



**CITY OF SOUTH PASADENA  
PLANNING COMMISSION**

**AGENDA  
SPECIAL MEETING  
MONDAY, NOVEMBER 21, 2022 AT 6:30 P.M.**

**CITY COUNCIL CHAMBERS  
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

**South Pasadena Planning Commission Statement of Civility**

*As your appointed governing board we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.*

**NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY**

The South Pasadena Planning Commission Meeting will be conducted in-person from the Council Chambers, Amedee O. "Dick" Richards, Jr., located at 1424 Mission Street, South Pasadena. Pursuant to AB 361 Government Code Section 54953, subdivision (e) (3), the Planning Commission may conduct its meetings remotely and may be held via video conference.

The Meeting will be available:

- In Person Hybrid – City Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/83530439651> **Meeting ID: 8353 043 9651**

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in the following methods below.

- Go to the Zoom website, <https://Zoom.us/join> and enter the Zoom meeting information; or
- Click on the following unique Zoom meeting link:  
<https://us02web.zoom.us/j/83530439651>

**CALL TO ORDER:** Chair John Lesak

**ROLL CALL:** Chair John Lesak  
Vice-Chair Laura Dahl  
Commissioner Amitabh Barthakur  
Commissioner Janet Braun  
Commissioner Lisa Padilla

**COUNCIL LIAISON:** Councilmember Diana Mahmud

**APPROVAL OF AGENDA**

Majority vote of the Commission to proceed with Commission business.

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**

Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

**PUBLIC COMMENT GUIDELINES** (Public Comments are limited to 3 minutes)

The Planning Commission welcomes public input. If you would like to comment on an agenda item, members of the public may participate by one of the following options:

Option 1:

Participate in-person at the City Council Chambers, 1424 Mission Street, South Pasadena.

Option 2:

Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item.

Option 3:

Email public comment(s) to [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov). Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate:

- 1) Name (optional), and
- 2) Agenda item you are submitting public comment on, and
- 3) Submit by no later than 12:00 p.m., on the day of the Planning Commission meeting.

NOTE: Pursuant to State law, the Planning Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Planning Commission or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

**PUBLIC COMMENT**

1. **Public Comment**

**PUBLIC HEARING**

2. **PROJECT NO. 2512-CUP** – A request for a Conditional Use Permit to allow on-site sale and consumption of beer and wine (Type 41 ABC License) at an existing bona fide restaurant (KJ Tofu & BBQ Restaurant) located at 800 Fair Oaks Avenue (APN: 5318-014-009).

**Recommendation:**

Approve the project subject to the recommended conditions of approval.

3. **PROJECT NO. 2477-CUP** – A request for a Conditional Use Permit for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 1499 Huntington Drive (APN: 5319-009-036).

**Recommendation:**

Approve the project subject to the recommended conditions of approval.

4. **PROJECT NO. 2502-CUP** – A request for a Conditional Use Permit for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 625 Fair Oaks Avenue (APN: 5315-001-072).

**Recommendation:**

Approve the project subject to the recommended conditions of approval.

**ADMINISTRATION**

5. **Comments from City Council Liaison**
6. **Comments from Planning Commissioners**

**7. Comments from Staff**

**ADJOURNMENT**

- 8. Adjourn to the Regular Planning Commission meeting scheduled for December 13, 2022.**

**PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS**

Planning Commission meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/planning-commission/test-planning-commission-agendas-minutes-copy>

**AGENDA NOTIFICATION SUBSCRIPTION**

Individuals can be placed on an email notification list to receive forthcoming agendas by emailing [CityClerk@southpasadenaca.gov](mailto:CityClerk@southpasadenaca.gov) or calling the City Clerk's Division at (626) 403-7230.

**ACCOMMODATIONS**



The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

*I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.*

11/17/2022

Date

*matt chang*

\_\_\_\_\_  
Matt Chang, Planning Manager





# Planning Commission Agenda Report

ITEM NO. 2

**DATE:** November 21, 2022

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Braulio M. Madrid, Associate Planner

**SUBJECT:** **Project No. 2512-CUP – A Conditional Use Permit for the on-site sale of beer and wine (Type-41 ABC license) for an existing bona fide restaurant (KJ Tofu & BBQ Restaurant); the subject site is located at 800 Fair Oaks Avenue (APN 5318-014-009).**

## Recommendation

It is recommended that the Planning Commission adopt a Resolution approving Project No. 2512-CUP (Conditional Use Permit) for on-site sale and consumption of beer and wine (Type 41 License) for an existing restaurant with an outdoor dining area located at 800 Fair Oaks Avenue.

## Background

On January 17, 2019, the Cultural Heritage Commission reviewed and approved Project No. 2190-COA for a request to allow a new sign and awnings for the restaurant tenant (KJ Tofu & BBQ Restaurant).

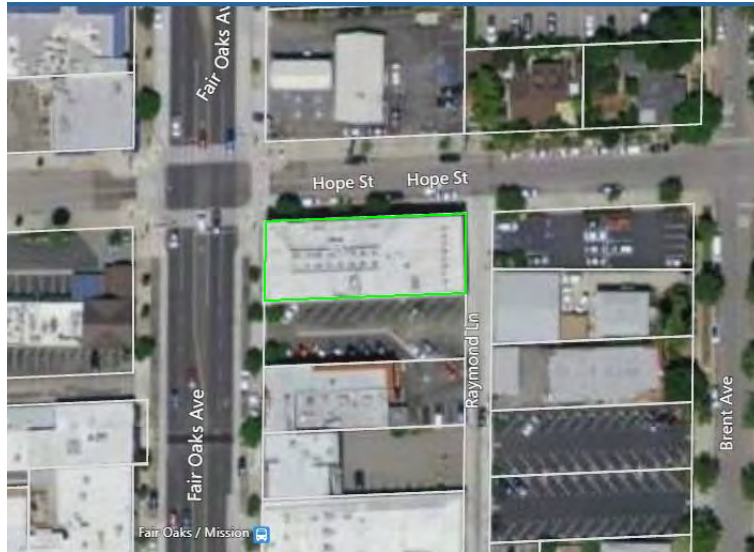
On May 10, 2019, the Director of Planning & Building (Community Development) approved Project No. 2190-AUP to allow an outdoor dining area within the public right-of-way for an existing restaurant. The approved outdoor dining area consisted of two (2) four-seat tables, five (5) two-seat tables, and one (1) two seat bench: 20 seats total.

## Project Description

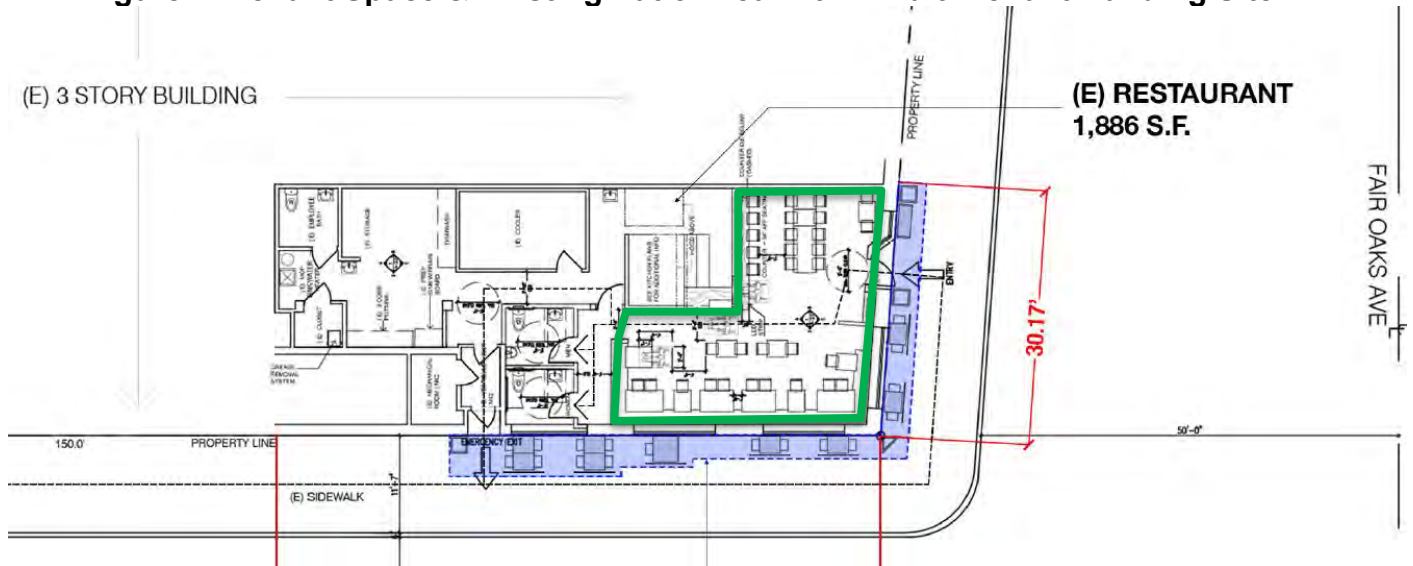
The subject business is located in a multi-tenant building, located on the east side of Fair Oaks Avenue between Hope Street and Mission Street. The business is located within the Commercial General (CG) zone. The approved outdoor dining area is located in the public right-of-way, adjacent to the subject restaurant.

The project site is located at the southeast corner of Fair Oaks Avenue and Hope Street. An aerial image showing the location of the project site outlined in green is provided in **Figure 1**; and **Figure 2** shows the tenant space and approved patio area within the multi-tenant building.

**Figure 1: Aerial View of Project Site**



**Figure 2: Tenant Space & Existing Patio Area within Multi-Tenant Building Site**



**Project Analysis**

Surrounding Land Use Characteristics:

Direction	General Plan	Zoning	Existing Land Use
North	General Commercial	CG	Gas Station
South	General Commercial	CG	Parking Lot
East	Medium Density Residential	RM	Parking Lot
West	General Commercial	CG	Restaurant

General Plan Consistency

The General Plan land use designation of the site is General Commercial, which allows a variety of retail, personal service, food, office, automotive establishments, entertainment facilities, and convenience goods to residents in the immediate neighborhood.

According to the General Plan, the project site sits within subarea A, the “Central District,” of Focus Area 3, “The Fair Oaks Corridor.” The General Plan outlines Objectives for this key commercial zone of the City;

- Nurture Established Character of the District.
- Increase Level of Pedestrian Activity.
- Preserve Historic Building Fabric and Strengthen “Street-Wall”.
- Promote or “Seed” Economic Revalidation.
- Promote Pedestrian Friendly Environments.

The proposed CUP complies with the objective and guidelines of the General Plan, specifically the Land Use chapter. The proposed CUP will promote the economic growth of an existing establishment, it will maintain access in the public right-of-way, and it promotes the existing sidewalk dining which extend the life of downtown into the evening hours without the need for street closures.

Zoning Code Compliance

The zoning for the site is Commercial General (CG), which is intended for a wide range of commercial retail and service land uses. The existing restaurant conforms to the allowable uses within the CG zone and is consistent with the General Commercial land use designation in the General Plan.

The outdoor dining for KJ Tofu and BBQ is a permitted use with the approved Administrative Use Permit, which was approved by the Director of Community Development on May 10, 2019. No expansion of the outdoor dining area is proposed as part of this application.

The sales of alcohol is also permitted in the CG zone with approval of a Conditional Use Permit. Conditional Use Permits are intended to allow for activities whose effect on a site and its surroundings can only be determined after the review of the configuration, design, location, and potential impacts of the proposed use and the suitability of the use to the site.

A Conditional Use Permit is required to authorize proposed activity identified by Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards) as being allowable in the applicable zoning district subject to the approval of a Conditional Use Permit.

Conditional Use Permit

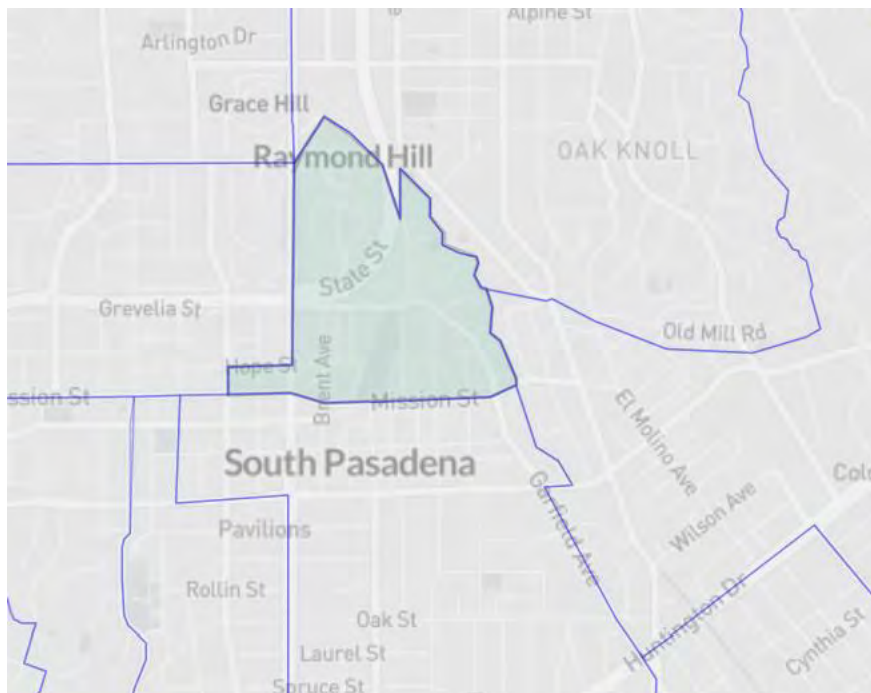
Pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060(D), the Planning Commission may grant a Conditional Use Permit (CUP) for any use listed in Article 2 as requiring a CUP. Alcoholic beverages for “on-site sale and consumption of beer and wine” (Type 41 license) are subject to a CUP pursuant to SPMC Section 36.350.040 therefore, would require an approval from the Planning Commission.

The applicant proposes the sales of beer and wine for on-site consumption as an ancillary use to the main restaurant operation. In **Figure 2**, it shows the floor plan with the interior dining area outlined in green to indicate where alcohol will be served and consumed. If approved, restaurant would be allowed to serve beer and wine to customers the outdoor dining area in blue if the approved layout is deemed acceptable by the California Department of Alcohol Beverage Control (ABC). As conditioned, any change to the approved outdoor layout, seating arrangements, or stanchions will require the applicant or business owner to amend the approved Administrative Use Permit for outdoor dining and obtain a new Public Works encroachment permit.

The South Pasadena Police Department and Fire Department also reviewed the proposed alcohol CUP and had no objections to the proposal.

The proposed KJ Tofu and BBQ restaurant is within census tract 4806.01 as illustrated in **Figure 3**.

**Figure 3: Census Tract 4806.01 Boundary**



**Attachment 4** lists the businesses with an active alcohol license within census tract 4806.01 as of August 2021 and **Table 1** is a breakdown of all the alcohol license types, the number of each type, and whether it is on-sale or off-sale.

**Table 1: Breakdown of Information of Attachment 4**

	Type	Number of Licenses
<b>On-Sale</b>	41 – On-Sale Beer & Wine Eating Place	4
	47 – On-Sale General Eating Place	6
<b>Total:</b>	<b>2 On-Sale License Types</b>	<b>10</b>
<b>Off-Sale</b>	20 – Off-Sale Beer & Wine	0
	21 – Off-Sale General	1
	58 – Caterer’s Permit	5
	85 – Limited Off-Sale Wine License	0
<b>Total:</b>	<b>4 Off-Sale License Types</b>	<b>6</b>
<b>Total:</b>	<b>4 Different License Types</b>	<b>16 Licenses</b>

There are 16 active alcohol licenses within census tract 4806.01; 10 of the licenses are for consumption on-site (on-sale) and six (6) of the licenses are for consumption off-site (off-sale). Four (4) other establishments contain the same alcohol license as the requested (circled in red in the table above).

The approval of this CUP for on-site sales and consumption of beer and wine are typical in this type of business and would be consistent with the surrounding uses.

Per SPMC 36.350.040(D), special considerations must be taken for alcoholic beverage establishment to mitigate potential adverse land use impact. The census tract 4806.01 has four (4) Type-41 ABC licenses for the sale and on-site consumption of beer and wine. This use is typical for the operation of a restaurant. Fair Oaks Avenue is a main corridor, which hosts a variety of restaurant and retail uses, no sensitive uses such as schools, public parks, libraries, or churches are located within 500’ of the establishment. As conditioned, the establishment will be required to maintain the noise level shall be limited to background music that does not impede normal conversation.

Staff believes that on-site sale and consumption of alcoholic beverages will be appropriate within the context of the restaurant and will not negatively impact the surrounding businesses or adjacent properties. As conditioned, the on-site sale and consumption of beer and wine will be incidental to the restaurant use. The hours of operation are from 11:30 AM to 10:00 PM and beer and wine will be available for purchase during those hours. The total number of employees will be 10.

### **Conditional Use Permit Findings**

In order to approve a CUP, the Planning Commission must make certain findings listed in SPMC section 36.410.060. The required findings are listed below.

- 1. The proposed use is allowed with Conditional Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;**

The project site is zoned Commercial General (CG) which is intended for the development of a wide range of commercial retail and service land uses. The sale of alcohol at a restaurant is permitted in the CG zone with approval of a Conditional Use Permit. The proposed Conditional Use Permit for sale of beer and wine for on-site consumption (Type 41 License) as an ancillary use to the main restaurant operation and the project meets all the standards in the underline zoning district.

- 2. The proposed use is consistent with the General Plan and any applicable specific plan.**

The General Plan land use designation of the site is General Commercial which provides for a variety of retail, service, office, automotive establishments, entertainment facilities, convenience goods and services to residents in the immediate neighborhood, and parking facilities. The proposed CUP is within the Central District of the Fair Oaks Corridor focus area which is intended to be a revitalization, adaptive re-use, and new development capitalizing on the historic fabric of commercial shops and storefronts fronting both Mission Street and Fair Oaks Avenue.

The proposed CUP is consistent with the General Plan because it addresses section 2.7B entitled: Objectives and Guidelines. Objective 1.7 of this section of the General Plan is to "Promote Pedestrian Friendly Environment." Guideline 1.23 of this objective is to "Encourage sidewalk interaction and night-life where appropriate. Encourage sidewalk dining; promote uses which extend the life of downtown into the evening hours (theater, restaurants, etc.)."

- 3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.**

The proposed sale of beer and wine for on-site consumption is an ancillary use to the restaurant operation would not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood. A condition is included to limit the sale of beer and wine during the hours of operation. The restaurant's hours of operation are from 11:30 A.M. to 10:00 P.M., seven days a week. Conditions are also imposed to ensure the proposed use is not detrimental to the health, safety, or general welfare of the general public.

The approved outdoor dining within a multi-tenant building is in compliance with the provisions of the SPMC. The commercial activity would occur during approved business hours. The establishment, maintenance and operation of the proposed use would not be detrimental to the health, safety or general welfare of persons working or residing in the neighborhood.

- 4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.**

Approval of the Conditional Use Permit, as conditioned, would not be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the City. Conditions are included requiring no loitering on the property, and required training for employees who will serve alcohol to ensure that the sales of alcohol would not be detrimental to the community.

The proposal meets all the conditions of approval as described in the SPMC. Therefore, the proposed use would not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

- 5. The subject site is adequate in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways which are adequate in width and pavement type to carry the quantity and quality of traffic expected to be generated by the proposed use.**

The proposed Conditional Use Permit for sale of beer and wine for on-site consumption (Type 41 License) is an ancillary use to the main restaurant operation. The alcohol consumption is limited to the restaurant and the outdoor dining area. The Public Works Department has previously approved the proposed outdoor dining area and determined that it meets the applicable requirements. Therefore, the project site is adequate in size and sufficient access to existing streets to accommodate the traffic expected to be generated by the restaurant operation.

- 6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.**

The proposed Conditional Use Permit is compatible with existing land uses in the vicinity, commercial uses including restaurant uses in the area. The project is compatible in terms of aesthetics, character, scale, impacts on neighboring properties.

No exterior modifications are proposed as a part of this Conditional Use Permit. Therefore, the design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land use in the vicinity in terms of aesthetics, character, scale, and views protection.

## **Environmental Analysis**

This project is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15031, Class 1 – Existing Facilities. A Class 1 Categorical Exemption includes additions to existing structures provided the addition will not result in an increase of more than 10,000 square feet, provided the project site is in an area where all public services and facilities are available and is not located in an environmentally sensitive area.

## **Staff Recommendation**

Based on the above analysis, staff recommends that the Planning Commission adopt the attached resolution for approval of the CUP (Project No. 2512-CUP), subject to the attached conditions of approval.

## **Alternatives to Consider**

If the Planning Commission does not agree with staff's recommendation, the following options are available:

1. The Planning Commission can Approve the project as is or with modified condition(s) added or removed and provide findings; or
2. The Planning Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Planning Commission can Deny the project if it finds that the project does not meet the City's CUP requirements.

## **Next Steps**

If approved, the KJ Tofu and BBQ will proceed with filing a Type 41 License application with the Department of Alcoholic Beverage Control.

## **Public Notification of Agenda Item**

A Public Hearing Notice was published on November 11, 2022, in the *South Pasadena Review*. Hearing notices were sent to all properties within a 300-foot radius on November 9, 2022. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, and the posting of the same agenda and reports on the City's website.

## **Attachments**

1. P.C. Resolution with Exhibit "A" - Conditions of Approval
2. Project Narrative
3. Site and Floor Plan
4. Existing Alcohol Licenses on Census Tract



# **ATTACHMENT 1**

P.C. Resolution with Exhibit "A" - Conditions of Approval

**P.C. RESOLUTION NO. 22 -**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PROJECT NO. 2512-CUP FOR A CONDITIONAL USE PERMIT FOR THE ON-SITE SALE AND CONSUMPTION OF BEER AND WINE (TYPE-41 ABC LICENSE) FOR AN EXISTING BONA FIDE RESTAURANT (KJ TOFU & BBQ RESTAURANT); THE SUBJECT SITE IS LOCATED AT 800 FAIR OAKS AVENUE (APN 5318-014-009)**

**WHEREAS**, on August 8, 2022, the applicant submitted an application for a Conditional Use Permit for sale of beer and wine for on-site consumption (Type 41 License) at an existing restaurant (KJ Tofu & BBQ Restaurant) located at 800 Fair Oaks Avenue (Assessor's Parcel Number 5318-014-009); and

**WHEREAS**, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 15301, Class 1 – Existing Facilities. Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use; and

**WHEREAS**, the Community Development Department evaluated the project for consistency with the City's General Plan, South Pasadena Municipal Code, the City's Design Guidelines, and all other applicable state and local regulations; and

**WHEREAS**, on November 11, 2022, the City of South Pasadena Planning Division, published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law concerning Project No. 2512-CUP, and said public hearing notice was mailed to each property owner within a 300-foot radius of the project site in accordance with the requirements of South Pasadena Municipal Code declaring the project review by the Planning Commission for the hearing on November 21, 2022; and

**WHEREAS**, the South Pasadena Planning Commission held a duly noticed public hearing on November 21, 2022, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. 2512-CUP.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**SECTION 1: ENVIRONMENTAL REVIEW FINDINGS**

The Planning Commission has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under

Article 19 Section 15301, Class 1 – Existing Facilities. Specifically, the project involves no construction or demolition of the existing building. The project site is in an urbanized area with no environmentally sensitive habitats or species of concern on the property, there has been no successive effort to intensify land uses in the area, and no unusual circumstances exist that would pose a reasonable possibility of having a significant effect on the environment, and the project does not involve or affect historic resources. Based on this analysis, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate.

## **SECTION 2: CONDITIONAL USE PERMIT FINDINGS**

The Planning Commission finds that the proposed project is consistent with all applicable findings for approval of a Conditional Use Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060, as follows:

- 1. The proposed use is allowed with Conditional Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;**

The project site is zoned Commercial General (CG) which is intended for the development of a wide range of commercial retail and service land uses. The sale of alcohol at a restaurant is permitted in the CG zone with approval of a Conditional Use Permit. The proposed Conditional Use Permit for sale of beer and wine for on-site consumption (Type 41 License) as an ancillary use to the main restaurant operation and the project meets all the standards in the underline zoning district.

- 2. The proposed use is consistent with the General Plan and any applicable specific plan.**

The General Plan land use designation of the site is General Commercial which provides for a variety of retail, service, office, automotive establishments, entertainment facilities, convenience goods and services to residents in the immediate neighborhood, and parking facilities. The proposed CUP is within the Central District of the Fair Oaks Corridor focus area which is intended to be a revitalization, adaptive re-use, and new development capitalizing on the historic fabric of commercial shops and storefronts fronting both Mission Street and Fair Oaks Avenue.

The proposed CUP is consistent with the General Plan because it addresses section 2.7B entitled: Objectives and Guidelines. Objective 1.7 of this section of the General Plan is to “Promote Pedestrian Friendly Environment.” Guideline 1.23 of this objective is to “Encourage sidewalk interaction and night-life where appropriate. Encourage sidewalk dining; promote uses which extend the life of downtown into the evening hours (theater, restaurants, etc.).

- 3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.**

The proposed sale of beer and wine for on-site consumption is an ancillary use to the restaurant operation would not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood. A condition is included to limit the sale of beer and wine during the hours of operation. The restaurant's hours of operation are from 11:30 A.M. to 10:00 P.M., seven days a week. Conditions are also imposed to ensure the proposed use is not detrimental to the health, safety, or general welfare of the general public.

The approved outdoor dining within a multi-tenant building is in compliance with the provisions of the SPMC. The commercial activity would occur during approved business hours. The establishment, maintenance and operation of the proposed use would not be detrimental to the health, safety or general welfare of persons working or residing in the neighborhood.

- 4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.**

Approval of the Conditional Use Permit, as conditioned, would not be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the City. Conditions are included requiring no loitering on the property, and required training for employees who will serve alcohol ensure that the sales of alcohol would not be detrimental to the community.

The proposal meets all the conditions of approval as described in the SPMC. Therefore, the proposed use would not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

- 5. The subject site is adequate in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways which are adequate in width and pavement type to carry the quantity and quality of traffic expected to be generated by the proposed use.**

6. The proposed Conditional Use Permit for sale of beer and wine for on-site consumption (Type 41 License) is an ancillary use to the main restaurant operation. The alcohol consumption is limited to the restaurant and the outdoor dining area. The Public Works Department has previously approved the proposed outdoor dining area and determined that it meets the applicable requirements. Therefore, the project site is adequate in size and sufficient access to existing streets to accommodate the traffic expected to be generated by the restaurant operation.

**7. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.**

The proposed Conditional Use Permit is compatible with existing land uses in the vicinity, commercial uses including restaurant uses in the area. The project is compatible in terms of aesthetics, character, scale, impacts on neighboring properties.

No exterior modifications are proposed as a part of this Conditional Use Permit. Therefore, the design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land use in the vicinity in terms of aesthetics, character, scale, and views protection.

**SECTION 3: RECORD OF PROCEEDING**

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

**SECTION 4: DETERMINATION**

Based upon the findings outlined in Sections 1 through 2 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves Project No. 2512-CUP, consisting of a Conditional Use Permit, for the sales of beer and wine for on-site consumption (Type 41 License) at an existing restaurant at 800 Fair Oaks Avenue in the City of South Pasadena, California, subject to the Conditions of Approval attached hereto as Exhibit "Attachment 1."

**SECTION 5: APPEALS**

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with appropriate appeal fee, no later than fifteen (15) days, following the date of the Planning Commission's final action.

**SECTION 6: CERTIFICATION OF THE RESOLUTION**

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 21<sup>st</sup> day of November 2022.

**PASSED, APPROVED, AND ADOPTED** this 21<sup>st</sup> day of November 2022 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
John Lesak, Chair

**ATTEST:**

\_\_\_\_\_  
Amitabh Barthakur, Secretary to the Planning Commission

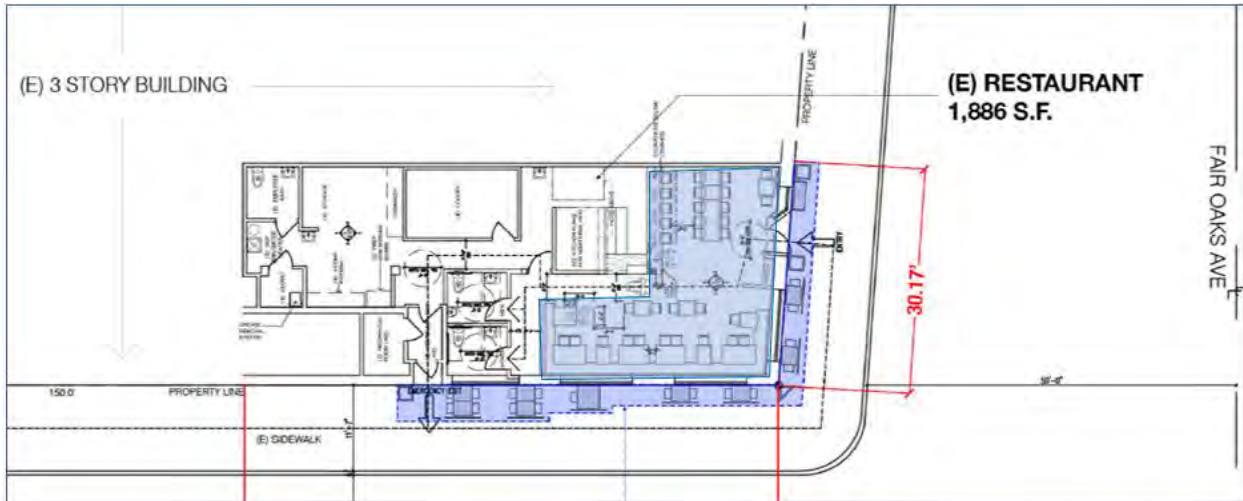
**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**PROJECT NO. 2512-CUP**  
**800 Fair Oaks Avenue (APN: 5318-014-009)**

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**PLANNING DIVISION:**

- P-1. The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Planning Commission on November 21, 2022:
- A. **Conditional Use Permit** for the sale of beer and wine for on-site consumption at an existing restaurant (Type 41 License).
- P-2. This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of their approval by the Planning Commission. The on-sale beer and wine license (Type 41) shall be acquired by the California Department of Alcoholic Beverage Control (ABC) prior to the termination period.
- P-3. Approval by the Planning Commission does not constitute a building permit. No structural modifications were proposed as part of this CUP request.
- P-4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P-5. Compliance with and execution of all appropriate conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P-6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Planning Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P-7. The sales of beer and wine shall be limited to the hours of operation of the restaurant, 11:30 A.M to 10 P.M.
- P-8. No sale or consumption of beer and wine shall be permitted until the customer/s have been seated.
- P-9. The sale of beer and wine for on-site consumption shall only be incidental to the operation of the restaurant. Sale of alcohol for off-site consumption within the restaurant shall be prohibited.
- P-10. Quarterly gross sales of alcohol shall not exceed quarterly gross sales of food within the restaurant. Quarterly records shall be maintained to separately reflect gross sales of food and gross sales of beer and wine and shall be made available to the City of South Pasadena upon request.
- P-11. The restaurant premises shall be continuously maintained as a bona fide eating establishment, and shall provide a menu containing an assortment of foods typically offered in restaurants.
- P-12. Amplified music, except for special approved events, shall not be permitted, except background music. Such amplified music shall be at a level that does not impede normal conversation. Any interior amplified music shall be maintained at a level so as not to be heard from the outside.
- P-13. Temporary window signs advertising special items or events shall not exceed 20 percent of the area for each window. No such sign shall remain longer than 30 days as described in the SPMC section 36.320.080(J)
- P-14. Any proposed changes to the hours of operation, stanchions, or outdoor dining area configuration shall be reviewed and approved by the City of South Pasadena prior to allowing the serving or consumption of beer and wine in the outdoor dining area. Any major changes to the project may be referred to the Planning Commission for review and approval of a modification to this CUP.

- P-15. No advertising for alcoholic beverages may be displayed in store windows or outside of the store.
- P-16. All alcohol sales cases/displays shall be located in such a manner to prevent “grab-and-run” thefts of alcohol. The sales cases/displays shall be located in sight of the sales counter at all times, if possible.
- P-17. The employees who will be engaged in the sale of alcohol must complete the State Alcoholic Beverage Control’s mandated training, as well as the store’s internal training on the sale of alcohol.
- P-18. The serving and consumption of beer and wine is restricted to the indoor and outdoor dining area highlight in blue in the site plan below.



- P-19. Any individuals discovered loitering on the property shall immediately be informed to leave the premises, by the owner. Should the owner fail to abate the problems, the South Pasadena Police Department and/or other enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem, and the permit/alcohol licenses may be subject to revocation.
- P-20. The store management shall regulate the arrival and departure of all employees and restrict the “late hour” use of the exit for trash removal and unnecessary opening. Adequate security measures shall be instituted to eliminate any unauthorized access.

**BUILDING DIVISION:**

- B-1 The combined occupant load generated by the proposed dining areas at outdoor within public right-of-way and that at the indoor shall not exceed the occupant load capacity afforded by the plumbing fixtures provided in the existing toilet facilities.
- B-2 An additional space designated as a reception and waiting area is recommended to be provided at outdoor so as to minimize the foot traffic into the indoor space and to prevent it from being overcrowded.
- B-3 Is the responsibility of the building tenant and/or owner to ensure and maintain compliance with American Disability Act (ADA) for non-fixed furniture placement in the outdoor areas within the public right of way whenever such area is occupied by the public.
- B-4 Should there be any alteration proposed within the private property, applicant is required to obtain required permits from Building Division and shall submit plans for proposed alteration

**FIRE DEPARTMENT:**



- F-1 Fire lanes are clear and identified with signs. Fire lanes need to be 20-ft. wide by 13 ½ ft. high (CFC 503.2.1).
- F-2 Aisles need to be at least 44 inches wide.
- F-3 **EXITS** are clearly marked and installed at required exit doorways. Additional EXIT markings may be required at the discretion of the Fire Inspector to indicate path of travel.
- F-4 Fire protection and detection systems must be fully operational. Records of service shall be kept on premises.
- F-5 A minimum of one 2-A: 10-B:C Fire Extinguisher is required inside every tent between 500 to 1,000 ft (CFC 2404.12)
- F-6 Additional extinguishers may be required at the discretion of the Fire Inspector.
- F-7 No smoking signs need to be conspicuously posted.
- F-8 Tents & Membrane structure material and their accessories, including sidewalls, drops & covers, floor coverings, bunting & combustible decorative materials & Effects (including sawdust) must be flame resistant with a permanently fixed State Fire Marshal label and certificate.
  - a. All tent fabrics and all interior decorative fabrics or materials shall be flame resistant.
  - b. Certificates shall be retained on the premises and available upon request (CFC 2404.4)
- F-9 No open flame or flame-producing device within 20 feet of the building unless approved by the Fire Inspector.
- F-10 Maintain 36 in. clearance around any fire protection equipment/device.

**The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.**

## **ATTACHMENT 2**

### Project Narrative

APPLICANT: **DHR INVESTMENTS, LLC, DBA: KJ TOFU & BBQ RESTAURANT**

OWNER: **FAIR HOPE, LLC**

PROPERTY: **800 FAIR OAKS AVENUE, SOUTH PASADENA, CA 91030**

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**DESCRIPTION OF USE:**

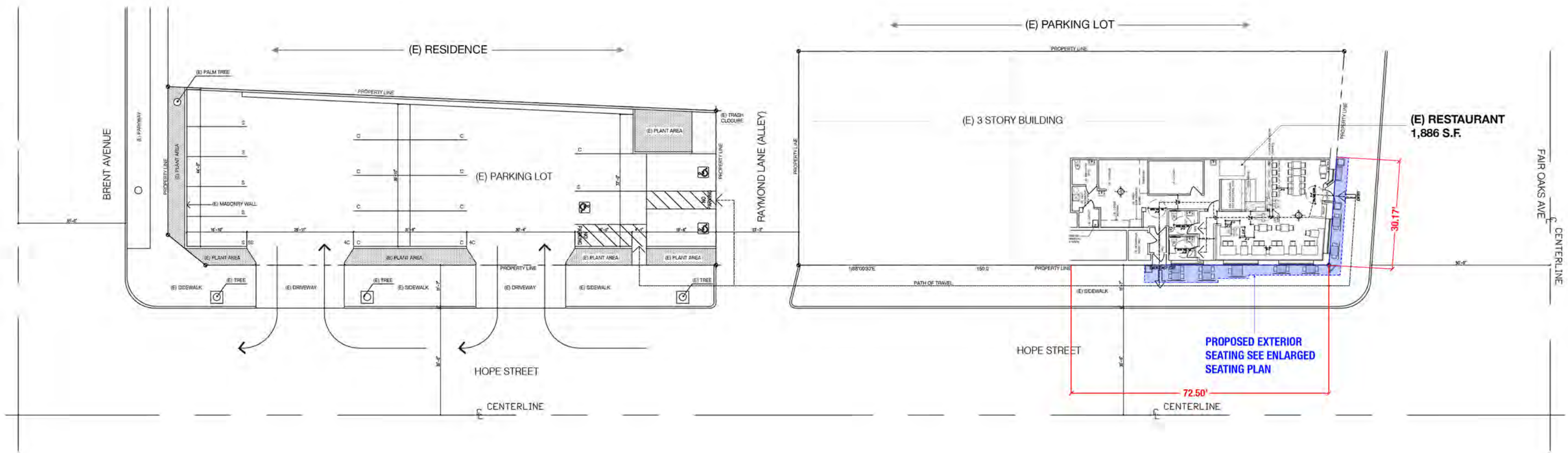
KJ Tofu & BBQ Restaurant is located at 800 Fair Oaks Ave, South Pasadena, in an existing three-story commercial building. The ground floor of the building includes restaurant spaces front-facing Fair Oaks Avenue. KJ Tofu and BBQ faces Fair Oaks Avenue on the front, and Hope Street on the side of the building, so it opens-up to both streets, with indoor and outdoor seating that is visible from both sides.

KJ Tofu & BBQ Restaurant aims to provide authentic Korean cuisine with an excellent dining experience for the local and regional community. The addition of beer and wine only enriches the dining experience of KJ Tofu & BBQ Restaurant by allowing the restaurant to provide a more complete menu for its patrons while also fostering a pedestrian-oriented environment.

This restaurant is compatible with the existing land uses in the vicinity in terms of aesthetics, character, scale, and impacts on neighboring properties. It will also promote the life of downtown into the evening hours without infringing upon the adjacent residential area.

# **ATTACHMENT 3**

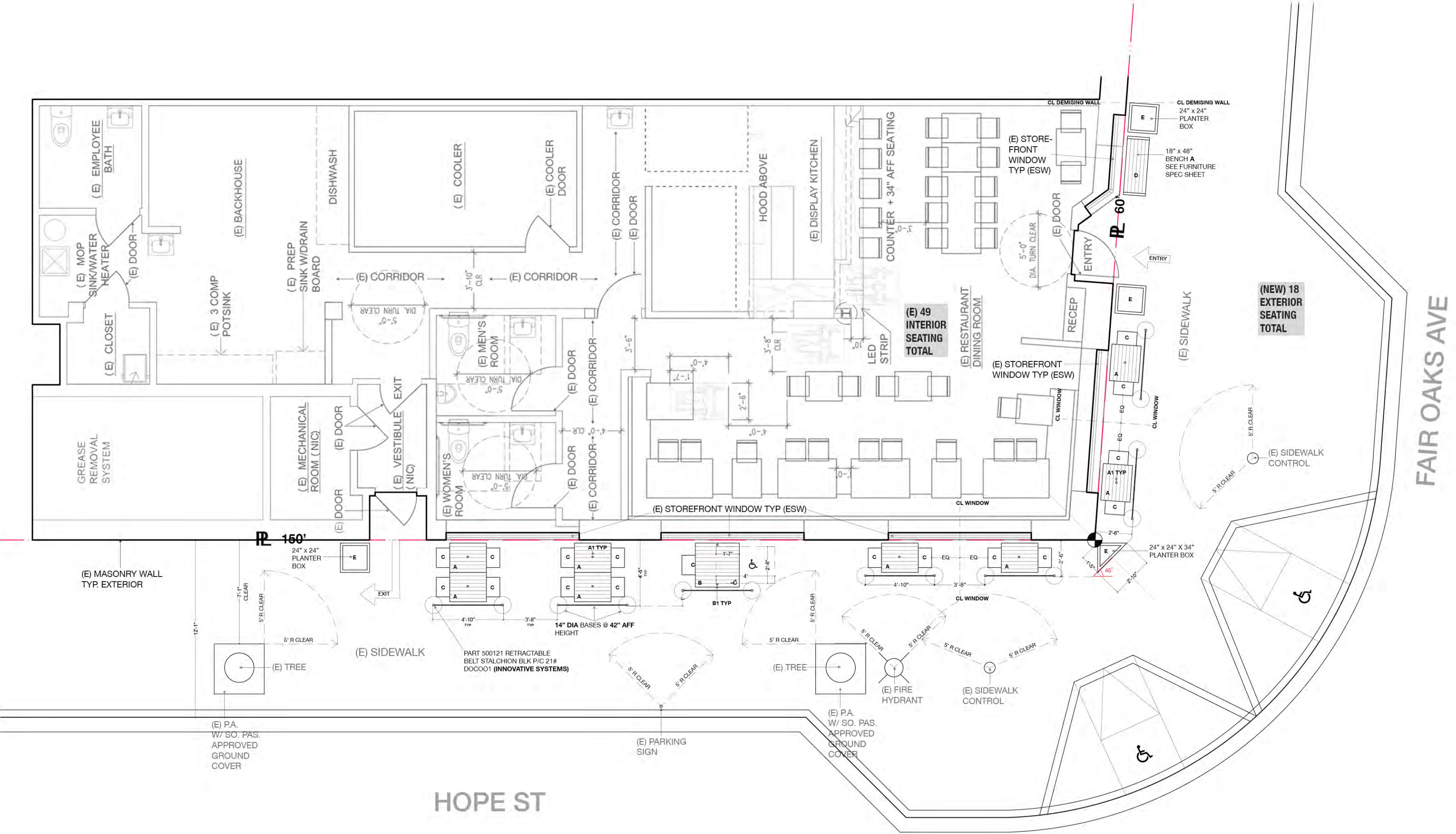
## Site and Floor Plan



**PROPOSED EXTERIOR SEATING PLAN**







**(NEW) 18  
EXTERIOR  
SEATING  
TOTAL**

**(E) 49  
INTERIOR  
SEATING  
TOTAL**

**PROPOSED EXTERIOR SEATING PLAN**  
SCALE: 3/16" = 1' - 0"



05/22/2020



## **ATTACHMENT 4**

Existing Alcohol Licenses on Census Tract

## Attachment 4: Active Alcohol Licenses in Census Tract 4806.01

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
173162	ACTIVE	58	10/15/1985	02/28/2023	BRISTOL FARMS	606 FAIR OAKS AVE, SOUTH PASADENA, CA 91030-2602 Census Tract: 4806.01	BRISTOL FARMS	1957
173162	ACTIVE	41	10/15/1985	02/28/2023	BRISTOL FARMS	606 FAIR OAKS AVE, SOUTH PASADENA, CA 91030-2602 Census Tract: 4806.01	BRISTOL FARMS	1957
409639	ACTIVE	42	04/26/2004	03/31/2023	BEVERAGES & MORE INC	885 S ARROYO PKWY, PASADENA, CA 91105 Census Tract: 4806.01	BEVMO	1943
415579	ACTIVE	47	01/25/2005	12/31/2022	WCS ENTERPRISES LLC	1250 S FAIR OAKS AVE, PASADENA, CA 91105 Census Tract: 4806.01	RAYMOND RESTAURANT THE	1943
415579	ACTIVE	58	01/25/2005	12/31/2022	WCS ENTERPRISES LLC	1250 S FAIR OAKS AVE, PASADENA, CA 91105 Census Tract: 4806.01	RAYMOND RESTAURANT THE	1943
455336	ACTIVE	47	10/11/2007	09/30/2023	GUSS BBQ INC	808 FAIR OAKS AVE, SOUTH PASADENA, CA 91030-2606 Census Tract: 4806.01	GUSS BBQ	1957
455336	ACTIVE	77	10/11/2007	09/30/2023	GUSS BBQ INC	808 FAIR OAKS AVE, SOUTH PASADENA, CA 91030-2606 Census Tract: 4806.01	GUSS BBQ	1957
455336	ACTIVE	58	10/11/2007	09/30/2023	GUSS BBQ INC	808 FAIR OAKS AVE, SOUTH PASADENA, CA 91030-2606 Census Tract: 4806.01	GUSS BBQ	1957
462894	ACTIVE	68	04/17/2008	03/31/2023	PACIFIC PASADENA SERVICE CORPORATION	1401 S OAK KNOLL AVE, PASADENA, CA 91106-4508 Census Tract: 4806.01	LANGHAM HUNTINGTON HOTEL & SPA PASADENA	1943



462894	ACTIVE	66	04/17/2008	03/31/2023	PACIFIC PASADENA SERVICE CORPORATION	1401 S OAK KNOLL AVE, PASADENA, CA 91106-4508 Census Tract: 4806.01	LANGHAM HUNTINGTON HOTEL & SPA PASADENA	1943
462894	ACTIVE	58	04/17/2008	03/31/2023	PACIFIC PASADENA SERVICE CORPORATION	1401 S OAK KNOLL AVE, PASADENA, CA 91106-4508 Census Tract: 4806.01	LANGHAM HUNTINGTON HOTEL & SPA PASADENA	1943
462894	ACTIVE	47	04/17/2008	03/31/2023	PACIFIC PASADENA SERVICE CORPORATION	1401 S OAK KNOLL AVE, PASADENA, CA 91106-4508 Census Tract: 4806.01	LANGHAM HUNTINGTON HOTEL & SPA PASADENA	1943
509231	ACTIVE	47	09/20/2011	08/31/2023	CALIFORNIA BANQUET CORPORATION	805 FAIR OAKS AVE, SOUTH PASADENA, CA 91030-2605 Census Tract: 4806.01	CANOE HOUSE	1957
551038	ACTIVE	41	02/20/2015	01/31/2023	CJ & TL, INC.	802 FAIR OAKS AVE, SOUTH PASADENA, CA 91030-2606 Census Tract: 4806.01	TOKORO RESTAURANT	1957
566189	ACTIVE	47	06/29/2016	05/31/2023	WINGMEN V, LLC	1000 S FAIR OAKS AVE, PASADENA, CA 91105-2622 Census Tract: 4806.01	BUFFALO WILD WINGS	1943
585530	ACTIVE	47	09/28/2020	08/31/2023	TRIAS LLC	424 FAIR OAKS AVE, SOUTH PASADENA, CA 91030-1817 Census Tract: 4806.01	TWOHEY'S RESTAURANT	1957
585530	ACTIVE	58	09/28/2020	08/31/2023	TRIAS LLC	424 FAIR OAKS AVE, SOUTH PASADENA, CA 91030-1817 Census Tract: 4806.01	TWOHEY'S RESTAURANT	1957
599498	ACTIVE	41	10/07/2020	09/30/2023	SHAKE SHACK CALIFORNIA LLC	750 S ARROYO PKWY, PASADENA, CA 91105-3232 Census Tract: 4806.01	SHAKE SHACK	1943
615388	ACTIVE	41	04/02/2020	03/31/2023	SHIMOMURA, EIKO NAKASHIMA	633 S ARROYO PKWY, STE 1, PASADENA, CA 91105-3282 Census Tract: 4806.01	SUSHI KAREN	1943



# Planning Commission Agenda Report

ITEM NO. 3

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**DATE:** November 21, 2022

**TO:** Planning Commission

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Susana Martinez, Associate Planner

**SUBJECT:** **Project No. 2477-CUP – A request for a Conditional Use Permit for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 1499 Huntington Drive (APN: 5319-009-036).**

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## Recommendation

Staff recommends that the Planning Commission adopt a Resolution approving Project No. 2477-CUP, subject to the conditions of approval (Attachment 1).

## Background

The subject site at 1499 Huntington Drive is located on the southerly side of Huntington Drive at the cross streets of Fair Oaks Avenue and Huntington Drive. The property is a rectangular lot, that measures approximately 29,860 square feet. Located within the Commercial General (CG) zone and General Plan Land Use Designation of General Commercial, the property is surrounded by commercial to the west, residential to the south and east, and Huntington Drive to the north. The subject site is currently developed with a multi-story commercial building, which has active business licenses for professional office uses.

The subject site's rooftop is currently utilized as an unmanned telecommunication facility, operated by various telecommunication companies. The first rooftop telecommunication facility was operated by Air Touch Cellular in 1997, where 21 antennas were installed on the rooftop of the existing commercial building. City records indicate that an entitlement was not processed at the time of approval, however building permit records identify a permit for the installation of the proposed antennas. In 1999, Nextel Communications/Sprint Wireless and Pacific Bell both obtained the first entitlement approvals for a Design Review to install new antennas on the roof. Subsequently, the site has had a variety of telecommunication companies install antennas on

the rooftop of the existing commercial building. Below is a breakdown of the entitlements on file after 1999:

**Table 1: Telecommunication Entitlements History After 1999**

2005:	Cingular Wireless obtained approval for the installation of twelve new antennas and screens to conceal the antennas (Project No. 0557-DRX/CUP)
2007:	Royal Street Communication, LLC obtained CUP and Design Review for additional antennas (Project No. 08-47 DRX/CUP)
2009:	Sprint/Nextel obtained approval of a CUP to replace and install seven new antennas (Project No. 1311-CUP)
2013:	Sprint/Nextel obtained approval of a modification to the original CUP to add additional antennas and replace existing equipment (Project No. 1528-CUP MOD/DRX)
2014:	AT&T obtained administrative approval to modify, operate, and maintain the existing antennas installed by Cingular Wireless. Approval included the replacement of nine existing antennas.
2015:	T-Mobile obtained approval to add and replace existing telecommunication equipment (Project No. 1782-CUP/DRX)
2015:	Sprint/Nextel obtained approval to add and replace existing telecommunication equipment (Project No. 1832 CUP MoD)
2016:	Verizon obtained approval to relocate existing telecommunication equipment (Project No. 1936 CUP MOD)

Presently, the site has approximately forty-eight antennas operated by companies such as AT&T, Verizon, and T-Mobile. All existing antennas are installed throughout the rooftop of the existing commercial building.

**Project Description**

SureSite, on behalf of Dish Wireless, is requesting a CUP to co-locate six (6) new antennas to an existing unmanned telecommunication facility located on the roof of an existing commercial building located at 1499 Huntington Drive.

**Project Analysis**

The applicant is proposing to installed six (6) new antennas throughout the rooftop of the existing commercial building. The roof top currently has an existing screen wall setback approximately

17' from the roofs edge on the northerly side, approximately 34' from the easterly side, and approximately 24' from the westerly side. The project proposes to install a total of six antennas along the exterior of the screened wall. Two antennas are proposed along the northerly, easterly, and westerly side of the screen wall.

The new antennas are not proposed to be screened, therefore the project shall comply with section 36.350.210 of the SPMC, which requires that roof mounted antennas be setback from the edge of the roof by one foot for every foot that the height of the antenna projects above the roofline. Sheet A-4 of the project plans (Attachment 2) indicates that the antennas will project 9-feet above the roofline, therefore the required setback is 9-feet. The applicant complies with this requirement, due to the existing screened wall being setback more than the required 9 feet.

Additionally, all proposed cabinet and accessory equipment for the proposed antennas will be located behind the existing screened wall. The project proposes to add four (4) new equipment cabinets. The antennas will improve the wireless reception in the City, as indicated on the coverage maps submitted by the applicant (Attachment 3).

### *Zoning Code Consideration*

Section 36.350.210 (Telecommunication Facilities) lists several development standards for telecommunication facilities that are applicable to the proposed project. These requirements specify the location, diameter, height, setbacks, and paint color of the new antennas. As submitted, the proposed project would comply with these standards.

### **Additional Requirements/Criteria:**

Under federal law, a State or local government (1) must allow a wireless service provider to close a “significant gap” in the provider’s own service, but (2) may require the provider to adopt the “least intrusive means” to close the gap. The provider bears the burden to demonstrate that a significant gap exists and, regardless of whether a significant gap exists, that its proposal represents the least intrusive means to achieve its service goals.

To determine whether a significant gap in service exists, the applicant must show that a permit denial would actually or effectively prohibit that particular applicant from providing its own service. See *Metro PCS, Inc. v. City and County of San Francisco*, 400 F.3d 715, 733–35 (9<sup>th</sup> Cir. 2005) (interpreting 47 U.S.C. § 332(c)(7) (2013)). This fact-specific analysis depends on the particular circumstances of each individual case.

Regardless of whether a wireless service provider demonstrates a significant gap in its own service, a State or local government may require it to adopt the least intrusive means to achieve its service goals. In this context, the “least intrusive means” means the location and design most consistent with the local values that a permit denial would serve.

After review of the proposed project and subsequent coverage maps, the proposed antennas will provide additional telecommunication services to the residents and commercial businesses

of South Pasadena. As indicated in the project narrative, Dish Wireless is filling in a place within the wireless companies, after the merging of T-Mobile and Sprint. The additional antennas and accessory equipment will provide consumers with additional telecommunication options.

### **Conditional Use Permit Findings**

In order to approve a CUP, the Planning Commission must make certain findings listed in SPMC section 36.410.060. The required findings are listed below.

- 1. The proposed use is allowed with Conditional Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;**

The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The Commercial General zone of the South Pasadena Municipal Code is intended to provide for a wide range of commercial retail and service land uses. The new antennas to the existing telecommunication facility will provide additional wireless services to the residents and businesses of South Pasadena and will be compatible with adjoining land uses. The proposed project would comply with the applicable requirements of the SPMC.

- 2. The proposed use is consistent with the General Plan and any applicable specific plan;**

The proposed project is consistent with the General Plan, specifically Goal 8 of the Land Use Element of the General Plan by harmonizing physical change to preserve South Pasadena's historic character, scale, and "small town" atmosphere. The applicant is proposing to install new telecommunication equipment that will provide wireless services to the residents of South Pasadena, while setting the equipment away from the roof's edge to minimize visibility from public right-of-way'. Additionally, accessory cabinet equipment will be screened within an existing screen wall.

- 3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;**

The project proposes to add new antennas to an existing telecommunication site that will comply with the radio frequency emissions imposed by the Federal Communications Commission (FCC). Therefore, the establishment, maintenance, and operations of the modifications to the telecommunication site are not expected to be detrimental to the health, safety, or general welfare of person residing or working in the surrounding neighborhood.

- 4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;**

The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The new antennas are proposed on the rooftop of an existing commercial building that is 64' in height. Additionally, the new antennas on the roof would be setback from the roof's edge. Upon completion, the setback telecommunication equipment will minimize the visibility from neighboring parcels and public right-of-way. Therefore, the proposed project will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

- 5. The subject site is adequate in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways which are adequate in width and pavement type to carry the quantity and quality of traffic expected to be generated by the proposed use; and**

Vehicular and pedestrian access to the site is provided through Huntington Drive. The project will not significantly intensify public access, water, sanitation, and other public utilities. The proposed project will not affect this infrastructure or require any type of modification to public facilities or streets. Additionally, the telecommunication facility will not impede the accessibility to public access, due to the fact that it is located on the roof of the existing building.

- 6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.**

The proposed project is located on a lot that measures approximately 29,860 square feet. The design, location, size, and operating characteristics of the additional antennas and equipment to the existing telecommunication facility would not be detrimental to the public health, safety, and welfare of the City because the new antennas will be located on the rooftop of an existing building. The proposed modification would be compatible with the surrounding area as well as the existing commercial building on which it is located. In addition, the proposed project would comply with all Federal Communication (FCC) requirements.

## **Environmental Analysis**

This project is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities. A Class 1 Categorical Exemption includes additions to existing structures provided the addition will not result in an increase of more than 10,000 square feet, provided the project site is in an area where all public services and facilities are available and is not located in an environmentally sensitive area.

### **Staff Recommendation**

Staff recommends that the Planning Commission adopt a Resolution approving Project No. 2477-CUP, subject to the conditions of approval (Attachment 1).

### **Alternatives to Consider**

If the Commission does not agree with the staff recommendation, the following options are available:

1. The Planning Commission can Approve the project as is or with modified condition(s) added or removed and provide findings; or
2. The Planning Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Planning Commission can Deny the project if it finds that the project does not meet the City's CUP requirements and finds that the project does not meet federal law standards.

### **Public Notification of Agenda Item**

A Public Hearing Notice was published on November 11, 2022, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on November 9, 2022. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, and the posting of the same agenda and reports on the City's website

### **Public Comment**

At the time of writing this report, staff received no written or verbal comments on the project.

### **Attachments**

1. Resolution with Conditions of Approval
2. Project Plans
3. Project Narrative
4. Coverage Maps
5. Photo Simulations
6. Site Images
7. FCC Compliance

# **ATTACHMENT 1**

Resolution with Conditions of Approval



**P.C. RESOLUTION NO. 22-09**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PROJECT NO. 2477-CUP CONSISTING OF A CONDITIONAL USE PERMIT FOR CO-LOCATION OF SIX (6) NEW ANTENNAS TO AN EXISTING UNMANNED TELECOMMUNICATION FACILITY ON THE ROOFTOP OF A COMMERCIAL BUILDING LOCATED AT 1499 HUNTINGTON DRIVE (APN: 5319-009-036).**

**WHEREAS**, on July 28, 2022, the applicant, SureSite on behalf of Dish Wireless, submitted an application for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 1499 Huntington Drive (APN: 5319-009-036); and

**WHEREAS**, the subject property is zoned Commercial General (CG) and has a General Plan Land Use Designation of General Commercial; and

**WHEREAS**, the Planning Division evaluated the project for consistency with the City's General Plan, City of South Pasadena Municipal Code, and all other applicable state and local regulations; and

**WHEREAS**, on November 9, 2022, the public hearing notice was mailed to each property owner within a 300-foot radius of the project site in accordance with the requirements of South Pasadena Municipal code for the required Conditional Use Permit by the Planning Commission for the hearing on November 21, 2022; and

**WHEREAS**, on November 11, 2022, the City of South Pasadena Planning Division, published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law concerning Project No. 2477-CUP; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on November 21, 2022, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. 2477-CUP and considered the proposed conditional use permit for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 1499 Huntington Drive (APN: 5319-009-036).

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**SECTION 1: ENVIRONMENTAL REVIEW FINDING**

The Planning Commission has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19 Section 15301, Class 1 – Existing Facilities the California Guidelines for Implementation of CEQA.

Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet, in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area.

## **SECTION 2: CONDITIONAL USE PERMIT FINDINGS**

The Planning Commission finds that the proposed project is consistent with all applicable findings for approval of a Conditional Use Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060 and requirements for telecommunication facilities as stipulated in section 36.350.210(c), as follows:

- 1. The proposed use is allowed with Conditional Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;**

The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The Commercial General zone of the South Pasadena Municipal Code is intended to provide for a wide range of commercial retail and service land uses. The new antennas to the existing telecommunication facility will provide additional wireless services to the residents of South Pasadena and will be compatible with adjoining land uses. The proposed project would comply with the applicable requirements of the SPMC.

- 2. The proposed use is consistent with the General Plan and any applicable specific plan;**

The proposed project is consistent with the General Plan, specifically Goal 8 of the Land Use Element of the General Plan by harmonizing physical change to preserve South Pasadena's historic character, scale, and "small town" atmosphere. The applicant is proposing to install new telecommunication equipment that will provide wireless services to the residents of South Pasadena, while setting the equipment away from the roof's edge to minimize visibility from public right-of-way's. Additionally, accessory cabinet equipment will be screened within an existing screen wall.

- 3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;**

The project proposes to add new antennas to an existing telecommunication site that will comply with the radio frequency emissions imposed by the Federal Communications Commission (FCC). Therefore, the establishment, maintenance, and operations of the modifications to the telecommunication site are not expected to be detrimental to the health, safety, or general welfare of person residing or working in the surrounding neighborhood.

- 4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;**

The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The new antennas are proposed on the rooftop of an existing commercial building that is 64' in height. Additionally, the new antennas on the roof would be setback from the roof's edge. Upon completion, the setback telecommunication equipment will minimize the visibility from neighboring parcels and public right-of-way. Therefore, the proposed project will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

- 5. The subject site is adequate in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways which are adequate in width and pavement type to carry the quantity and quality of traffic expected to be generated by the proposed use; and**

Vehicular and pedestrian access to the site is provided through Huntington Drive. The project will not significantly intensify public access, water, sanitation, and other public utilities. The proposed project will not affect this infrastructure or require any type of modification to public facilities or streets. Additionally, the telecommunication facility will not impede the accessibility to public access, due to the fact that it is located on the roof of the existing building.

- 6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.**

The proposed project is located on a lot that measures approximately 29,860 square feet. The design, location, size, and operating characteristics of the additional antennas and equipment to the existing telecommunication facility would not be detrimental to the public health, safety, and welfare of the City because the new antennas will be located on the rooftop of an existing building. The proposed modification would be compatible with the surrounding area as well as the existing commercial building on which it is located. In addition, the proposed project would comply with all Federal Communication (FCC) requirements.

### **SECTION 3: RECORD OF PROCEEDING**

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

### **SECTION 4: DETERMINATION**

Based upon the findings outlined in Sections 1 through 3 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves Project No. 2477-CUP consisting of a Conditional Use Permit for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 1499 Huntington Drive, subject to the Conditions of Approval attached hereto as Exhibit "A."

### **SECTION 5: APPEALS**

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with appropriate appeal fee, no later than 15 days, following the date of the Planning Commission's final action.

### **SECTION 6: CERTIFICATION OF THE RESOLUTION**

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 21<sup>st</sup> day of November 2022.

**PASSED, APPROVED, AND ADOPTED** this 21<sup>st</sup> day of November 2022 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

John Lesak, Chair

**ATTEST:**

---

Amitabh Barthakur, Secretary to the Planning Commission

**CONDITIONS OF APPROVAL**  
**Conditional Use Permit**  
**PROJECT NO. 2477-CUP**  
**1499 Huntington Drive**  
**(APN: 5319-009-036)**

---

**DEVELOPMENT**  
**REQUIREMENTS**

*Note: As a convenience to the applicant, the development requirements from applicable Departments/Agencies are listed herein. These requirements list what the applicant will be required to comply with in order to receive a Building Permit, a Certificate of Occupancy, or other Department- issued entitlement.*

**PLANNING DIVISION:**

- P1. The following approvals are granted as described below and as shown on the development plans submitted to the Planning Commission:
  - a. **Conditional Use Permit** to co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 1499 Huntington Drive (APN: 5319-009-036).
- P2. This approval and all rights hereunder shall terminate within 12 months of the effective date of their approval by the Planning Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the Conditional Use Permit.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or City Planning Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

- P7. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in the South Pasadena Municipal Code.
- P8. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.
- P9. That the wireless telecommunication facility be operated in compliance with the City of South Pasadena Noise Ordinance.
- P10. That there shall be a maximum of six (6) new antennas at the subject site. If additional antennas are to be proposed, a modification to the Conditional Use Permit shall be required.
- P11. That any expansion of the proposed lease area or increase in the number of antennas shall require a modification to the Conditional Use Permit.
- P12. That the operator shall obtain/amend its City of South Pasadena Business License prior to commencing business operations.

### **Notes on Construction Plans**

The contractor shall be responsible to implement and monitor compliance with the following conditions:

- P13. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- P14. The hours of all construction activities shall be limited to the following: 8:00 am to 7:00 pm, Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.

### **Prior to issuance of a Building Permit**

- P15. All requirements, as deemed necessary by the South Pasadena Building Division during the Plan Check process, shall be complied with.

### **PUBLIC WORKS:**

PW1. The applicant shall pay all applicable City and Public Works Department plan review fee.

### **BUILDING AND SAFETY DIVISION:**

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

- B2. Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior permit issuance
- B3. Structural Calculations for the antennas, equipment shelter or cabinet's attachment, bottom support & anchorage design, prepared under the direction of an architect, civil engineer or structural engineer shall be provided
- B4. An address assignment required for an antenna meter box if not already assigned.

### **FIRE DEPARTMENT**

- F1. All construction must comply with all appropriate fire protection installation standards as adopted by the South Pasadena Fire Department.
- F2. Shall comply with all current 2019 adopted California Building Code, California Fire Code, NFPA's and South Pasadena Municipal Code. Requirements are based on occupancy classification.
- F3. Any fire protection equipment modification must submit plans to City for approval and shall be install per NFPA 13 2019 Edition.
- F4. Cables/wirings shall not be allowed in exit enclosures, smoke proof towers, elevator shafts, or in front of standpipe outlets.
- F5. Shall have a clearance of not less than 4 feet near fire access, exterior standpipe outlets, skylights, or other fire department operations considerations.
- F6. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approve building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- F7. Structures under construction, alteration or demolition shall be provide with no less one approved portable fire extinguisher in accordance with Section 905 and sized for not less than ordinary hazard as follows:
  - a. At each stairway on all floor levels where combustible materials have accumulated.
  - b. In every storage and construction shed.
  - c. Where special hazards exist including, but not limited to, the storage and use of combustible and flammable liquids.
- F8. Portables fire extinguishers shall be install in all of the following locations:
  - a. In new and existing Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R-3.1, R-4 and S occupancies.

The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

## **GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION (IF APPLICABLE)**

The following items are noted for the applicant's information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for South Pasadena and many other agencies, including but not limited to Los Angeles County, and state and federal agencies.

### **Building Division**

1. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
2. Park Impact Fee to be paid at the time of permit issuance.
3. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided
6. Project shall comply with the CalGreen Residential mandatory requirements.
7. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings without automatic residential fire sprinkler protection shall comply with Table R302.1(1&2)
8. No work or construction materials will be permitted to encroach into adjacent property without written approval from the affected property owner.



## **ATTACHMENT 2**

### Project Plans







**LEGEND**

□	U.G. UTILITY VAULT	PUE	PUBLIC UTILITY EASEMENT
⊕	MANHOLE	EOP	EDGE OF PAVEMENT
○	UTILITY POLE	R.O.W.	RIGHT OF WAY
⊙	SPOT ELEVATION	BLDG	TOP OF BUILDING
⊗	WATER VALVE	CONC	CONCRETE
⊙	FOUND MONUMENT	SW	SIDEWALK
⊕	GEODETTIC MARKER	NG	NATURAL GRADE
---	RIGHT OF WAY LINE	UP	UTILITY POLE
---	CENTER LINE	LP	LIGHT POLE
---	EASEMENT LINE	MON	MONUMENT
- x -	CHAIN LINK FENCE	SCO	SEWER CLEAN-OUT
□	WOOD FENCE	AC	ASPHALTIC CONCRETE
- o/h -	OVERHEAD LINE	AP	ASPHALT PAVING
---	METAL FENCE	SVC	SERVICE
---	GRADE BREAK	OH	OVERHEAD

**TITLE INFORMATION**

TITLE INFORMATION SHOWN HEREON IS PER A PRELIMINARY TITLE REPORT PREPARED BY: BY: U.S. TITLE SOLUTIONS AS: FILE NO. UST68201; REFERENCE NO. LALAX04466B AND DATED: APRIL 23, 2021

**LEGAL DESCRIPTION:**

THE EASTERLY 30.00 FEET OF LOT 6 AND THE WESTERLY 32.00 FEET OF LOT 7 OF TRACT NO. 10950, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGE(S) 28 AND 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE WESTERLY 27.00 FEET OF THE EASTERLY 35.00 FEET OF LOT 8 OF TRACT NO. 10950, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGE(S) 28 AND 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHERLY 10.00 FEET THEREOF.

THE EASTERLY 18.00 FEET OF LOT 7 OF TRACT NO. 10950, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGE(S) 28 AND 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE WESTERLY 15.00 FEET OF LOT 8 OF TRACT NO. 10950, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGE(S) 28 AND 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

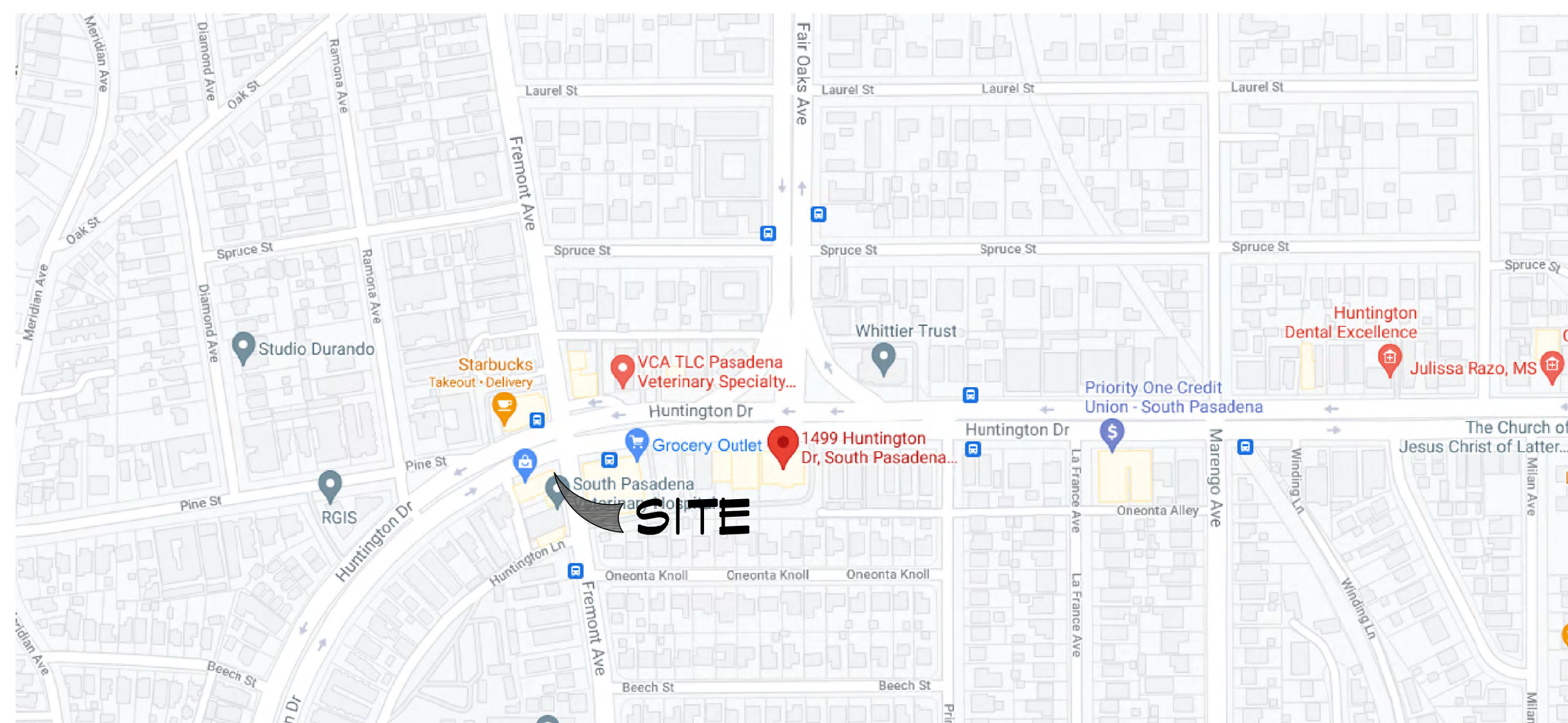
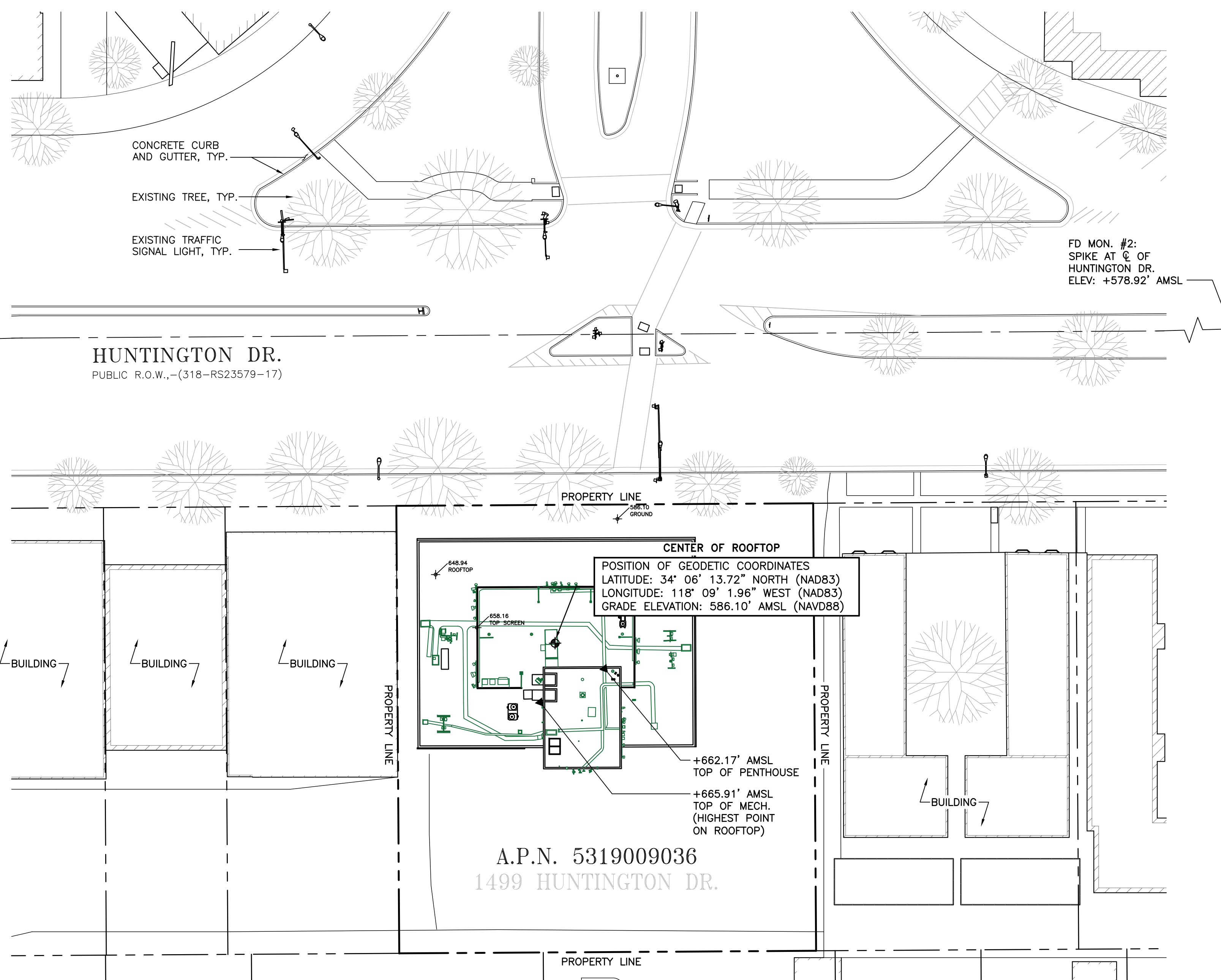
LOT 5 OF THE WESTERLY 20.00 FEET OF LOT 6 OF TRACT NO. 10950, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGE(S) 28 AND 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHERLY 10.00 FEET THEREOF.

ALSO EXCEPT THEREFROM SAID LOT 5, THE WESTERLY 20.05 FEET THEREOF.

**EXCEPTIONS:**

NO PLOTTABLE EXCEPTIONS AFFECTING THE PROPOSED LEASE WERE PROVIDED AS A PART OF THE PRELIMINARY TITLE REPORT FOR INCLUSION INTO THIS SURVEY DRAWING.



VICINITY MAP



**NOTES:**

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. THIS SURVEY IS INTENDED FOR EXHIBIT PURPOSES AND NOT FOR RECORDATION AS AN OFFICIAL RECORD OF SURVEY DRAWING. ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING MONUMENT(S)/LANDMARK(S) SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC.
- ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ALL STATES ENGINEERING & SURVEYING / ZALZALI & ASSOCIATES, INC. SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR, AND BY WRITTEN PERMISSION FROM ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC.
- THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ALL STATES ENGINEERING & SURVEYING / ZALZALI & ASSOCIATES, INC. & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR, AND BY WRITTEN PERMISSION FROM ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC.
- WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE NOTICED TO THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
- THIS SITE IS PROPOSED TO BE DEVELOPED ON A COMMERCIAL BUILDING ROOFTOP LOCATED WITHIN A PARCEL OF LAND (PRIVATE PROPERTY) IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

**SURVEY DATE**  
06/18/2021

**BENCHMARK**  
RTCM-REF 3230  
NORTHING: 1973004.20  
EASTING: 6394685.32  
+1,205.54' (A.M.S.L.)

**BASIS OF BEARING**  
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE 5, DETERMINED BY GPS OBSERVATIONS.

**REFERENCE MAPS**  
• RS-23579 BK 318, PG 17  
• TM-10950 BK190 Pgs 28&29

**UTILITY NOTE:**

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

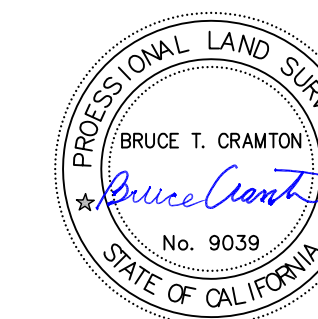
**dish wireless.**  
5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

**SURESITE**  
3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

**ALLSTATES**  
ENGINEERING & SURVEYING  
23675 BIRCHER DRIVE  
LAKE FOREST, CA 92630

PROJECT NO:	LALAX04466A
DRAWN BY:	MG
CHECKED BY:	NC/BC/DW

REV	DATE	DESCRIPTION	
2	07/27/2022	FINAL SURVEY (CORR)	NC
1	11/01/2021	FINAL SURVEY (EL CORR)	NC
0	09/15/2021	FINAL SURVEY (PTR)	NC
A	06/25/2021	PRELIMINARY SURVEY	MG



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

LALAX04466A  
A.P.N. 5319009036  
1499 HUNTINGTON DR.  
SOUTH PASADENA, CA, 91030  
NEW SITE BUILD

SHEET TITLE  
**SURVEY**

SHEET NUMBER  
**C-1**



**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

EXISTING BUILDING  
ROOFTOP EQUIPMENT

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DRAWN BY:	CHECKED BY:	APPROVED BY:
GCA	PP	AR

RFDS REV #: 1

**ZONING DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	07/02/2021	ISSUED FOR REVIEW
0	08/18/2021	FINAL ZONING DRAWING
1	08/13/2021	CLIENT COMMENTS
2	08/28/2021	CLIENT COMMENTS
3	10/22/2021	CLIENT COMMENTS
4	12/20/2021	REVISED PER UTILITY ROUTING
5	11/16/2022	JURISDICTION COMMENTS

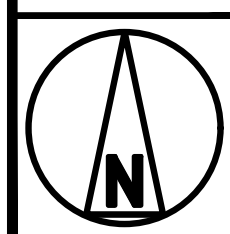
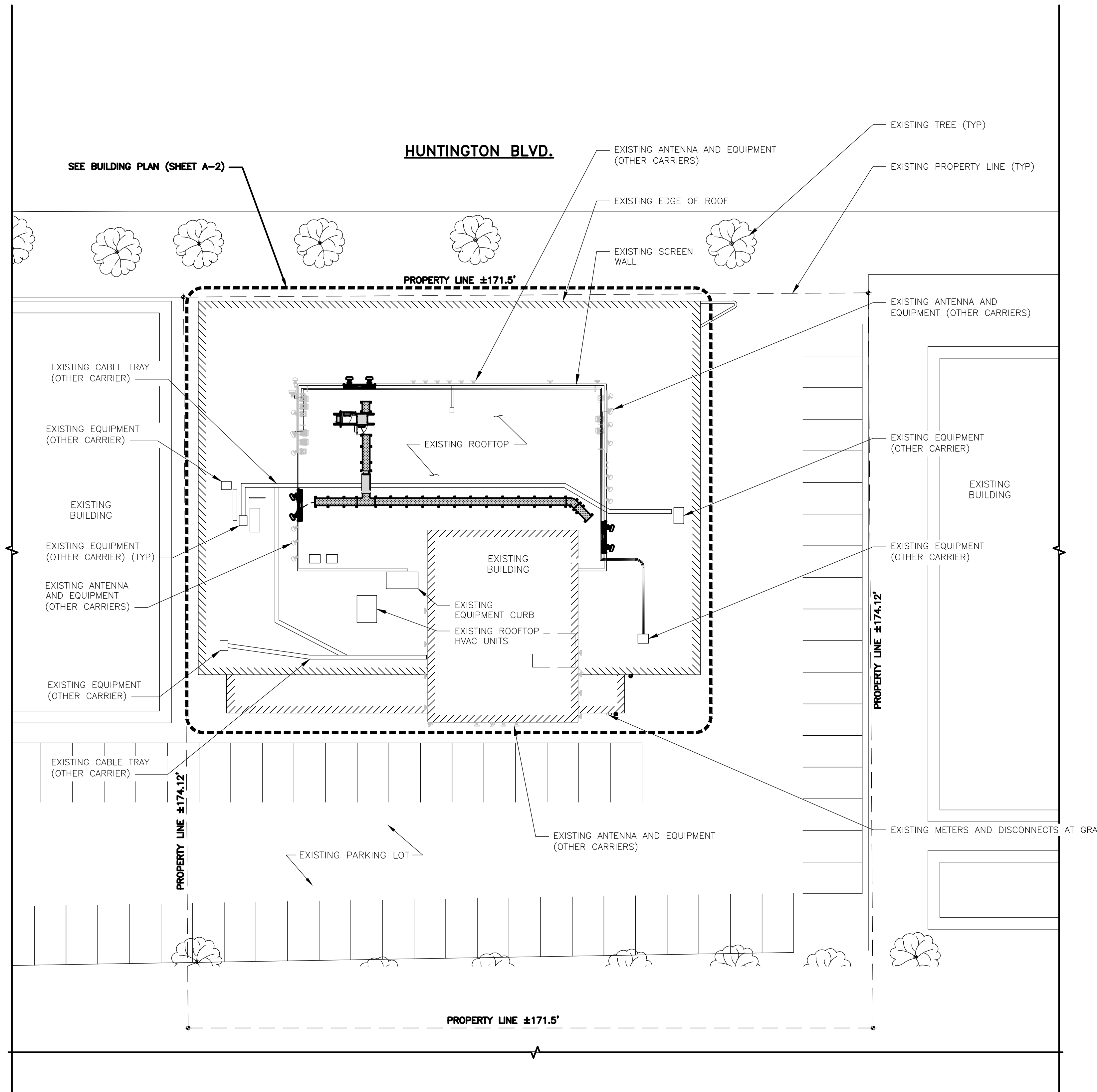
A&E PROJECT NUMBER  
LALAX04466B

DISH WIRELESS, LLC.  
PROJECT INFORMATION  
LALAX04466B  
1499 HUNTINGTON DR.  
S. PASADENA, CA 91030

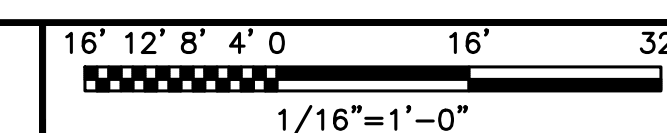
SHEET TITLE  
PROPOSED OVERALL  
SITE PLAN

SHEET NUMBER

**A-1**



**PROPOSED OVERALL SITE PLAN**



**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. CONTRACTOR TO VERIFY WITH DISH WIRELESS, LLC. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
4. UTILITY RUBBER MAT TO BE IN STALLED UNDER ALL DISH WIRELESS, LLC. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE
5. NEW ANTENNAS TO BE PAINTED TO MATCH EXISTING ENCLOSURE



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

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DRAWN BY: GCA    CHECKED BY: PP    APPROVED BY: AR

RFDS REV #: 1

**ZONING DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	07/02/2021	ISSUED FOR REVIEW
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5	11/16/2022	JURISDICTION COMMENTS

A&E PROJECT NUMBER  
LALAX04466B

DISH WIRELESS, LLC.  
PROJECT INFORMATION  
  
LALAX04466B  
1499 HUNTINGTON DR.  
S. PASADENA, CA 91030

SHEET TITLE  
ENLARGED BUILDING  
ROOF PLAN

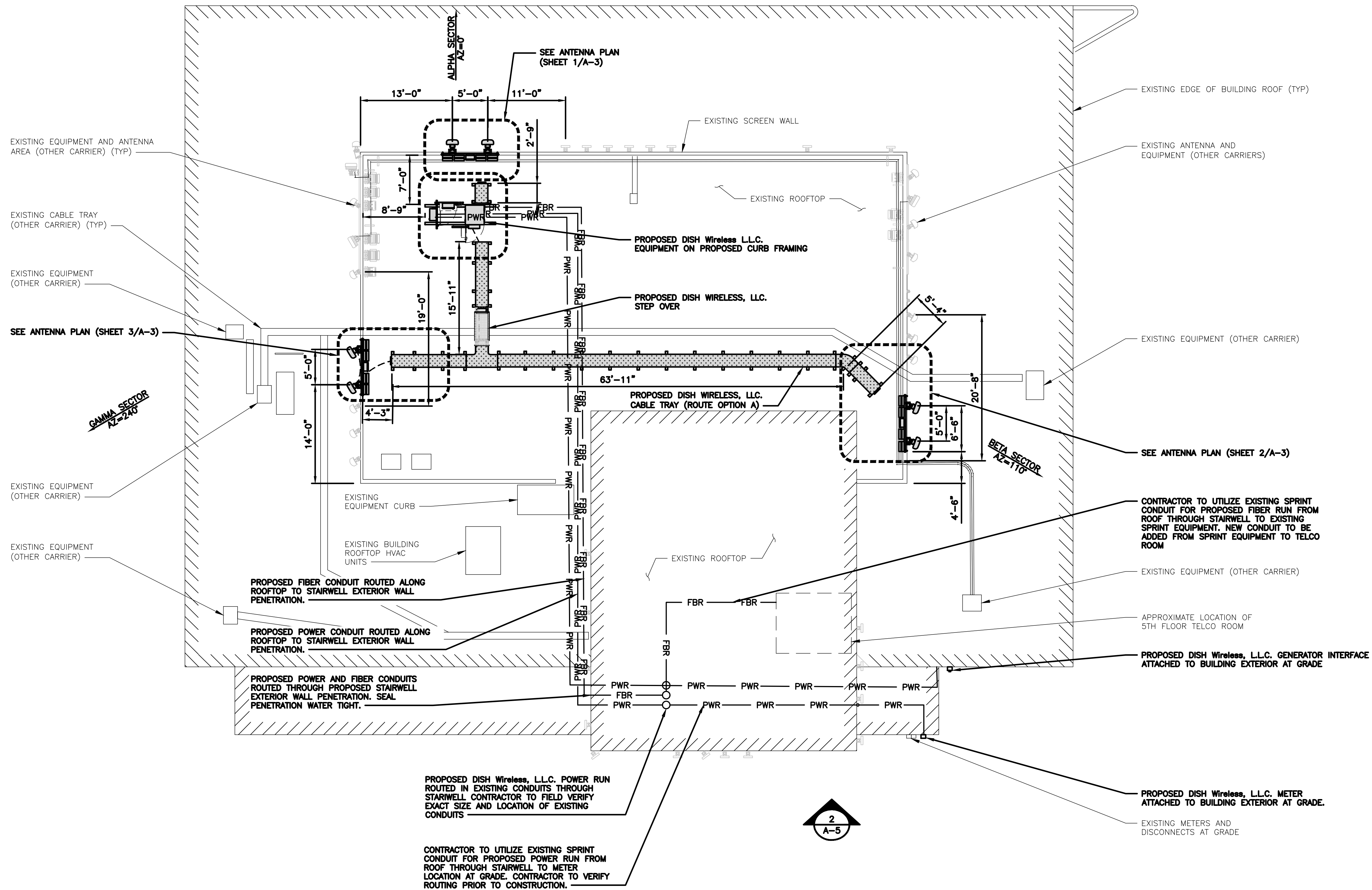
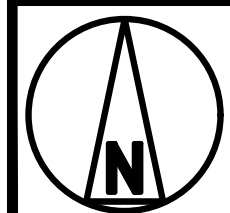
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A-5

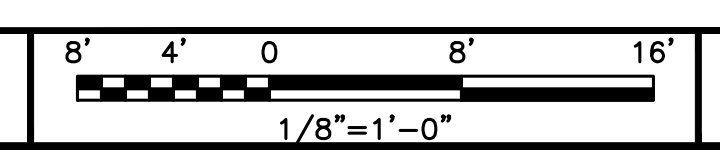
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2  
A-4

2  
A-5



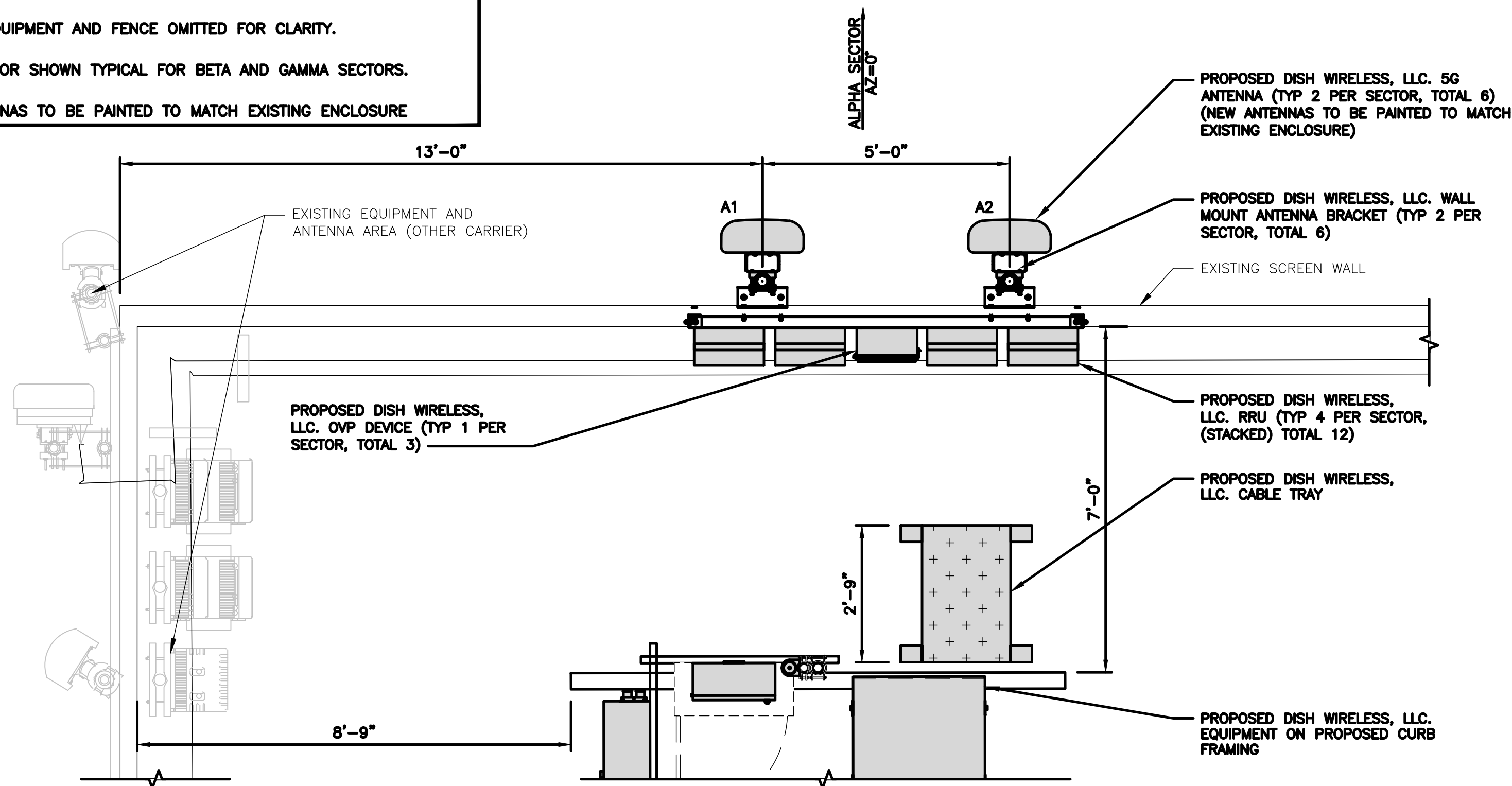
**ENLARGED BUILDING ROOF PLAN**



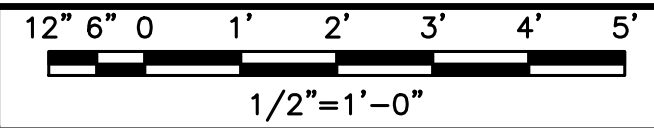


**NOTES**

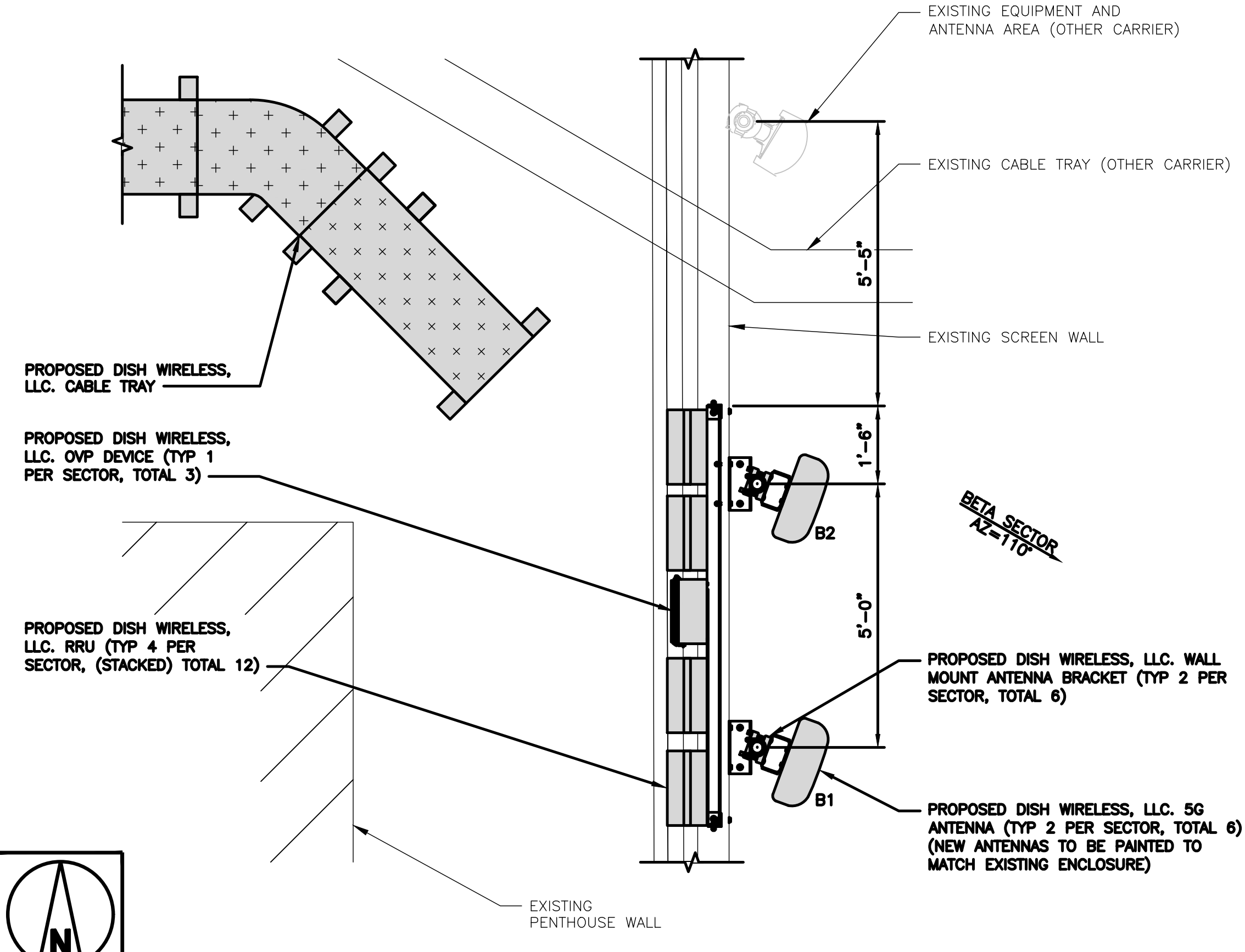
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.
4. ALPHA SECTOR SHOWN TYPICAL FOR BETA AND GAMMA SECTORS.
5. NEW ANTENNAS TO BE PAINTED TO MATCH EXISTING ENCLOSURE



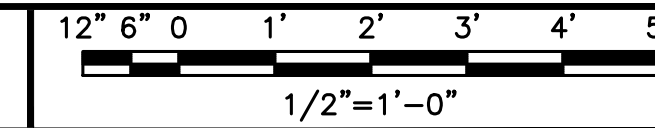
ANTENNA PLAN - ALPHA SECTOR



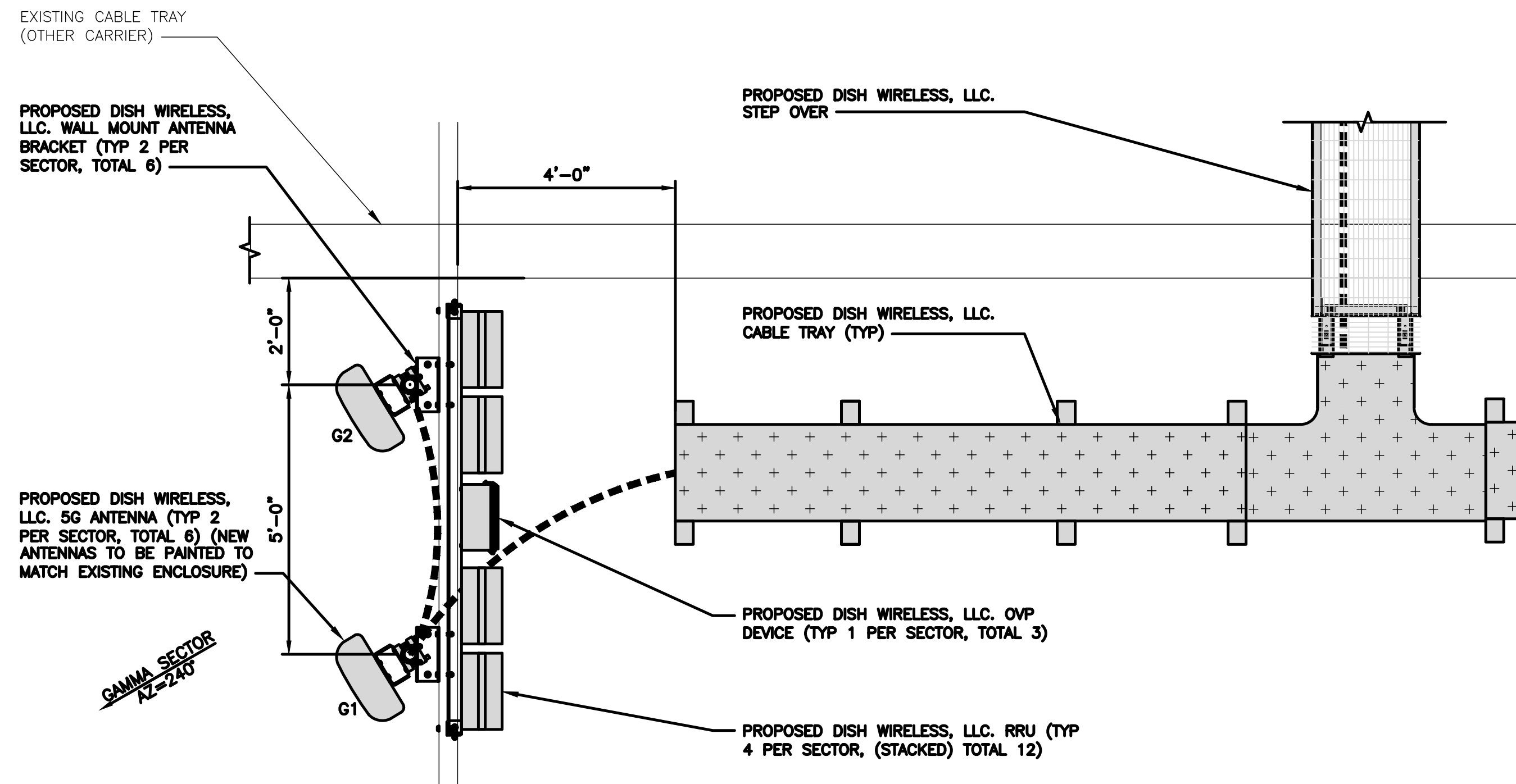
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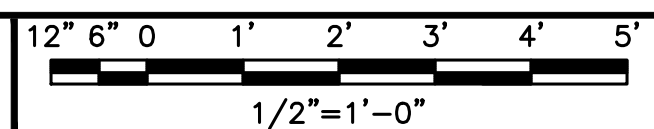
ANTENNA PLAN - BETA SECTOR



2



ANTENNA PLAN - GAMMA SECTOR



3

SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE
		EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxW)	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH
ALPHA	A1	PROPOSED	TBD	NR	72" x 20"	0°	70'-0"	(1) HIGH-CAPACITY HYBRID CABLE
	A2	PROPOSED	TBD	NR	72" x 20"	0°	70'-0"	
BETA	B1	PROPOSED	TBD	NR	72" x 20"	110°	70'-0"	
	B2	PROPOSED	TBD	NR	72" x 20"	110°	70'-0"	
GAMMA	G1	PROPOSED	TBD	NR	72" x 20"	240°	70'-0"	
	G2	PROPOSED	TBD	NR	72" x 20"	240°	70'-0"	
SECTOR	POSITION	RRH		NOTES				
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY					
ALPHA	A1&A2	TBD	NR	1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.				
	A1&A2	TBD	NR					
BETA	B1&B2	TBD	NR					
	B1&B2	TBD	NR					
GAMMA	G1&G2	TBD	NR					
	G1&G2	TBD	NR					

ANTENNA SCHEDULE

NO SCALE

4



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

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DRAWN BY: GCA  
CHECKED BY: PP  
APPROVED BY: AR

RFDS REV #: 1

**ZONING DOCUMENTS**

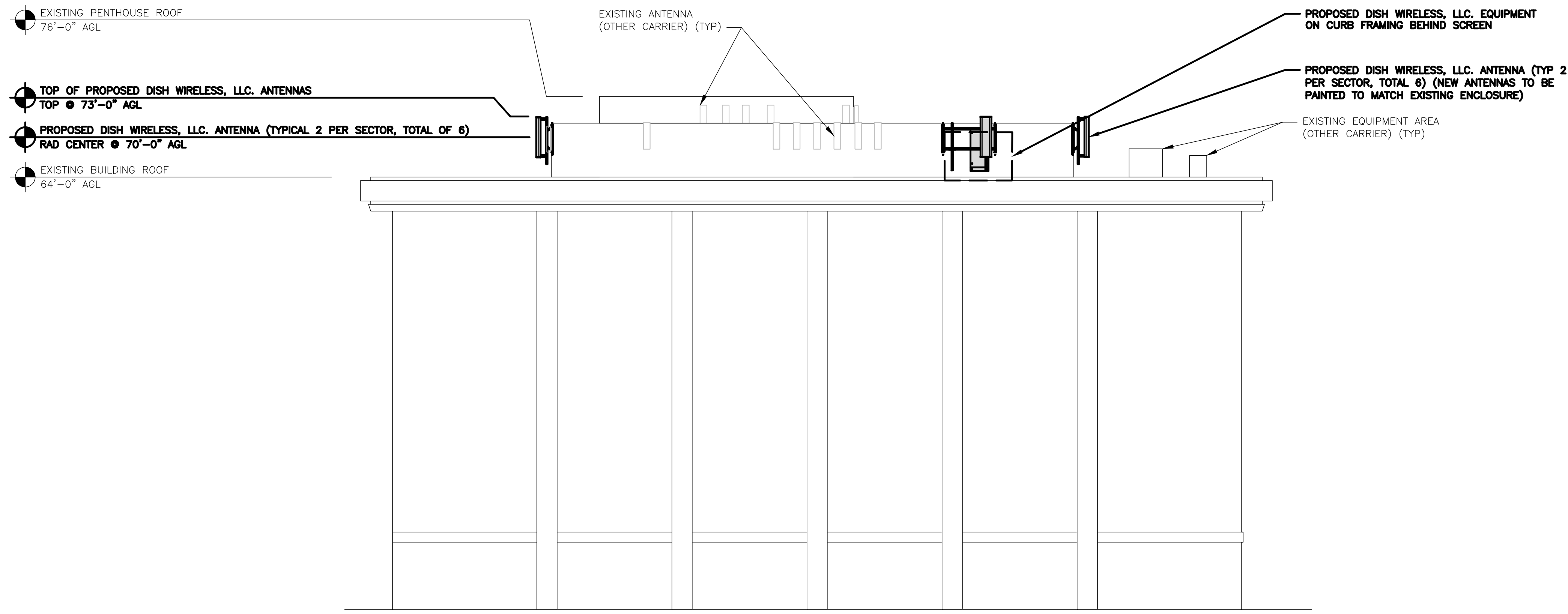
SUBMITTALS		
REV	DATE	DESCRIPTION
A	07/02/2021	ISSUED FOR REVIEW
0	08/18/2021	FINAL ZONING DRAWING
1	08/13/2021	CLIENT COMMENTS
2	08/28/2021	CLIENT COMMENTS
3	10/22/2021	CLIENT COMMENTS
4	12/20/2021	REVISED PER UTILITY ROUTING
5	11/16/2022	JURISDICTION COMMENTS

A&E PROJECT NUMBER  
LALAX04466B

DISH WIRELESS, LLC.  
PROJECT INFORMATION  
LALAX04466B  
1499 HUNTINGTON DR.  
S. PASADENA, CA 91030

SHEET TITLE  
ANTENNA PLANS  
AND SCHEDULE

SHEET NUMBER  
**A-3**



**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. NEW ANTENNAS TO BE PAINTED TO MATCH EXISTING ENCLOSURE

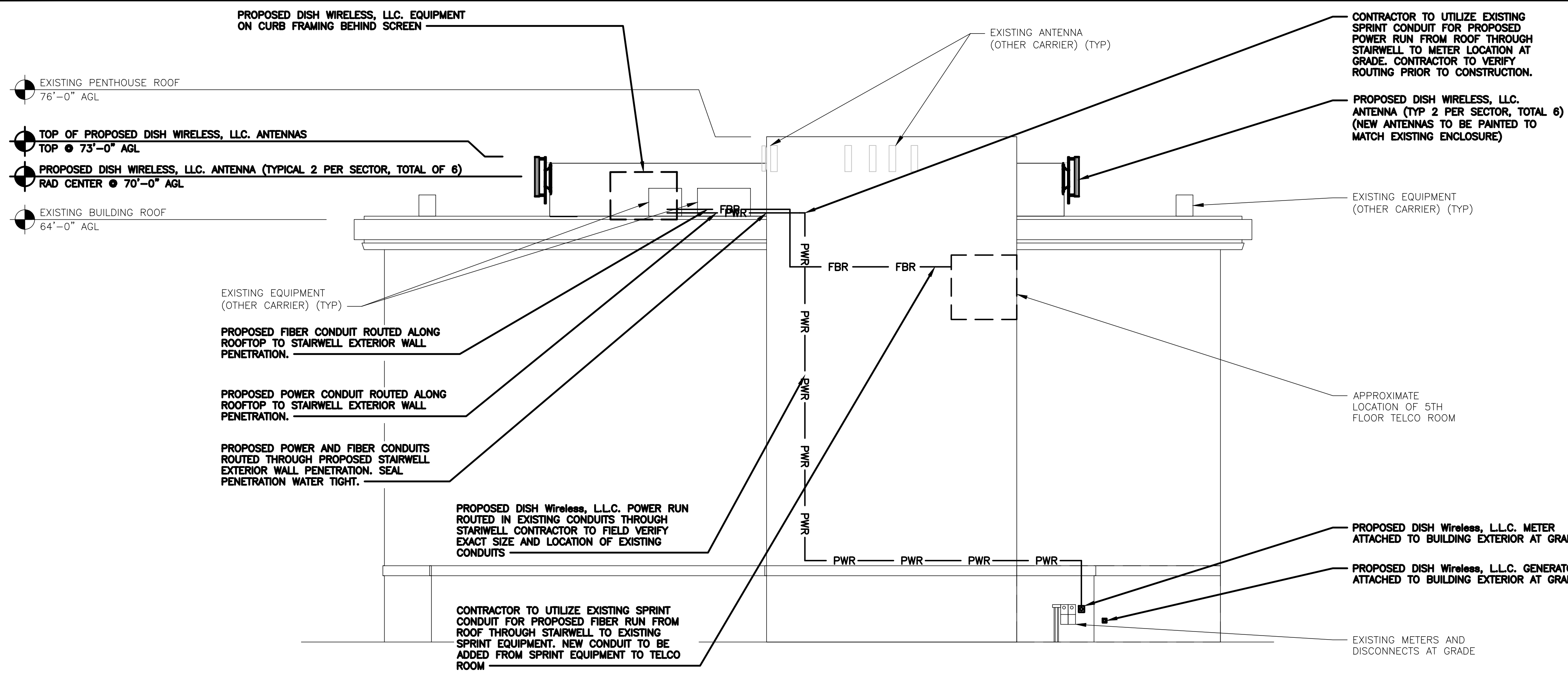
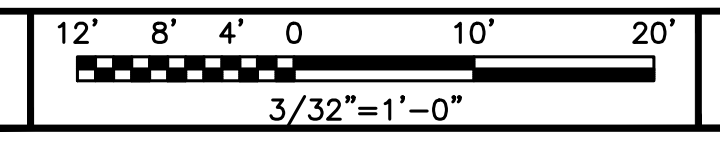


5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

**BUILDING NORTH ELEVATION**



**NOTES**

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2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. NEW ANTENNAS TO BE PAINTED TO MATCH EXISTING ENCLOSURE

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DRAWN BY:	CHECKED BY:	APPROVED BY:
GCA	PP	AR

RFDS REV #: 1

**ZONING DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	07/02/2021	ISSUED FOR REVIEW
0	08/18/2021	FINAL ZONING DRAWING
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5	11/16/2022	JURISDICTION COMMENTS

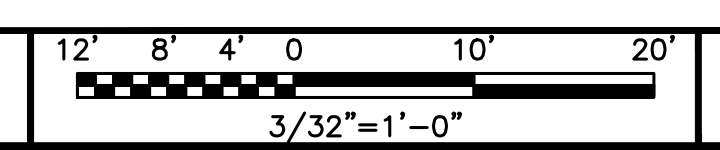
A&E PROJECT NUMBER  
LALAX04466B

DISH WIRELESS, LLC.  
PROJECT INFORMATION  
  
LALAX04466B  
1499 HUNTINGTON DR.  
S. PASADENA, CA 91030

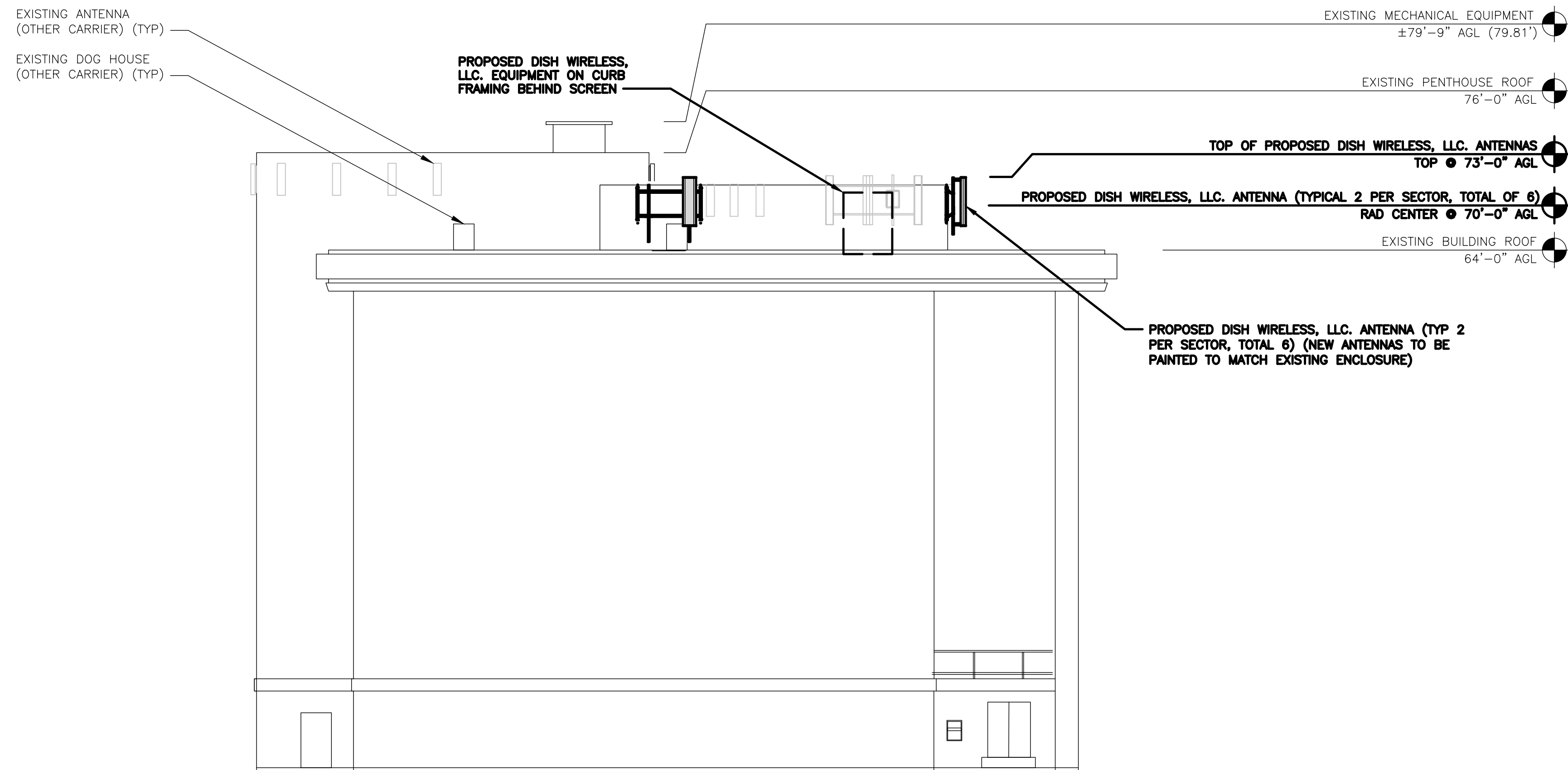
SHEET TITLE  
NORTH AND SOUTH ELEVATIONS

SHEET NUMBER  
**A-4**

**BUILDING SOUTH ELEVATION**







**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. NEW ANTENNAS TO BE PAINTED TO MATCH EXISTING ENCLOSURE

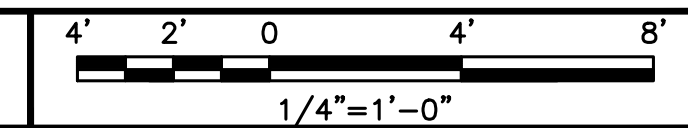


5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

**BUILDING EAST ELEVATION**



1

**NOTES**

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2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. NEW ANTENNAS TO BE PAINTED TO MATCH EXISTING ENCLOSURE

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DRAWN BY:	CHECKED BY:	APPROVED BY:
GCA	PP	AR

RFDS REV #: 1

**ZONING DOCUMENTS**

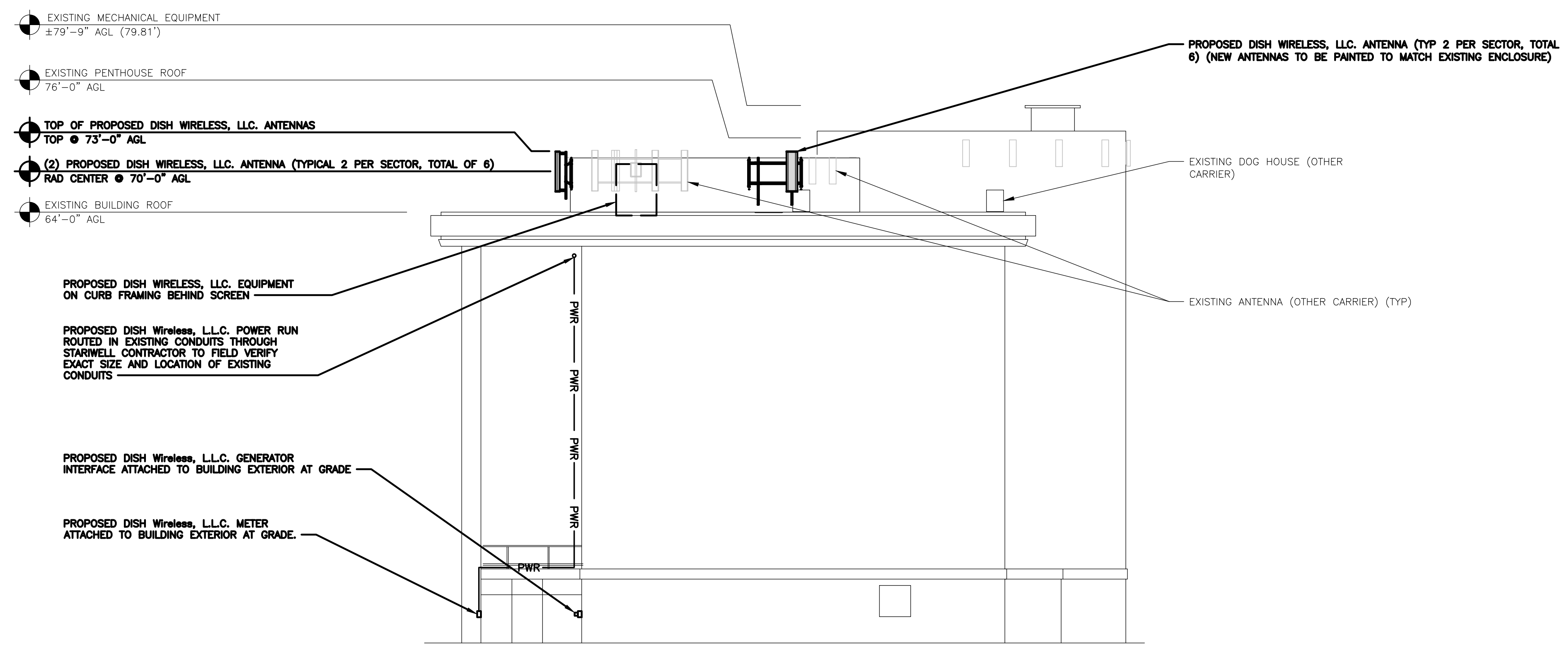
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0	08/18/2021	FINAL ZONING DRAWING
1	08/13/2021	CLIENT COMMENTS
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5	11/16/2022	JURISDICTION COMMENTS

A&E PROJECT NUMBER  
LALAX04466B

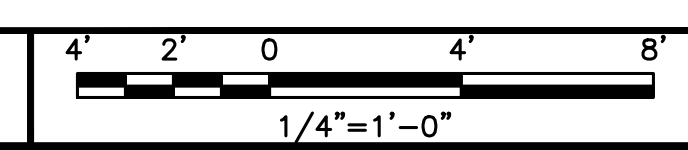
DISH WIRELESS, LLC.  
PROJECT INFORMATION  
  
LALAX04466B  
1499 HUNTINGTON DR.  
S. PASADENA, CA 91030

SHEET TITLE  
EAST AND WEST  
ELEVATIONS

SHEET NUMBER  
**A-5**



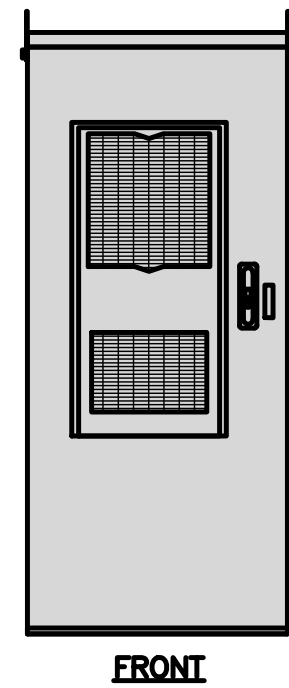
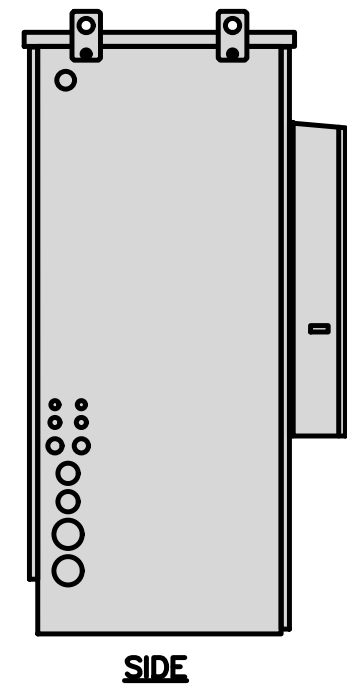
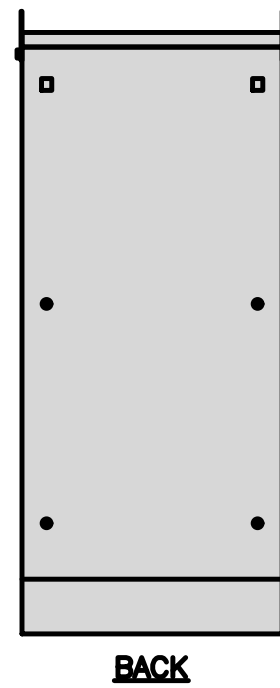
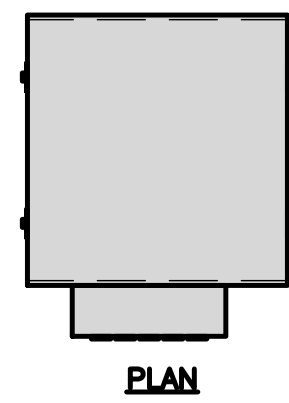
**BUILDING WEST ELEVATION**



2



CHARLES INDUSTRY HVAC CUBE-PM63915IN4	
DIMENSIONS (HxWxD)	74"x32"x32"
POWER PLANT	-48VDC ABB/600W
TOTAL WEIGHT (EMPTY)	383 lbs

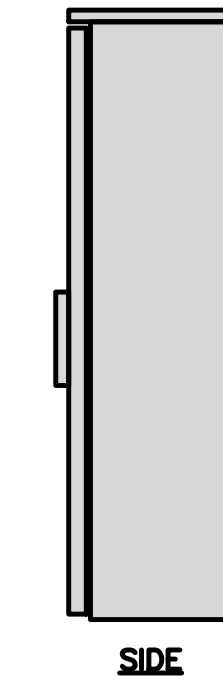
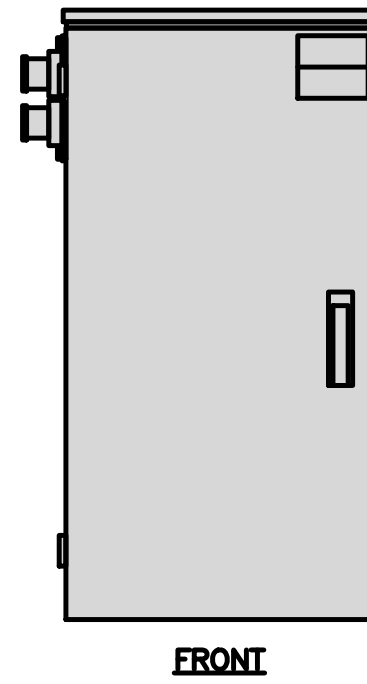
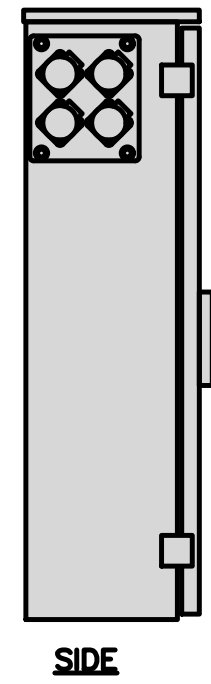
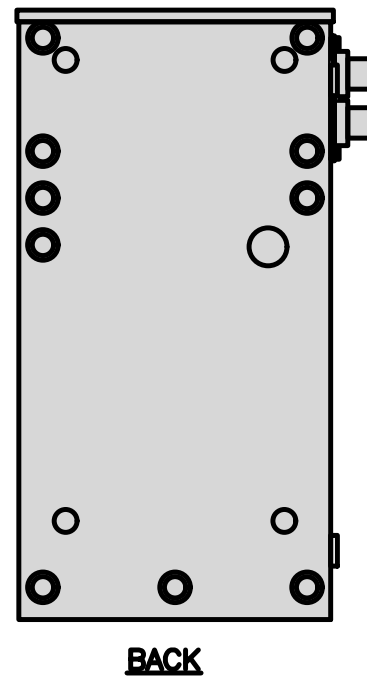
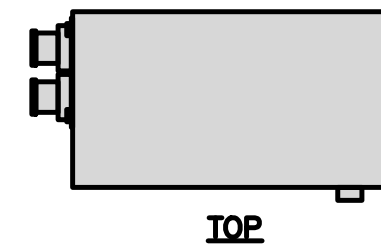


CABINET DETAIL

NO SCALE

1

RAYCAP PPC RDIAC-2465-P-240-MTS	
ENCLOSURE DIMENSIONS (HxWxD)	39"x22.855"x12.593
WEIGHT:	80 lbs
OPERATING AC VOLTAGE	240/120 1 PHASE 3W+G

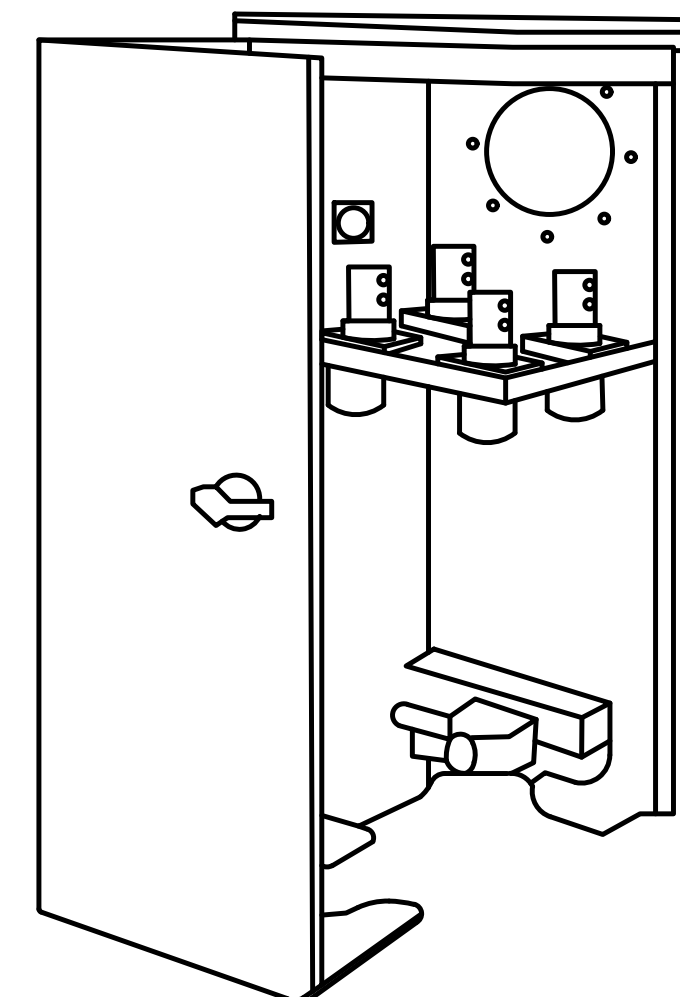


POWER PROTECTION CABINET (PPC) DETAIL

NO SCALE

2

INTERSECT CAM LOK CONNECTOR ENCLOSURE FOR ENGINE GENERATORS	
DIMENSIONS (HxWxD)	23.0"x10"x9.5"
WEIGHT (APPROX.)	14.0 lbs



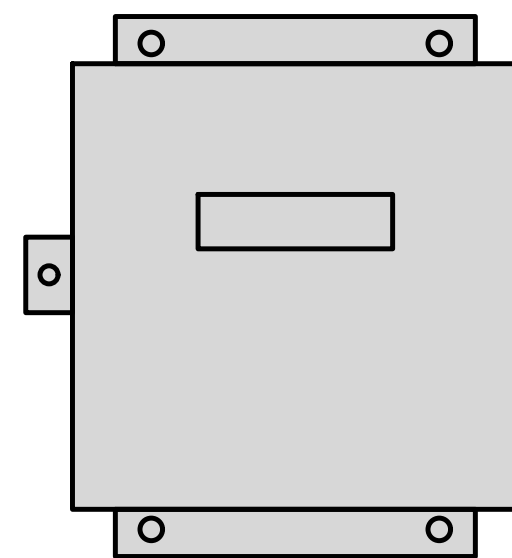
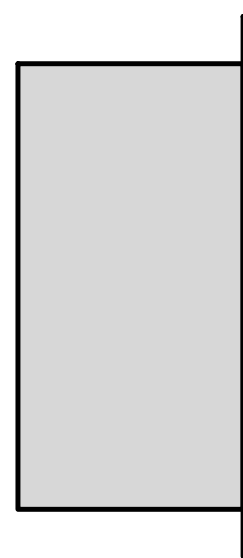
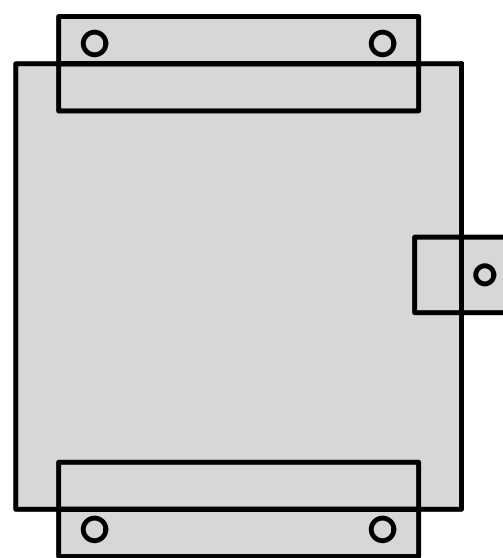
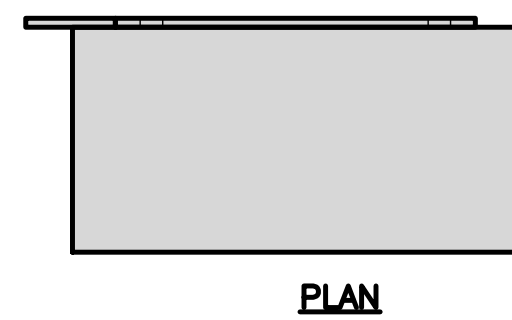
NOTE:  
OR DISH Wireless L.L.C.  
APPROVED EQUIVALENT

GENERATOR INTERFACE DETAIL

NO SCALE

3

LEVITON 1N240-21 SUBMETER	
WATTAGE	3
AMPS	200
VOLTS AC	120, 208, 240
PHASE	1

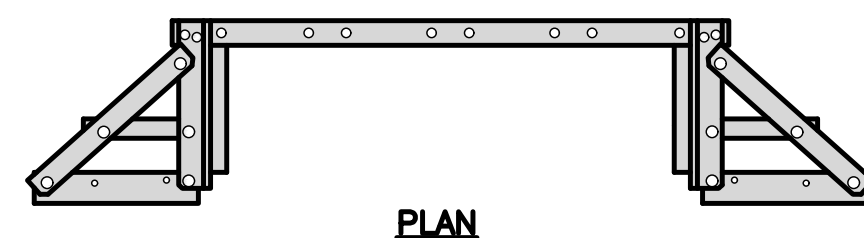
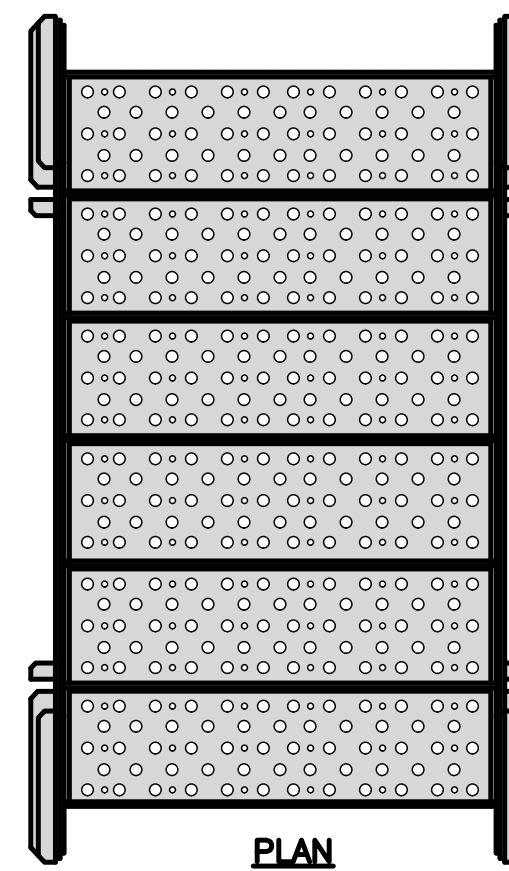


E-MON D-MON DETAIL

NO SCALE

4

COMMSCOPE RT-ST ROOFTOP STEEL STEP OVER	
DIMENSIONS (HxWxL)	13.2"x41.5"x70.5"
WEIGHT/ VOLUME	146.387 LBS
NOTE: NON-PENETRATING	

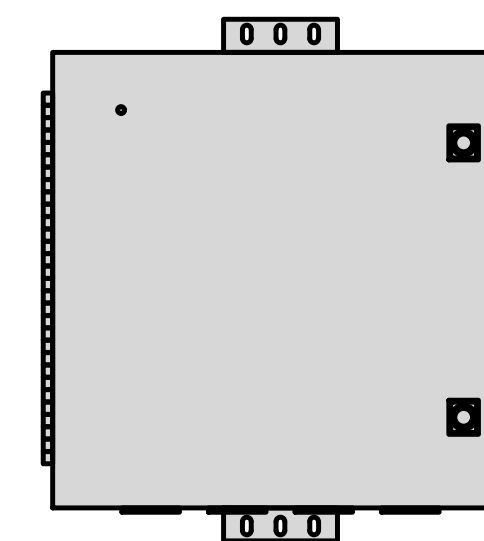
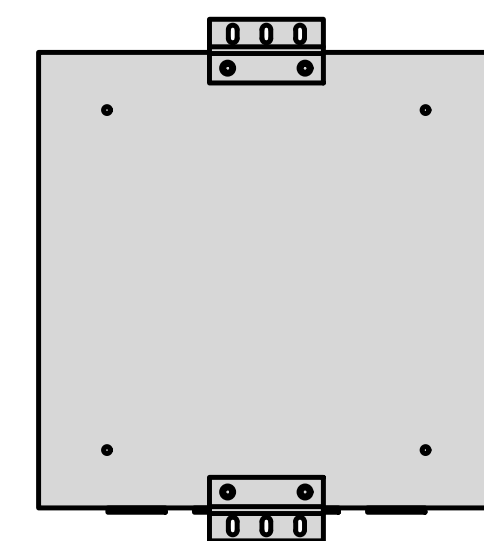
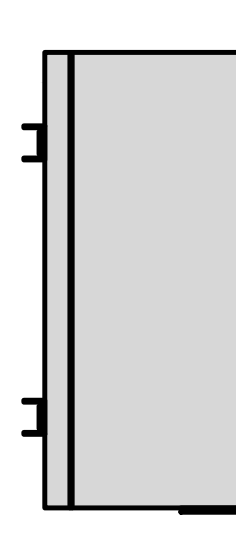
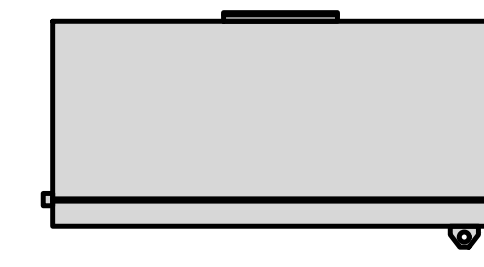


ROOFTOP STEEL STEP OVER DETAIL

NO SCALE

5

CHARLES CFIT-PF2020DSH1 FIBER TELCO ENCLOSURE	
ENCLOSURE DIMS (HxWxD)	20"x20"x9"
ENCLOSURE WEIGHT	20 lbs
MOUNTING	WALL
COMPLIANCE	TYPE 4

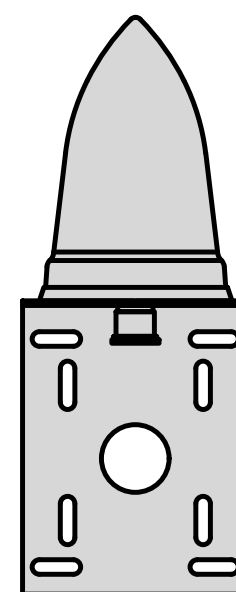
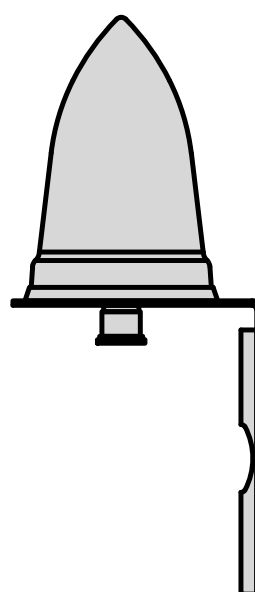
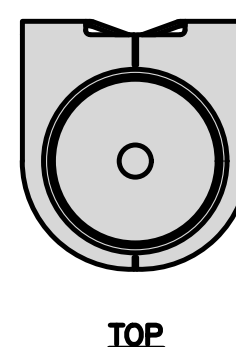


FIBER TELCO ENCLOSURE DETAIL

NO SCALE

6

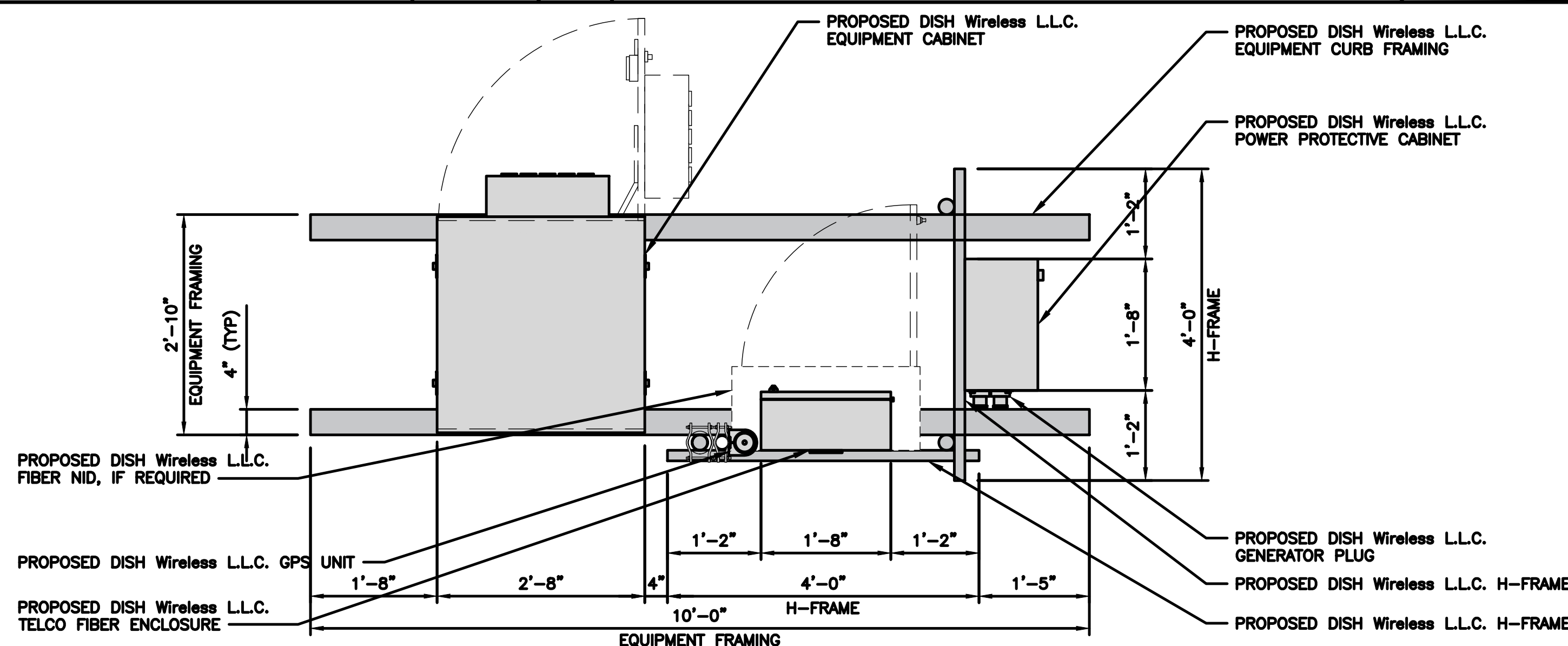
PCTEL GPSGL-TMG-SPI-40NCB	
DIMENSIONS (DIAxH) MM/INCH	81x184mm 3.2"x7.25"
WEIGHT W/ACCESSORIES	075 lbs
CONNECTOR	N-FEMALE
FREQUENCY RANGE	1590 ± 30MHz



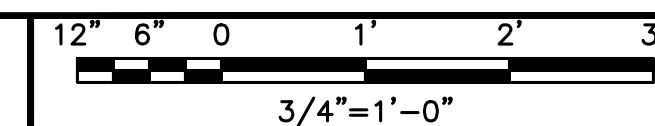
GPS DETAIL

NO SCALE

7



EQUIPMENT PLAN



8



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

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DRAWN BY: GCA    CHECKED BY: PP    APPROVED BY: AR

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	07/02/2021	ISSUED FOR REVIEW
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A&E PROJECT NUMBER  
LALAX04466B

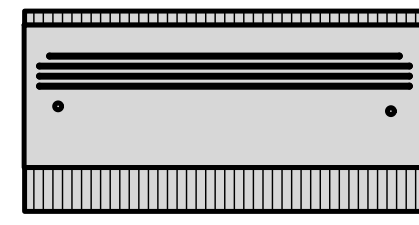
DISH WIRELESS, LLC.  
PROJECT INFORMATION  
LALAX04466B  
1499 HUNTINGTON DR.  
S. PASADENA, CA 91030

SHEET TITLE  
EQUIPMENT DETAILS &  
EQUIPMENT PLAN

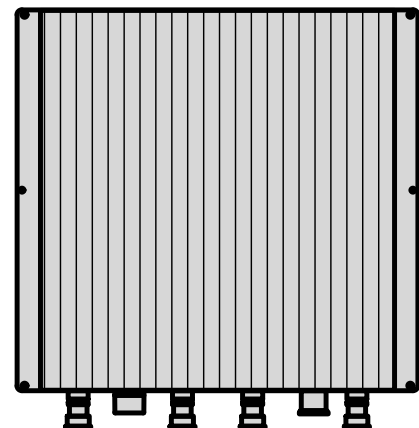
SHEET NUMBER

A-6

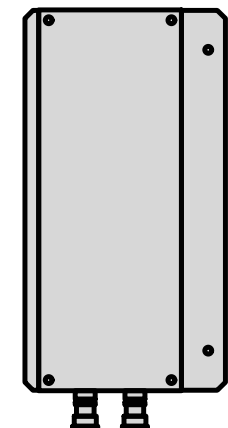
FUJITSU DUAL BAND TA08025-B604	
DIMENSIONS (HxWxD)	14.9"x15.7"x7.8"
WEIGHT	63.9 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V



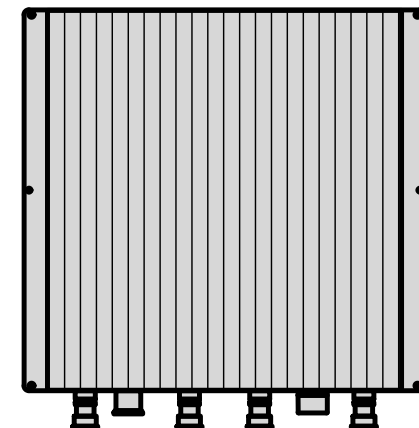
PLAN



BACK



SIDE



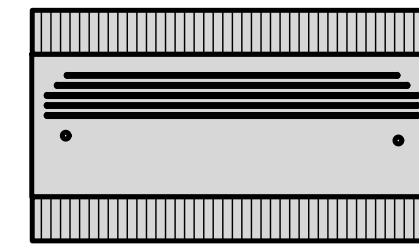
FRONT

RRU DETAIL

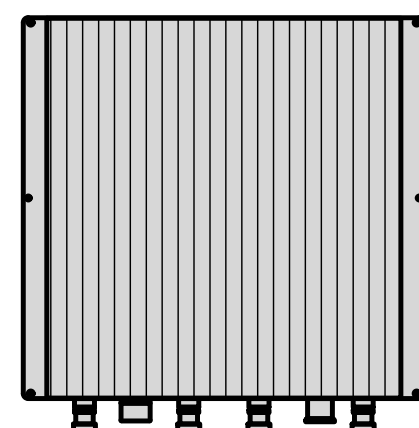
NO SCALE

1

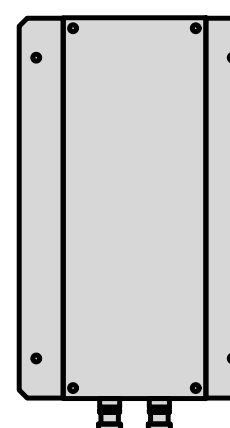
FUJITSU TRIPLE BAND TA08025-B605	
DIMENSIONS (HxWxD)	14.9"x15.7"x9"
WEIGHT	74.95 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V



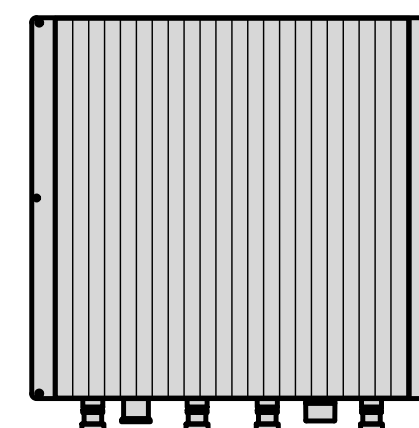
PLAN



BACK



SIDE



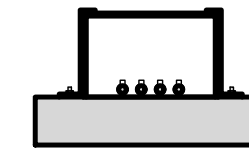
FRONT

RRU DETAIL

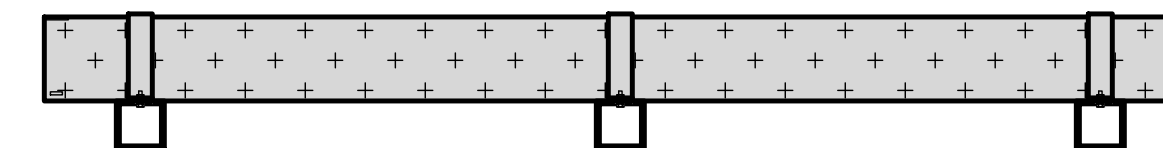
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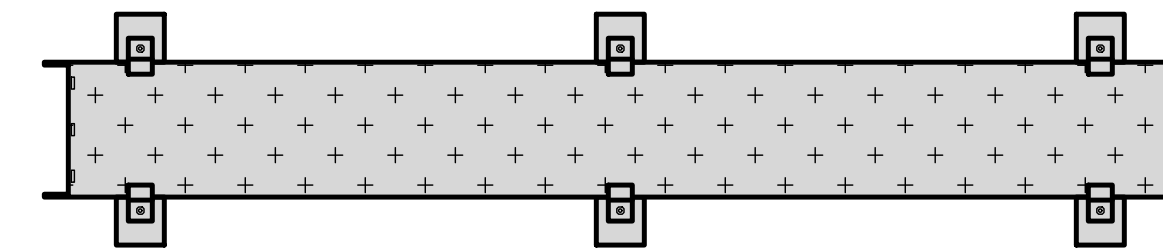
COMMSCOPE RT-CB4D ROOFTOP COVER KIT		MOUNTING	NON-PENETRATING
DIMENSIONS (HxWxD)	7"x 11.25"x 96"	INCLUDED PRODUCTS:	RTCB4D.01 CHANNEL (1) MT-F1598 SLEEPERS (3) RTCUH HARDWARE RTHC.01 HOLD-DOWN CLAMPS (6)
WEIGHT/ VOLUME	85.98 LBS		
CABLE RUN (QTY)	4		



END



SIDE



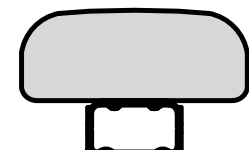
PLAN

ROOFTOP CABLE TRAY DETAIL

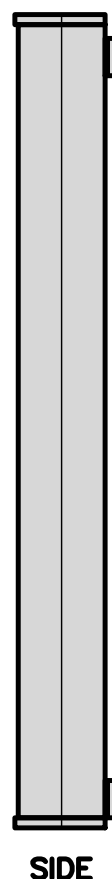
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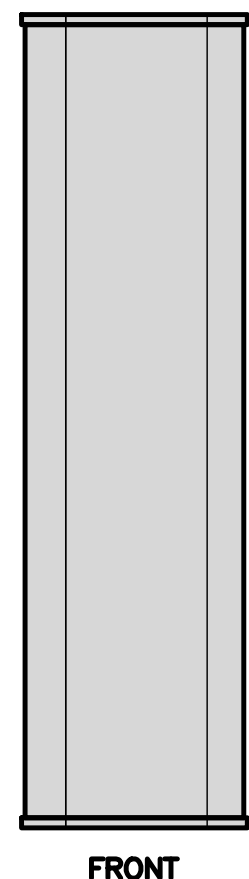
JMA MX08FRO665-21	
DIMENSIONS (HxWxD)	72"x20.0"x8.0"
RF PORTS, CONNECTOR TYPE	8 x 4.3-10 FEMALE
WEIGHT	64.5 lbs
WEIGHT WITH BRACKETS	82.5 lbs



PLAN



SIDE

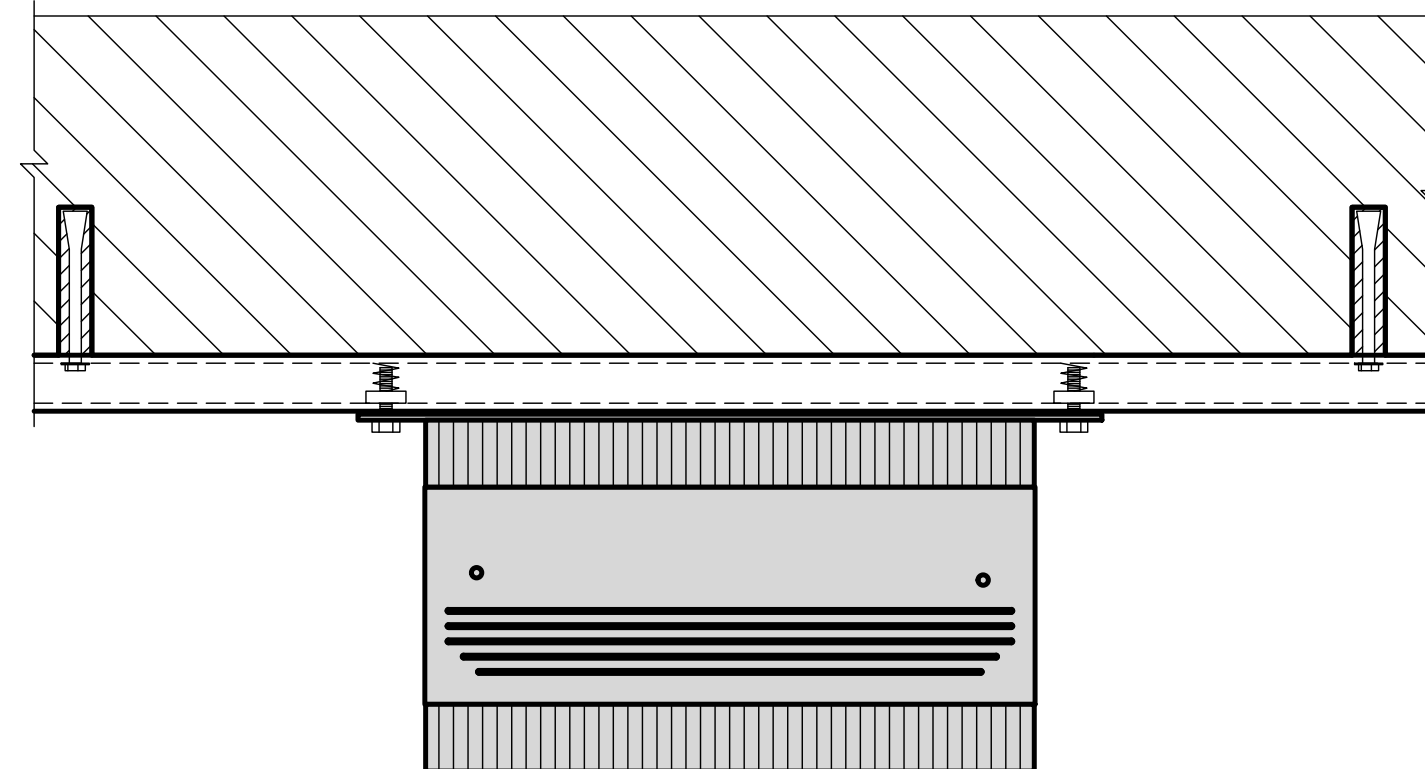


FRONT

ANTENNA DETAIL

NO SCALE

4



NOTE:  
OR DISH Wireless L.L.C.  
APPROVED EQUIVALENT

RRU/OVP UNISTRUT WALL MOUNT DETAIL

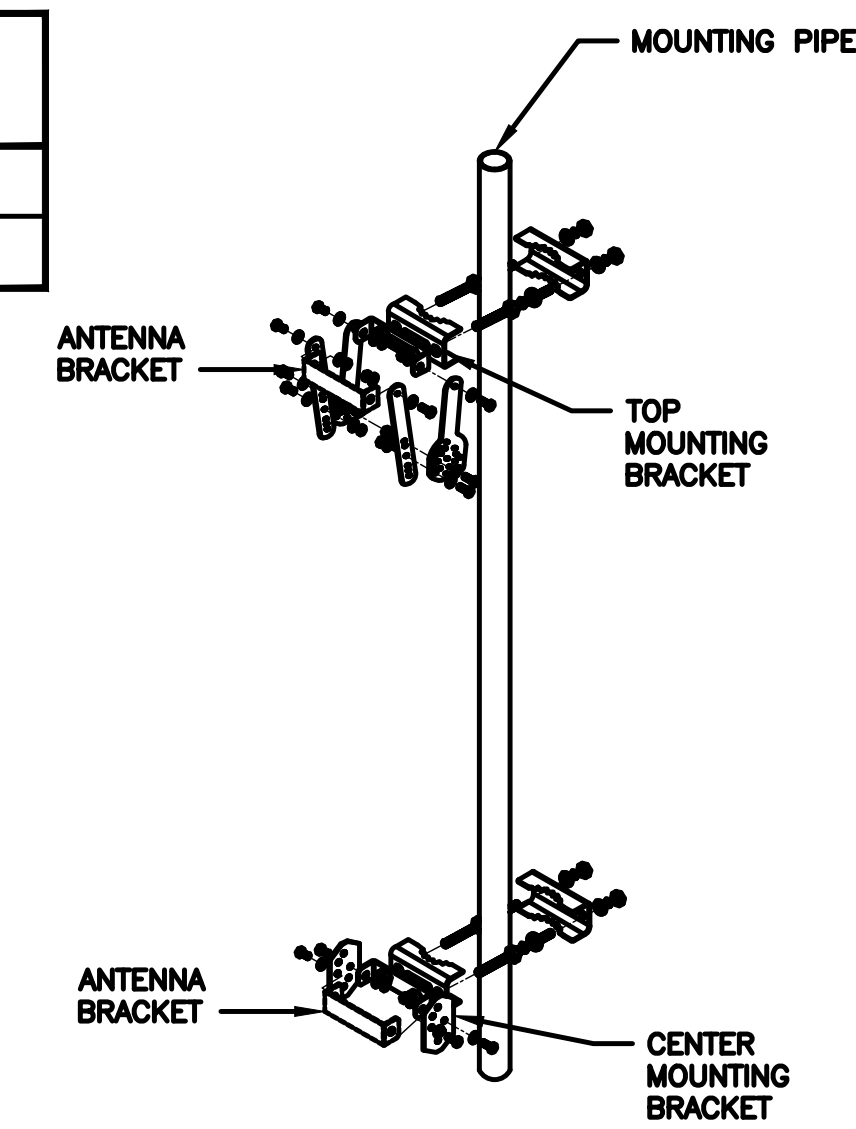
NO SCALE

5

JMA ANTENNA MOUNT BRACKET #91900318	
TOTAL WEIGHT (WITH BRACKETS)	18 lbs (8.18 Kg)
POLE DIAMETER RANGE	2.5" TO 4.5"

NOTE:  
KIT #91900318: TOP AND BOTTOM BRACKETS  
FOR 4-, 6-, AND 8-FOOT ANTENNAS  
ANTENNA BRACKET NOT PART OF KIT

NOTE:  
OR DISH Wireless L.L.C.  
APPROVED EQUIVALENT

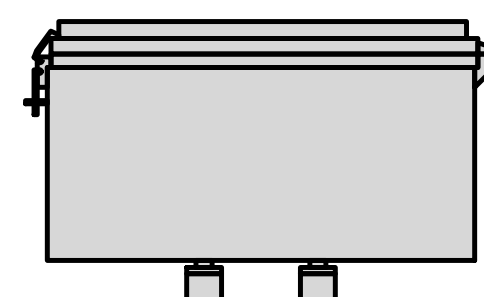


ANTENNA BRACKET DETAIL

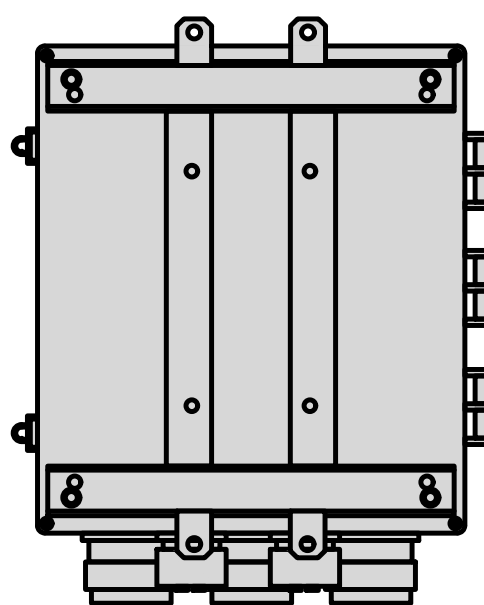
NO SCALE

6

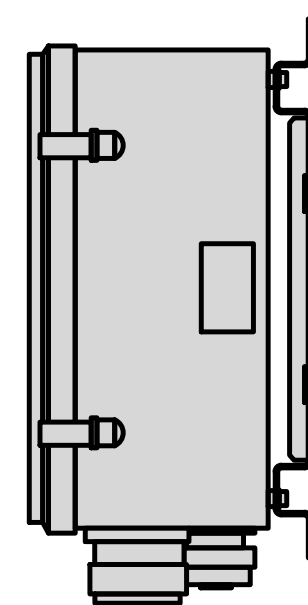
RAYCAP RDIDC-3045-PF-48 SURGE PROTECTION DEVICE (OVP)	
DIMENSIONS (HxWxD)	19"x16.21"x9.64"
WEIGHT	21 lbs



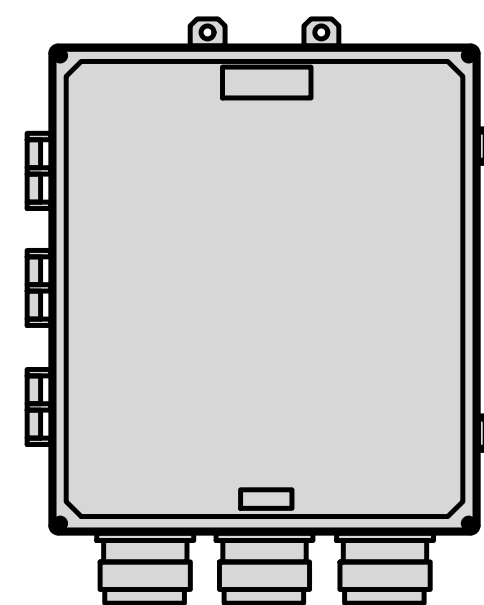
PLAN



BACK



SIDE



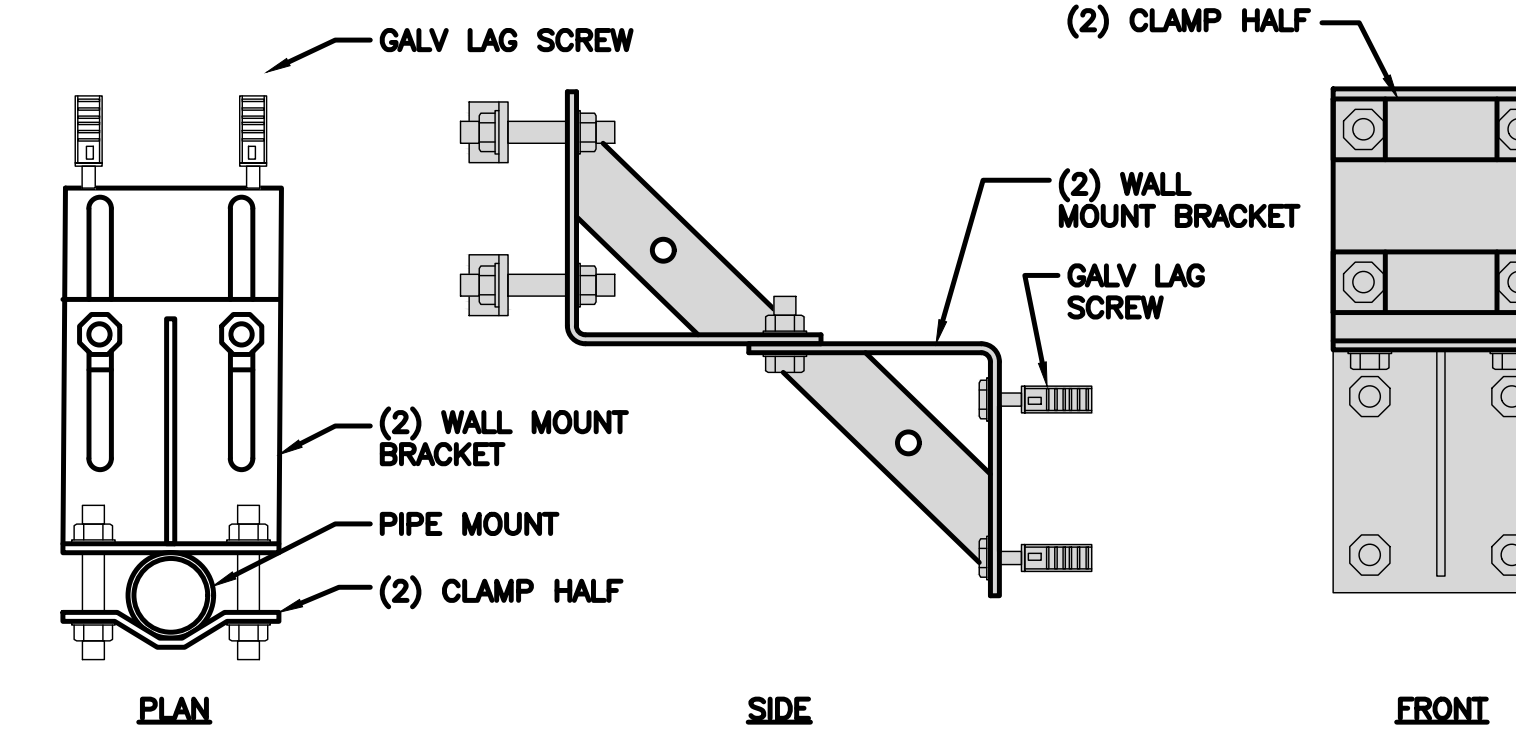
FRONT

SURGE PROTECTION DEVICE (OVP) DETAIL

NO SCALE

7

SITEPRO1 WMU-12S UNIVERSAL ADJUSTABLE WALL MOUNT	
STANDOFF	7" - 12"
DIMENSIONS (HxWxD)	14"x 6"x 7"-12"
WEIGHT	16.09 LBS



PLAN

SIDE

FRONT

ANTENNA WALL MOUNT DETAIL

NO SCALE

9



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

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DRAWN BY: GCA  
CHECKED BY: PP  
APPROVED BY: AR

RFDS REV #: 1

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REV	DATE	DESCRIPTION
A	07/02/2021	ISSUED FOR REVIEW
0	08/18/2021	FINAL ZONING DRAWING
1	08/13/2021	CLIENT COMMENTS
2	08/28/2021	CLIENT COMMENTS
3	10/22/2021	CLIENT COMMENTS
4	12/20/2021	REVISED PER UTILITY ROUTING
5	11/16/2022	JURISDICTION COMMENTS

A&E PROJECT NUMBER  
LALAX04466B

DISH WIRELESS, LLC.  
PROJECT INFORMATION  
LALAX04466B  
1499 HUNTINGTON DR.  
S. PASADENA, CA 91030

SHEET TITLE  
EQUIPMENT DETAILS

SHEET NUMBER

A-7

NOT USED

NO SCALE

8

# **ATTACHMENT 3**

## Project Narrative



July 20, 2022

**VIA Digital Transmission**

City of South Pasadena  
City Planning Department  
Susana Martinez, Associate Planner  
1414 Mission Street, South Pasadena, CA 91030

RE: LALAX04466 Eligible Facilities Request

Dear Ms. Martinez:

On behalf of DISH Wireless L.L.C. (“DISH Wireless”), we are submitting an Eligible Facilities Request (“EFR”) to modify an existing support structure pursuant to Section 6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012 (“Spectrum Act”) and the rules of the Federal Communications Commission (“FCC”). See Pub. Law No. 112-96, 126 Stat. 156 (2012); 47 C.F.R. §1.6100.

Specifically, as it moves to deploy a new 5G broadband network, DISH Wireless is proposing to collocate a 3-sector wireless telecommunications facility on a rooftop base station (the “Request”). This project will help support the 5G connectivity needs of residents, businesses, and first responders. DISH Wireless looks forward to working cooperatively with you to advance these important efforts in your community.

This Request is governed by Section 6409(a) of Spectrum Act which, as you may know, provides that state and local governments “may not deny, and shall approve” any EFR to modify an existing wireless tower or base station that does not “substantially change the physical dimensions of such tower or base station.” See Spectrum Act § 6409(a)(1), 126 Stat. at 232. Under Section 6409, such modifications include the collocation, removal, or replacement of transmission equipment. See *id.* § 6409(a)(2), 126 Stat. at 232-33. Under the FCC’s rule implementing Section 6409(a), an existing base station is a structure that currently houses or supports an approved antenna, transceiver or other associated equipment “even if the structure was not built for the sole or primary purpose of providing such support.” 47 C.F.R. § 1.6100(b)(1), (b)(5).

Similarly, the list of equipment that will be installed as part of this Request qualifies as “transmission equipment,” which the FCC defines as “equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable.” See 47 C.F.R. § 1.6100(b)(8).

The FCC has determined that a modification is not a substantial change, and therefore is an EFR that shall be approved under the Spectrum Act, as long as it does not fall within any of the following six criteria (47 C.F.R. § 1.6100(b)(7)):



1. For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;
2. For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;
4. It entails any excavation or deployment outside the current site;
5. It would defeat the concealment elements of the eligible support structure; or
6. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in criteria 1-4 above.

Pursuant to Section 1.6100(c) of the FCC's rules, which provides that jurisdictions may require documentation or information "only to the extent reasonably related to determining whether the request meets the requirements" of the FCC rule, DISH Wireless provides the following information to demonstrate that the proposed Request does not constitute a substantial change under the criteria above because it:

1. *Does not involve an increase in height in excess of the limits in 47 C.F.R. § 1.6100(b)(7)(i).*

**Details:** The proposed WTF antenna arrays will be attached to the existing penthouse and will not increase the height of the structure. The accessory equipment will be located on the roof deck and will not add any height to the existing to the building.

2. *Does not involve an increase in width in excess of the limits in 47 C.F.R. § 1.6100(b)(7)(ii).*

**Details:** All elements of the project will be located on the roof of the building and will not extend beyond the limits of the building façade.



3. *Does not involve installation of new equipment cabinets in excess of the limits in 47 C.F.R. § 1.6100(b)(7)(iii).*

**Details:** The proposed equipment compound will include less than the maximum number of allowed cabinets. The equipment platform will support one (1) power cabinet, one (1) telco/fiber cabinet and one (1) equipment cabinet.

4. *Does not involve any excavation or deployment outside the current site.*

**Details:** The proposed WTF will not include any excavation to bring service to the project.

5. *Would not defeat any concealment elements of the eligible support structure.*

**Details:** The proposed project anticipates painting the antennas to match the color of the penthouse and the equipment compound will be placed behind an FRP screen to assist in concealing the equipment from public visibility. These proposed concealment elements are consistent with or exceed the existing concealment elements.

6. *Complies with any prior conditions, except for any non-compliance due to exceeding the thresholds in criteria 1-4 above.*

**Details:** The proposed WTF design is consistent with all elements of the conditions applied to the existing conditions for the operating WTF and will not exceed any aspect of the prior conditions of approval and is not anticipated to exceed any limits of the prior conditions of approval.

Under the FCC's rule, the submission of this request for EFR approval initiates a 60-day shot clock to review and approve the application. *Id.* § 1.6100(c)(2). If that time passes without action, "the request shall be deemed granted." *Id.* § 1.6100(c)(4).

DISH Wireless is committed to working cooperatively with you to process this request in a timely and efficient manner. We also understand that these are unprecedented times and I welcome the opportunity to answer any questions or concerns you may have to facilitate your review process. I look forward to developing a long-term collaborative working relationship with you.

Please do not hesitate to contact me if you have any questions or need any other information.

Respectfully submitted,

Rob Searcy, Project Manager

SureSite Consulting

661.627.7067 (M)

# **ATTACHMENT 4**

## Coverage Maps



Radio Frequency (RF)  
Propagation Maps

LALAX04466B

July 27th, 2021





# LALAX04466B

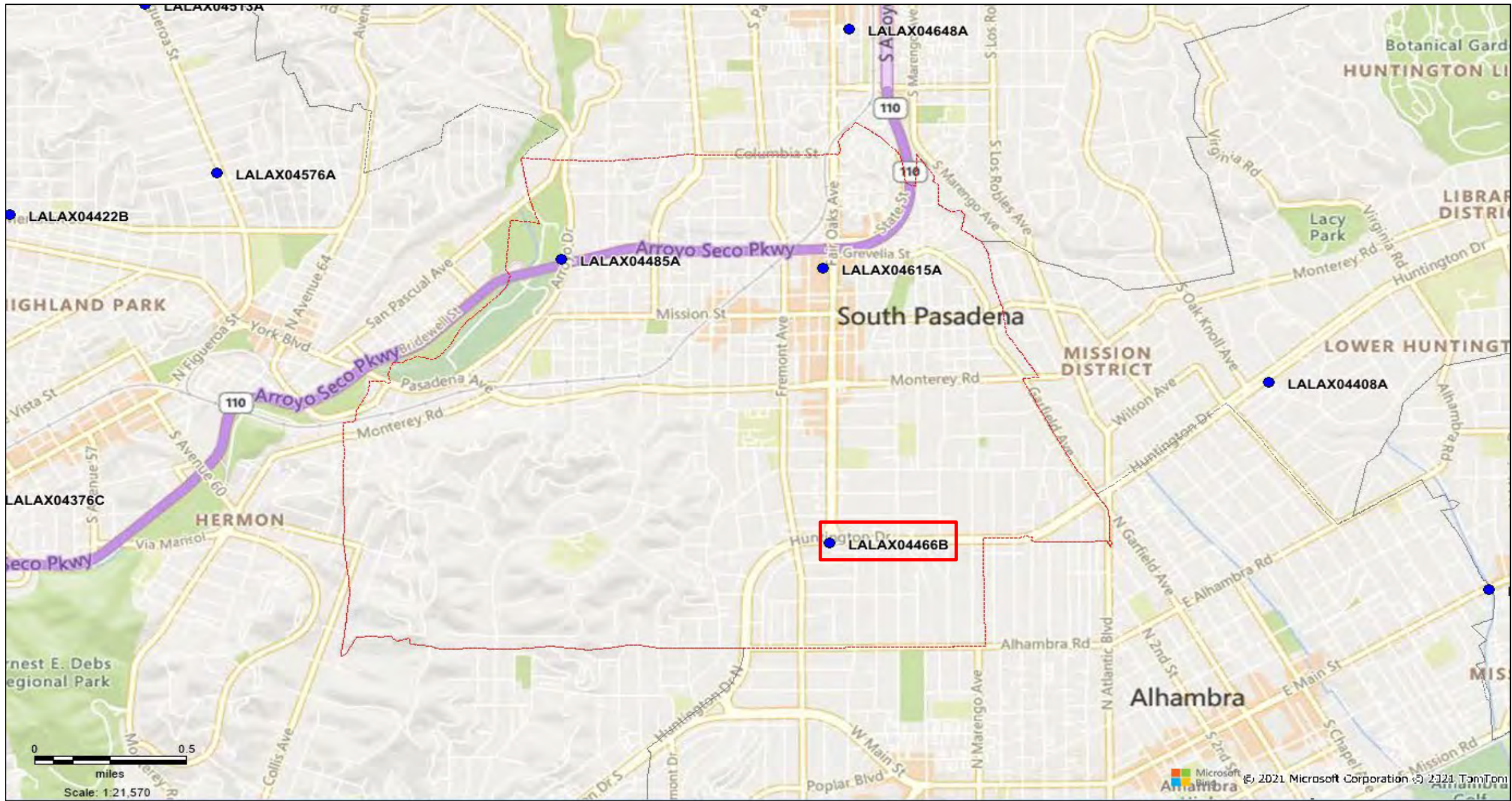
## RF Propagation Coverage Report:

- Mid-Band Coverage Assessment.
  - Greenfield (first deployment) network resulting in no actual baseline service depiction.
  - Predicted performance for all presented conditions:
    - Network Area of Interest
    - Network Coverage Site Stand Alone
    - 1<sup>st</sup> Tier Network Coverage with site
  - Service Thresholds
    - Urban – Subscriber anticipated to have accessibility to Dish service while even indoors at lower performance levels.
    - Suburban – Subscriber anticipated to have accessibility to Dish service while in-vehicle
    - Outdoor – Subscriber anticipated to have accessibility to Dish service while outdoors



# LALAX04466B - Area of Interest

## South Pasadena City Border

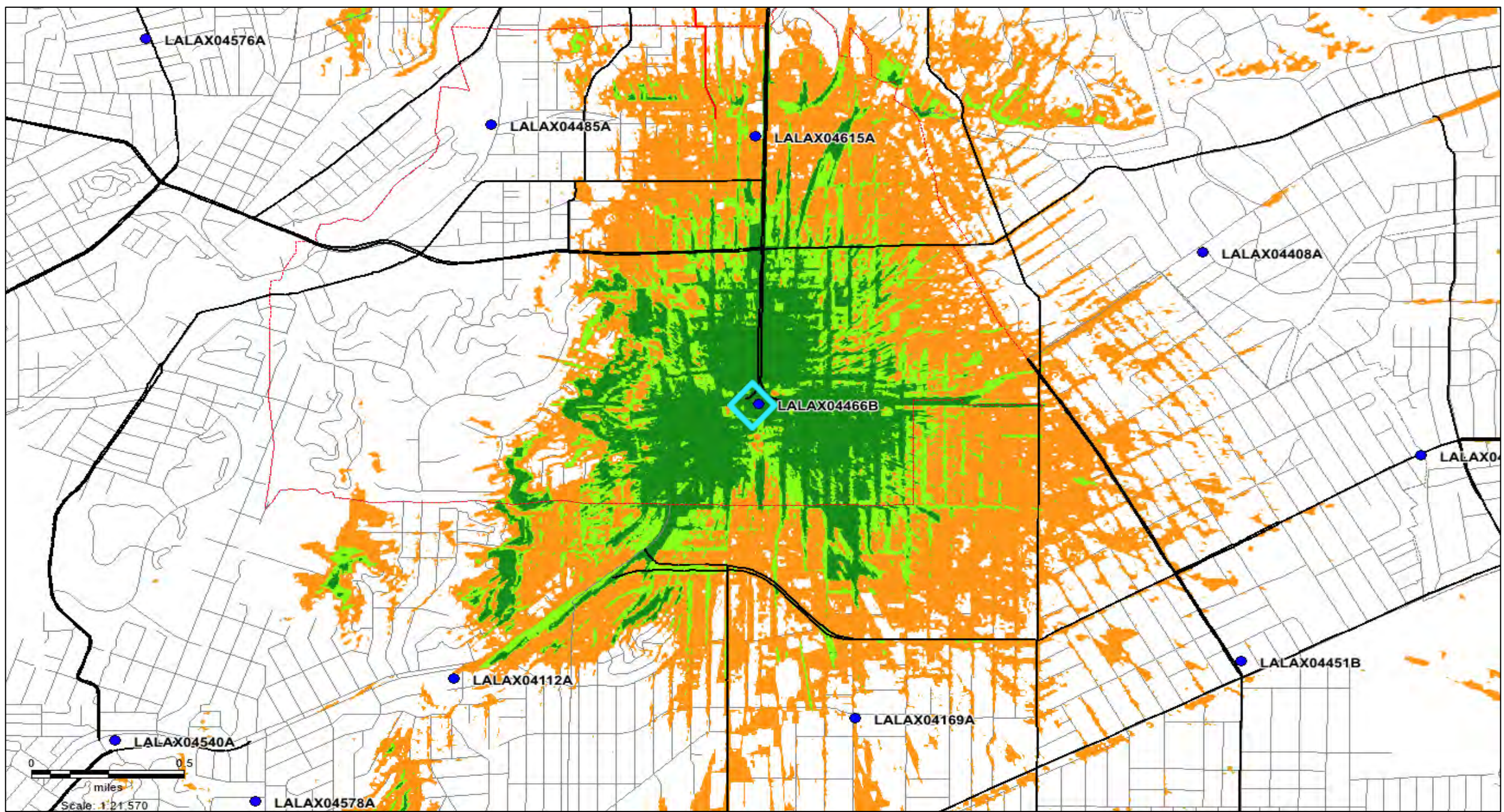


● South Pasadena (Qty 3 within boundary)



# LALAX04466B - Individual Contribution

South Pasadena City Border



**Coverage Legend**

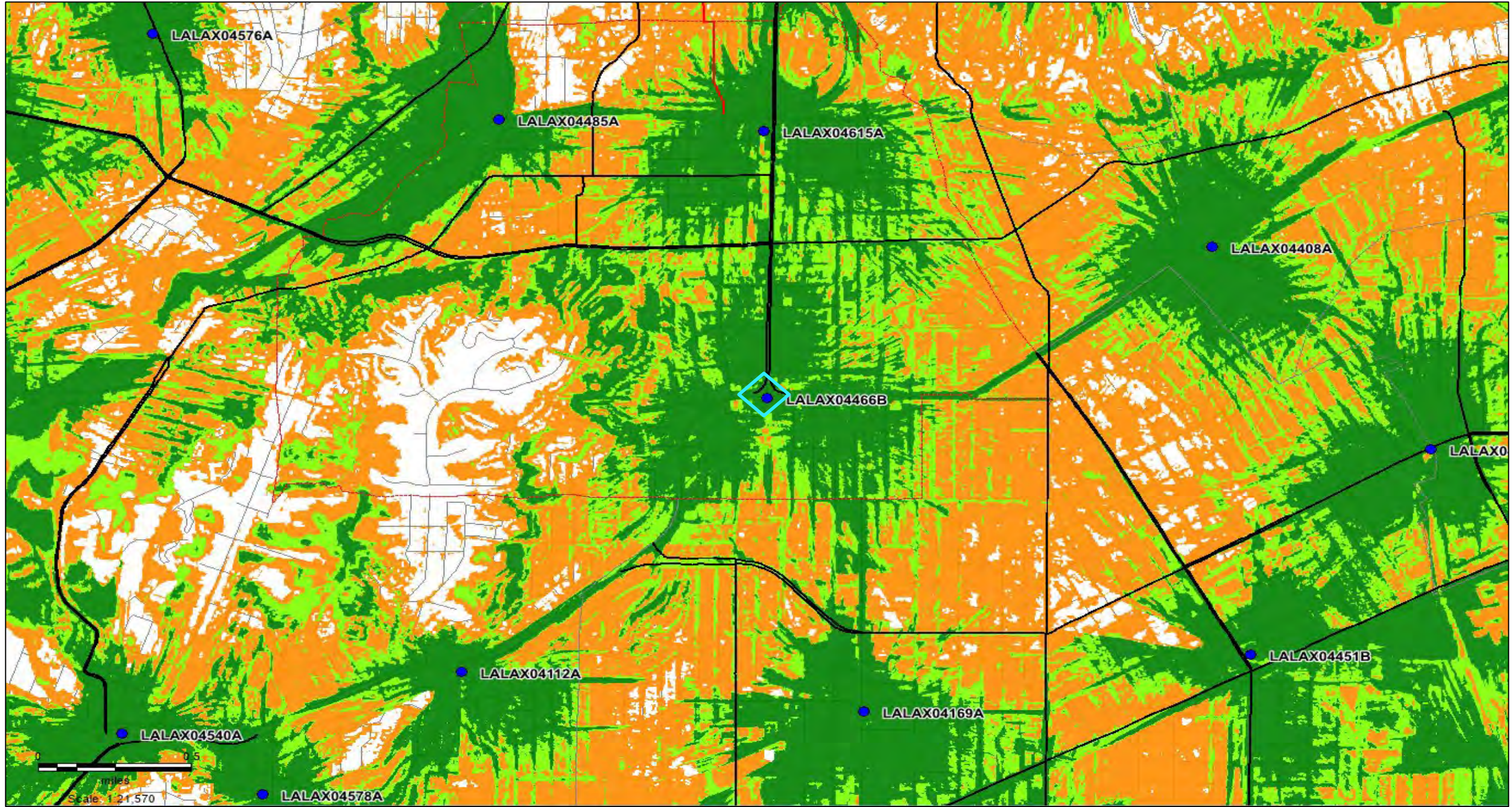
Urban	Suburban	Outdoor
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# LALAX04466B – Network Included

South Pasadena City Border



**Coverage Legend**

Urban	Suburban	Outdoor
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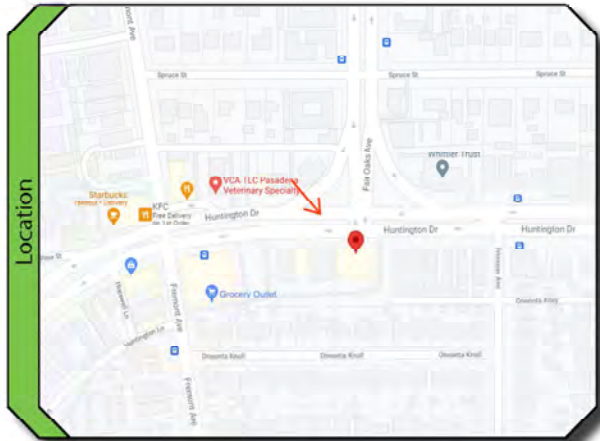


# **ATTACHMENT 5**

## Photo Simulations



LALAX04466B  
1499 HUNTINGTON DRIVE  
SOUTH PASADENA, CA 91030



View 1 of 3: NORTHWEST ELEVATION LOOKING SOUTHEAST

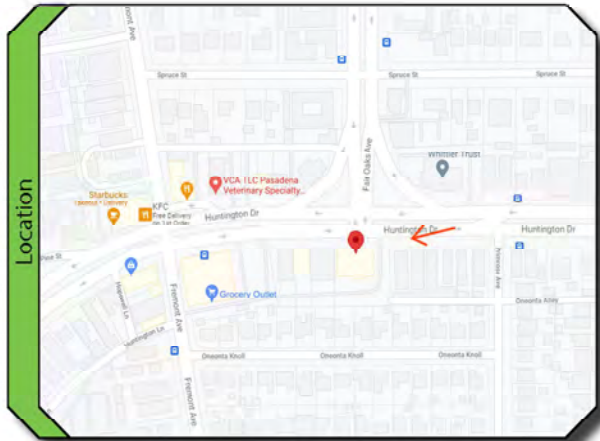


AUGUST 3, 2021

Prepared by: RGL



LALAX04466B  
1499 HUNTINGTON DRIVE  
SOUTH PASADENA, CA 91030



View 2 of 3: EAST ELEVATION LOOKING WEST



AUGUST 3, 2021

Prepared by: RGL

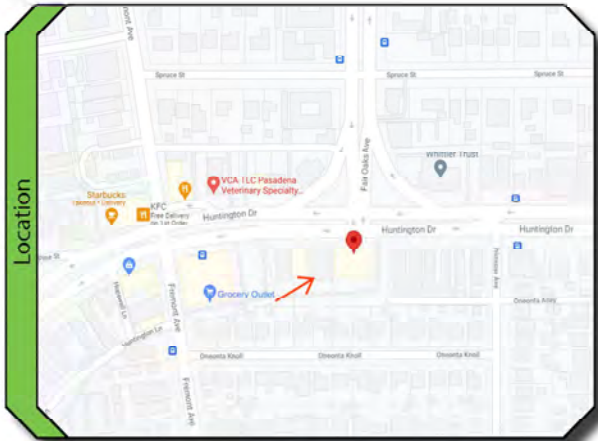




LALAX04466B  
1499 HUNTINGTON DRIVE  
SOUTH PASADENA, CA 91030



View 3 of 3: SOUTHWEST ELEVATION LOOKING NORTHEAST



AUGUST 3, 2021

Prepared by: RGL



## **ATTACHMENT 6**

Site Images

# DISH Wireless

LALAX04466B

1499 Huntington Drive

South Pasadena, CA 91303

Looking  
South



Looking  
Northwest



Looking  
North From  
Rear of  
Building





Looking  
West From  
Rear of  
Building



Looking  
East From  
Rear of  
Building



Looking  
Northeast  
From Rear  
of Building





Looking  
North From  
West Rear  
of Building



Looking  
South From  
West Front  
of Building





Looking  
West From  
East Front  
of Building



# **ATTACHMENT 7**

FCC Compliance



DISH Wireless L.L.C.  
9601 S. Meridian Blvd.  
Englewood, CO 80112  
303.723.1000

City of South Pasadena  
Community Development Department  
1414 Mission Street, South Pasadena CA 91030

11/10/2022

RE: Project Description and Location: LALAX04466B / 1499 Huntington Drive, South Pasadena, CA  
(the "Project")

To whom it may concern:

This letter responds to your request for information about the Project referenced above, specifically the potential to interfere with communication facilities located nearby and conformance with the Federal Communications Commission ("FCC") rules governing human exposure to radio frequency energy (see FCC OET Bulletin 65 guidelines). DISH Wireless L.L.C. ("DISH") shall comply with all FCC rules regarding interference with other radio services and all FCC rules concerning human exposure to radio frequency energy.

The FCC has granted licenses for the use of certain radio frequencies exclusively by wireless service providers, including DISH. Each wireless service provider uses specific frequencies (channels) on which to transmit and receive radio signals. Pursuant to these licenses, DISH is authorized to provide wireless service nationwide.

Wireless transmitters must be type-accepted by the FCC to ensure compliance with technical standards that limit the frequencies, output power, radio frequency emissions, spurious radio noise, and other technical parameters. Wireless licensees like DISH are required to use type-accepted equipment. The assignment of frequencies and the FCC rules keep cellular radio signals from interfering with, or being interfered with by, other radio transmissions and provide guidelines outlining the limits for permissible human radio frequency exposure.

DISH shall comply with all FCC rules regarding interference to other radio services and human exposure to radio frequency energy. In the unlikely event that interference does occur, DISH agrees to fully cooperate with the entity experiencing interference to identify and correct, to the extent reasonably possible, any issues caused by the DISH installation.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Mohammad Shouqat', written over a horizontal line.

Mohammad Shouqat  
RF Engineering Manager





# Planning Commission Agenda Report

ITEM NO. 4

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**DATE:** November 21, 2022

**TO:** Planning Commission

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Susana Martinez, Associate Planner

**SUBJECT:** **Project No. 2502-CUP – A request for a Conditional Use Permit for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 625 Fair Oaks Avenue (APN: 5315-001-072).**

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## Recommendation

Staff recommends that the Planning Commission adopt a Resolution approving Project No. 2502-CUP, subject to the conditions of approval (Attachment 1).

## Background

The subject site at 625 Fair Oaks Avenue is located on the westerly side of Fair Oaks Avenue between Grevelia Street and Hope Street. The property is an irregularly shaped lot, that measures approximately 2.62 acres. Located within the Commercial Office (CO) zone and General Plan Land Use Designation of Professional Office, the property is surrounded by commercial uses to the east and south, residential to the west, and Grevelia Street to the north. The subject site is currently developed with a four-story multi-tenant commercial building, which has active business licenses for retail, office, and medical uses.

The subject site's rooftop is currently utilized as an unmanned telecommunication facility, operated by various wireless companies. The first rooftop telecommunication facilities on the site were established by AT&T and Sprint/Nextel Communication. It is unclear when the original approval was granted to both AT&T and Nextel Communication to colocate their original telecommunication facility equipment. However, in January of 2005, Nextel Communication was the first of the two companies to obtain approval of a Conditional Use Permit (CUP) and Design Review (Project No. 0385-DRX/CUP) for additional antennas and to increase the height of the existing equipment. The staff report for the project made note of the existing AT&T and Sprint/Nextel Communication telecommunication equipment of the rooftop.

In September of 2009, Nextel Communication obtained approval of a CUP modification (Project No. 1308-CUP) to the original approval to install additional antennas and replacement of existing antennas on the rooftop. In April of 2012, AT&T obtained approval of a CUP and Design Review (Project No. 1519-CUP/DRX) for the existing unmanned telecommunication facility. The modifications included the installation of additional antennas and replacement of existing equipment. The staff report for the project also made note that the existing AT&T antennas and accessory equipment were legal non-conforming, therefore the approval of the CUP and Design Review brought the AT&T telecommunication into compliance with the South Pasadena Municipal Code at the time of approval.

Presently, the site has approximately eighteen antennas operated by companies such as AT&T, T-Mobile/Sprint, and Verizon. All existing antennas are installed throughout the rooftop of the existing commercial building.

### **Project Description**

SureSite, on behalf of Dish Wireless, is requesting a CUP to co-locate six (6) new antennas to an existing unmanned telecommunication facility located on the roof of an existing commercial building located at 625 Fair Oaks Avenue.

### **Project Analysis**

The applicant is proposing to install six (6) new antennas throughout the rooftop of the existing commercial building. The new antennas will be attached to three mounts and each mount will contain two (2) antennas. The first mount will be located on the southeasterly corner of the rooftop, the second mount will be located along the westerly side of the rooftop, and the third will be located along the northerly side of the rooftop.

The new antennas are not proposed to be screened, therefore the project shall comply with section 36.350.210 of the SPMC (Attachment 2), which requires that roof mounted antennas be setback from the edge of the roof by one foot for every foot that the height of the antenna projects above the roofline. Sheet A-4 of the plans indicates that the antennas will project nine-feet above the roofline, therefore the required setback is nine feet. The applicant complies with this requirement, setting the antennas nine feet from the roof edge.

Additionally, an existing equipment room located within the subterranean parking will house all the cabinet equipment. The project proposes to add four (4) new equipment cabinets as accessory equipment to the new antennas. The antennas will improve the wireless reception in the City, as indicated on the coverage maps submitted by the applicant (Attachment 3).

### *Zoning Code Consideration*

Section 36.350.210 (Telecommunication Facilities) lists several development standards for telecommunication facilities that are applicable to the proposed project. These requirements

specify the location, diameter, height, setbacks, and paint color of the new antennas. As submitted, the proposed project would comply with these standards.

**Additional Requirements/Criteria:**

Under federal law, a State or local government (1) must allow a wireless service provider to close a “significant gap” in the provider’s own service, but (2) may require the provider to adopt the “least intrusive means” to close the gap. The provider bears the burden to demonstrate that a significant gap exists and, regardless of whether a significant gap exists, that its proposal represents the least intrusive means to achieve its service goals.

To determine whether a significant gap in service exists, the applicant must show that a permit denial would actually or effectively prohibit that particular applicant from providing its own service. See *Metro PCS, Inc. v. City and County of San Francisco*, 400 F.3d 715, 733–35 (9<sup>th</sup> Cir. 2005) (interpreting 47 U.S.C. § 332(c)(7) (2013)). This fact-specific analysis depends on the particular circumstances of each individual case.

Regardless of whether a wireless service provider demonstrates a significant gap in its own service, a State or local government may require it to adopt the least intrusive means to achieve its service goals. In this context, the “least intrusive means” means the location and design most consistent with the local values that a permit denial would serve.

After review of the proposed project and subsequent coverage maps, the proposed antennas will provide additional telecommunication services to the residents and commercial businesses of South Pasadena. As indicated in the project narrative, Dish Wireless is filling in a place within the wireless companies, after the merging of T-Mobile and Sprint. The additional antennas and accessory equipment will provide consumers with additional telecommunication options.

**Conditional Use Permit Findings**

In order to approve a CUP, the Planning Commission must make certain findings listed in SPMC section 36.410.060. The required findings are listed below.

- 1. The proposed use is allowed with Conditional Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;**

The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The Commercial Office zone of the South Pasadena Municipal Code is intended to provide for professional office use and other uses including business support services, restaurants, and specialty retail land uses. The new antennas to the existing telecommunication facility will provide additional wireless services to the residents of South Pasadena and will be compatible with adjoining land uses. The proposed project would comply with the applicable requirements of the SPMC.

**2. The proposed use is consistent with the General Plan and any applicable specific plan;**

The proposed project is consistent with the General Plan, specifically Goal 8 of the Land Use Element of the General Plan by harmonizing physical change to preserve South Pasadena's historic character, scale, and "small town" atmosphere. The applicant is proposing to install new telecommunication equipment that will continue to provide wireless services to the residents and businesses of South Pasadena, while setting the equipment away from the roof's edge to minimize visibility from the public right-of-way.

**3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;**

The project proposes to add new antennas to an existing telecommunication site that will comply with the radio frequency emissions imposed by the Federal Communications Commission (FCC). Therefore, the establishment, maintenance, and operations of the modifications to the telecommunication site are not expected to be detrimental to the health, safety, or general welfare of person residing or working in the surrounding neighborhood.

**4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;**

The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The new antennas are proposed on the rooftop of an existing commercial building that is four-stories and 51' in height. Additionally, the new antennas on the roof would be setback from the roof's edge. Upon completion, the setback telecommunication equipment will minimize the visibility from neighboring parcels and public right-of-way. Therefore, the proposed project will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

**5. The subject site is adequate in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways which are adequate in width and pavement type to carry the quantity and quality of traffic expected to be generated by the proposed use; and**

Vehicular and pedestrian access to the site is provided through Fair Oaks Avenue and Mound Avenue. The project will not significantly intensify public access, water, sanitation, and other public utilities. The proposed project will not affect this

infrastructure or require any type of modification to public facilities or streets. Additionally, the telecommunication facility will not impede the accessibility to public access, due to the fact that it is located on the roof of the existing building.

**6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.**

The proposed project is located on a lot that is approximately 2.62 acres in size. The design, location, size, and operating characteristics of the additional antennas and equipment to the existing telecommunication facility would not be detrimental to the public health, safety, and welfare of general public because the new antennas will be located on the rooftop of an existing building. The proposed modification would be compatible with the surrounding area as well as the existing commercial building on which it is located. In addition, the proposed project would comply with all Federal Communication (FCC) requirements.

**Environmental Analysis**

This project is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15031, Class 1 – Existing Facilities. A Class 1 Categorical Exemption includes additions to existing structures provided the addition will not result in an increase of more than 10,000 square feet, provided the project site is in an area where all public services and facilities are available and is not located in an environmentally sensitive area.

**Staff Recommendation**

Staff recommends that the Planning Commission adopt a Resolution approving Project No. 2502-CUP, subject to the conditions of approval (Attachment 1).

**Alternatives to Consider**

If the Commission does not agree with the staff recommendation, the following options are available:

1. The Planning Commission can Approve the project as is or with modified condition(s) added or removed and provide findings; or
2. The Planning Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Planning Commission can Deny the project if it finds that the project does not meet the City’s CUP requirements and finds that the project does not meet federal law standards.



### **Public Notification of Agenda Item**

A Public Hearing Notice was published on November 11, 2022, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on November 9, 2022. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, and the posting of the same agenda and reports on the City's website

### **Public Comment**

At the time of writing this report, staff received no written or verbal comments on the project.

### **Attachments**

1. Resolution with Conditions of Approval
2. Project Plans
3. Project Narrative
4. Coverage Maps
5. Photo Simulations
6. FCC Compliance
7. Site images

# **ATTACHMENT 1**

Resolution with Conditions of Approval

**P.C. RESOLUTION NO. 22-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PROJECT NO. 2502-CUP CONSISTING OF A CONDITIONAL USE PERMIT FOR CO-LOCATION OF SIX (6) NEW ANTENNAS TO AN EXISTING UNMANNED TELECOMMUNICATION FACILITY ON THE ROOFTOP OF A COMMERCIAL BUILDING LOCATED AT 625 FAIR OAKS AVENUE (APN: 5315-001-072).**

**WHEREAS**, on July 28 , 2022, the applicant, SureSite on behalf of Dish Wireless, submitted an application for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 625 Fair Oaks Avenue (APN: 5315-001-072); and

**WHEREAS**, the subject property is zoned Commercial Office (CO) and has a General Plan Land Use Designation of Professional Office; and

**WHEREAS**, the Planning Division evaluated the project for consistency with the City's General Plan, City of South Pasadena Municipal Code, and all other applicable state and local regulations; and

**WHEREAS**, on November 9, 2022, the public hearing notice was mailed to each property owner within a 300-foot radius of the project site in accordance with the requirements of South Pasadena Municipal code for the required Conditional Use Permit by the Planning Commission for the hearing on November 21, 2022; and

**WHEREAS**, on November 11, 2022, the City of South Pasadena Planning Division, published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law concerning Project No. 2502-CUP; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on November 21, 2022, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. 2502-CUP and considered the proposed conditional use permit for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 625 Fair Oaks Avenue (APN: 5315-001-072).

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**SECTION 1: ENVIRONMENTAL REVIEW FINDING**

The Planning Commission has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19 Section 15301, Class 1 – Existing Facilities the California Guidelines for Implementation of CEQA.

Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet, in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area.

## **SECTION 2: CONDITIONAL USE PERMIT FINDINGS**

The Planning Commission finds that the proposed project is consistent with all applicable findings for approval of a Conditional Use Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060 and requirements for telecommunication facilities as stipulated in section 36.350.210(c), as follows:

- 1. The proposed use is allowed with Conditional Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;**

The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The Commercial Office zone of the South Pasadena Municipal Code is intended to provide for professional office use and other uses including business support services, restaurants, and specialty retail land uses. The new antennas to the existing telecommunication facility will provide additional wireless services to the residents of South Pasadena and will be compatible with adjoining land uses. The proposed project would comply with the applicable requirements of the SPMC.

- 2. The proposed use is consistent with the General Plan and any applicable specific plan;**

The proposed project is consistent with the General Plan, specifically Goal 8 of the Land Use Element of the General Plan by harmonizing physical change to preserve South Pasadena's historic character, scale, and "small town" atmosphere. The applicant is proposing to install new telecommunication equipment that will continue to provide wireless services to the residents and businesses of South Pasadena, while setting the equipment away from the roof's edge to minimize visibility from the public right-of-way.

- 3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;**



The project proposes to add new antennas to an existing telecommunication site that will comply with the radio frequency emissions imposed by the Federal Communications Commission (FCC). Therefore, the establishment, maintenance, and operations of the modifications to the telecommunication site are not expected to be detrimental to the health, safety, or general welfare of person residing or working in the surrounding neighborhood.

- 4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;**

The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The new antennas are proposed on the rooftop of an existing commercial building that is four-stories and 51' in height. Additionally, the new antennas on the roof would be setback from the roof's edge. Upon completion, the setback telecommunication equipment will minimize the visibility from neighboring parcels and public right-of-way. Therefore, the proposed project will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

- 5. The subject site is adequate in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways which are adequate in width and pavement type to carry the quantity and quality of traffic expected to be generated by the proposed use; and**

Vehicular and pedestrian access to the site is provided through Fair Oaks Avenue and Mound Avenue. The project will not significantly intensify public access, water, sanitation, and other public utilities. The proposed project will not affect this infrastructure or require any type of modification to public facilities or streets. Additionally, the telecommunication facility will not impede the accessibility to public access, due to the fact that it is located on the roof of the existing building.

- 6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.**

The proposed project is located on a lot that is approximately 2.62 acres in size. The design, location, size, and operating characteristics of the additional antennas and equipment to the existing telecommunication facility would not be detrimental to the public health, safety, and welfare of general public because the new antennas will be located on the rooftop of an existing building. The proposed modification would be compatible with the surrounding area as well as the existing commercial building on which it is located. In addition, the proposed project would comply with all Federal Communication (FCC) requirements.

### **SECTION 3: RECORD OF PROCEEDING**

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

### **SECTION 4: DETERMINATION**

Based upon the findings outlined in Sections 1 through 3 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves Project No. 2502-CUP consisting of a Conditional Use Permit for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 625 Fair Oaks Avenue, subject to the Conditions of Approval attached hereto as Exhibit "A."

### **SECTION 5: APPEALS**

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with appropriate appeal fee, no later than 15 days, following the date of the Planning Commission's final action.

### **SECTION 6: CERTIFICATION OF THE RESOLUTION**

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 21<sup>st</sup> day of November 2022.

**PASSED, APPROVED, AND ADOPTED** this 21<sup>st</sup> day of November 2022 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

John Lesak, Chair

**ATTEST:**

---

Amitabh Barthakur, Secretary to the Planning Commission

**CONDITIONS OF APPROVAL**  
**Conditional Use Permit**  
**PROJECT NO. 2502-CUP**  
**625 Fair Oaks Avenue**  
**(APN: 5315-001-072)**

---

**DEVELOPMENT**  
**REQUIREMENTS**

*Note: As a convenience to the applicant, the development requirements from applicable Departments/Agencies are listed herein. These requirements list what the applicant will be required to comply with in order to receive a Building Permit, a Certificate of Occupancy, or other Department- issued entitlement.*

**PLANNING DIVISION:**

- P1. The following approvals are granted as described below and as shown on the development plans submitted to the Planning Commission:
  - a. **Conditional Use Permit** to co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 625 Fair Oaks Avenue (APN: 5315-001-072).
- P2. This approval and all rights hereunder shall terminate within 12 months of the effective date of their approval by the Planning Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the Conditional Use Permit.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or City Planning Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

- P7. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in the South Pasadena Municipal Code.
- P8. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.
- P9. That the wireless telecommunication facility be operated in compliance with the City of South Pasadena Noise Ordinance.
- P10. That there shall be a maximum of six (6) new antennas at the subject site. If additional antennas are to be proposed, a modification to the Conditional Use Permit shall be required.
- P11. That any expansion of the proposed lease area or increase in the number of antennas shall require a modification to the Conditional Use Permit.
- P12. That the operator shall obtain/amend its City of South Pasadena Business License prior to commencing business operations.

### **Notes on Construction Plans**

The contractor shall be responsible to implement and monitor compliance with the following conditions:

- P13. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- P14. The hours of all construction activities shall be limited to the following: 8:00 am to 7:00 pm, Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.

### **Prior to issuance of a Building Permit**

- P15. All requirements, as deemed necessary by the South Pasadena Building Division during the Plan Check process, shall be complied with.

### **PUBLIC WORKS DEPARTMENT:**

- PW1. The applicant shall pay all applicable City and Public Works Department plan review fee.

### **BUILDING AND SAFETY DIVISION:**

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.



- B2. Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior permit issuance
- B3. Structural Calculations for the antennas, equipment shelter or cabinet's attachment, bottom support & anchorage design, prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B4. An address assignment required for an antenna meter box if not already assigned.

## **FIRE DEPARTMENT**

- F1. All construction must comply with all appropriate fire protection installation standards as adopted by the South Pasadena Fire Department.
- F2. Shall comply with all current 2019 adopted California Building Code, California Fire Code, NFPA's and South Pasadena Municipal Code. Requirements are based on occupancy classification.
- F3. Any fire protection equipment modification must submit plans to City for approval and shall be install per NFPA 13 2019 Edition.
- F4. Cables/wirings shall not be allowed in exit enclosures, smoke proof towers, elevator shafts, or in front of standpipe outlets.
- F5. Shall have a clearance of not less than 4 feet near fire access, exterior standpipe outlets, skylights, or other fire department operations considerations.
- F6. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approve building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- F7. Structures under construction, alteration or demolition shall be provide with no less one approved portable fire extinguisher in accordance with Section 905 and sized for not less than ordinary hazard as follows:
  - a. At each stairway on all floor levels where combustible materials have accumulated.
  - b. In every storage and construction shed.
  - c. Where special hazards exist including, but not limited to, the storage and use of combustible and flammable liquids.
- F8. Portables fire extinguishers shall be installed in all of the following locations:

In new and existing Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R-3.1, R-4 and S occupancies.

The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

**GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION (IF APPLICABLE)**

The following items are noted for the applicant's information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for South Pasadena and many other agencies, including but not limited to Los Angeles County, and state and federal agencies.

**Building Division**

1. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
2. Park Impact Fee to be paid at the time of permit issuance.
3. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
6. Project shall comply with the CalGreen Residential mandatory requirements.
7. Fire-resistance rating requirements for exterior walls and maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings without automatic residential fire sprinkler protection shall comply with Table R302.1(1&2).
8. No work or construction materials will be permitted to encroach into adjacent property without written approval from the affected property owner.

## **ATTACHMENT 2**

### Project Plans





DISH WIRELESS, LLC. SITE ID:

**LALAX04615A**

DISH WIRELESS, LLC. SITE ADDRESS:

**625 FAIR OAKS AVE  
SOUTH PASADENA, CA 91030**

**CALIFORNIA - LA COUNTY CODE COMPLIANCE**

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2020 LA COUNTY BUILDING CODE (2019 CBC/2018 IBC)
MECHANICAL	2020 LA COUNTY MECHANICAL CODE (2019 CMC/2018 UMC)
ELECTRICAL	2020 LA COUNTY ELECTRICAL CODE (2019 CEC/2017 NEC)

**SHEET INDEX**

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
C-1	SITE SURVEY
A-1	PARTIAL PROPOSED ENLARGED SITE PLAN
A-2	ENLARGED BUILDING ROOF PLAN
A-3	ANTENNA PLAN, ELEVATION AND SCHEDULE
A-4	NORTH AND SOUTH ELEVATIONS
A-5	EAST AND WEST ELEVATIONS
A-6	EQUIPMENT DETAILS AND EQUIPMENT PLAN
A-7	EQUIPMENT DETAILS

**SCOPE OF WORK**

DISH WIRELESS L.L.C. PROPOSES TO CO-LOCATE AN UNMANNED WIRELESS COMMUNICATIONS ROOFTOP FACILITY WITH PROPOSED ANTENNAS MOUNTED TO WALL OF THE EXISTING ENCLOSURE. THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- SECTOR SCOPE OF WORK:**
- INSTALL (6) PROPOSED PANEL ANTENNAS (2 PER SECTOR)
  - INSTALL (6) PROPOSED ANTENNA MOUNTS (2 PER SECTOR)
  - INSTALL PROPOSED JUMPERS
  - INSTALL (12) PROPOSED RRU's (4 PER SECTOR)
  - INSTALL (3) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP) (1 PER SECTOR)
  - INSTALL (3) PROPOSED HYBRID CABLE
  - INSTALL PROPOSED CABLE LADDER TRAY OR CABLE TRAY

- ROOFTOP SCOPE OF WORK:**
- INSTALL (1) PROPOSED CONCRETE PAD WITH H-FRAME
  - INSTALL (1) PROPOSED CABLE LADDER TRAY OR CABLE TRAY
  - INSTALL (1) PROPOSED BBU IN CABINET
  - INSTALL (1) PROPOSED EQUIPMENT CABINET
  - INSTALL (1) PROPOSED POWER CONDUIT
  - INSTALL (1) PROPOSED TELCO CONDUIT
  - INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX
  - INSTALL (1) PROPOSED GPS UNIT
  - INSTALL (1) PROPOSED GENERATOR INTERFACE

**SITE PHOTO**



**UNDERGROUND SERVICE ALERT**  
UTILITY NOTIFICATION CENTER OF CALIFORNIA  
(800) 642-2444  
WWW.CALIFORNIA811.ORG  
CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

**SITE INFORMATION**

PROPERTY OWNER: 625 FAIR OAKS, LLC  
ADDRESS: 93525 WILSHIRE BLVD STE 350 BEVERLY HILLS, CA 90210

TOWER TYPE: ROOFTOP

TOWER CO SITE ID: TBD

TOWER APP NUMBER: TBD

COUNTY: LOS ANGELES COUNTY

LATITUDE (NAD 83): 34° 07' 05.27" N  
34.11813067545 N

LONGITUDE (NAD 83): -118° 09' 02.86" W  
-118.150793583 W

ZONING JURISDICTION: CITY OF SOUTH PASADENA

ZONING DISTRICT: COMMERCIAL OFFICE (CO)

PARCEL NUMBER: 5315-001-072  
PROPERTY LOT SIZE: ±114,240 SQ. FT.  
EXISTING BLDG. SQ. FT.: ±34,049 SQ. FT.

OCCUPANCY GROUP: U  
CONSTRUCTION TYPE: V-B  
POWER COMPANY: SCE

TELEPHONE COMPANY: TBD

**PROJECT DIRECTORY**

APPLICANT: DISH WIRELESS, LLC.  
5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

TOWER OWNER: GREENBRIDGE INVESTMENT  
9595 WILSHIRE BLVD STE 711  
BEVERLY HILLS, CA 90212  
(310) 850-2300

SITE DESIGNER: SURESITE  
3659 GREEN RD, SUITE 214  
CLEVELAND, OH 44122  
(216) 593-0400

SITE ACQUISITION: MICHELLE PARAMO  
(949) 690-0998

CONSTRUCTION MANAGER: CARRINGTON HILDEBRANT  
(310) 713-4741

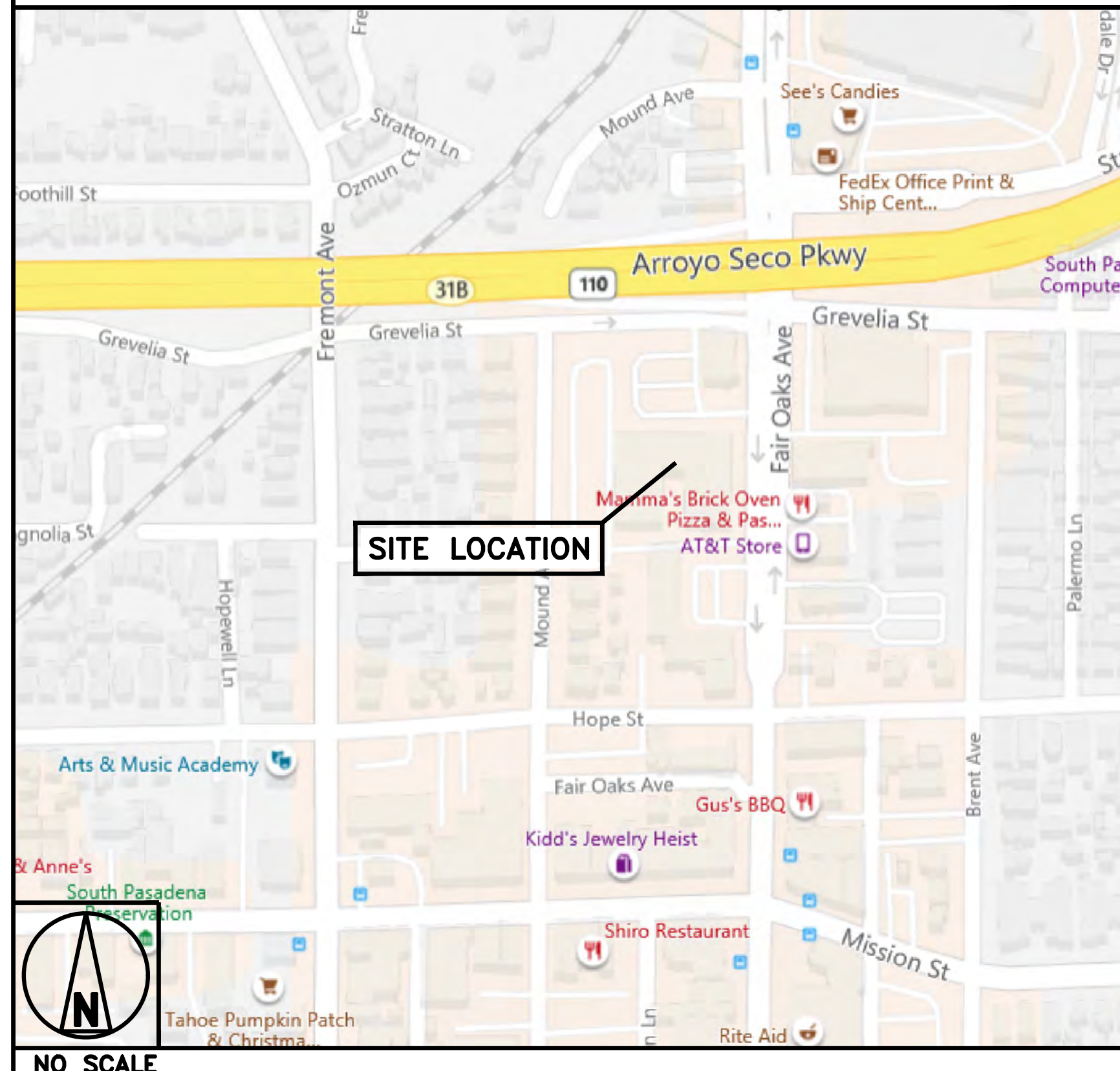
RF ENGINEER: CRAIG STANZIANO  
(949) 235-4684

**DIRECTIONS**

**DIRECTIONS FROM DISH IRVINE OFFICE: 16812 ARMSTRONG AVE, IRVINE, CA 92606**

HEAD NORTHWEST TOWARD ARMSTRONG AVE, TURN RIGHT ONTO ARMSTRONG AVE. USE THE LEFT 2 LANES TO TURN LEFT ONTO WARNER AVE, TURN RIGHT ONTO RED HILL AVE, TURN LEFT ONTO VALENCIA AVE, TURN RIGHT ONTO NEWPORT AVE. TURN LEFT TO MERGE ONTO CA-55 N/STATE RTE 55 N. TAKE I-5 N AND CA-110 N TO FAIR OAKS AVE IN SOUTH PASADENA. TAKE EXIT 31B FROM CA-110 N, MERGE ONTO CA-55 N/STATE RTE 55 N. TAKE EXIT 13 FOR CALIFORNIA 22 W/GARDEN GROVE FWY TOWARD LONG BEACH, CONTINUE ONTO CA-22 W/GARDEN GROVE FWY. USE THE RIGHT 2 LANES TO TAKE EXIT 14B TO MERGE ONTO I-5 N TOWARD LOS ANGELES. KEEP RIGHT AT THE FORK TO STAY ON I-5 N, FOLLOW SIGNS FOR INTERSTATE 5 N/SACRAMENTO. USE THE RIGHT 2 LANES TO TAKE EXIT 137B TO MERGE ONTO CA-110 N. TAKE EXIT 31B FOR FAIR OAKS AVE TOWARD S PASADENA. CONTINUE ON FAIR OAKS AVE TO YOUR DESTINATION. TURN RIGHT ONTO FAIR OAKS AVE, TURN RIGHT DESTINATION WILL BE ON THE RIGHT

**VICINITY MAP**



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
SC	CH	JW

RFDS REV #: 0

**ZONING DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/30/2021	ISSUED FOR REVIEW
0	07/07/2021	FINAL ZD'S
1	11/02/2021	CITY COMMENTS
2	11/16/2022	CITY COMMENTS

A&E PROJECT NUMBER  
LALAX04648A

DISH WIRELESS, LLC.  
PROJECT INFORMATION  
LALAX04648A  
625 FAIR OAKS AVE  
S PASADENA, CA 91030

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
**T-1**



**LEGEND**

- U.G. UTILITY VAULT
- MANHOLE
- UTILITY POLE
- SPOT ELEVATION
- WATER VALVE
- FOUND MONUMENT
- GEODETIC MARKER
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD LINE
- METAL FENCE
- GRADE BREAK
- RIGHT OF WAY LINE
- CENTER LINE
- EASEMENT LINE
- BLDG TOP OF BUILDING
- LP LIGHT POLE
- EOP EDGE OF PAVEMENT
- R.O.W. RIGHT OF WAY
- R/W RIGHT OF WAY
- SCO SEWER CLEAN-OUT
- PS PARKING STRIPE
- SW SIDEWALK
- VLT U.G. UTILITY VAULT
- OHE OVERHEAD ELECTRICAL
- SVC SERVICE
- AC ASPHALTIC CONCRETE
- AP ASPHALT PAVING
- CONC CONCRETE
- PED PEDESTAL
- NG NATURAL GRADE
- UP UTILITY POLE
- LP LIGHT POLE
- WLP WOOD LIGHT POLE
- LUM LUMINAIRE
- OH OVERHEAD
- PUE PUBLIC UTILITY EASEMENT
- BCM BRASS CAP MONUMENT
- MON MONUMENT

**NOTES:**

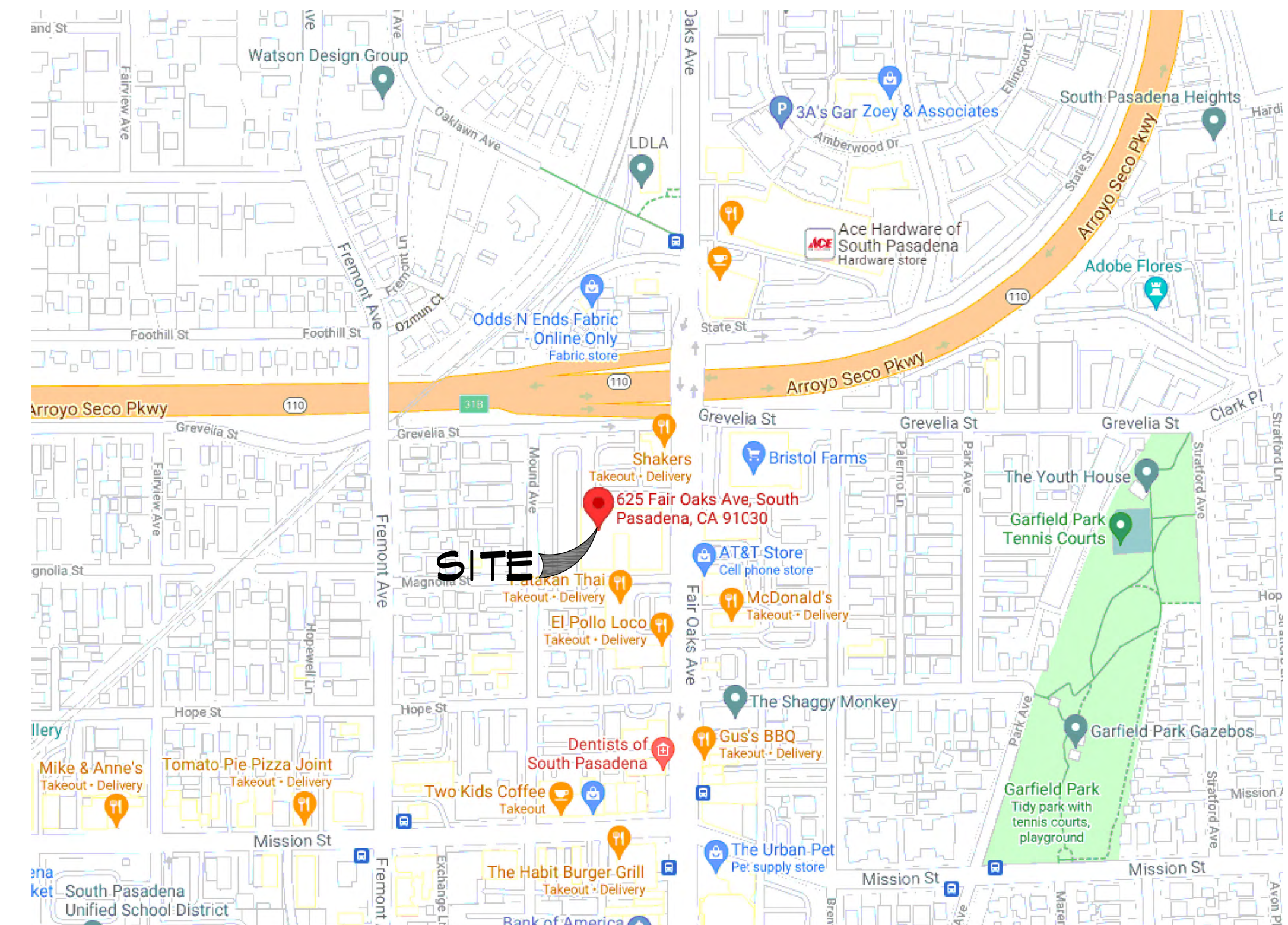
1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. THIS SURVEY IS INTENDED FOR EXHIBIT PURPOSES AND NOT FOR RECORDATION AS AN OFFICIAL RECORD OF SURVEY DRAWING. ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING MONUMENT(S)/LANDMARK(S) SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC.
2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ALL STATES ENGINEERING & SURVEYING / ZALZALI & ASSOCIATES, INC. RELIEVES ALL STATES ENGINEERING & SURVEYING / ZALZALI & ASSOCIATES, INC. OF ANY AND ALL LIABILITY.
3. THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ALL STATES ENGINEERING & SURVEYING / ZALZALI & ASSOCIATES, INC. & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR, AND BY WRITTEN PERMISSION FROM ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC.
4. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE NOTICED TO THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
5. THIS SITE IS PROPOSED TO BE DEVELOPED ON A COMMERCIAL BUILDING ROOFTOP LOCATED WITHIN PRIVATE PROPERTY IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

**LEGAL DESCRIPTION:**

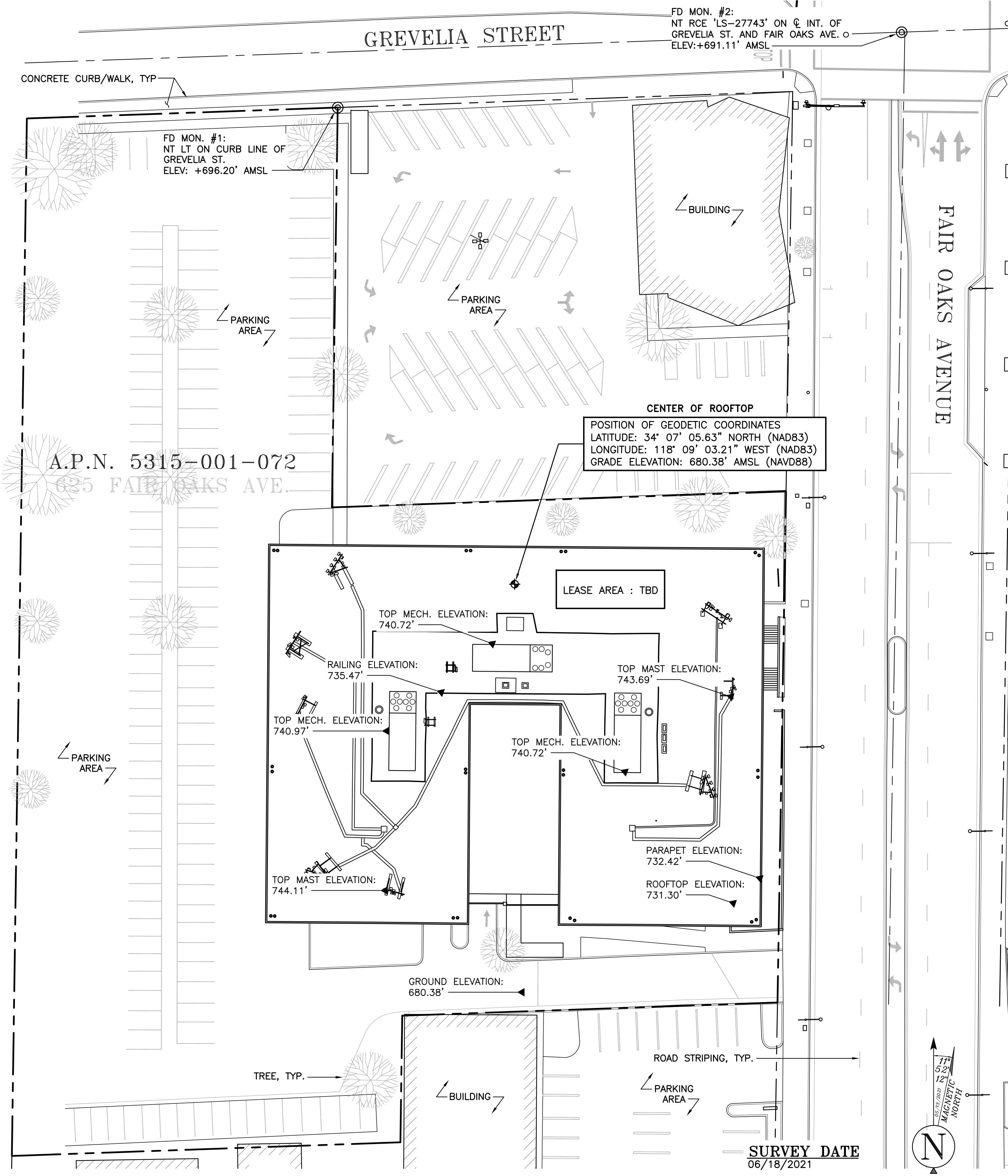
PARCEL 1 OF PARCEL MAP NO. 15154, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 181 PAGES 47 AND 48 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**EXCEPTIONS:**

1. PARTIAL QUITCLAIM EASEMENT BY SOUTHERN CALIFORNIA EDISON COMPANY TO 625 FAIR OAKS LLC, DATED NOVEMBER 04, 2019, RECORDED NOVEMBER 12, 2019, IN INSTRUMENT NO: 20191222149.  
NOTES: EASEMENT PURPOSES
2. QUITCLAIM EASEMENT BY SOUTHERN CALIFORNIA EDISON COMPANY TO 625 FAIR OAKS LLC, DATED NOVEMBER 04, 2019, RECORDED NOVEMBER 12, 2019, IN INSTRUMENT NO: 20191222148.  
NOTES: UTILITY PURPOSES
3. GRANT OF EASEMENT BY COLLIAU CHEVROLET CO. TO SOUTHERN CALIFORNIA EDISON COMPANY, DATED JUNE 03, 1954, RECORDED JUNE 09, 1954, IN BOOK 44765, PAGE 261.  
NOTES: ELECTRIC PURPOSES
4. MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT BETWEEN 625 FAIR OAKS LLC AND LOS ANGELES SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS, DATED AUGUST 23, 2018, RECORDED OCTOBER 28, 2019, IN INSTRUMENT NO: 20191155686.
5. MEMORANDUM OF LEASE BETWEEN 625 FAIR OAKS LLC AND H&O FAIR OAKS PARTNERS AND NEW CINGULAR WIRELESS PCS, LLC, DATED OCTOBER 08, 2018, RECORDED FEBRUARY 12, 2019, IN INSTRUMENT NO: 20190128557.
6. PARCEL MAP NO. 15154 RECORDED OCTOBER 11, 1985, IN BOOK 181, PAGE 47.
7. RESOLUTION NO. 5722 BETWEEN CITY COUNCIL OF THE CITY OF SOUTH PASADENA DATED FEBRUARY 06, 1985, RECORDED MARCH 26, 1985, IN INSTRUMENT NO: 85-327734.
8. MEMORANDUM OF LEASE BETWEEN H&O FAIR OAKS PARTNERS AND LOS ANGELES CELLULAR TELEPHONE COMPANY, DATED SEPTEMBER 10, 1991, RECORDED APRIL 09, 1992, IN INSTRUMENT NO: 92-619898.  
NOTES: PLEASE SEE FIRST AMENDMENT TO MEMORANDUM OF LEASE RECORDED 12/21/2010 AS LEASE 2010-1889493.
9. TRACT NO. 1096 IN BOOK 17, PAGE 170.



**VICINITY MAP**



**UTILITY NOTE:**  
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**TITLE INFORMATION**  
TITLE INFORMATION SHOWN HEREON IS PER A PRELIMINARY TITLE REPORT PREPARED BY: U.S. TITLE SOLUTIONS AS: FILE NO. UST68333 REFERENCE NO. LALAX04615A AND DATED MAY 13TH, 2021.

**BENCHMARK**  
RTCM-REF 3210  
NORTHING: 1861876.31  
EASTING: 6488475.23  
ELEV: +399.94' (A.M.S.L.)

**REFERENCE MAPS**  
• PM 15154 - BK 181 PG 47

**BASIS OF BEARING**  
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

**dish wireless.**  
5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

**SURESITE**  
3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

**ALLSTATES**  
ENGINEERING & SURVEYING  
23675 BIRCHER DRIVE  
LAKE FOREST, CA 92630

PROJECT NO:	LALAX04615A
DRAWN BY:	NC
CHECKED BY:	WZ/DW

REV	DATE	DESCRIPTION	
1	07/27/2021	FINAL SURVEY (CORR)	NC
0	07/22/2021	FINAL SURVEY (PTR)	NC
A	06/22/2021	PRELIMINARY SURVEY	MG

PROFESSIONAL LAND SURVEYOR  
BRUCE T. CRAMTON  
*Bruce Cranton*  
No. 9039  
STATE OF CALIFORNIA

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LALAX04615A  
A.P.N.: 5315-001-072  
625 FAIR OAKS AVE.  
S. PASADENA, CA 91030  
NEW SITE BUILD

SHEET TITLE  
SITE SURVEY

SHEET NUMBER  
**C-1**



**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

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DRAWN BY:	CHECKED BY:	APPROVED BY:
SC	CH	JW

RFDS REV #: 0

**ZONING DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
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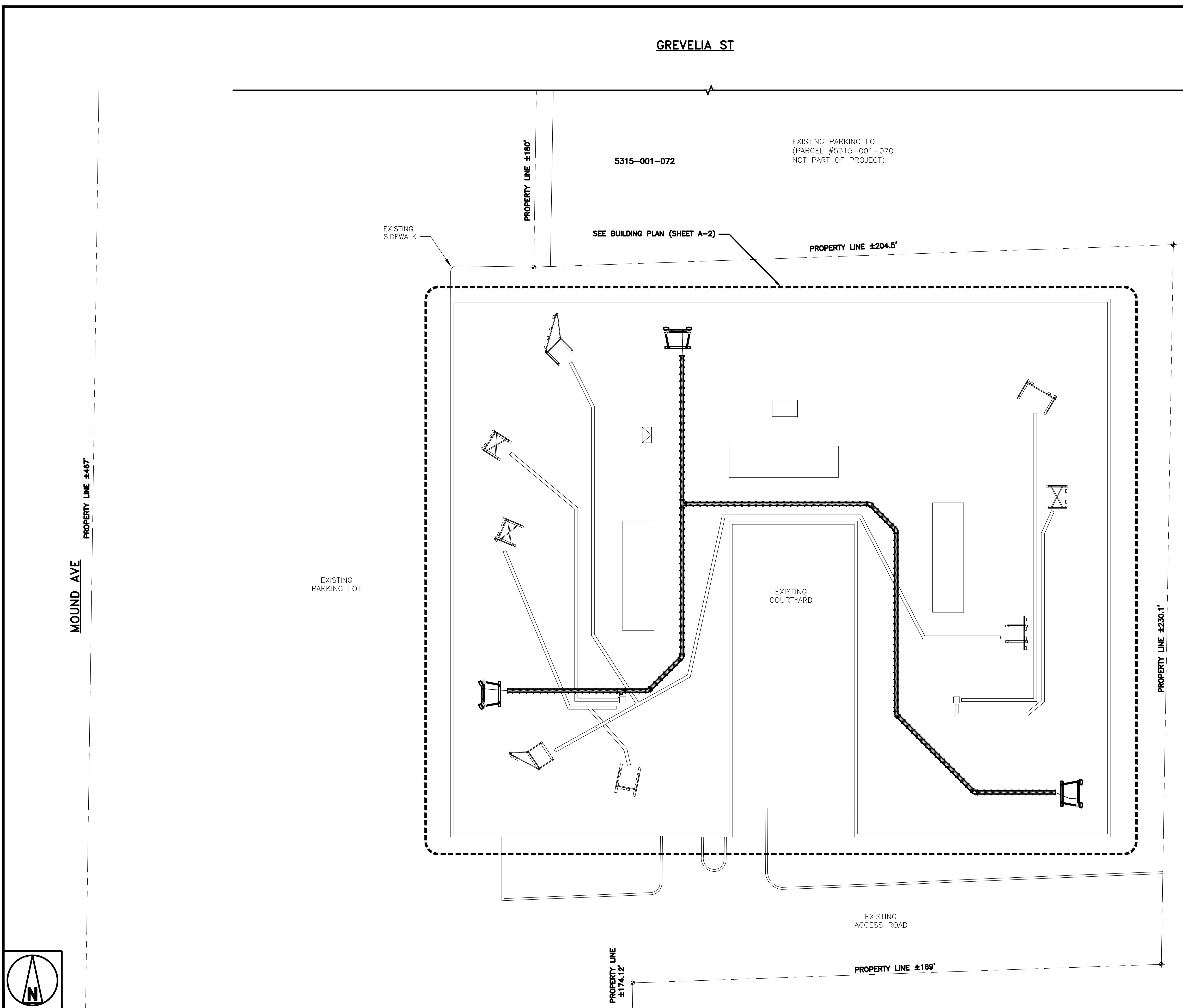
A&E PROJECT NUMBER  
LALAX04648A

DISH WIRELESS, LLC.  
PROJECT INFORMATION  
  
LALAX04648A  
625 FAIR OAKS AVE  
S PASADENA, CA 91030

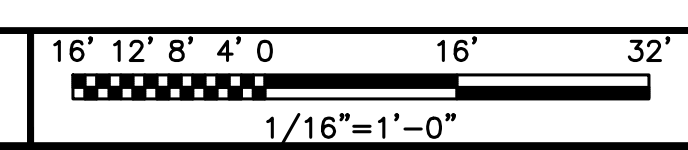
SHEET TITLE  
PARTIAL PROPOSED  
ENLARGED SITE PLAN

SHEET NUMBER

**A-1**



**PARTIAL PROPOSED ENLARGED SITE PLAN**

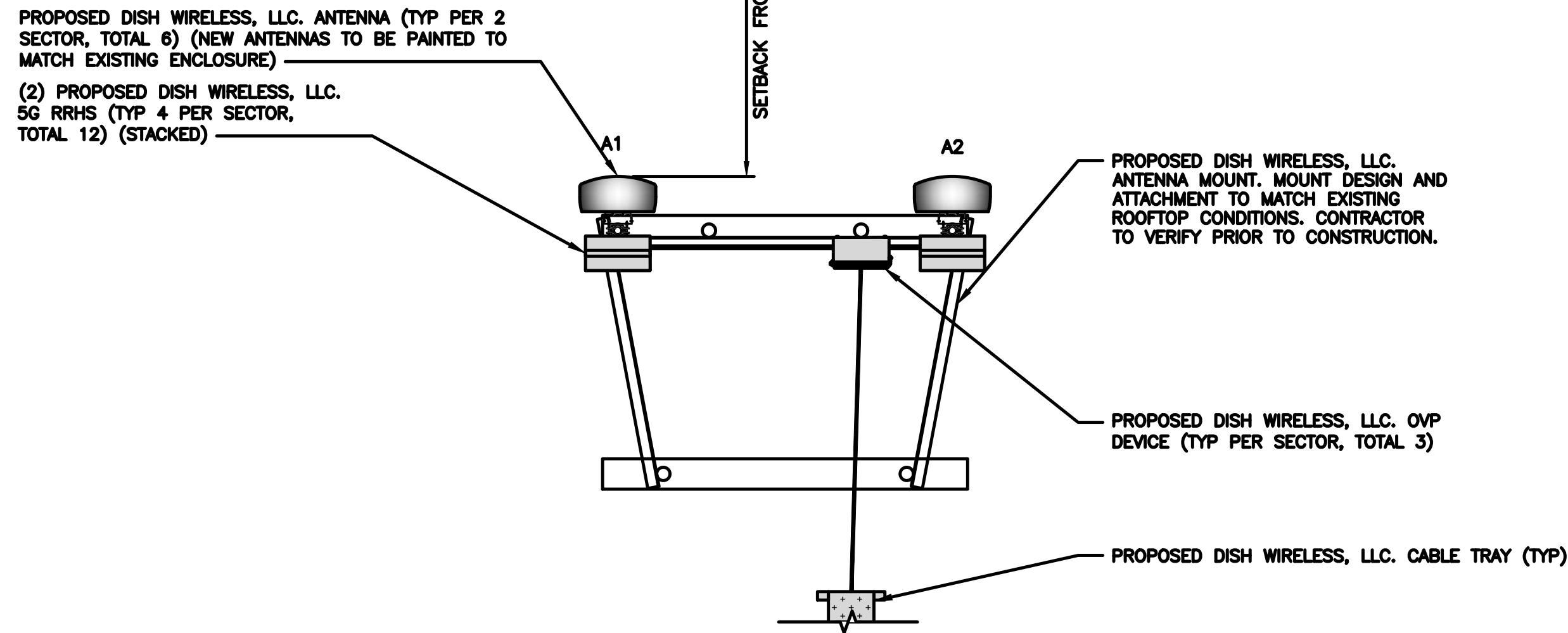




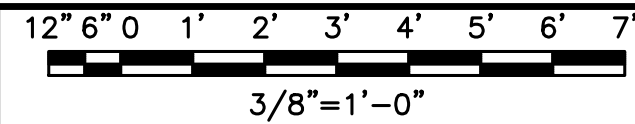


**NOTES**

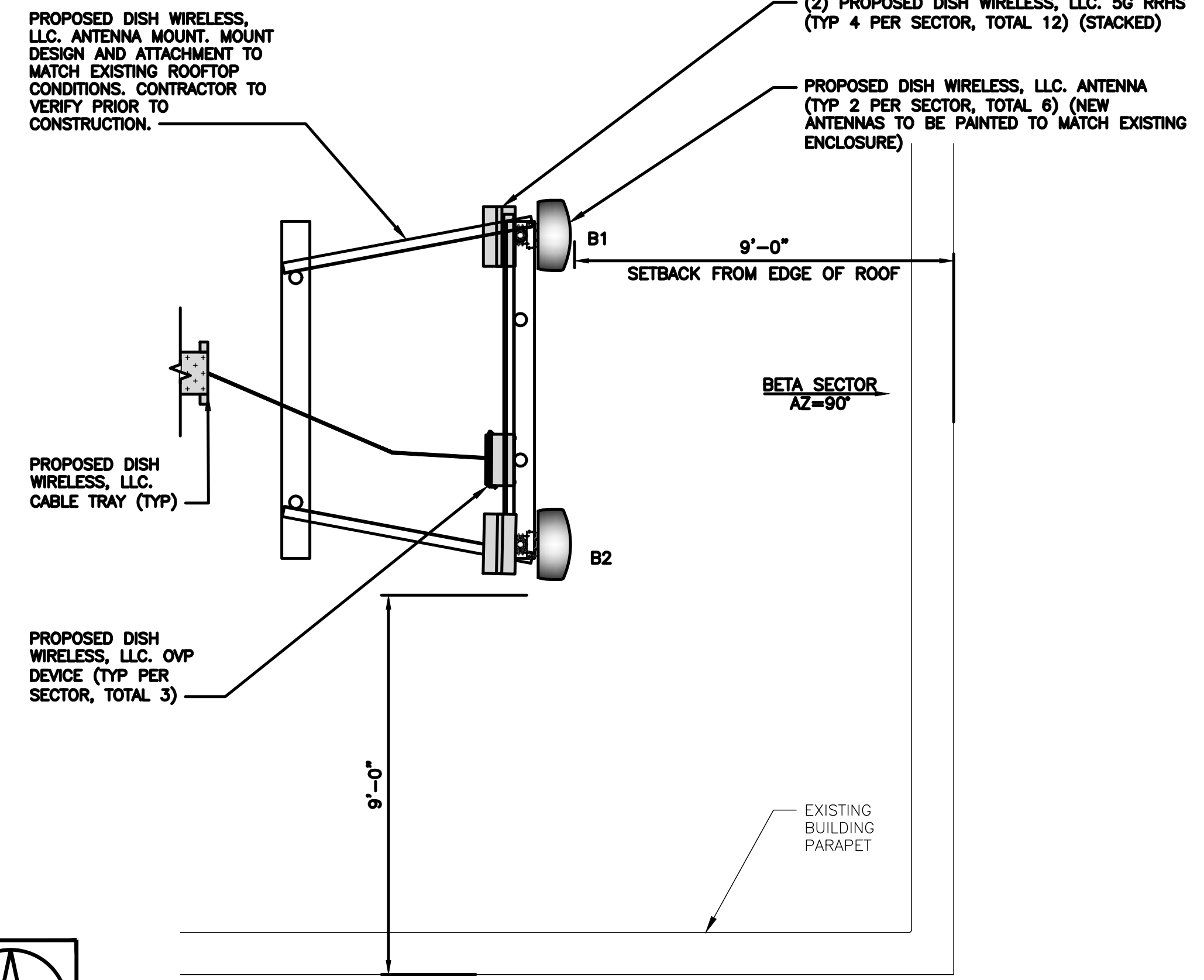
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.
4. ALPHA SECTOR SHOWN TYPICAL FOR BETA AND GAMMA SECTORS.
5. NEW ANTENNAS TO BE PAINTED TO MATCH EXISTING ENCLOSURE ENCLOSURE)



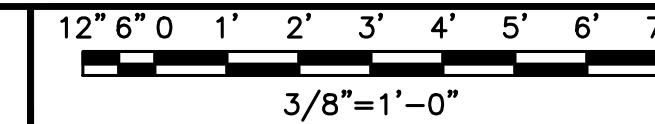
**ANTENNA PLAN - ALPHA SECTOR**



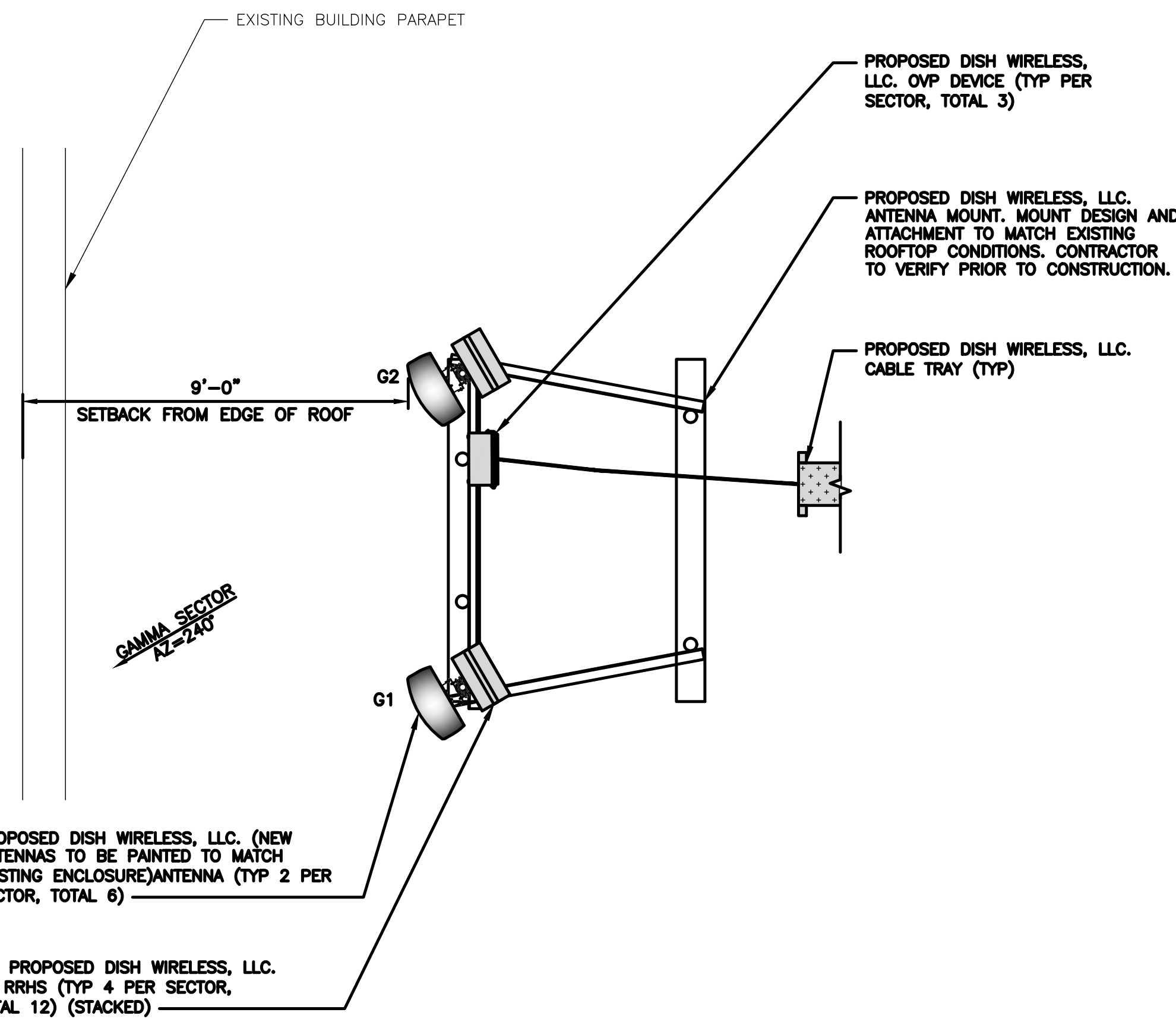
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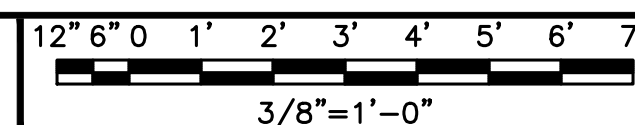
**ANTENNA PLAN - BETA SECTOR**



2



**ANTENNA PLAN - GAMMA SECTOR**



3

SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE
		EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxW)	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH
ALPHA	A1	PROPOSED	T.B.D.	NR	T.B.D.	0°	57'-0"	(1) HIGH-CAPACITY HYBRID CABLE
	A2	PROPOSED	T.B.D.	NR	T.B.D.	0°	57'-0"	
BETA	B1	PROPOSED	T.B.D.	NR	T.B.D.	90°	57'-0"	
	B2	PROPOSED	T.B.D.	NR	T.B.D.	90°	57'-0"	
GAMMA	G1	PROPOSED	T.B.D.	NR	T.B.D.	240°	57'-0"	
	G2	PROPOSED	T.B.D.	NR	T.B.D.	240°	57'-0"	
SECTOR	POSITION	RRH		NOTES				
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY	1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.				
ALPHA	A1 & A2	T.B.D.	NR					
		T.B.D.	NR					
BETA	B1 & B2	T.B.D.	NR					
		T.B.D.	NR					
GAMMA	G1 & G2	T.B.D.	NR					
		T.B.D.	NR					

**ANTENNA SCHEDULE**

NO SCALE

4



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: SC CHECKED BY: CH APPROVED BY: JW

RFDS REV #: 0

**ZONING DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/30/2021	ISSUED FOR REVIEW
0	07/07/2021	FINAL ZD'S
1	11/02/2021	CITY COMMENTS
2	11/16/2022	CITY COMMENTS

A&E PROJECT NUMBER  
LALAX04648A

DISH WIRELESS, LLC.  
PROJECT INFORMATION  
LALAX04648A  
625 FAIR OAKS AVE  
S PASADENA, CA 91030

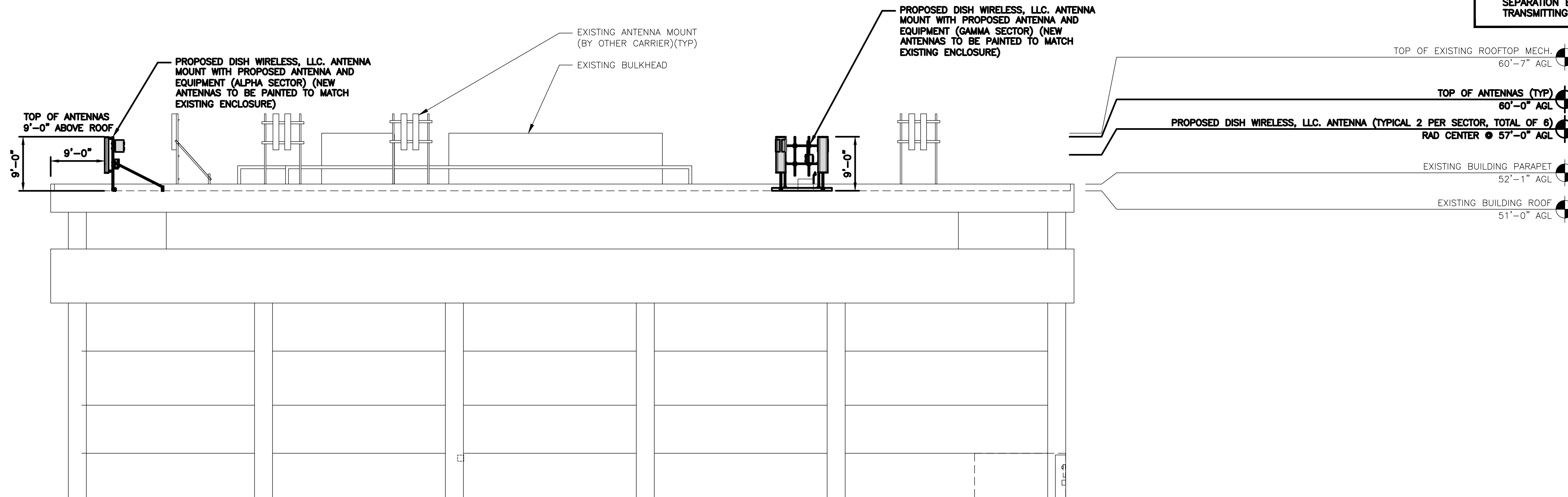
SHEET TITLE  
ANTENNA PLAN,  
ELEVATION AND SCHEDULE

SHEET NUMBER  
**A-3**

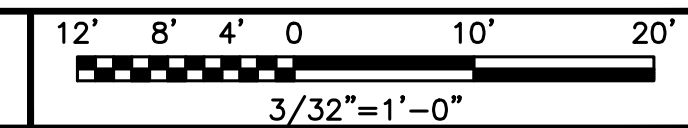


**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



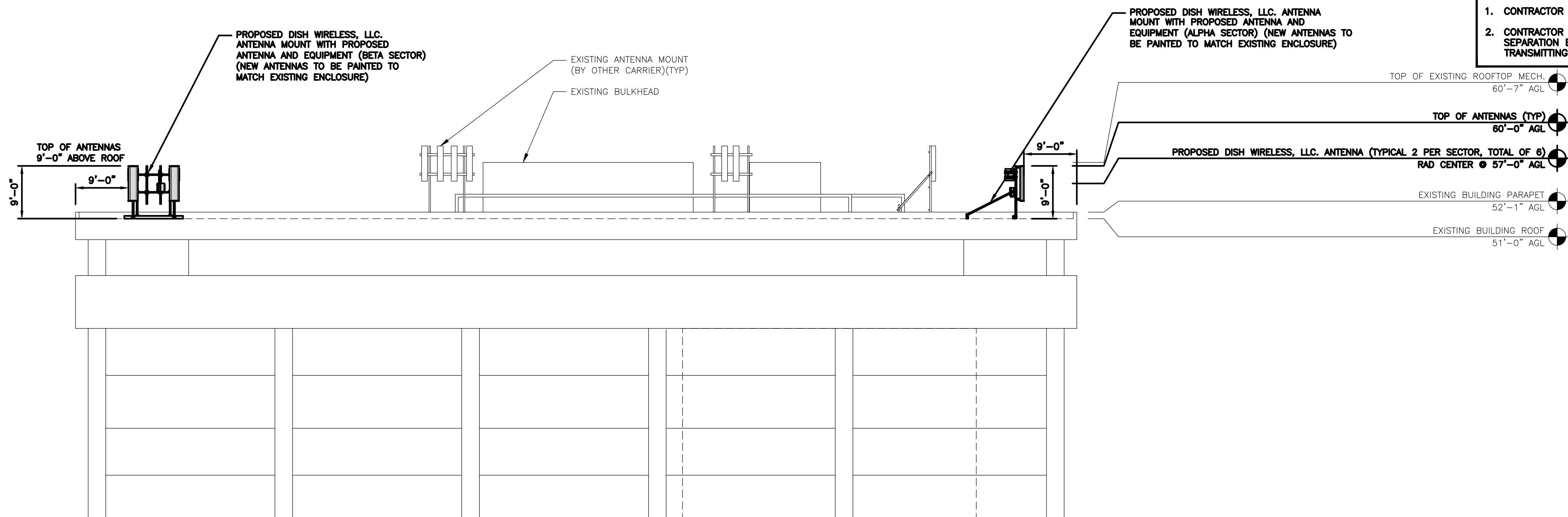
**BUILDING WEST ELEVATION**



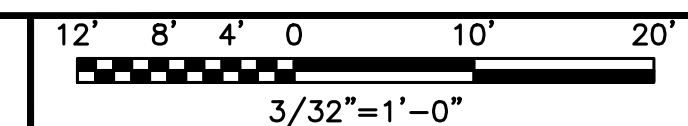
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**BUILDING EAST ELEVATION**



2



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

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DRAWN BY:	CHECKED BY:	APPROVED BY:
SC	CH	JW

RFDS REV #: 0

**ZONING DOCUMENTS**

SUBMITTALS		
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2	11/16/2022	CITY COMMENTS

A&E PROJECT NUMBER  
LALAX04648A

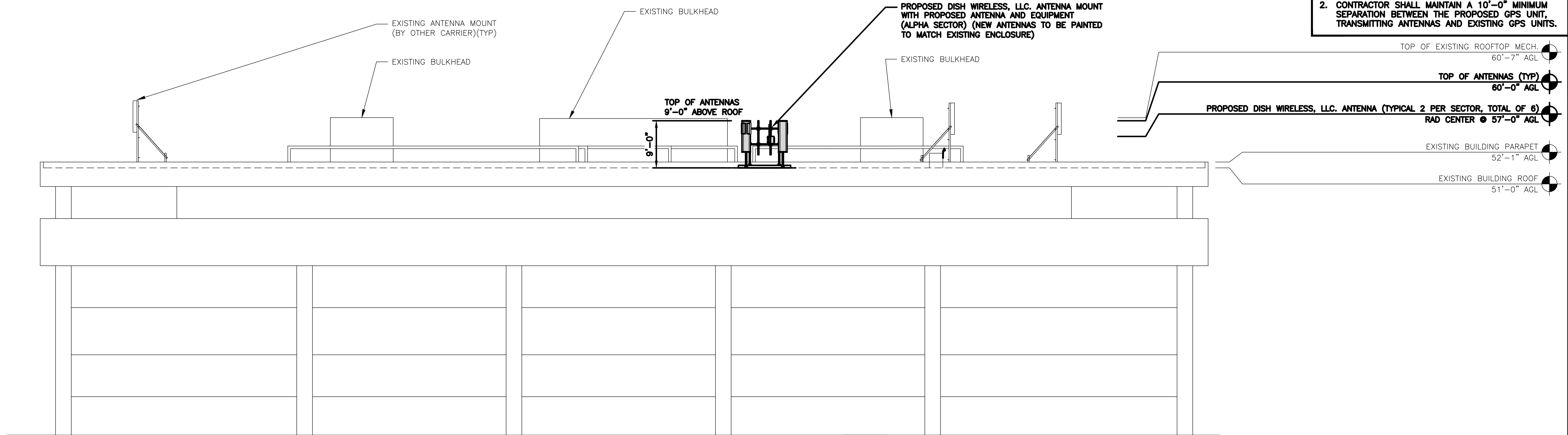
DISH WIRELESS, LLC.  
PROJECT INFORMATION  
LALAX04648A  
625 FAIR OAKS AVE  
S PASADENA, CA 91030

SHEET TITLE  
NORTH AND SOUTH  
ELEVATIONS

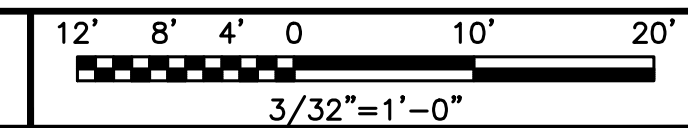
SHEET NUMBER  
**A-4**

**NOTES**

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2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



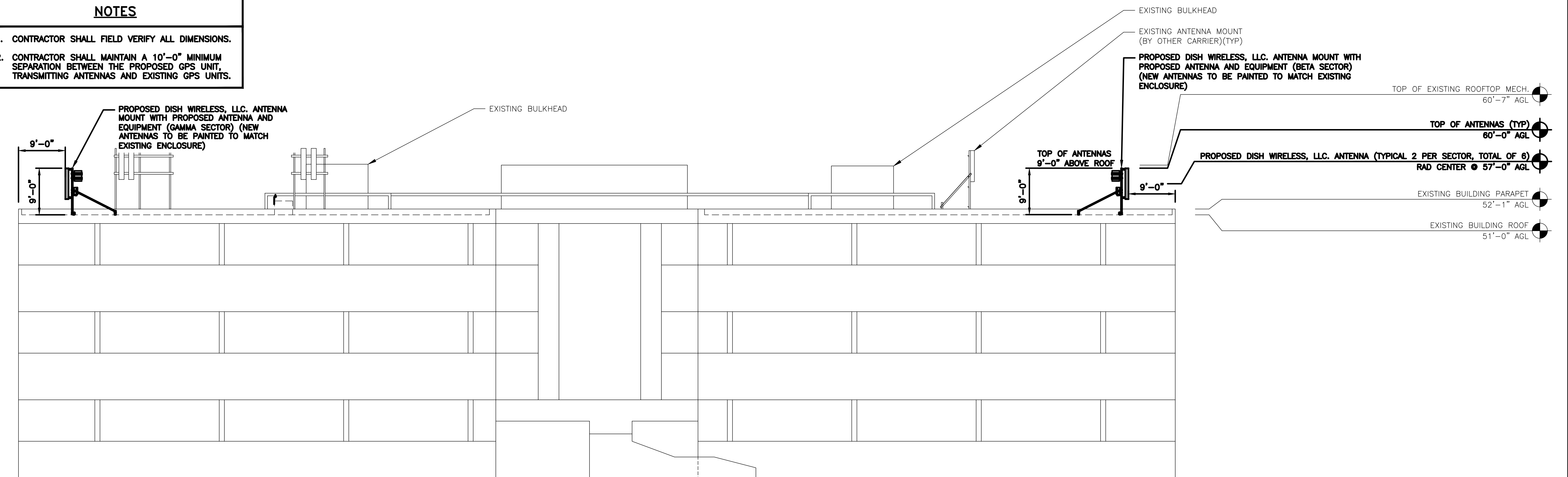
**BUILDING NORTH ELEVATION**



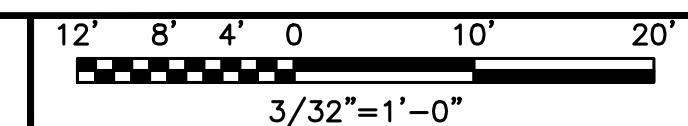
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**NOTES**

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**BUILDING SOUTH ELEVATION**



2



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

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DRAWN BY:	CHECKED BY:	APPROVED BY:
SC	CH	JW

RFDS REV #: 0

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SUBMITTALS		
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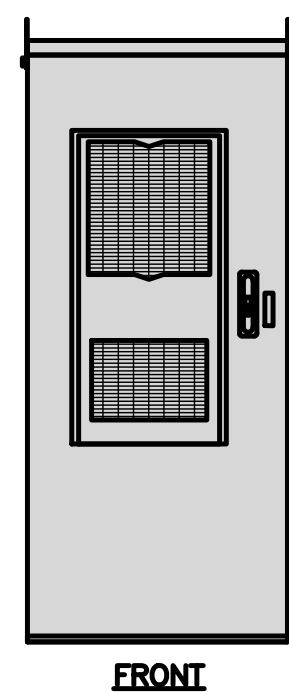
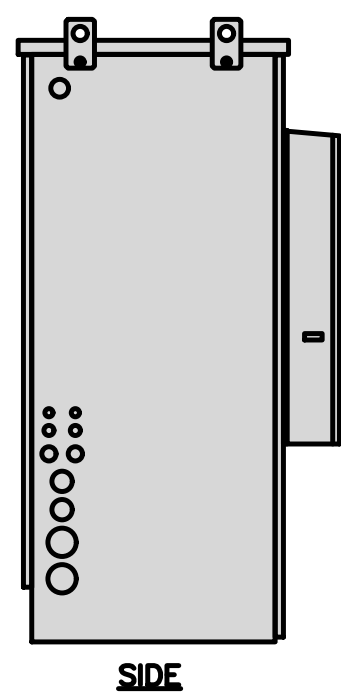
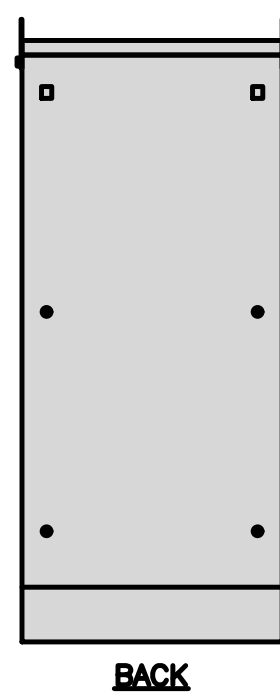
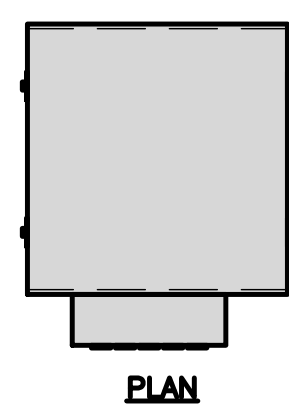
A&E PROJECT NUMBER  
LALAX04648A

DISH WIRELESS, LLC.  
PROJECT INFORMATION  
LALAX04648A  
625 FAIR OAKS AVE  
S PASADENA, CA 91030

SHEET TITLE  
EAST AND WEST  
ELEVATIONS

SHEET NUMBER  
**A-5**

CHARLES INDUSTRY HVAC CUBE-PM63915IN4	
DIMENSIONS (HxWxD)	74"x32"x32"
POWER PLANT	-48VDC ABB/600W
TOTAL WEIGHT (EMPTY)	383 lbs

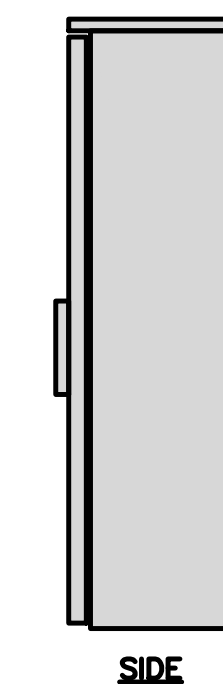
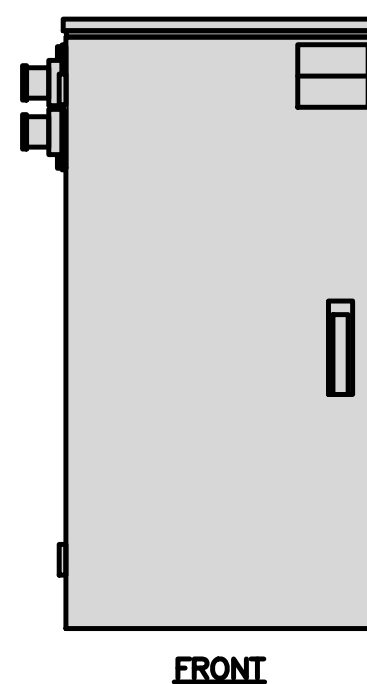
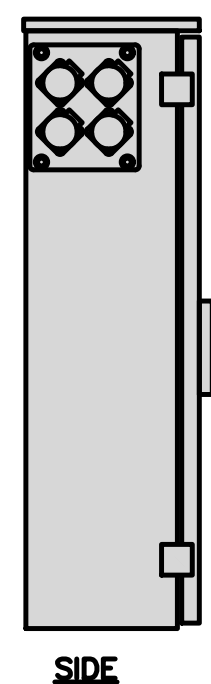
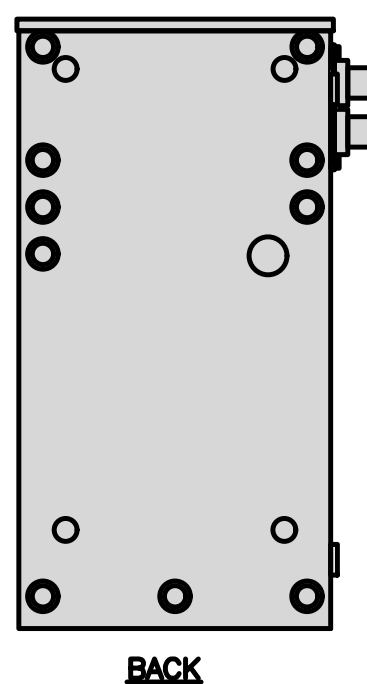
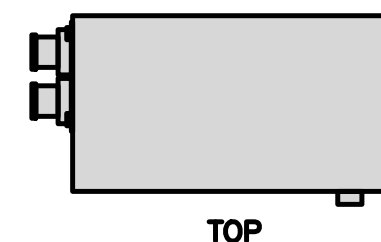


CABINET DETAIL

NO SCALE

1

RAYCAP PPC RDIAC-2465-P-240-MTS	
ENCLOSURE DIMENSIONS (HxWxD)	39"x22.855"x12.593
WEIGHT:	80 lbs
OPERATING AC VOLTAGE	240/120 1 PHASE 3W+G

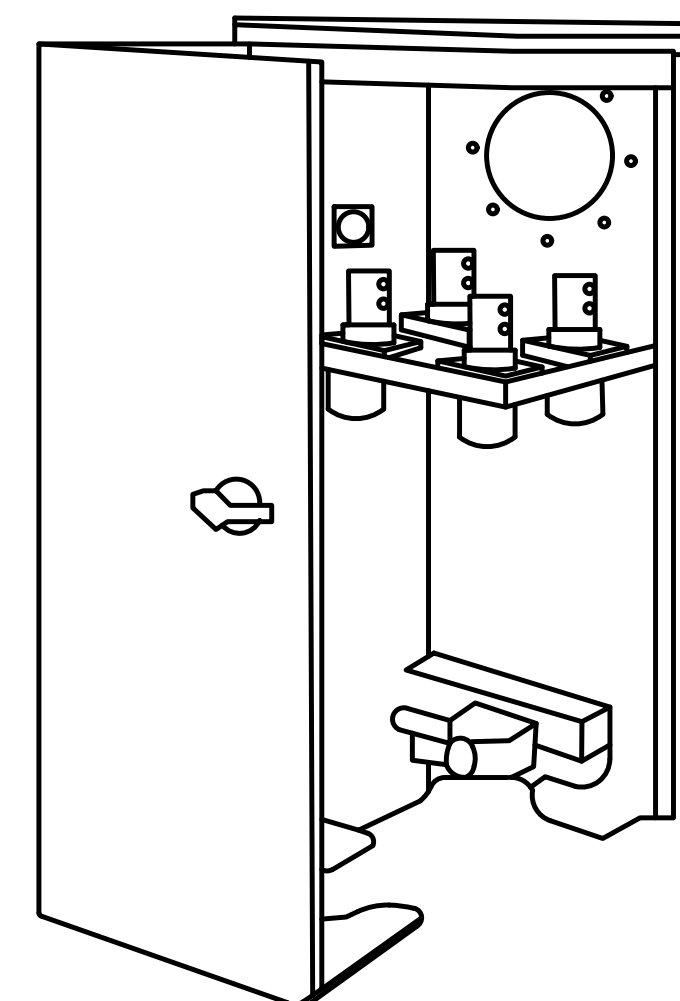


POWER PROTECTION CABINET (PPC) DETAIL

NO SCALE

2

INTERSECT CAM LOK CONNECTOR ENCLOSURE FOR ENGINE GENERATORS	
DIMENSIONS (HxWxD)	23.0"x10"x9.5"
WEIGHT (APPROX.)	14.0 lbs



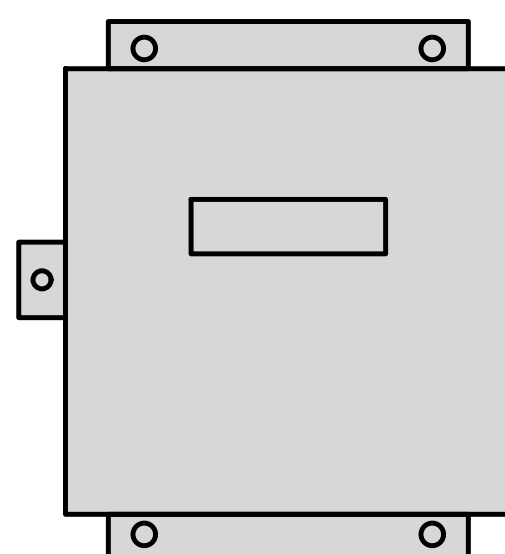
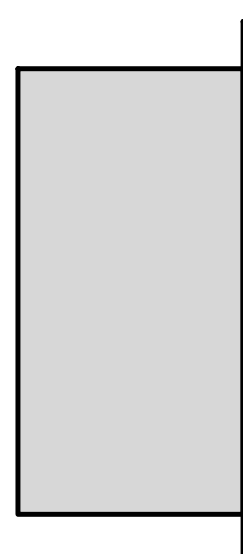
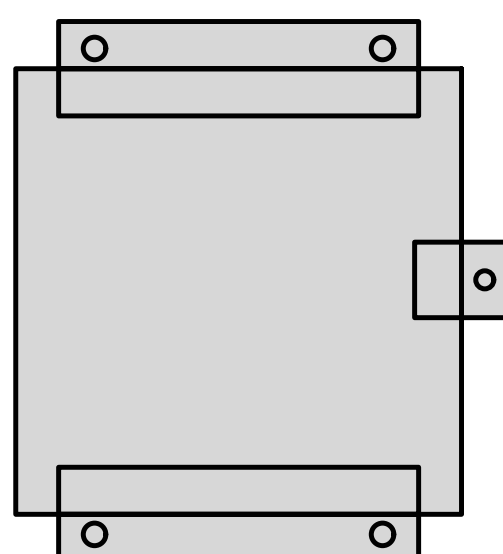
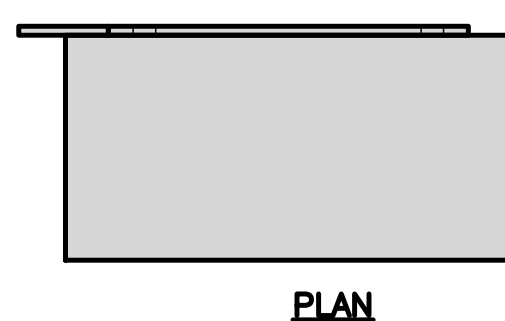
NOTE:  
OR DISH Wireless L.L.C.  
APPROVED EQUIVALENT

GENERATOR INTERFACE DETAIL

NO SCALE

3

LEVITON 1N240-21 SUBMETER	
WATTAGE	3
AMPS	200
VOLTS AC	120, 208, 240
PHASE	1

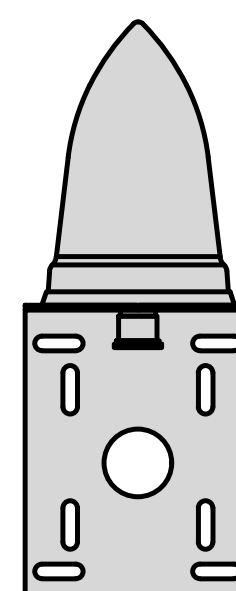
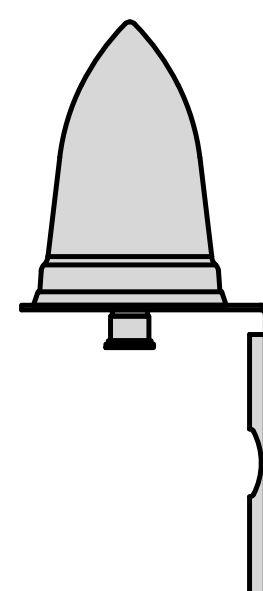
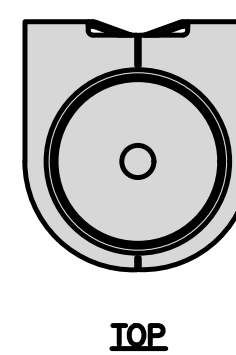


E-MON D-MON DETAIL

NO SCALE

4

PCTEL GPSGL-TMG-SPI-40NCB	
DIMENSIONS (DIAxH) MM/INCH	81x184mm 3.2"x7.25"
WEIGHT W/ACCESSORIES	075 lbs
CONNECTOR	N-FEMALE
FREQUENCY RANGE	1590 ± 30MHz

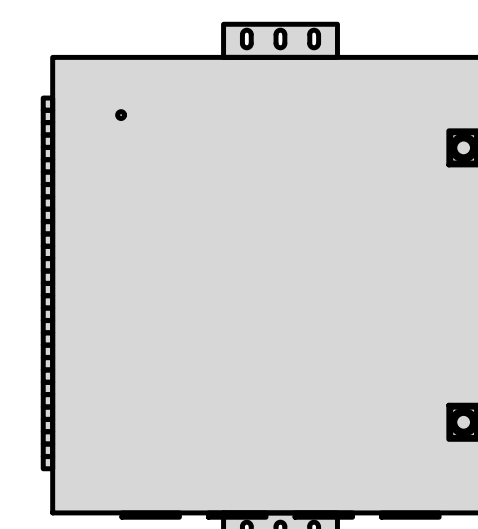
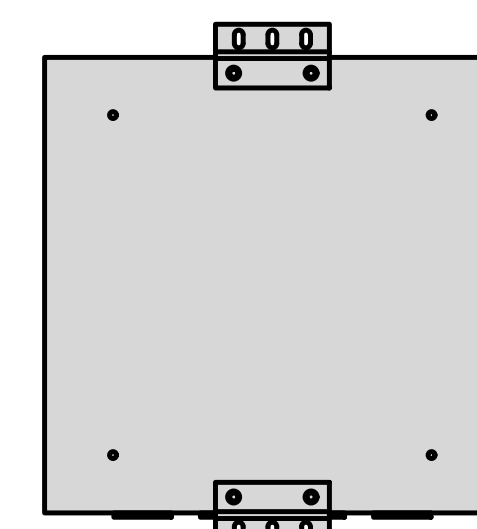
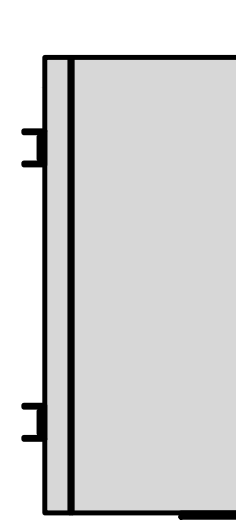
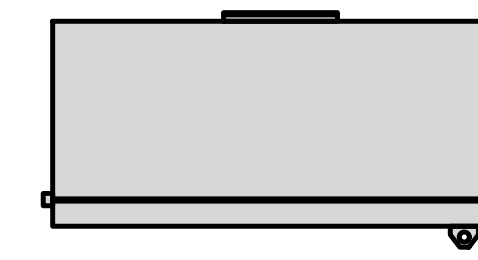


GPS DETAIL

NO SCALE

5

CHARLES CFIT-PF2020DSH1 FIBER TELCO ENCLOSURE	
ENCLOSURE DIMS (HxWxD)	20"x20"x9"
ENCLOSURE WEIGHT	20 lbs
MOUNTING	WALL
COMPLIANCE	TYPE 4



FIBER TELCO ENCLOSURE DETAIL

NO SCALE

6

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DRAWN BY:	CHECKED BY:	APPROVED BY:
SC	CH	JW

RFDS REV #: 0

### ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/30/2021	ISSUED FOR REVIEW
0	07/07/2021	FINAL ZD'S
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2	11/16/2022	CITY COMMENTS

A&E PROJECT NUMBER  
LALAX04648A

DISH WIRELESS, LLC.  
PROJECT INFORMATION  
LALAX04648A  
625 FAIR OAKS AVE  
S PASADENA, CA 91030

SHEET TITLE  
EQUIPMENT DETAILS &  
EQUIPMENT PLAN

SHEET NUMBER

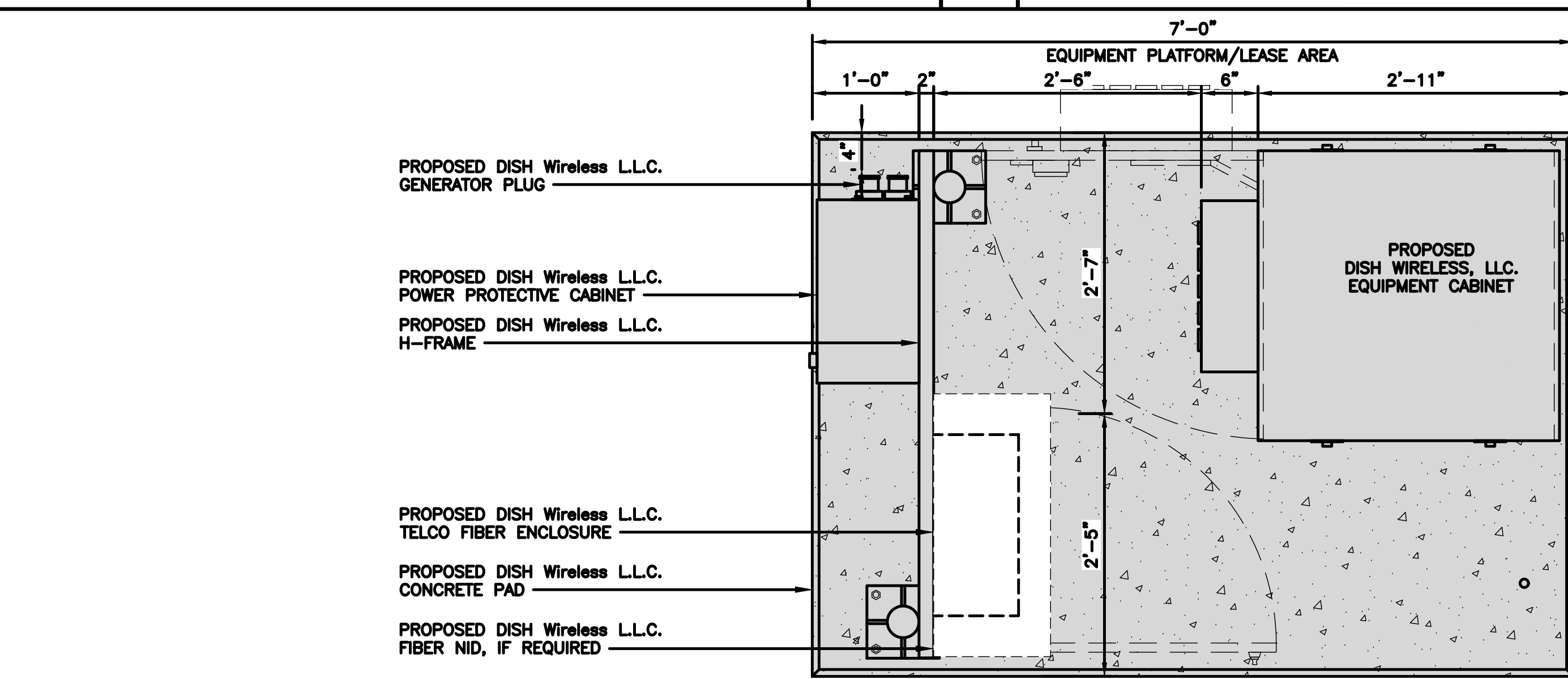
**A-6**



NOT USED

NO SCALE

7



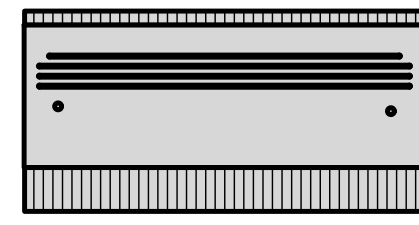
EQUIPMENT PLAN

NO SCALE

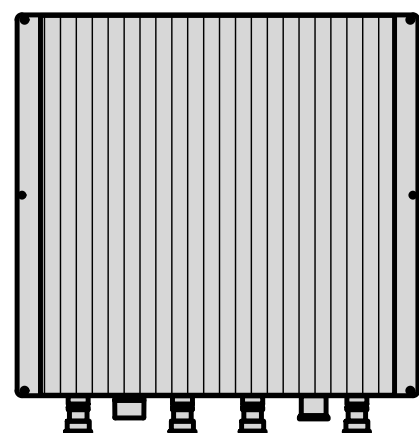
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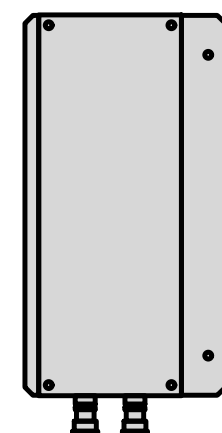
FUJITSU DUAL BAND TA08025-B604	
DIMENSIONS (HxWxD)	14.9"x15.7"x7.8"
WEIGHT	63.9 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V



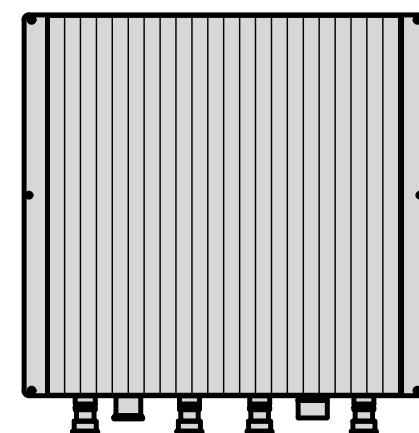
PLAN



BACK



SIDE



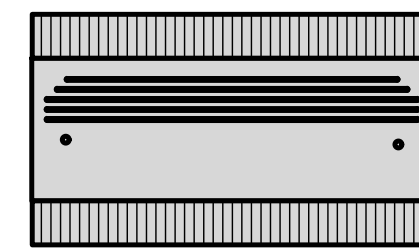
FRONT

RRU DETAIL

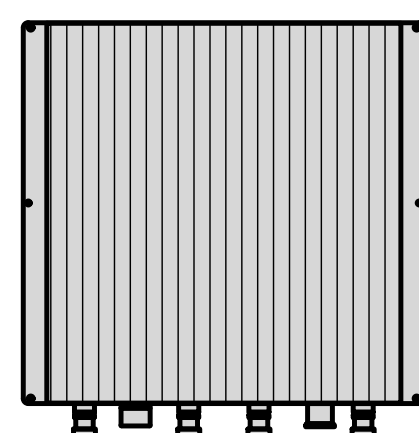
NO SCALE

1

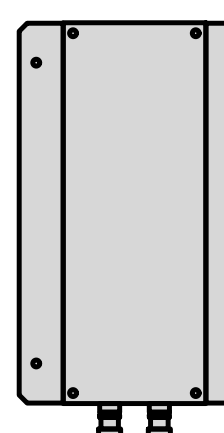
FUJITSU TRIPLE BAND TA08025-B605	
DIMENSIONS (HxWxD)	14.9"x15.7"x9"
WEIGHT	74.95 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V



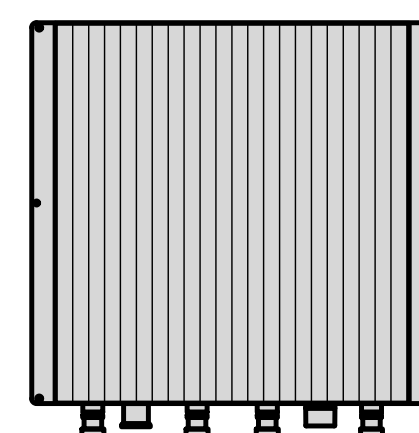
PLAN



BACK



SIDE



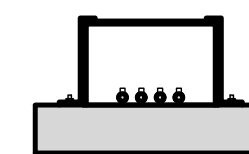
FRONT

RRU DETAIL

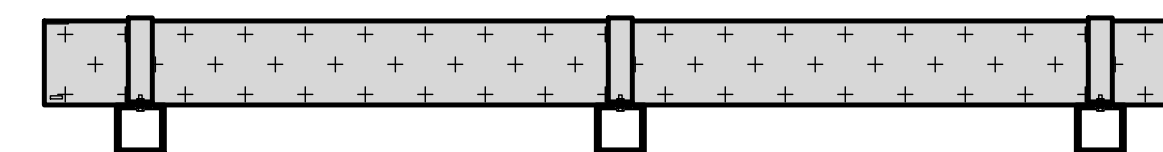
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2

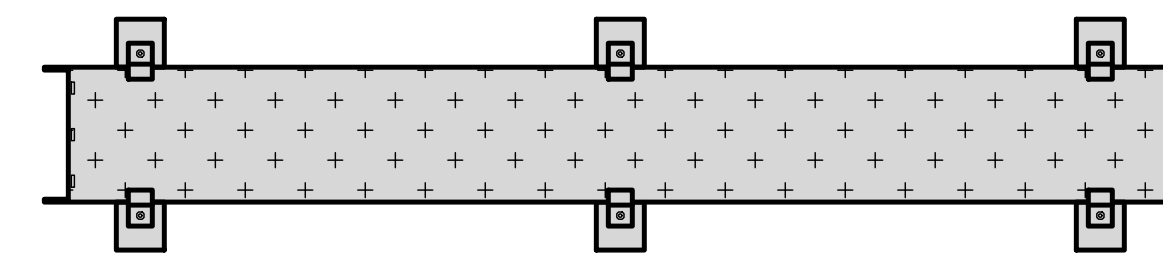
COMMSCOPE RT-CB4D ROOFTOP COVER KIT		MOUNTING	NON-PENETRATING
DIMENSIONS (HxWxD)	7"x 11.25"x 96"	INCLUDED PRODUCTS:	RTCB4D.01 CHANNEL (1) MT-F1598 SLEEPERS (3) RTCUH HARDWARE RTHC.01 HOLD-DOWN CLAMPS (6)
WEIGHT/ VOLUME	85.98 LBS		
CABLE RUN (QTY)	4		



END



SIDE



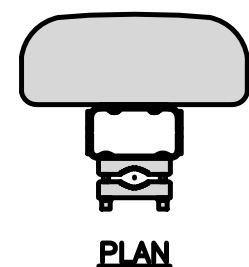
PLAN

ROOFTOP CABLE TRAY DETAIL

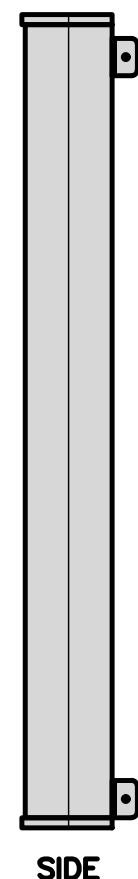
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3

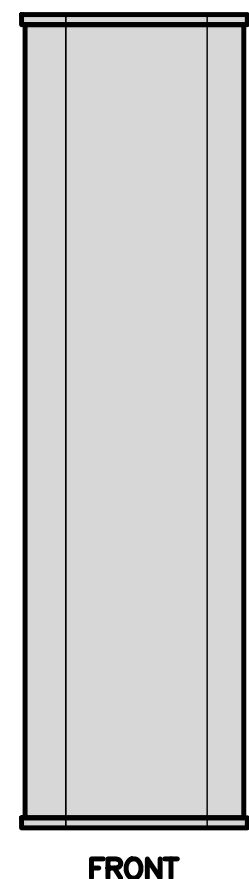
JMA MX08FRO665-21	
DIMENSIONS (HxWxD)	72"x20.0"x8.0"
RF PORTS, CONNECTOR TYPE	8 x 4.3-10 FEMALE
WEIGHT	64.5 lbs
WEIGHT WITH BRACKETS	82.5 lbs



PLAN



SIDE

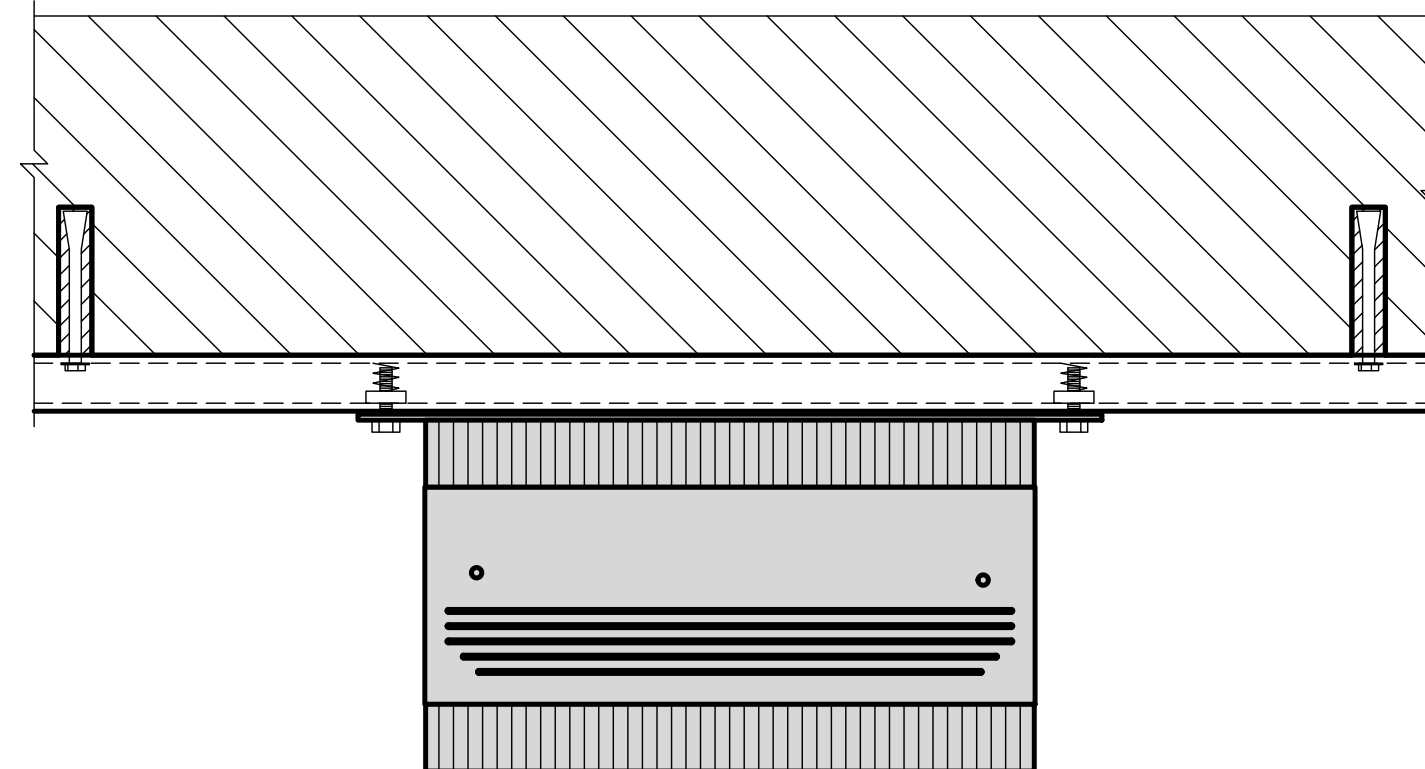


FRONT

ANTENNA DETAIL

NO SCALE

4



NOTE:  
OR DISH Wireless L.L.C.  
APPROVED EQUIVALENT

RRU/OVP UNISTRUT WALL MOUNT DETAIL

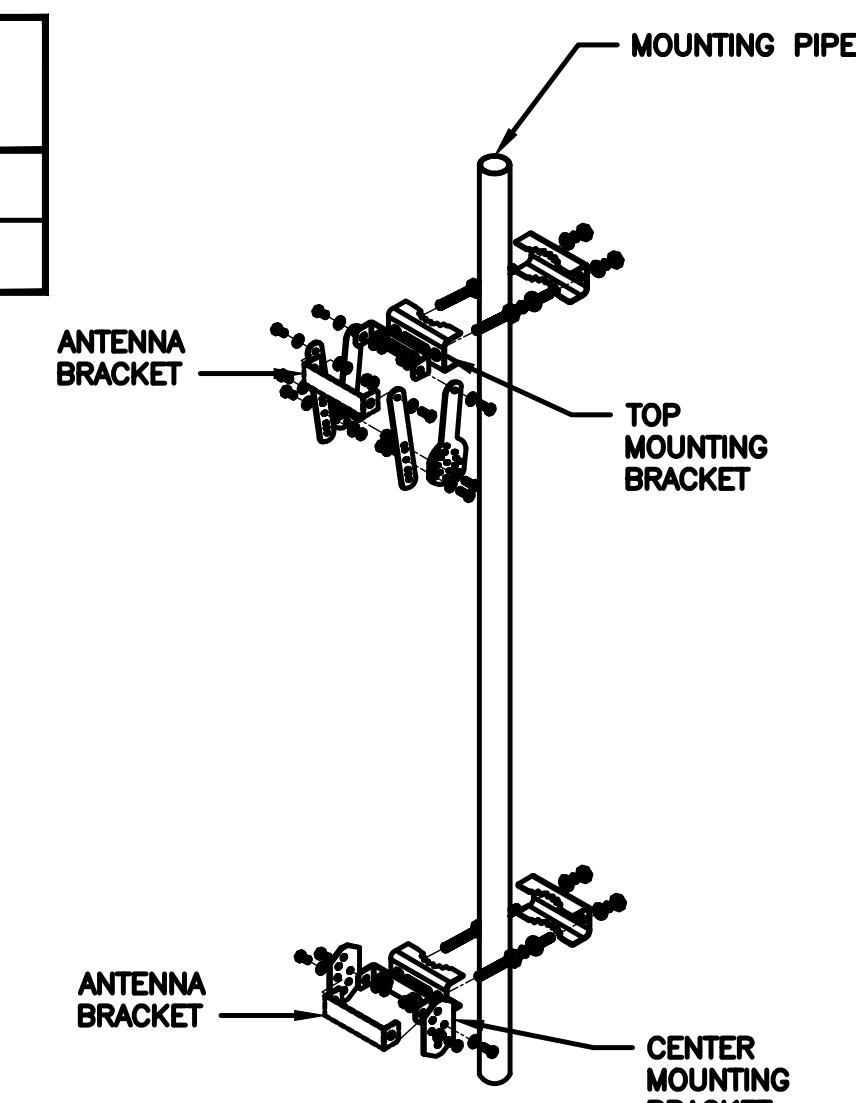
NO SCALE

5

JMA ANTENNA MOUNT BRACKET #91900318	
TOTAL WEIGHT (WITH BRACKETS)	18 lbs (8.18 Kg)
POLE DIAMETER RANGE	2.5" TO 4.5"

NOTE:  
KIT #91900318: TOP AND BOTTOM BRACKETS  
FOR 4-, 6-, AND 8-FOOT ANTENNAS  
ANTENNA BRACKET NOT PART OF KIT

NOTE:  
OR DISH Wireless L.L.C.  
APPROVED EQUIVALENT

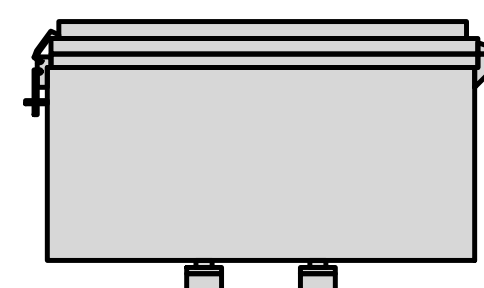


ANTENNA BRACKET DETAIL

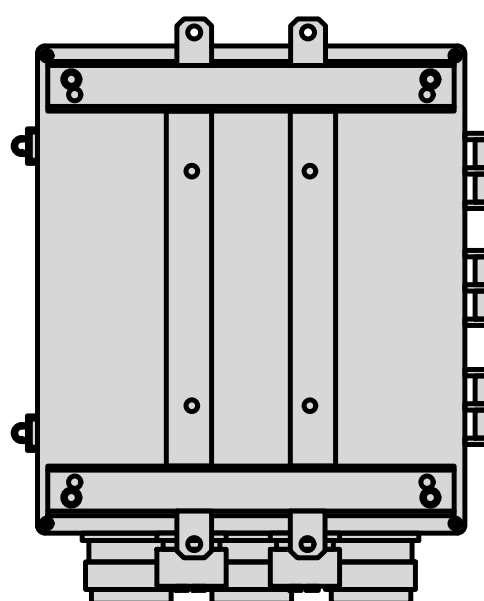
NO SCALE

6

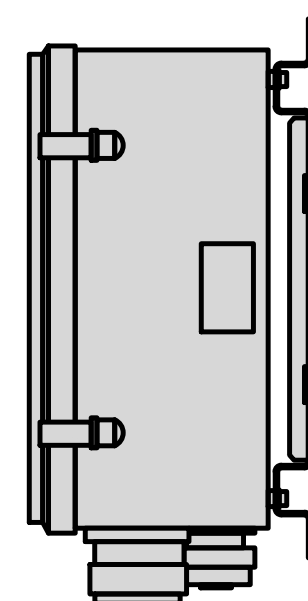
RAYCAP RDIDC-3045-PF-48 SURGE PROTECTION DEVICE (OVP)	
DIMENSIONS (HxWxD)	19"x16.21"x9.64"
WEIGHT	21 lbs



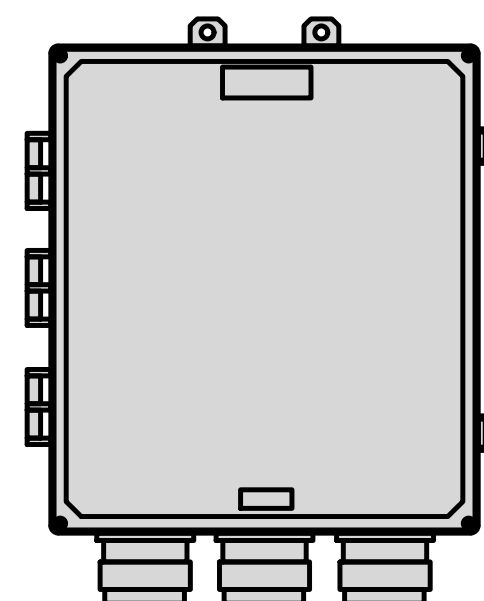
PLAN



BACK



SIDE



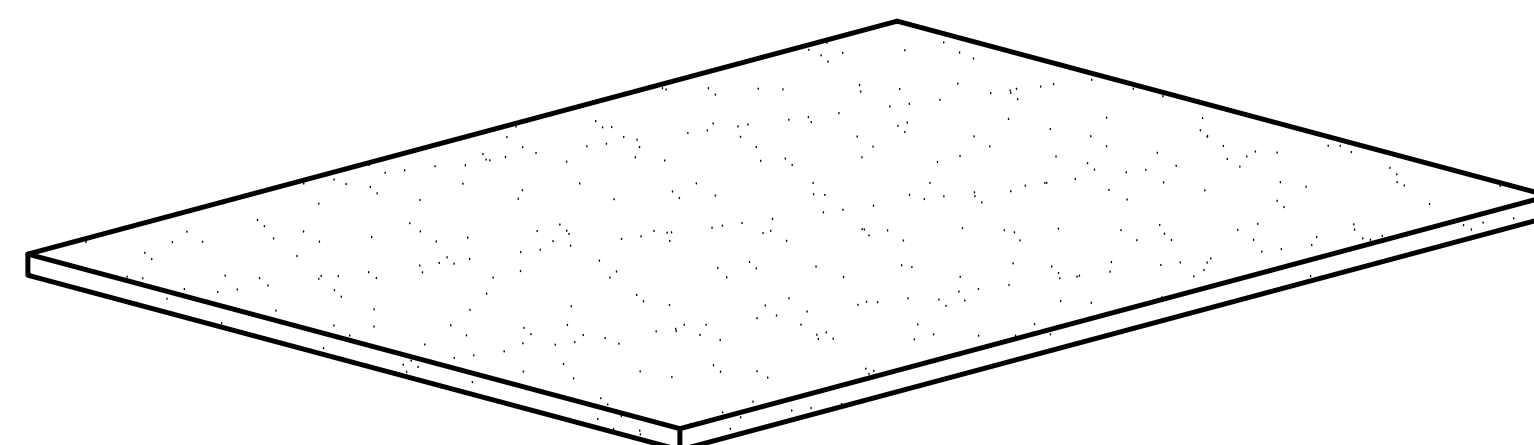
FRONT

SURGE PROTECTION DEVICE (OVP) DETAIL

NO SCALE

7

UTILITY RUBBER MAT, BLACK	
DIMENSIONS	4'x 3'x 1/2"
WEIGHT/ VOLUME	36.5 LB AVERAGE
MATERIAL	100% RECYCLE RUBBER

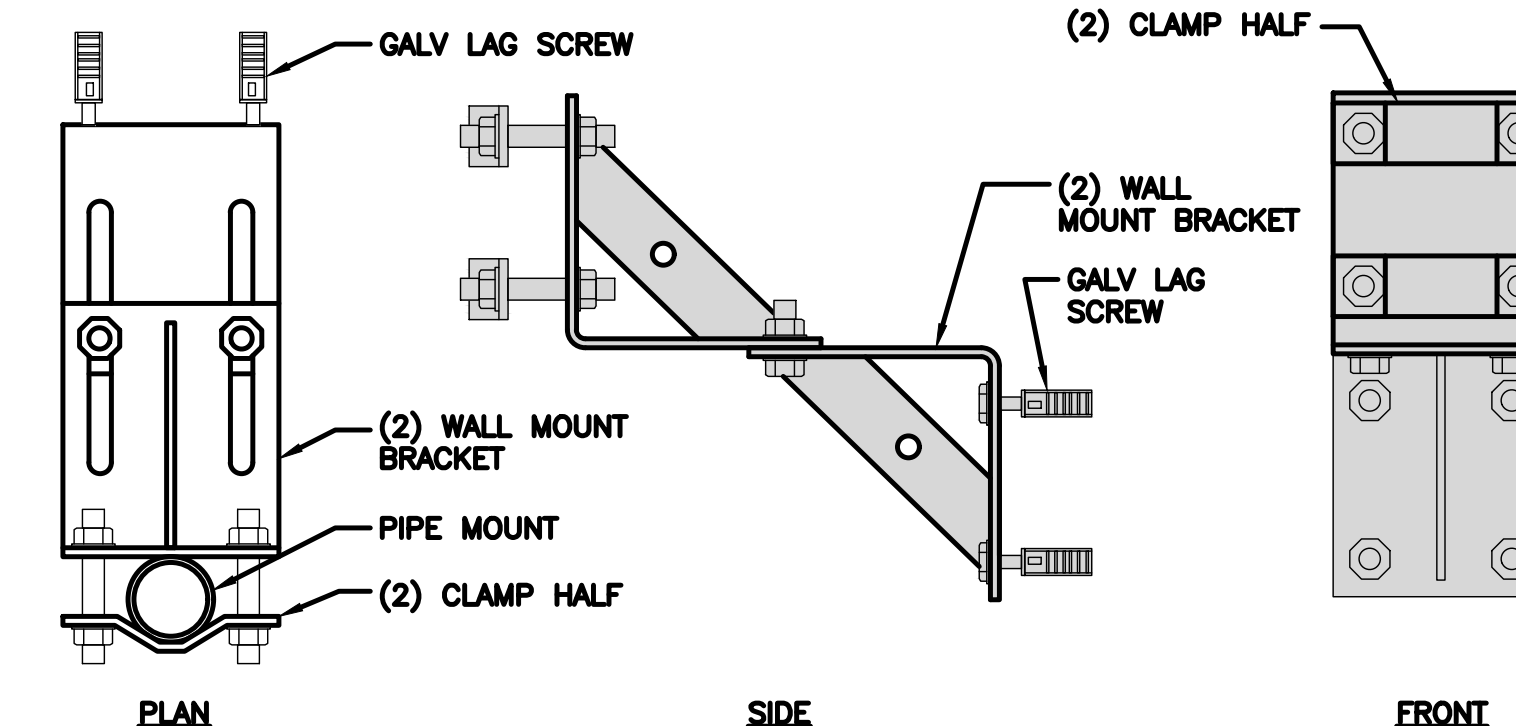


UTILITY RUBBER MAT DETAIL

NO SCALE

8

SITEPRO1 WMU-12S UNIVERSAL ADJUSTABLE WALL MOUNT	
STANDOFF	7" - 12"
DIMENSIONS (HxWxD)	14"x 6"x 7"-12"
WEIGHT	16.09 LBS



PLAN

SIDE

FRONT

ANTENNA WALL MOUNT DETAIL

NO SCALE

9



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



3659 GREEN ROAD, SUITE 214  
CLEVELAND, OH 44122

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:  
SC CH JW

RFDS REV #: 0

### ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/30/2021	ISSUED FOR REVIEW
0	07/07/2021	FINAL ZD'S
1	11/02/2021	CITY COMMENTS
2	11/16/2022	CITY COMMENTS

A&E PROJECT NUMBER  
LALAX04648A

DISH WIRELESS, LLC.  
PROJECT INFORMATION  
LALAX04648A  
625 FAIR OAKS AVE  
S PASADENA, CA 91030

SHEET TITLE  
EQUIPMENT DETAILS

SHEET NUMBER

A-7



# **ATTACHMENT 3**

## Project Narrative



July 20, 2022

**VIA Digital Transmission**

City of South Pasadena  
City Planning Department  
Susana Martinez, Associate Planner  
1414 Mission Street, South Pasadena, CA 91030

RE: LALAX04615A Eligible Facilities Request

Dear Ms. Martinez:

On behalf of DISH Wireless L.L.C. (“DISH Wireless”), we are submitting an Eligible Facilities Request (“EFR”) to modify an existing support structure pursuant to Section 6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012 (“Spectrum Act”) and the rules of the Federal Communications Commission (“FCC”). See Pub. Law No. 112-96, 126 Stat. 156 (2012); 47 C.F.R. §1.6100.

Specifically, as it moves to deploy a new 5G broadband network, DISH Wireless is proposing to collocate a 3-sector wireless telecommunications facility on a rooftop base station (the “Request”). This project will help support the 5G connectivity needs of residents, businesses, and first responders. DISH Wireless looks forward to working cooperatively with you to advance these important efforts in your community.

This Request is governed by Section 6409(a) of Spectrum Act which, as you may know, provides that state and local governments “may not deny, and shall approve” any EFR to modify an existing wireless tower or base station that does not “substantially change the physical dimensions of such tower or base station.” See Spectrum Act § 6409(a)(1), 126 Stat. at 232. Under Section 6409, such modifications include the collocation, removal, or replacement of transmission equipment. See *id.* § 6409(a)(2), 126 Stat. at 232-33. Under the FCC’s rule implementing Section 6409(a), an existing base station is a structure that currently houses or supports an approved antenna, transceiver or other associated equipment “even if the structure was not built for the sole or primary purpose of providing such support.” 47 C.F.R. § 1.6100(b)(1), (b)(5).

Similarly, the list of equipment that will be installed as part of this Request qualifies as “transmission equipment,” which the FCC defines as “equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable.” See 47 C.F.R. § 1.6100(b)(8).

The FCC has determined that a modification is not a substantial change, and therefore is an EFR that shall be approved under the Spectrum Act, as long as it does not fall within any of the following six criteria (47 C.F.R. § 1.6100(b)(7)):

1. For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;
2. For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;
4. It entails any excavation or deployment outside the current site;
5. It would defeat the concealment elements of the eligible support structure; or
6. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in criteria 1-4 above.

Pursuant to Section 1.6100(c) of the FCC's rules, which provides that jurisdictions may require documentation or information "only to the extent reasonably related to determining whether the request meets the requirements" of the FCC rule, DISH Wireless provides the following information to demonstrate that the proposed Request does not constitute a substantial change under the criteria above because it:

1. *Does not involve an increase in height in excess of the limits in 47 C.F.R. § 1.6100(b)(7)(i).*

**Details:** The proposed WTF antenna arrays will be attached to the deck of the roof and will not increase the height of the structure. The accessory equipment will be located in the under-building parking structure. The proposed project will not add any height to the existing building.

2. *Does not involve an increase in width in excess of the limits in 47 C.F.R. § 1.6100(b)(7)(ii).*



**Details:** All elements of the project will be located on the roof of the building or within the building footprint and will not extend beyond the limits of the building façade.

3. *Does not involve installation of new equipment cabinets in excess of the limits in 47 C.F.R. § 1.6100(b)(7)(iii).*

**Details:** The proposed equipment compound will include less than the maximum number of allowed cabinets. The equipment platform will support one (1) power cabinet, one (1) telco/fiber cabinet and one (1) equipment cabinet.

4. *Does not involve any excavation or deployment outside the current site.*

**Details:** The proposed WTF will not include any excavation to bring service to the project.

5. *Would not defeat any concealment elements of the eligible support structure.*

**Details:** The proposed project anticipates painting the antennas a muted non-reflective color and the equipment compound will be concealed from public view in the parking structure. These proposed concealment elements are consistent with or exceed the existing concealment elements.

6. *Complies with any prior conditions, except for any non-compliance due to exceeding the thresholds in criteria 1-4 above.*

**Details:** The proposed WTF design is consistent with all elements of the conditions applied to the existing conditions for the operating WTFs and will not exceed any aspect of the prior conditions of approval and is not anticipated to exceed any limits of the prior conditions of approval.

Under the FCC's rule, the submission of this request for EFR approval initiates a 60-day shot clock to review and approve the application. *Id.* § 1.6100(c)(2). If that time passes without action, "the request shall be deemed granted." *Id.* § 1.6100(c)(4).

DISH Wireless is committed to working cooperatively with you to process this request in a timely and efficient manner. We also understand that these are unprecedented times and I welcome the opportunity to answer any questions or concerns you may have to facilitate your review process. I look forward to developing a long-term collaborative working relationship with you.

Please do not hesitate to contact me if you have any questions or need any other information.





**Respectfully submitted,**

**Rob Searcy, Project Manager**

**SureSite Consulting**

**661.627.7067 (M)**



## **DISH Wireless LALAX04615A**

625 Fair Oaks Ave.

### **Scope of the Request:**

The request is for approval of a Conditional Use Permit to approve the collocation of an unmanned wireless telecommunications facility on the roof of a 3 to 4 story commercial office building. The proposed facility is comprised of a 3-sector antenna array with two antennas per sector. The antenna array will be located on the roof deck adjacent to existing telecommunication facilities. The DISH Wireless ancillary radio equipment associated with the facility's electronics will be placed on a metal equipment sled in the parking structure.

### **Background:**

DISH Wireless is a wireless telecommunications carrier who is tasked with deploying their initial network to provide wireless voice, data and broadband services nationwide. This project will be part of the carrier's initial backbone network in Southern California and will interconnect with other nearby sites within the area surrounding the proposed project.

Wireless telecommunications services are designed on a line-of-sight concept with the antennas propagating their signal to the horizon. The network is established on a grid system with each wireless facility propagating a signal in a 360° pattern. Typically, each sector is oriented to propagate in a 120° orientation. The network is designed so that each neighboring facility can "see" adjacent facilities and can hand off calls as mobile traffic moves through the coverage area and into the area served by adjacent and abutting wireless facilities. This typical design concept gave way to the term "cellular" system.

The proposed site will deploy the latest technology to service both mobile and stationary traffic on the network. The project proposes to use a combination of 6 ft. and 2 ft. antennas for each sector with remote radios attached to each sector, to maximize the delivery of the signal to and from the antennas. The remote radios are responsible for converting radio signals into a digital signal, then routing the signal into the network and to the recipient of the call or broadband connection. With the radios placed in close proximity to the antennas, there will be less latency in the conversion and transmission of the signal.

Typically, the carrier looks for existing structures on which to place their facilities. The FCC and most jurisdictions prefer and incentivize this approach as well due to the potential proliferation of sites if new sites are required to be constructed. In the present case, DISH Wireless was able to find this building that presented an adequate height within the Radio Frequency Engineer's coverage objective. The

building provides the acceptable line of site for the proposed facility's signal coverage to reach to an adjacent proposed wireless facility to the north on Fair Oaks Ave.

The proposed facility proposes to collocate with two carriers currently operating from the rooftop of the building. AT&T and Verizon Wireless each have a macro site on the building. The challenge for the design is to house the proposed DISH facility in a manner that does not interfere with the existing facilities while achieving the DISH coverage objective. Each carrier's network operates on its own assigned frequencies however, they must be located so as to avoid any intermodulation conflicts which can create interference in each carrier's network. As such, each antenna array must maintain a vertical and horizontal separation from the other carrier's facilities. With DISH's proposed project, they were able to collocate on the existing mechanical screen, adjacent to existing attachments, yet maintain the required separation.

The proposed project will be consistent with the operations of the other carriers, it will not impose any adverse aesthetic impacts, will be consistent with the City's municipal code, the City's design policies and development criteria for the district in which the building is located. Additionally, the construction, operation and maintenance of the proposed wireless facility will not generate any significant impacts to the municipal services, infrastructure or create new objectionable impacts related to noise, odors or traffic.

# **ATTACHMENT 4**

## Coverage Maps





Radio Frequency (RF)  
Propagation Maps

LALAX04615A

July 27th, 2021



# LALAX04615A

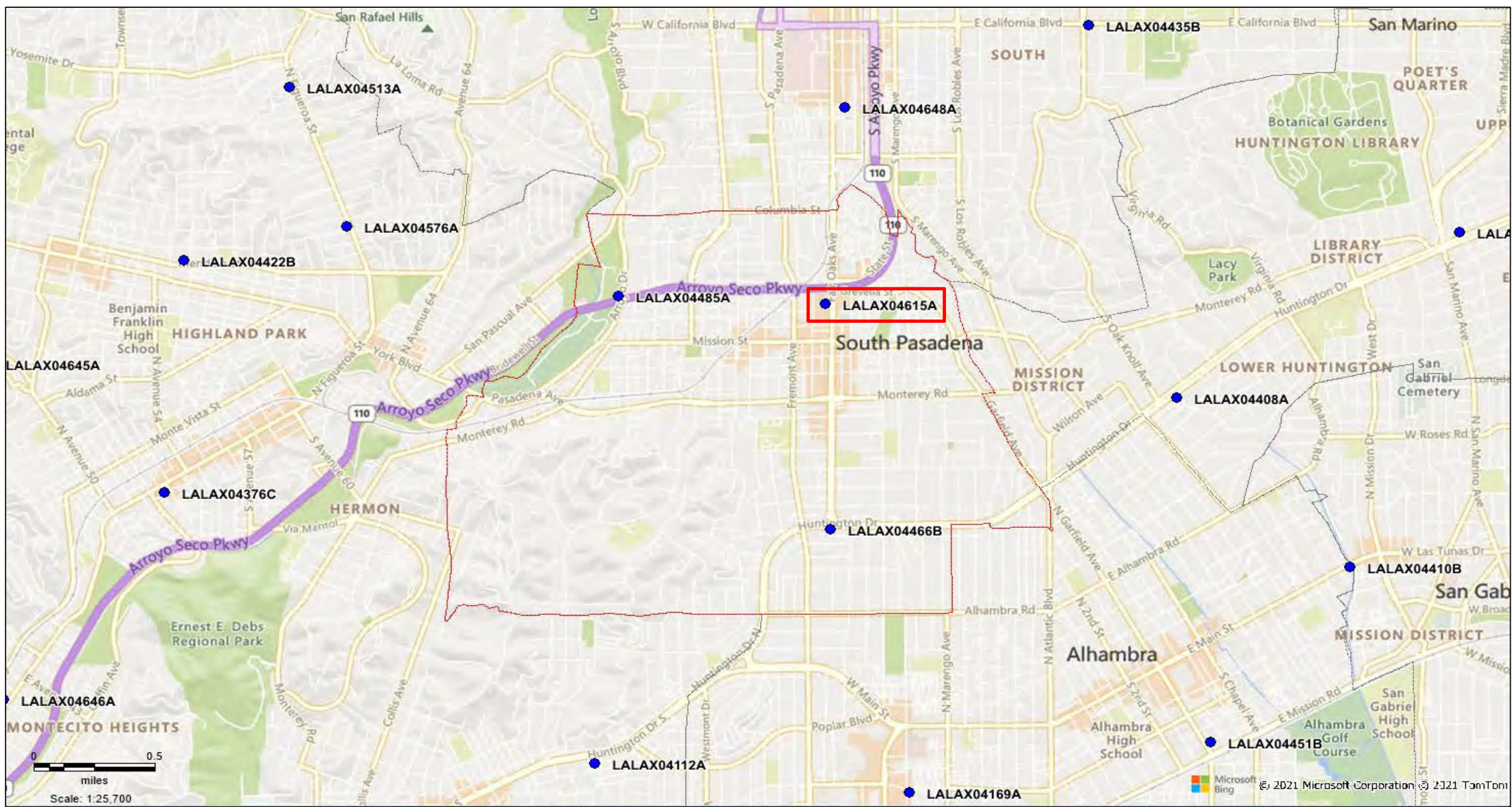
## RF Propagation Coverage Report:

- Mid-Band Coverage Assessment.
  - Greenfield (first deployment) network resulting in no actual baseline service depiction.
  - Predicted performance for all presented conditions:
    - Network Area of Interest
    - Network Coverage Site Stand Alone
    - 1<sup>st</sup> Tier Network Coverage with site
  - Service Thresholds
    - Urban – Subscriber anticipated to have accessibility to Dish service while even indoors at lower performance levels.
    - Suburban – Subscriber anticipated to have accessibility to Dish service while in-vehicle
    - Outdoor – Subscriber anticipated to have accessibility to Dish service while outdoors



# LALAX04615A - Area of Interest

South Pasadena City Border



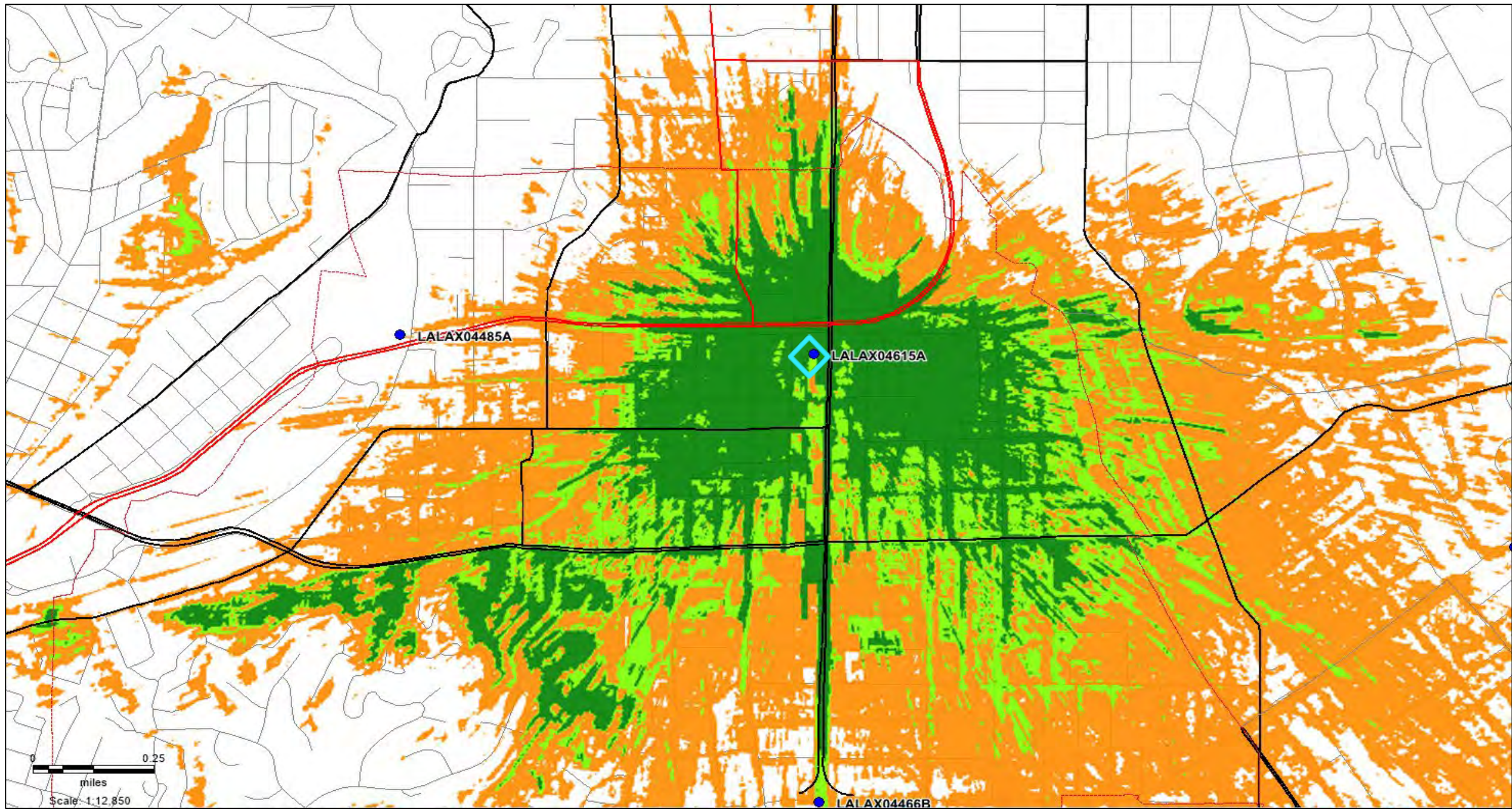
● South Pasadena Sites (Qty 3 within boundary)





# LALAX04615A - Individual Contribution

South Pasadena City Border



**Coverage Legend**

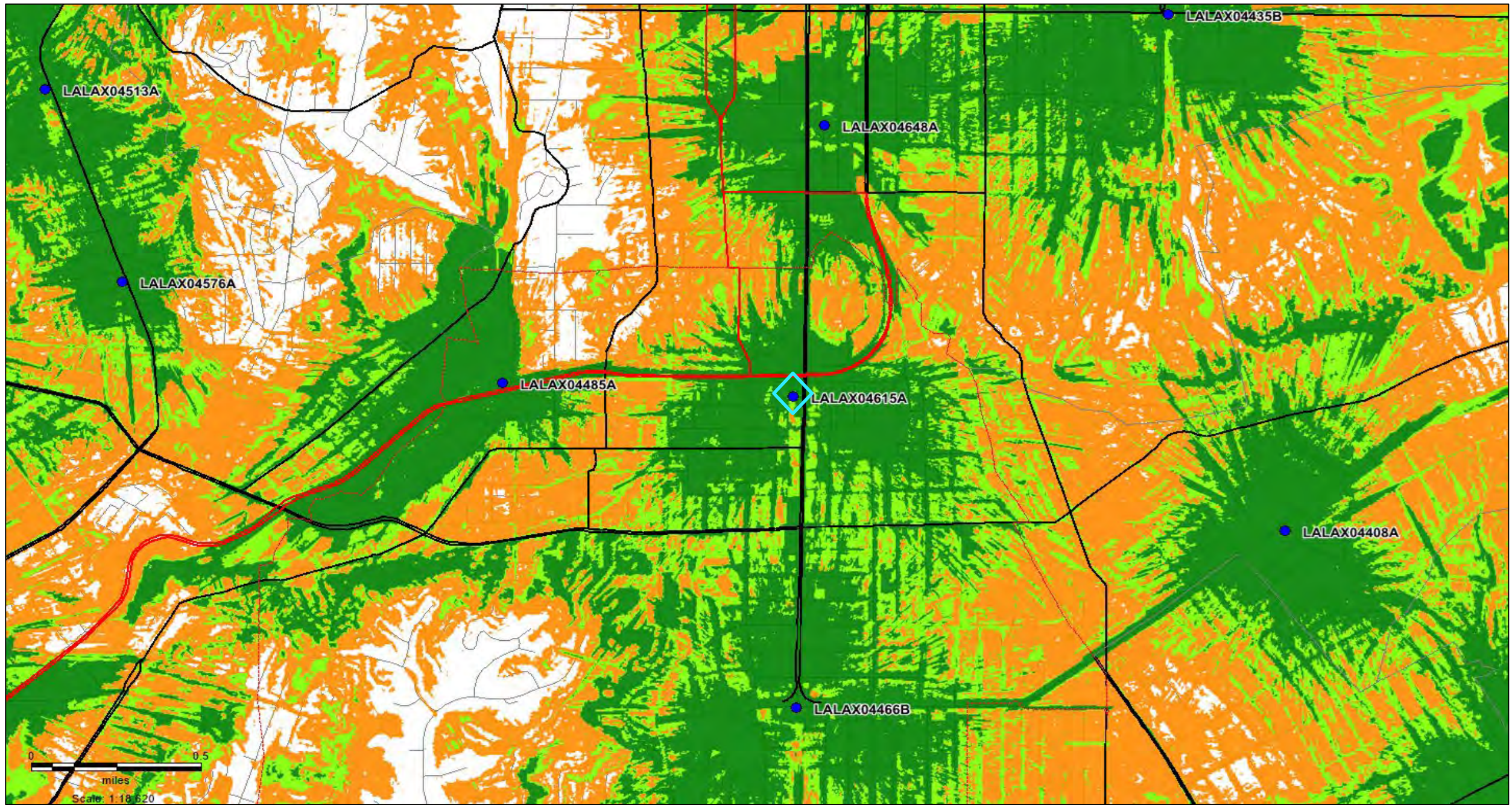
Urban	Suburban	Outdoor
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# LALAX04615A – Network Included

South Pasadena City Border



**Coverage Legend**

Urban	Suburban	Outdoor
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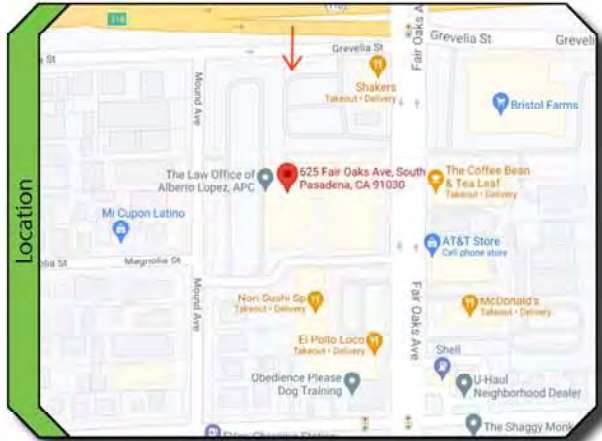


# **ATTACHMENT 5**

## Photo Simulations



LALAX04615A  
625 FAIR OAKS AVE  
SOUTH PASADENA, CA 91030



View 1 of 3: NORTH ELEVATION LOOKING SOUTH



AUGUST 16, 2021

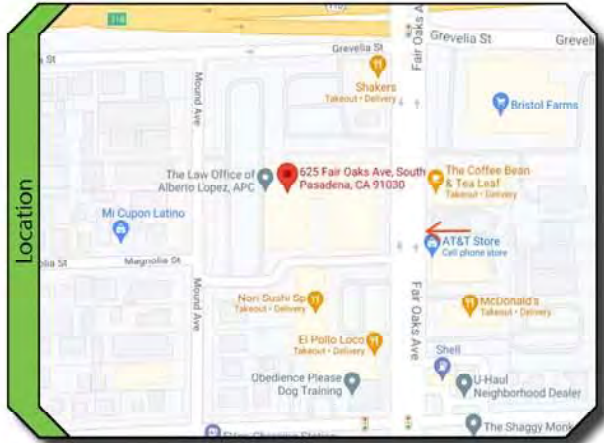
Prepared by: GCA



LALAX04615A  
625 FAIR OAKS AVE  
SOUTH PASADENA, CA 91030



View 2 of 3: EAST ELEVATION LOOKING WEST



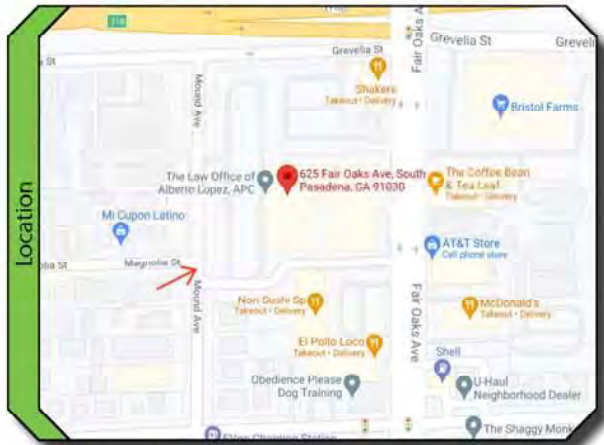
AUGUST 16, 2021

Prepared by: GCA





LALAX04615A  
625 FAIR OAKS AVE  
SOUTH PASADENA, CA 91030



View 3 of 3: SOUTH WEST ELEVATION LOOKING NORTH EAST



AUGUST 16, 2021

Prepared by: GCA

# **ATTACHMENT 6**

FCC Compliance



DISH Wireless L.L.C.  
9601 S. Meridian Blvd.  
Englewood, CO 80112  
303.723.1000

City of South Pasadena  
Community Development Department  
1414 Mission Street, South Pasadena CA 91030

11/10/2022

RE: Project Description and Location: LALAX04615A / 625 Fair Oaks Avenue, South Pasadena, CA  
(the "Project")

To whom it may concern:

This letter responds to your request for information about the Project referenced above, specifically the potential to interfere with communication facilities located nearby and conformance with the Federal Communications Commission ("FCC") rules governing human exposure to radio frequency energy (see FCC OET Bulletin 65 guidelines). DISH Wireless L.L.C. ("DISH") shall comply with all FCC rules regarding interference with other radio services and all FCC rules concerning human exposure to radio frequency energy.

The FCC has granted licenses for the use of certain radio frequencies exclusively by wireless service providers, including DISH. Each wireless service provider uses specific frequencies (channels) on which to transmit and receive radio signals. Pursuant to these licenses, DISH is authorized to provide wireless service nationwide.

Wireless transmitters must be type-accepted by the FCC to ensure compliance with technical standards that limit the frequencies, output power, radio frequency emissions, spurious radio noise, and other technical parameters. Wireless licensees like DISH are required to use type-accepted equipment. The assignment of frequencies and the FCC rules keep cellular radio signals from interfering with, or being interfered with by, other radio transmissions and provide guidelines outlining the limits for permissible human radio frequency exposure.

DISH shall comply with all FCC rules regarding interference to other radio services and human exposure to radio frequency energy. In the unlikely event that interference does occur, DISH agrees to fully cooperate with the entity experiencing interference to identify and correct, to the extent reasonably possible, any issues caused by the DISH installation.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Mohammad Shouqat', written over a light blue horizontal line.

Mohammad Shouqat  
RF Engineering Manager

# **ATTACHMENT 7**

Site Images



# DISH Wireless

LALAX04615B

625 Fair Oaks Ave.

South Pasadena, CA 91303

Looking  
Northwest  
From Fair  
Oaks Ave.



Looking  
Northeast





Looking  
North From  
Rear of  
Building





Looking  
East From  
Rear of  
Building





Looking  
South From  
Rear of  
Building





Looking  
South  
From  
North of  
Building





Looking  
South  
From the  
North  
Elevation  
of  
Building





Looking  
North From  
South Side  
of Building





Looking  
Southwest  
From  
Northeast of  
Building

