

THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES, CA

RESOLUTION NO. 6076

RESOLUTION ADOPTING A DESIGN FOR DEVELOPMENT AFFECTING WIRELESS
TELECOMMUNICATION FACILITIES IN THE
ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA

WHEREAS, the primary objectives of the Adelante Eastside Redevelopment Plan (“the Redevelopment Plan”) are to eliminate and prevent the spread of blight and deterioration; to enhance the environment, including showing a high level of concern for architectural and urban design standards; and to conserve, rehabilitate and redevelop the affected Adelante Eastside Redevelopment Project (“Project Area”) in accordance with the Redevelopment Plan, as demonstrated by Section 106 of the Redevelopment Plan; and

WHEREAS, Section 520 of the Redevelopment Plan authorizes the Agency to establish design criteria and other development and design controls necessary for proper development of both private and public areas within the Project Area; and

WHEREAS, Wireless Telecommunication Facilities are of a particular concern to the community for the Project Area, although not specifically addressed by any Section of the Redevelopment Plan; and

WHEREAS, Section 408.4 of the Redevelopment Plan prohibits the issuance of building permits or other land entitlements without the prior review and determination by the Agency that the permit conforms to the Redevelopment Plan; and

WHEREAS, the Project Area already has over 20 Wireless Telecommunication Facility sites impacting the Project Area.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA AS FOLLOWS:

The Agency adopt the following Design for Development affecting the design and location of all new Wireless Telecommunication Facilities, as well as the modification, alteration, redesign, reconstruction or renovation of existing wireless telecommunication facility within the Adelante Eastside Redevelopment Project Area that require a permit from the City of Los Angeles:

1. Except as stated herein, all real property in the Project Area shall meet all controls and requirements of this Plan, and all applicable Federal, State, County and City of Los Angeles ordinances, regulations and code requirements shall apply.

2. As uses in this Design for Development, the following definition applies:

A “Wireless Telecommunication Facility” is herein defined as a communication site, that is part of a much broader airwave communications network. This communications network includes cellular, paging personal communications services, other wireless commercial telecommunication devices and all associated structures and equipment including transmitters, antennas, monopoles, towers, masts and microwave dishes, cabinets and equipment rooms. These development standards do not apply to satellite dish antennae, radio and television antennae incidental to residential use.
3. Wireless communication facilities shall be permitted in the Commercial, Industrial, and Open Space/Other Public/Quasi-Public land uses of the Project Area. Monopoles shall not be permitted in residential designated land uses of the Project Area.
4. A site and/or building which is considered historic, and or architecturally significant, will not be considered available for placement of a wireless telecommunication facility.
5. The Agency encourages co-location of facilities on existing approved structures or site when feasible and to the extent possible. No more than three (3) providers should co-locate on a single monopole facility or site. A minimum separation of at least one-quarter (1/4) mile radius must be maintained between monopoles, unless a distance less than stated is necessary for public health and safety reasons. A request by the applicant for a less than minimum distance separation requires a minor variation action for conformance to the Redevelopment Plan.
6. There shall be evidence by the proposed provider, that an effort was made to locate on an existing Wireless Telecommunication Facility site including a coverage/interference analysis and capacity analysis and a brief statement as to the reasons for success or non-success towards adhering to the development standards.
7. The location and height of a Wireless Telecommunication Facility monopole shall not impede the view and site lines of adjacent buildings, especially residential buildings.
8. Rooftop antennas, including but not limited to panel, whip and dish types, must be screened, constructed as far as possible from the roofline of a building, and colored to match the building to which they are installed.
9. Antennas may be mounted on the side of an existing building/structure and shall be painted to match the color of the building/structure or the background against which they are attached. Wireless Telecommunication Facilities placed on buildings should conceal the new facilities by designing them into the architecture of the building.

10. Ground mounted Wireless Telecommunication Facilities and pole structures shall be adequately screened and landscaped. All landscaped areas will have an automatic irrigation system. Landscape treatment may include additional trees, shrubs and ground cover. The applicant shall submit a landscape plan for review and approval by Agency staff. Ground mounted facilities should blend into the surrounding buildings/structures in architectural character and color.
11. A monopole, when utilized, shall be concealed by employing a mono-palm, or mono-pine (pole structures that have been designed to appear as a palm tree or pine tree), or any other method to conceal the monopole into the site and its landscaped area.
12. The placement of a Wireless Telecommunication Facility on an existing power pole shall be consistent with the guidelines herein to the extent possible, and any variation to the height, setback, land use or concealment requirements shall require an Agency Board approval.
13. No exterior wires shall be visible on the sides of buildings/structures. Wire covers shall match the building/structure color.
14. Underground vaulting of equipment is encouraged where feasible. Utilities that may be extended to serve Wireless Telecommunication Facilities shall be underground.
15. The height of a monopole shall not exceed the existing designated height district of the underlying land use zone. Roof top antennas shall not exceed the highest roofline of any ancillary rooftop structure of the building on which they are placed.
16. No signage or advertising shall be displayed on any wireless communication facility except for signage for public safety warnings, certifications, or other required seals.
17. The required minimum setback for the placement of a new wireless telecommunication facility and/or monopole shall be a distance equal to 20 percent of the height of the monopole from the abutting streets. Such setback should be sufficient to (a.) preserve a view corridor, (b.) preserve the aesthetic quality of a historic or architecturally significant structure, (c.) for the mitigation of a land use conflict, (d.) protect community safety, (e.) preserve the privacy of adjoining residential property, and (f.) protect adjoining property from the potential impact of pole failure.
18. As wireless communication facilities and related equipment are improved from time to time and are minimized in size, so shall the permitted Wireless Telecommunication Facilities be upgraded within the Project Area. To the extent feasible from an economic and physical basis, on a recurring minimum three (3) year basis after approval of a Wireless Telecommunication Facility within the Project Area, each provider shall upgrade their respective, approved and permitted wireless telecommunication facility. Agency staff will monitor all approved wireless

telecommunication facility permits, and inform the wireless telecommunication provider at the appropriate time of their requirement to examine and upgrade their facilities consistent with the Design for Development guidelines.

19. All obsolete or unused Wireless Telecommunication Facilities must be removed upon termination of the use, or within 90 days of termination (Removal requirements).
20. All Wireless Telecommunication Facilities not in conformance with the above development standards shall become non-conforming uses pursuant to Section 506 of the Redevelopment Plan. Any permit required for any modification, alteration, redesign, reconstruction or renovation of an existing non-conforming Wireless Telecommunication Facility (this does not include co-location efforts) shall conform to the development standards.
21. The Agency may permit a minor variation to the Wireless Telecommunication Facility development standards provided that the provisions and conditions of Section 518 Minor Variations of the Redevelopment Plan are satisfied.
22. All Wireless Telecommunication Facility proposals and applications for permits shall be reviewed for compliance with the development standards, the Redevelopment Plan, CEQA requirements, and be modified or altered as required by Agency staff. A modification or alteration not agreed to by the applicant or provider may be appealed to the Agency Board of Commissioners.
23. Should any portion of this Design for Development be challenged and determined to be improper for any reason, such provision or application may be severed and the rest of the Design for Development remains in effect.

ADOPTED: August 1, 2002