTAL FINDINGS**

26. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The WCF is an existing use and the Project is proposing a minor change to the existing antenna arrays to improve the facility's appearance. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

### **ADMINISTRATIVE FINDINGS**

27. **LOCATION OF DOCUMENTS.** 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 LA County 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 Puente Whittier Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The existing use with the attached conditions will be consistent with the adopted General Plan and Area Plan.
- B. The existing 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 existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The existing 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.
- E. The existing facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities).
- F. The proposed design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.
- G. The requested waiver if not being requested on the basis that the standard would prohibit or effectively prohibit the provision of personal wireless services, pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision.
- H. The requested waiver is not being requested on the basis that the standard would otherwise violate applicable laws or regulations.
- I. The requested waiver is necessary because the standard would require a technically infeasible design or installation of a wireless facility.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024005592**, subject to the attached conditions.

**PROJECT NO. PRJ2024-003796-(1)**  
**CONDITIONAL USE PERMIT NO. RPPL2024005592**

**EXHIBIT C**  
**FINDINGS**  
**PAGE 9 OF 9**

**ACTION DATE: July 7, 2026**

MM:SM

07/07/2026

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-003794  
CONDITIONAL USE PERMIT NO. RPPL2024005590

**PROJECT DESCRIPTION**

The project is to authorize the continued operation of an existing rooftop wireless communications facility (“WCF”) located on a commercial office building subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** 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. **Affidavit of Acceptance.** 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 (“LA County 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 decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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. **Litigation Deposit.** 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 LA County 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 LA County 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 (Fees for Providing County Records).

6. **Invalidation.** 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. **Recordation.** 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 (i.e. Recorder's Office). 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. **Grant Term. This grant shall terminate on July 7, 2041.** 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 ("CUP") application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve 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. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this 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 WCF and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** 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. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. 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 **\$3,760.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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 LA County Planning ("Director").
15. **Maintenance.** 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. **Graffiti.** 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 LA County Planning. These shall include any of the above 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 48 hours, 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. **Revisions to the Exhibit "A".** 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, **an electronic copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **September 7, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy 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 COMMUNICATIONS FACILITIES**

19. **California Public Utilities Commission Regulations.** The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
20. **FCC RF Emissions Certification.** The Permittee shall provide upon request to LA County Planning Staff ("Staff") 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 WCFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WCFs.
21. **Co-location.** Insofar as is feasible, the Permittee shall cooperate with any subsequent applicants for WCFs in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
22. **Co-location RF Emissions.** Any proposed WCF 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 Staff.

23. **External and Security Lighting.** External lighting, including security lighting, 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. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
24. **Array Mounted Equipment.** Placement and height of all array mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A". Proposed antenna frame modifications, as depicted on the approved Exhibit "A," shall be completed by October 7, 2026.
25. **Maintenance Vehicle Parking.** 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.
26. **Facility Height.** The maximum height of the facility shall not exceed 45 feet above finished grade.
27. **Permittee Contact Information.** The Permittee shall maintain current contact information with Staff.
28. **Surface Finish.** 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.
29. **Facility Maintenance.** 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.
30. **Compliance Reporting.** Upon request, the Permittee shall submit annual reports to Staff to show compliance with the maintenance and removal conditions.
31. **Display of Registration and Contact Information.** The FCC Antenna Structure Registration site number, CUP number, primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.
32. **Facility Removal and Site Restoration.** Upon termination of this grant or after 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.

# CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

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| <p><b>B.1</b> The proposed use will be consistent with the adopted General Plan for the area.</p>  |
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| <p><b>B.2</b> The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> <li>a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;</li> <li>b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and</li> <li>c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.</li> </ul> |
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| <p><b>B.3</b> 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.</p>  |
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| <p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none"><li>a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and</li><li>b. By other public or private service facilities as are required.</li></ul> |
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# CONDITIONAL USE PERMIT FOR WIRELESS FACILITIES STATEMENT OF FINDINGS

Pursuant to County Code Section 22.140.760.I (Findings and Decision), the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

A. The facility complies with all applicable standards in Section 22.140.760, unless a waiver has been requested in Section 22.140.760.L (see below for waiver request).

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B. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.

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C. For new wireless facilities, the facility at the proposed location is necessary to close a significant gap in coverage.

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| D. For new wireless facilities, the location of the facility is the least intrusive feasible and does not create a safety hazard. |
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**Waiver Requests: Pursuant to County Code Section 22.140.760.L, when applicable, the applicant shall substantiate the following:**

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| E. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard ( <i>please specify which standard</i> ) would prohibit or effectively prohibit the provision of personal wireless services, pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision. ( <i>Describe how the standard would prevent wireless services</i> ). |
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| F. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard ( <i>please specify which standard</i> ) would otherwise violate applicable laws or regulations ( <i>provide citations</i> ). |
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| G. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard ( <i>please specify which standard</i> ) would require a technically infeasible design or installation of a wireless facility. ( <i>Describe how the standard is technically infeasible, and no alternatives exist to satisfy the standard.</i> ) |
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## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** June 4, 2026  
**PROJECT NUMBER:** PRJ2024-003796-(1)  
**PERMIT NUMBER(S):** Conditional Use Permit RPPL2024005592  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** 2211 S. Hacienda Boulevard, Hacienda Heights  
**OWNER:** Bridgestone Hacienda LLC  
**APPLICANT:** Network Connex  
**CASE PLANNER:** Steve Mar, Senior Regional Planner  
smar@planning.lacounty.gov

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Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies as a Class 1, Existing Facilities Categorical Exemption under State CEQA Guidelines Section 15301 because the Project involves the continued operation of an existing roof-mounted WCF with ground-mounted equipment and is proposing a minor change to the existing antenna arrays to improve the facility’s appearance. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

SHAPING  
TOMORROW



# AERIAL IMAGERY

## SITE-SPECIFIC MAP

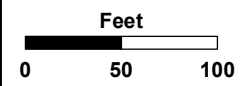
PROJECT NO. PRJ2024-003796

CUP RPPL2024005592

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2025

S Hacienda Blvd

La Monde St



LA COUNTY  
**PLANNING**

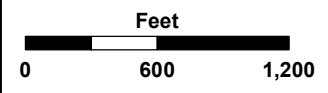
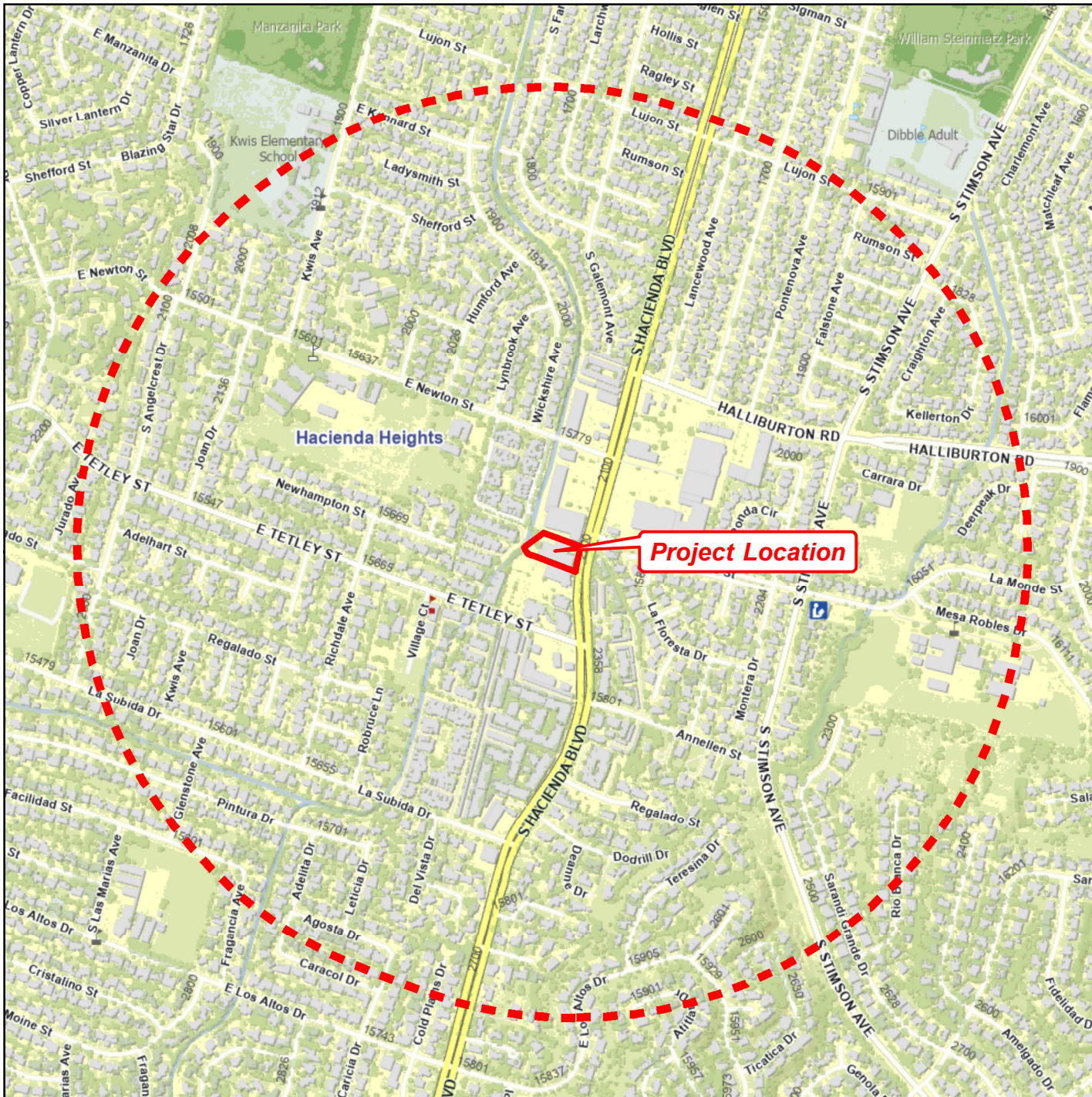
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-003796

CUP RPPL2024005592

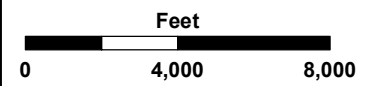
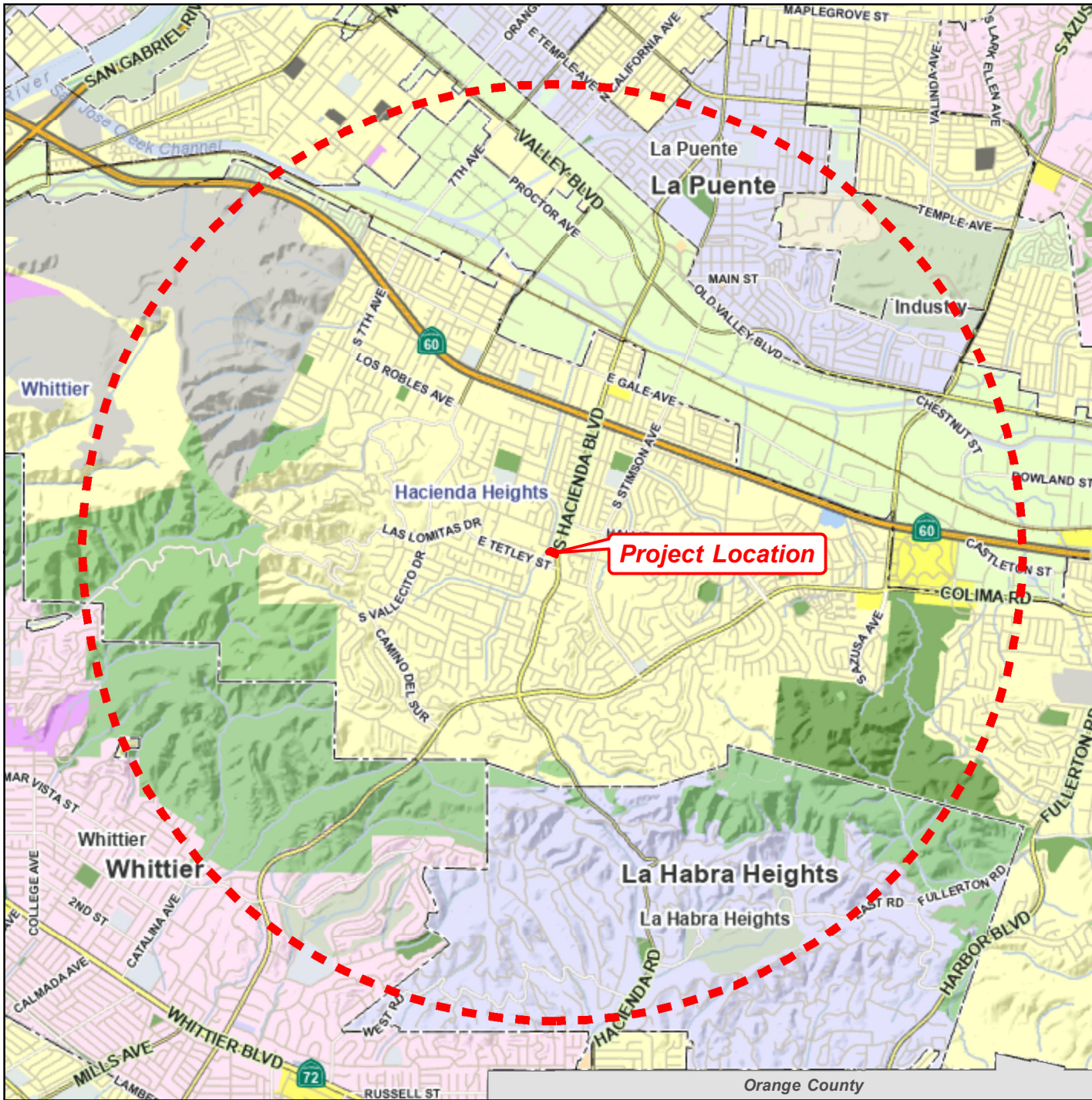


LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# 3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2024-003796  
CUP RPPL2024005592

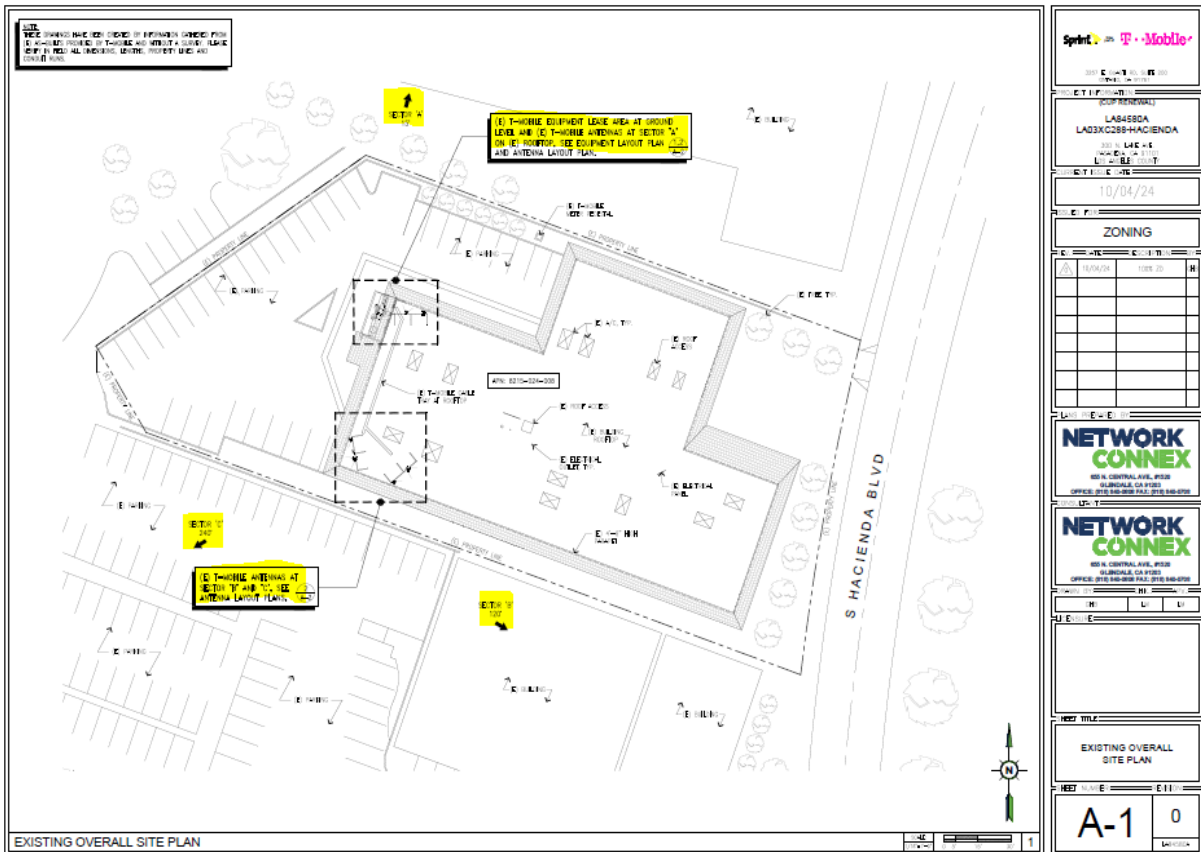


LA COUNTY  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



# Photos of Existing T-Mobile Wireless Facility -LA84580A



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| 2021 E-911 NO. 1015 200<br>(POP REVENUE)   |         |       |         |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| LA84580A<br>LA833ACCSB-HACIENDA<br>2021 LAC 4.4<br>2021 E-911<br>LAC 4.4.1.1   |         |       |         |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 10/04/24   |         |       |         |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ZONING   |         |       |         |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <table border="1"> <tr> <td>1000R</td> <td>100S 20</td> <td>H</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table> |         | 1000R | 100S 20 | H |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1000R  | 100S 20 | H     |         |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| NETWORK CONNEX<br>4514 CENTRAL AVE., #100<br>GARDEN GATE, CA 90131<br>OFFICE: 310.340.9900 FAX: 310.340.0700   |         |       |         |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NETWORK CONNEX<br>4514 CENTRAL AVE., #100<br>GARDEN GATE, CA 90131<br>OFFICE: 310.340.9900 FAX: 310.340.0700   |         |       |         |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXISTING OVERALL SITE PLAN   |         |       |         |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| A-1 0  |         |       |         |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

Site Plan with antenna and equipment lease area locations for photo reference. No exterior changes proposed.

**Photos of Existing T-Mobile Wireless Facility -LA84580A**



**View of Building**



## Photos of Existing T-Mobile Wireless Facility -LA84580A



**Antennas on Alpha Sector**

**Photos of Existing T-Mobile Wireless Facility -LA84580A**



**Antennas on building Beta Sector**

**Photos of Existing T-Mobile Wireless Facility -LA84580A**



**Antennas on building Gamma Sector**

**Photos of Existing T-Mobile Wireless Facility -LA84580A**



**Full View Of Compound**

**Photos of Existing T-Mobile Wireless Facility -LA84580A**

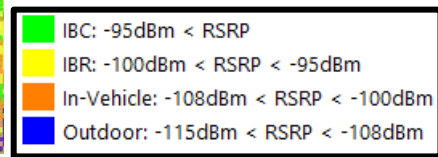
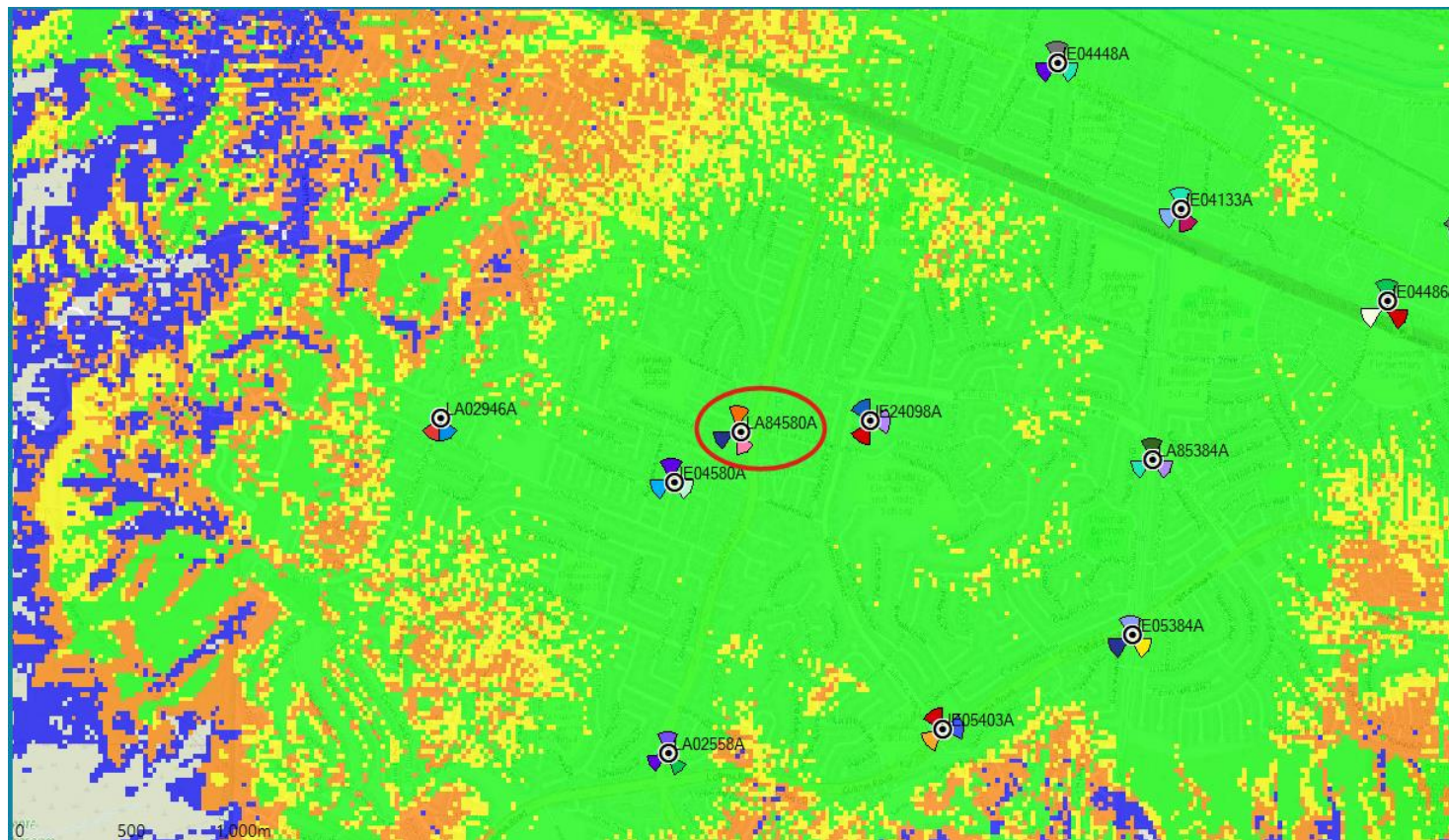


**Leased Equipment Area**

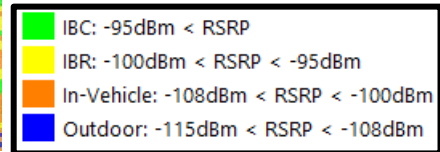
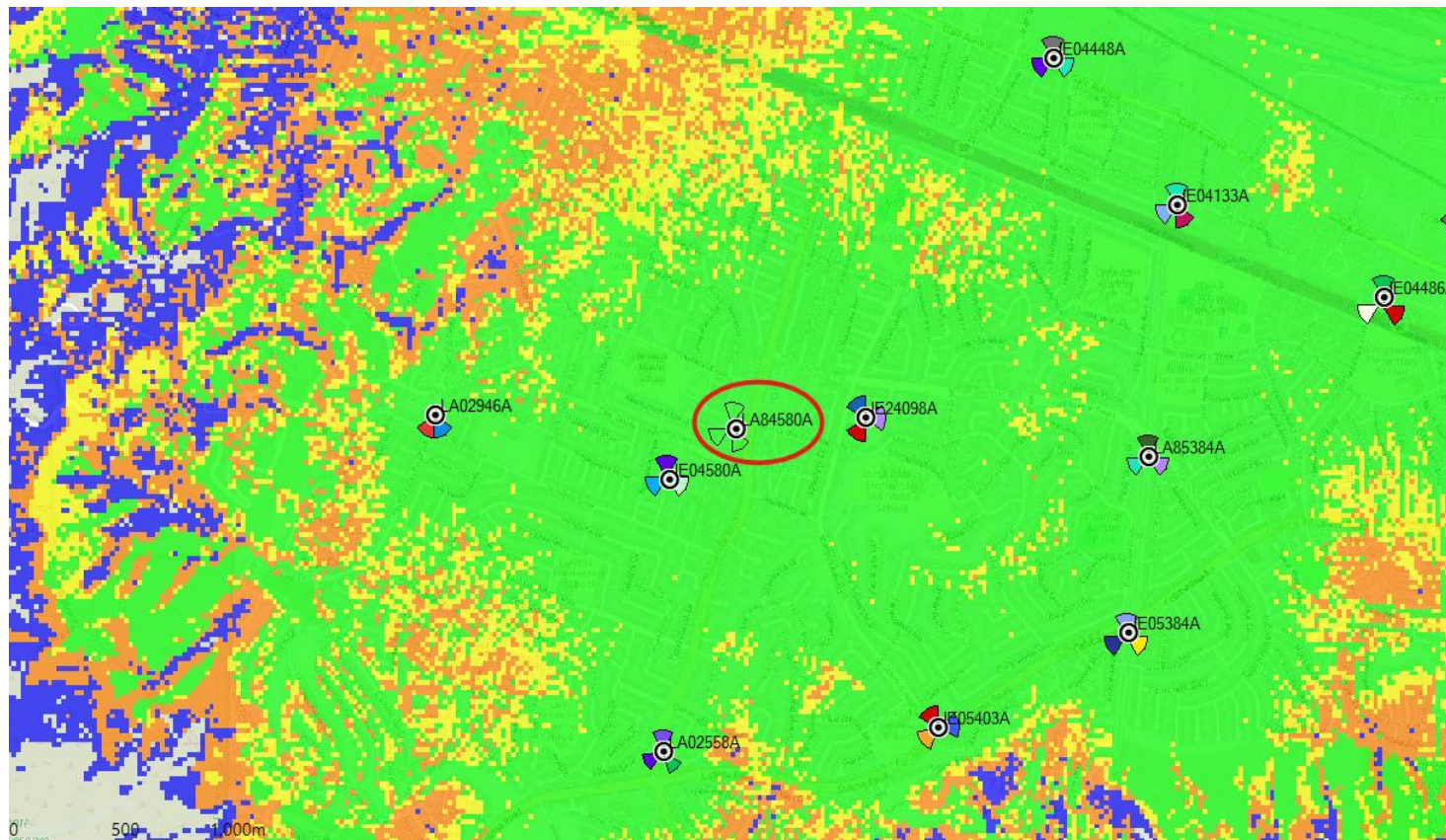


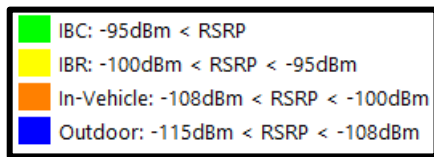
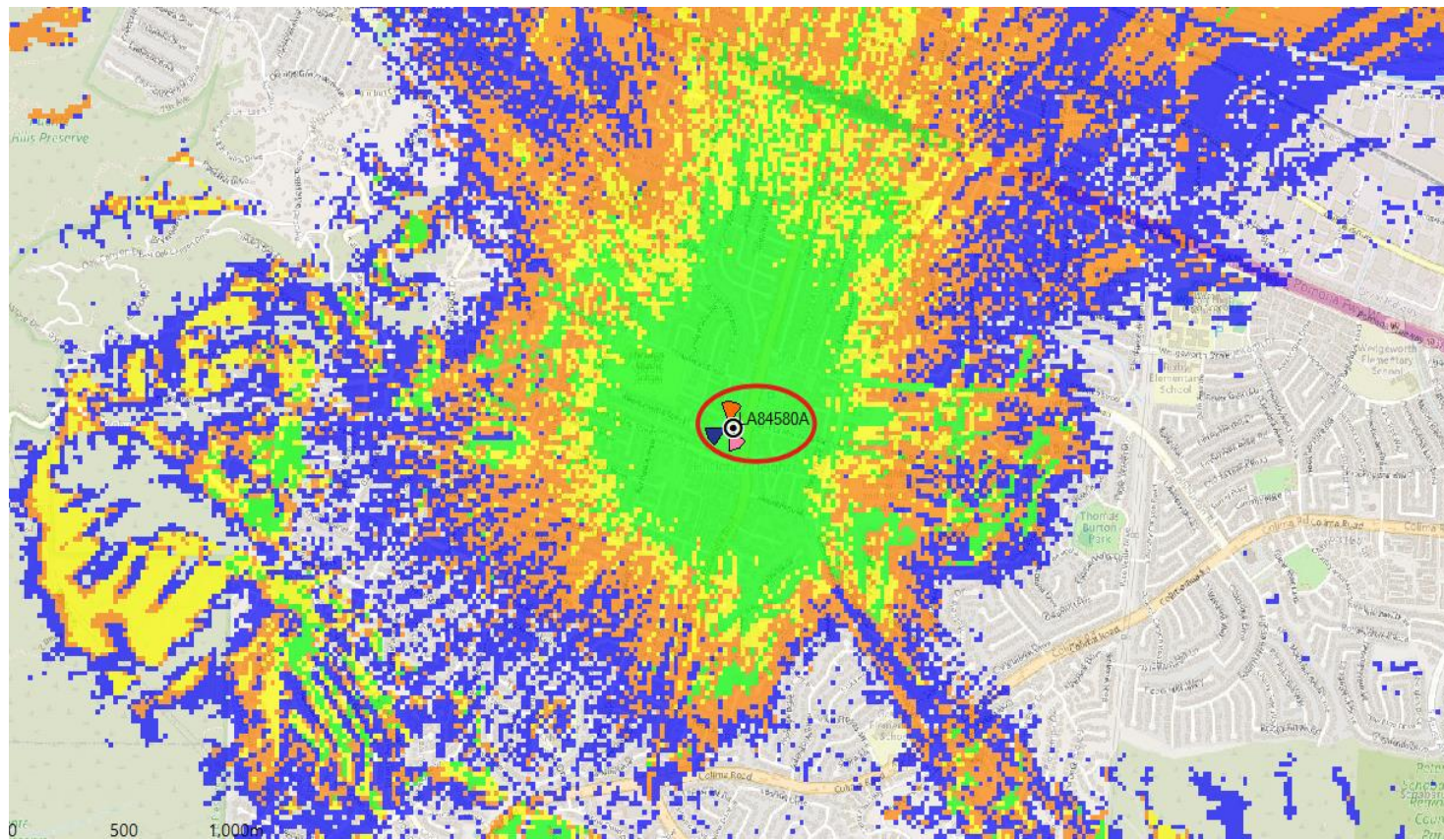
# PREDICTIVE MAP REQUEST LA84580A

# Existing coverage with LA84580A

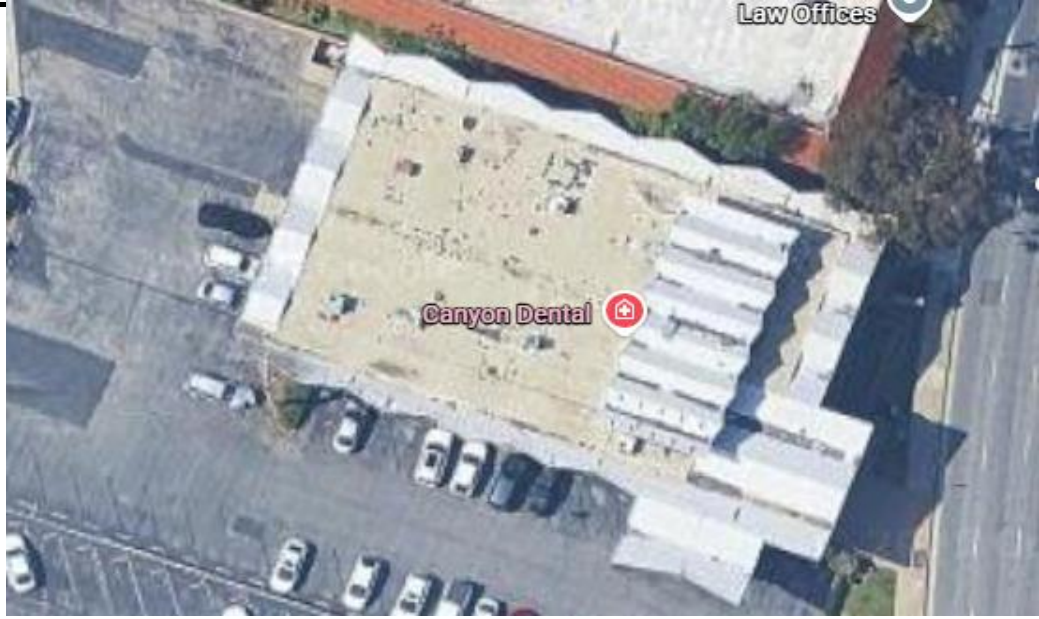




# Existing coverage without LA84580A





# Alternative Site Analysis

| Location Name  | Latitude  | Longitude   | Available RAD Ctr Ht | Structure Type | Meets what percentage of service | RF Service                                   | RF Service Objective Issues              | Development Comments             | Development Issues   |
|--|-----------|-------------|----------------------|----------------|----------------------------------|--|--|----------------------------------|--|
| Canyon Dental  | 33.994127 | -117.969313 | 35                   | Rooftop        | 25%                              | Does not meet service objectives (under 50%) | N/A                                      | Land Lord unresponsive           | n/a  |
|    |           |             |                      |                |                                  |  |  |                                  |  |
| First Citizens Bank  | 33.993843 | -117.969603 | 40                   | Rooftop        | N/A                              | Meets some service objectives                | Capacity site -does not offload capacity | Land Lord did not agree to terms | Terms with LL were not agreed upon                                     |
|   |           |             |                      |                |                                  |  |  |                                  |  |
| Evangelical Formosan Church of Hacienda Heights                                      | 33.993564 | -117.969654 | 36                   | Rooftop        | 50%                              | Meets some service objectives                | Not enough space on rooftop              | Not viable                       | Site has no additional ground space so there is no space for equipment |
|  |           |             |                      |                |                                  |  |  |                                  |  |



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

Richard J. Bruckner  
Director

December 8, 2010

Justin Robinson  
1750 E. Ocean Boulevard, Suite 906  
Long Beach, CA 90802  
Attention: Justin Robinson

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

**REGARDING: PROJECT NUMBER 97014 – (4)  
CONDITIONAL USE PERMIT CASE NO. 201000034  
2211 S. HACIENDA BOULEVARD, HACIENDA HEIGHTS (APN# 8215-024-008)**

Dear Applicant:

Hearing Officer, Alex Garcia, by his action on December 7, 2010, **APPROVED** the above described Conditional Use Permit for a Wireless Telecommunications Facility.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on December 21, 2010.** Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

The attached documents contain the Hearing Officer's findings and conditions relating to the approval. Please carefully review each condition. A Condition requires that the permittee records an affidavit accepting the conditions before the grant becomes effective.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact **Rob Glaser**, of the Special Projects Section at (213) 974-4971 or e-mail at [rglaser@planning.lacounty.gov](mailto:rglaser@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

Mark Child, Supervising Regional Planner  
Zoning Permits North Section

Enclosures: Approved Findings and Conditions, Affidavit (Permittee's Completion)

c: DPW (Building and Safety); Zoning Enforcement;

## **FINDINGS AND ORDER OF THE HEARING OFFICER COUNTY OF LOS ANGELES**

**PROJECT NUMBER 97014 – (4)  
CONDITIONAL USE PERMIT NO. 201000034**

**REQUEST:** The applicant, Sprint, is requesting a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of an existing unmanned wireless telecommunication facility (WTF) in the Commercial Highway (C-H) Zone. A telecommunication facility is a use subject to a CUP pursuant to Section 22.28.060 of the Los Angeles County Code.

**HEARING DATE: December 7, 2010**

### **PROCEEDINGS BEFORE THE HEARING OFFICER:**

A duly noticed public hearing was held on December 7, 2010 before the Hearing Officer, Mr. Alex Garcia. The applicant's representative, Justin Robinson, presented testimony in favor of the request and accepted the conditions of approval. There being no further testimony, the Hearing Officer closed the public hearing, found the project categorically exempt and approved the permit.

### Findings

1. The subject property is located at 2211 S. Hacienda Boulevard (a designated major highway), in the unincorporated community of Hacienda Heights within the Hacienda Heights Zoned District. Assessor's Parcel Number: 8215-024-008.
2. The subject property is zoned CH (Commercial Highway). The existing zoning for the surrounding properties are as follows:
  - North: CPD (Commercial Planned Development) zone.
  - East: R-3-12U-DP (Limited Multiple Residence-12 units per acres maximum density-Development Program) zone.
  - South: C-H and CPD zones.
  - West: RPD-8,000-20U (Residential Planned Development-8,000 square foot minimum lot size requirement-20 units per acre maximum density) zone.
3. The existing land use for the subject property contains an existing office building with appurtenant parking. The existing land use for the surrounding properties are as follows:
  - North: Retail shops.
  - East: Multi-family residential.
  - South: Office buildings.
  - West: Multi-family residential.

4. This grant will authorize the continued operation and maintenance of an existing unmanned WTF. The facility is located on a 40,140 square foot parcel developed with an existing office building, approximately 36.5 feet high with appurtenant parking and landscaping. There is a parking lot located along the northern and western perimeter of the office building. Access to the site is taken via Hacienda Boulevard, a designated major highway, to the east. The WTF is located on the rooftop and ground level of the office building. There are eight (8) existing antennas located southwest corner of the rooftop and four (4) existing antennas located on the northwest corner of the building's roof. There is an approximate 175.5 square foot equipment lease area with six (6) equipment cabinets located at the ground level of the office building on the northwest side. The equipment cabinets are enclosed by a six (6) foot high concrete masonry wall.
5. Zone Change Case No. 5007 adopted by Ordinance No. 9029 – Established the C-H Zone for the subject property on January 11, 1966.
6. CUP 97-014 – (4) – Approved on May 20, 1997. This CUP authorized the construction, operation and maintenance of an unmanned wireless telecommunication facility.
7. The primary use on the subject property is a commercial office building which is consistent with the Hacienda Heights Community Plan. The existing WTF is consistent with the land use compatibility goals and policies of the Countywide General Plan. The following general policy of the Countywide General Plan is applicable to the subject property and serves a guideline for the maintenance of such facility:

Public Services policy 58: *“Maintain high quality emergency response services.”*

  - The existing wireless telecommunication facility provides cellular service to this neighborhood and such service is often used to make emergency calls. The existing facility will ensure that such service is readily available.
8. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television stations and tower. Pursuant to Section 22.28.060 of the County Code, development of radio and television stations and towers is a permitted use in Zone C-H (Commercial Highway), provided that a CUP is obtained.
9. The WTF is located in an existing commercial corridor along Hacienda Heights Boulevard. The existing telecommunication equipment is located on an rooftop and does not impose a significant visual impact. The WTF has not impacted the adjacent neighborhood, since the facility has been operating for more than ten years without any complaint.

10. Staff has determined that a Categorical Exemption, Class 1 Categorical Exemption-Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project will not require addition or significant alteration to the existing facility.
11. 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 and property posting.
12. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years.
13. 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, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Zoning Permits Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

- A. That the existing use is consistent with the adopted general plan for the area;
- B. That the request to continue the operation and maintenance of the said WTF, following the attached conditions of approval, will not adversely affect the health, peace, comfort, or welfare of persons residing and 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. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the existing 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.

The information submitted by the applicant and presented at the public hearing substantiate the required findings identified by Section 22.56.090 of the Los Angeles County Code.

HEARING OFFICER ACTION:

1. The Hearing Officer finds that this project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA).
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201000034 is **approved** subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

MC:RG:rg

This grant authorizes the continued the operation and maintenance of an existing unmanned wireless telecommunication facility (WTF) in the Commercial Highway (C-H) zone located at 2211 S. Hacienda Boulevard, Hacienda Heights, subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant 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 Department of 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 6, and until all required monies have been paid pursuant to Condition 9. The recorded affidavit shall be filed and the required monies shall be paid by **February 6, 2011**.
3. 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant will terminate on December 7, 2025.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue

operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. 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. The permittee shall deposit with the County of Los Angeles the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

10. 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 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.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
13. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of 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.

15. 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 receiving notice 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
17. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
18. The permittee shall submit to the Zoning Enforcement Section of the Department 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.
19. Insofar as is feasible, the operator 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.
20. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.
21. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
22. External lighting, including security lighting, 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.
23. 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.
24. The project shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A". 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.
25. 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.
26. The maximum height of the facility shall not exceed 47 feet above finished grade.

27. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of the Department of Regional Planning the name and contact information of the new property owner.
28. 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 and shall have a color that blends in with the immediately surrounding environment.
29. 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 within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
30. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of the Department of Regional Planning to show compliance with the maintenance and removal conditions.
31. The Department of Regional Planning 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.
32. The facility shall be secured by fencing, gates and/or locks.
33. Appurtenant equipment boxes shall be screened or camouflaged.

MC:RG:rg

November 17, 2010