

Hearing Officer Transmittal Checklist

Hearing Date
July 17, 2012
Agenda Item No.
3

Project Number: 00-185-(4)
Case(s): Conditional Use Permit 201200005
Planner: Travis Seawards

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Old Conditions
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- GIS Layers Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462

PROJECT NO. 00-185-(4)
CONDITIONAL USE PERMIT NO. 201200005
COASTAL DEVELOPMENT PERMIT NO. 201200001

PUBLIC HEARING DATE
 7/17/2012

AGENDA ITEM
3

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Verizon Wireless

OWNER

Santa Catalina Island Company

REPRESENTATIVE

Pete Shubin

PROJECT DESCRIPTION

The project is a request for a conditional use permit (CUP) to authorize the expansion and continued operation of a wireless telecommunications facility (WTF) located near Two Harbors on Santa Catalina Island. The project was originally approved through CUP 00-185-(4) on April 26, 2001, and expired on April 17, 2011. The project proposes the expansion of the WTF to include 6 (six) antennas and one (1) GPS antenna. The project also proposes the replacement of three cabinets in the 40-square-foot lease area that lies along the southeastern storage shed wall under a roof awning. The project is located in the Two Harbors Resort Village District as defined by the Santa Catalina Island Specific Plan. In addition to a CUP, the project requires the approval of a Coastal Development Permit (CDP).

REQUIRED ENTITLEMENTS

The applicant is requesting a conditional use permit to authorize the expansion and continued operation of an existing WTF in the Two Harbors Resort Village District as defined by the Santa Catalina Island Specific Plan. WTF's are a use that is subject to a CUP in all zones. In addition, a Coastal Development Permit (CDP) is required for any development in the coastal zone pursuant to Section 22.56.2280 of Title 22 of the Los Angeles County Code.

LOCATION/ADDRESS

1 Banning House Road, Two Harbors, Santa Catalina Island, CA 90704

SITE DESCRIPTION

CUP 00-185-(4) approved a WTF on the project site consisting of three (3) panel antennas and two (2) equipment cabinets in 2001. The large, 311-acre parcel contains most of the village of Two Harbors. The project site is an existing storage shed that is located on an upward sloping hill that is accessed by a dirt road at the end of Banning House Road. The immediate area around the shed is grassy, sloping undeveloped land. The storage shed is approximately 500 square-feet and is 15-feet tall. The proposed WTF consists of two existing 14-foot tall steel poles located less than 2-feet from the southwest corner of the storage shed. Three antennas will be mounted to a 7-foot-long cross arm at a maximum height of 14-feet. Directly north of this area is an existing palm tree that screens the view of the WTF equipment at this location. On the northeast corner of the storage shed, a new 6-inch in diameter, 14-foot-tall steel pole will be placed approximately 2.5-feet from the shed and will contain three antennas. The antennas will be mounted to a 7-foot long cross arm at a maximum height of 14-feet. All associated WTF equipment is located in a 40-square-foot lease area that lies along the southeastern storage shed wall under a roof awning. The project proposes the replacement of three cabinets in this area. The equipment area is enclosed by an existing 6-foot high chain link fence.

ACCESS

Banning House Road

ZONED DISTRICT

Santa Catalina Island

ASSESSORS PARCEL NUMBER

7480-040-021

COMMUNITY

Two Harbors Resort Village

SIZE

311 Acres

COMMUNITY STANDARDS DISTRICT

N/A

EXISTING LAND USE

EXISTING ZONING

Project Site	The specific project site is developed as an approximately 500-square-foot storage shed with an existing WTF and an adjacent 29-foot long, 9-foot in diameter water tank	Two Harbors Resort Village District - Santa Catalina Island Specific Plan
North	Village of Two Harbors, single-family residences, lodge, and vacant open space	Two Harbors Resort Village District - Santa Catalina Island Specific Plan
East	Few single-family residences and vacant open space	Two Harbors Resort Village District - Santa Catalina Island Specific Plan
South	Vacant open space	Two Harbors Resort Village District - Santa Catalina Island Specific Plan
West	Banning House Lodge, yacht club, and vacant open space	Two Harbors Resort Village District - Santa Catalina Island Specific Plan

GENERAL PLAN/COMMUNITY PLAN

Santa Catalina Island Specific Plan

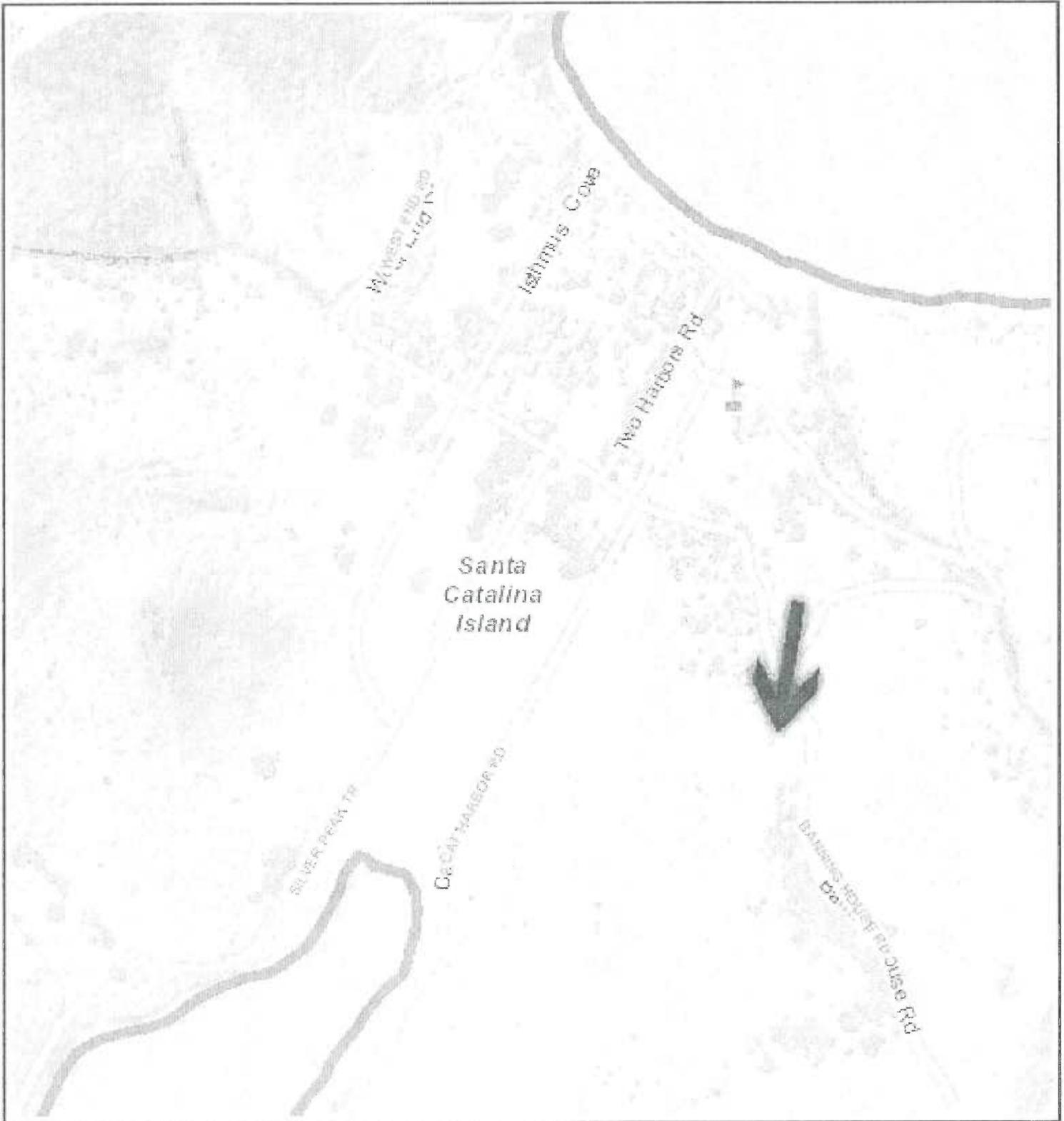
LAND USE DESIGNATION

Lodges/Inn

MAXIMUM DENSITY

ENVIRONMENTAL DETERMINATION

Class 1 Categorical Exemption-Existing Facilities



Department of Regional Planning

CUP 00-185-(4): Property Location Map

Printed: Jun 25, 2012



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STAFF REPORT
PROJECT NO. 00-185-(4)
CONDITIONAL USE PERMIT NO. 201200005
COASTAL DEVELOPMENT PERMIT NO. 201200001

PROJECT DESCRIPTION

The project is a request for a conditional use permit (CUP) to authorize the expansion and continued operation of a wireless telecommunications facility (WTF) located near Two Harbors on Santa Catalina Island. The project was originally approved through CUP 00-185-(4) on April 26, 2001, and expired on April 17, 2011. The project proposes the expansion of the WTF to include 6 (six) antennas and one (1) GPS antenna. The project also proposes the replacement of three cabinets in the 40-square-foot lease area that lies along the southeastern storage shed wall under a roof awning. The project is located in the Two Harbors Resort Village District as defined by the Santa Catalina Island Specific Plan. In addition to a CUP, the project requires the approval of a Coastal Development Permit (CDP).

ENTITLEMENTS REQUESTED

- Conditional use permit to authorize the expansion and continued operation of an existing WTF in the Two Harbors Resort Village District as defined by the Santa Catalina Island Specific Plan. WTF's are a use that is subject to a CUP in all zones.
- Coastal Development Permit (CDP) is required for any development in the coastal zone pursuant to Section 22.56.2280 of Title 22 of the Los Angeles County Code.

LOCATION

The subject property is located at One Banning House Road in the unincorporated community of Two Harbors on Santa Catalina Island.

EXISTING ZONING

Subject Property

The project site is located in the Two Harbors Resort Village District as defined by the Santa Catalina Island Specific Plan. The area surrounding the project site also falls under this specific plan designation.

EXISTING LAND USES

Subject Property

The subject property is a large 311 acre parcel that is developed with a variety of uses that comprise the village of Two Harbors and includes residences, lodges, a school, offices, recreational uses, and supporting commercial uses such as a market and a dive shop. The specific project site is developed as an approximately 500-square-foot storage shed with an existing WTF and an adjacent 29-foot long, 9-foot in diameter water tank.

Surrounding Properties

Surrounding land uses consist of:

- North: Village of Two Harbors, single-family residences, lodge, and vacant open space
South: Vacant open space
East: Few single-family residences and vacant open space
West: Banning House Lodge, yacht club, and vacant open space

SITE DESCRIPTION

CUP 00-185-(4) approved a WTF on the project site consisting of three (3) panel antennas and two (2) equipment cabinets in 2001. The large, 311-acre parcel contains most of the village of Two Harbors. The project site is an existing storage shed that is located on an upward sloping hill that is accessed by a dirt road at the end of Banning House Road. The immediate area around the shed is grassy, sloping undeveloped land. The storage shed is approximately 500 square-feet and is 15-feet tall.

The proposed WTF consists of two existing 14-foot tall steel poles located less than 2-feet from the southwest corner of the storage shed. Three antennas will be mounted to a 7-foot-long cross arm at a maximum height of 14-feet. Directly north of this area is an existing palm tree that screens the view of the WTF equipment at this location. On the northeast corner of the storage shed, a new 6-inch in diameter, 14-foot-tall steel pole will be placed approximately 2.5-feet from the shed and will contain three antennas. The antennas will be mounted to a 7-foot long cross arm at a maximum height of 14-feet.

All associated WTF equipment is located in a 40-square-foot lease area that lies along the southeastern storage shed wall under a roof awning. The project proposes the replacement of three cabinets in this area. The equipment area is enclosed by an existing 6-foot high chain link fence.

ENVIRONMENTAL DETERMINATION

The project is an application that includes the minor expansion of an existing WTF. Therefore, the proposed project is exempt from the California Environmental Quality Act (CEQA) under Class 1 – Existing Facilities, under CEQA reporting requirements.

PREVIOUS CASE/ZONING HISTORY

The WTF project was originally approved through CUP 00-185-(4) on April 26, 2001, and expired on April 17, 2011. All other permit activities on the parcel are related to uses located in the village of Two Harbors and are not related to the specific project site.

STAFF EVALUATION

General Plan Consistency

The project site is designated Lodges/Inn under the Santa Catalina Island Local Coastal Program (LCP). There is no descriptive intent for this land use designation in the land use plan. However there are policies that support the provision of public services. The project is consistent with the following policy that supports the provision of public services in the village of Two Harbors:

Non-Easement Goals and Objectives: Provide the Two Harbors area with residential, commercial, scientific research and public service needs, including land allocation for a broad range of resort recreation opportunities, visitor lodging, housing, commercial and public services to support the needs of permanent residents, visitors, and the USC Marine Science Center.

Neighborhood Impact/Land Use Compatibility

The proposed project is a request for the minor expansion of an existing WTF, which is compatible with the site and surrounding area. The WTF has been in existence since 2001 and

there have been no zoning violations or public complaints related to the use. There are very few wireless facilities in Two Harbors, and the sloping terrain limits coverage areas. Due to the limited existing development in Two Harbors, co-location opportunities are minimal as well. The current site is well situated above the village of Two Harbors and the WTF is well-integrated into the design of the storage shed. Some equipment is screened by an existing palm tree, and other equipment is located in a contained area under the shed's roof overhang. The existing WTF and the proposed expansion will not be a detriment to the community as it provides valuable communications infrastructure to this remote area.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

The Two Harbors Resort Village land use district was established to provide a planned service resort community that contains the commercial, marine and public services and facilities for tourists, recreational boaters, campers, residents, support/service employees and persons associated with marine education and scientific research. This district also recognizes the function of Two Harbors as a main entry point to Santa Catalina Island. The ultimate use in the Two Harbors Resort Village district is a planned mixed-use community.

Height

The only development standard in the Two Harbors Resort Village land use district that relates to the project is height. Pursuant to Section 22.46.230.B.4.a of the County Code, buildings shall not exceed a height of 28 feet. The storage shed has a maximum height of 15 feet and the WTF equipment has a maximum height of 14 feet. Therefore the project complies with this requirement.

Parking

Pursuant to Section 22.52.1220 of the County Code, when parking requirements are not specified, such as for wireless facilities, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. The storage shed is accessed off of a utility dirt road that branches off of Banning House Road. Only periodic maintenance is needed for the project, and due to the remote location of the site and the natural landscape of the area, a designated parking space is not warranted at this site. Maintenance personnel have been parking adjacent to the storage shed at the end of the dirt utility access road and this is sufficient for this site.

Burden of Proof

The applicant is required to substantiate the burden of proof as required by Section 22.56.040 of the Los Angeles County Code.

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this

title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

The proposed project is consistent with the General Plan and will not adversely affect the surrounding area. The project provides important communications infrastructure to a remote location on Santa Catalina Island, and the project is supported by policies in the land use plan to provide public services to the Two Harbor area. The project site is developed with a storage shed and an existing WTF and is consistent with all zoning requirements and is adequately served by existing infrastructure and utility services.

The applicant is also required to substantiate the burden of proof as required by Part 17: Coastal Development Permit, Section 22.56.2410 of the Los Angeles County Code. Part 17: Coastal Development Permits states that any development in the coastal zone shall obtain a coastal development permit pursuant to the following findings:

1. That the proposed development is in conformity with the certified local coastal program; and, where applicable,
2. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources code.

The project proposes to implement minor expansion to an existing WTF on a site that is currently developed with a storage shed. The local coastal program does not specifically address wireless projects, but the project is consistent with policies in the coastal program that support the provision of public services in the village of Two Harbors. Additionally, as an existing use on an existing structure, the project does not conflict with any public access and public recreation policies of the coastal zone.

Staff is of the opinion that the applicant has met these burdens of proof. The applicant's burden of proof responses are attached to this document.

PUBLIC COMMENTS

To date, no comments from the public have been received.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

In addition, pursuant to Section 22.46.570 of the County Code, the applicant posted and maintained copies of the required notice during the specified time period at the following

locations:

1. Along the exterior boundary of the subject property and along roads, trails or other accessways traversing or bordering the subject property. Such notices shall be placed at intervals of no more than 500 feet.
2. In the city of Avalon and the Two Harbors area at places where such notices are commonly posted and would be conspicuous to members of the general public. Such location shall be approved by the planning director.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing.

Staff recommends that the Hearing Officer close the public hearing and approve Project No. 00-185-(4) subject to the attached findings and conditions.

SUGGESTED APPROVAL MOTION

I, the Hearing Officer, close the public hearing, find that the project is categorically exempt from CEQA reporting requirements and approve Conditional Use Permit No. 201200005 and Coastal Development Permit No. 201200001 subject to the attached findings and conditions.

Prepared by Travis Seawards

Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:

Draft Conditions

Draft Findings

Applicant's burden of proof statement

Site photographs

Site Plan

FINDINGS AND ORDER OF THE HEARING OFFICER COUNTY OF LOS ANGELES

**PROJECT NO. 00-185-(4)
CONDITIONAL USE PERMIT NO. 201200005
COASTAL DEVELOPMENT PERMIT NO. 201200001**

REQUEST

The project is a request for a conditional use permit (CUP) to authorize the expansion and continued operation of a wireless telecommunications facility (WTF) located near Two Harbors on Santa Catalina Island.

HEARING DATE: July 17, 2012

PROCEEDINGS

FINDINGS

1. The project is a request for a conditional use permit (CUP) to authorize the expansion and continued operation of a wireless telecommunications facility (WTF). In addition to a CUP, the project requires the approval of a Coastal Development Permit (CDP).
2. WTF's are a use that is subject to a CUP in all zones, and pursuant to Section 22.56.2280 of Title 22 (the County Code), a CDP is required for any development in the coastal zone.
3. The project was originally approved through CUP 00-185-(4) on April 26, 2001, and expired on April 17, 2011.
4. The project proposes the expansion of the WTF to include 6 (six) antennas, one (1) GPS antenna and the replacement of three cabinets.
5. The project is located at One Banning House Road in the Two Harbors Resort Village District as defined by the Santa Catalina Island Specific Plan on Santa Catalina Island.
6. The site plan depicts the project site, which is a large, 311-acre parcel that contains most of the village of Two Harbors. The project site is an existing storage shed that is located on an upward sloping hill that is accessed by a dirt road at the end of Banning House Road. The immediate area around the shed is grassy, sloping undeveloped land. The storage shed is approximately 500 square-feet and is 15-feet tall.
7. The proposed WTF consists of two existing 14-foot-tall steel poles located less than 2-feet from the southwest corner of the storage shed. Three antennas will be mounted to a 7-foot-long cross arm at a maximum height of 14-feet. Directly north of this area is an existing palm tree that screens the view of the WTF equipment at this location. On the northeast corner of the storage shed, a new 6-inch in diameter, 14-foot-tall steel pole will be placed approximately 2.5-feet from the shed and will contain three antennas. The antennas will be mounted to a 7-foot long cross arm at a maximum height of 14 feet. All associated WTF equipment is located in a 40-square-foot lease area that lies along the southeastern storage

shed wall under a roof awning. The project proposes the replacement of three cabinets in this area. The equipment area is enclosed by an existing 6-foot high chain link fence.

8. The project site is located in the Two Harbors Resort Village District as defined by the Santa Catalina Island Specific Plan. The area surrounding the project site also falls under this specific plan designation.
9. The subject property is a large 311 acre parcel that is developed with a variety of uses that comprise the village of Two Harbors and includes residences, lodges, a school, offices, recreational uses, and supporting commercial uses such as a market and a dive shop. The specific project site is developed as an approximately 500 square-foot storage shed with an existing WTF and an adjacent 29-foot long, 9-foot in diameter water tank.
10. Surrounding land uses consist of the village of Two Harbors, single-family residences, lodges, and vacant open space land to the north, vacant open space land to the south, a few single-family residences and vacant open space land to the east, and the Banning House Lodge, yacht club, and vacant open space land to the west.
11. The project site is designated Lodges/Inn under the Santa Catalina Island Local Coastal Program (LCP). There is no descriptive intent for this land use designation in the land use plan. The project is consistent with a policy that supports the provision of public services in the village of Two Harbors. The project meets the wireless telecommunication service needs of permanent residents, visitors, and the USC Marine Science Center
12. The project is compliant with the height standards for the Two Harbors Resort Village land use district. Pursuant to Section 22.46.230.B.4.a of the County Code, buildings shall not exceed a height of 28 feet. The storage shed has a maximum height of 15 feet; the WTF equipment has a maximum height of 14 feet and does not exceed the height of 28 feet.
13. Pursuant to Section 22.52.1220 of the County Code, when parking requirements are not specified, such as for wireless facilities, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. The storage shed is accessed off of a utility dirt road that branches off of Banning House Road. Only periodic maintenance is needed for the project, and due to the remote location of the site and the natural landscape of the area, a designated parking space is not warranted at this site. Maintenance personnel have been parking adjacent to the storage shed at the end of the dirt utility access road and this is sufficient for this site.
14. The project is compatible with the surrounding area and existing development pattern. The current site is well situated above the village of Two Harbors and the WTF is well-integrated into the design of the storage shed. Some equipment is screened by an existing palm tree, and other equipment is located in a contained area under the shed's roof overhang.
15. The existing WTF and the proposed expansion will not be a detriment to the community as it provides valuable communications infrastructure to this remote area. There are very few wireless facilities in Two Harbors, and the sloping terrain limits coverage areas. Due to the limited existing development that is in Two Harbors, co-location opportunities are non-existent and there have been no zoning violations or public complaints related to the use.

16. The subject property is adequately served by public and private service facilities as necessary. A WTF does not require sewer or water service.
17. There have been no public comments in opposition to the project.
18. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
19. The project is an application to continue the operation of an existing WTF, and no new construction is proposed. Therefore, the proposed project is exempt from the California Environmental Quality Act under Class 1 – Existing Facilities, under California Environmental Quality Act (CEQA) reporting requirements.
20. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years.
21. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits 1 Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. That the proposed development is in conformity with the certified local coastal program; and, where applicable,

- F. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources code.

Therefore, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit and coastal development permit as set forth in Sections 22.56.040, 22.56.090, and 22.56.2410 of the Los Angeles County Code.

HEARING OFFICER ACTION

1. I have considered the Class 1 – Existing Facilities Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201200005 and Coastal Development Permit No. 201200001 is **APPROVED**, subject to the attached conditions.

c: Hearing Officer, Building and Safety

MKK:TSS

5/1/12

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 00-185-(4)
CONDITIONAL USE PERMIT NO. 201200005
COASTAL DEVELOPMENT PERMIT NO. 201200001**

PROJECT DESCRIPTION

The project proposes the expansion of an existing WTF to include 6 (six) antennas, one (1) GPS antenna, and the replacement of three cabinets in the 40-square-foot lease area that lies along the southeastern storage shed wall under a roof awning, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on July 17, 2027.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$[200.00] per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

18. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
19. The permittee shall submit to the Zoning Enforcement Section of the Department of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full

- strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
20. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
 21. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.
 22. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
 23. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
 24. If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
 25. The project shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A". Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
 26. The maximum height of the facility shall not exceed 14 feet above finished grade.
 27. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of the Department of Regional Planning the name and contact information of the new property owner.
 28. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
 29. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 24 hours. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.

30. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of the Department of Regional Planning to show compliance with the maintenance and removal conditions.
31. The Department of Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

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

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The request is for a CUP renewal and project expansion for an existing wireless telecommunications facility. The existing use has proven to be beneficial to the surrounding area residents and visitors as it provides essential communication services to the Two Harbors area. All existing and proposed improvements are located in a developed portion of the parcel adjacent to a storage shed and have been in place for years without detrimental effects to the public health, safety, or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The parcel the project is located on is approximately 311 acres with the majority of the parcel being undeveloped. The existing project and expansion is within a developed portion of the property and complies with the requirements of the development features of Title 22.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The project is existing. It is an unoccupied wireless telecommunications facility served by a dirt road and existing utilities. The project has been adequately served by the existing conditions for over ten years without negative effects. The expansion of the facility with the addition of equipment to provide enhanced services will not increase the frequency or type of access necessary.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



COASTAL DEVELOPMENT PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.2320, the applicant shall substantiate the following:

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

A. That the proposed development is in conformity with the certified local coastal program.
The use is existing and the proposed expansion is entirely within a developed area adjacent to a storage shed. The proposed use does not negatively impact surrounding uses, does not impact scenic vistas, and does not impact access in the surrounding area. The use does provide wireless telecommunications facility services that are an essential part of the function, use, and enjoyment of the surrounding area and coastal resources.
B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.
The existing facility and proposed expansion are not located between a public road and shoreline. The facility also does not in any way hinder public access or public recreation. In fact, the facility enhances public recreation and safety by providing wireless telecommunication services to residents and visitors to the area who use the resources in the coastal zone.

APPLICANT'S AFFIDAVIT

I (We) being duly sworn, depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct.

Executed this 27 day of December 2011 at Lake Forest, California

Signed 

Protective/Actual Approval 5/25



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



April 26, 2001

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Mr. Bob Chacon
Whalen and Company
357 Van Ness Way Ste. 150
Torrance, CA. 90501

RE: **CONDITONAL USE PERMIT CASE NO. 00-185- (4)**

A request to construct, operate and maintain a wireless telecommunications facility consisting of three (3), four foot (4)', panel antennas and two (2) network repeater cabinets attached to the existing metal shed in the Santa Catalina Zoned District.

Dear Applicant:

PLEASE NOTE: This document contains the Hearing Officer's findings and order relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 2 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission's secretary, Room 1390, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within fifteen days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

If no appeal is made during this fifteen-day period, the Hearing Officer's decision is final. For further information on appeal procedures or any other matter pertaining to this approval, please contact the Zoning Permits Section at (213) 974-6443.

CONDITIONAL USE PERMIT CASE NO. 00-185 -(4)

HEARING OFFICER'S FINDINGS AND ORDER:

FACTUAL SUMMARY:

April 17, 2001 Public Hearing

A duly noticed public hearing was held on April 17, 2001. One person was sworn in, the applicant's representative. The applicant's representative, Bob Chacon, presented testimony in favor of the request. Mr. Chacon also informed the Hearing Officer that the applicant proposed a minor modification to the site plan. Instead of all three panel antennas being mounted to the roof, the applicant proposes to mount the three panel antennas on 12' high poles. The poles would be placed next to the existing wooden poles which are immediately adjacent to the existing metal shed. The pole mountings would increase the height 2', however, Mr. Chacon pointed out that the 14' height would not exceed the 15' roof ridgeline of the existing metal shed. Mr. Chacon also stated that he would provide a revised site plan that more easily identified the location of the project. The revised site plan would also contain a corrected legal description as there was concern over conflicting parcel map numbers.

The Hearing Officer asked that the record reflect the two telephone calls received regarding the proposed project. Mr. Mack Amos, a resident of Two Harbors, called to inquire about the location of the proposed project. Mr. Amos referred staff to Frank Medlock, Commodore of the Two Harbors Yacht Club, who works with the preservation of historic sites on the yacht club property. Assuming the proposed project was located on an eighteenth century, civil war army barrack, Mr. Medlock and the applicant arranged a meeting on the site. It was discovered at that site visit that the proposed project was not a part of the Two Harbors Yacht Club properties. Historic preservation considerations, therefore, were no longer warranted.

There being no further testimony, the Hearing Officer closed the public hearing.

Findings

1. The applicant requested a conditional use permit to construct, operate and maintain a wireless telecommunications facility consisting of three (3) four foot (4') panel antennas and two (2) network repeater cabinets. The three (3) panel antennas will be mounted on 12' high poles adjacent to the metal shed. The total height of the pole with mounted antennas will not exceed 14'. The two (2) network repeater cabinets will be installed entirely within the existing metal shed and mounted to the east wall on 4' X 8' plywood backboards.
2. Zoning on the subject property is MXD (Mixed Use Development)

3. The address of the subject property is One Banning House Road, Santa Catalina Island, CA. The site is in the Santa Catalina Zoned District and in the community of Two Harbors. The subject site is developed with an existing 500 s.f., 15' high metal shed on a rectangular shaped, gently sloping parcel of land.
4. Surrounding land uses include two residences and the Pacific Ocean to the north and vacant land to the south, east and west.
5. The subject site is classified as Open Space/Conservation within the Santa Catalina Island Land Use Plan. This land use designation allows for structured recreation and other low intensity uses. The site is also within the Two Harbors Resort Village District of the Santa Catalina Island Specific Plan. The Two Harbors Resort Village District Specific Plan limits building height to 28'. The proposed height of the antennas will not exceed this limit. As such, the proposed project is consistent with the general plan and specific plan in that the facility is a passive use and will not obstruct special views.
6. The revised site plan depicts One Banning House Road providing primary access to the parcel and an access road providing secondary access to the metal shed. The revised site plan shows the three panel antennas mounted to 12' high poles on the east and west sides of the shed. The height of the shed is shown as 15'10". Two cellular network repeater cabinets are shown mounted inside of the south wall on three quarter inch, 4' X 8' plywood backboard. An underground power line and utility pole are depicted on the east side of the shed and a palm tree is depicted immediately west of the shed.
7. Planning Department records reveal that there are three prior planning cases on or around the subject site. CUP 88462 was a request to add onto a sewage treatment plant. The request was withdrawn in February, 1989. PP 46603 approved an improvement to the Del Rey Yacht Club building in March of 2000. PP 46615 approved an animal care building in March of 2000.
8. The Department of Regional Planning has determined that a Class 1 Categorical Exemption is the appropriate environmental documentation required under the CEQA reporting requirements.
9. Staff received two telephone calls from two, Two Harbors Resort Village residents. Both calls were general inquiries regarding the location of the proposed site. Once the precise location of the project was ascertained, the residents withdrew their concern.

10. A wireless telecommunications facility is a use not specified in the Zoning Ordinance. The closest described use is a communications equipment building. Pursuant to Section 22.20.440 (Residential Agricultural Zone) of the Zoning Ordinance, a communications equipment building is a permissible use in the MXD zone, provided a conditional use permit has first been obtained.

11. Pursuant to Section 22.52.1220 of the Zoning Ordinance, Parking for Uses Not Specified, "Where parking requirements for any use are not specified, parking shall be provided in an amount which the Director finds adequate to prevent traffic congestion and excessive on-street parking". The Director finds that one parking space is required for the routine monthly maintenance visits to the site. The access road is adequate in size to accommodate the one space required.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, wall, fences, parking, landscaping and other development features.
- D. The proposed site is adequately served by highways of sufficient width and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

AND, THEREFORE, the information submitted by the applicant and submitted at the public hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact presented above, Conditional Use Permit Case No. 00-190-(1) is **APPROVED**, subject to the attached conditions.

BY: George Malone DATE: 26 April 2001
GEORGE MALONE, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

Attachments: Conditions
Affidavit

c: Each Commissioner, Zoning Enforcement, Building and Safety,

GM:FM:vi
04-26-01

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept, all of the conditions of this grant.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify or hold harmless the County.
4. In the event that any claim, action or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted;
 - A. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within two years from the date of approval. A one-year time extension may be requested in writing and with the appropriate fee, before the expiration date.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. This grant will terminate on April 17, 2011. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$500.00**. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for **5 biennial inspections**.

If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
10. Upon receipt of this letter, the permittee shall contact the Fire Department Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from

fire hazard. Any necessary facilities shall be provided as may be required by said Department.

11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
12. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
13. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
14. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. The subject property shall be developed and maintained in substantial compliance with the revised plans marked Exhibit "A".
16. This grant allows the construction, operation and maintenance of an unmanned wireless telecommunications facility consisting of three (3) 4' panel antennas mounted to three 12' high poles adjacent to the existing metal shed and two (2) GPS network repeater cabinets attached to 4' X 8' plywood backboard inside of the existing metal shed.
 - a. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
 - b. Said facility shall be removed if in disuse for more than six months;
 - c. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works;
 - d. All buildings or structures shall be a neutral color excluding black to blend with surroundings and shall be maintained in good condition at all times;
 - e. Security lighting shall be low intensity and directed away from residential areas.

- f. One parking space shall be provided on subject parcel.
- g. The overall height of the poles with mounted antennas shall not exceed 14' above ground level.

GM:FM:vi
04-26-01

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E

S:

Y

<u>SHEET NUMBER</u>	<u>DESCRIPTION</u>
T-1	TITLE SHEET
T-2	GENERAL NOTES & LEGENDS
C-1	TOPOGRAPHIC SURVEY

ARCHITECTURAL

A-1	SITE AND ROOF PLAN
A-2	ELEVATIONS
A-3	ELEVATIONS
A-4	DETAILS
A-5	DETAILS
A-6	DETAILS

SPECIFICATIONS

SP-1	SPECIFICATIONS
SP-2	SPECIFICATIONS

ELECTRICALS

E-1	GENERAL NOTES/PLAN/SINGLE LINE DIAGRAM
E-2	DETAILS & SITE PLAN

APPLICANT'S COPY

EXHIBIT "A"

DEPARTMENT OF REGIONAL PLANNING
APPROVED

THIS APPROVAL IS CONTINGENT UPON THE FACTS

SUBMITTED AND THE REQUIREMENTS OF _____
CUP 00-185-14 AND COUNTY ZONING
ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN
EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY
INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO

PERMIT THE VIOLATION OF ANY PROVISIONS OF ANY COUNTY
ORDINANCE OR STATE LAW.
Velma Ingram

AFFIDAVIT OF ACCEPTANCE
RECEIVED May 31, 2001

DATE

CATALINA H
TITLE SH

ONE BANNING HOUSE ROAD, TWO HARBORS, SANTA MONICA, CA 90405

PED File No.

REVISIONS	CHECKED BY: W. FU	DATE
AB	PLAN CHECK	04-16-01
AB		4/23/01

Sheet
T - 1

APPLICANT'S COPY

EXHIBIT "A" DEPARTMENT OF REGIONAL PLANNING APPROVED

THIS APPROVAL IS CONTINGENT UPON THE FACTS

SUBMITTED AND THE REQUIREMENTS OF
CMA 00-185-(4) AND COUNTY ZONING
ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN
EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY
INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO
PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY

ORDINANCE OR STATE LAW.

Velma Ingram
AFFIDAVIT OF ACCEPTANCE

RECEIVED May 31, 2001

CATALINA H
ONE BANNING HOUSE ROAD, TWO HARBORS, SAINT
GENERAL NOTES,
& CONDITION
APPROVA.

PED File No.

DATE: 04-16-01

AB

DRAWN BY:

W. FU

CHECKED BY:

AB

REVISIONS

PLAN CHECK

4/23/01

Sheet

T-2

CORNER OF SAID LOT 88,
 3 ALONG THE SOUTHWESTERLY LINE OF SAID LOT 88, TO AN
 WESTERLY LINE NORTH 50°00'00" WEST, 460.00 FEET;
 FEET;
 FEET;
 FEET TO THE POINT OF BEGINNING;
 EAST, 4.00 FEET;
 FEET;
 FEET;
 FEET TO THE POINT OF BEGINNING.

10 FEET WIDE, FOR INGRESS, EGRESS, PUBLIC UTILITIES AND RELATED
 HOUSE ROAD AT IT'S SOUTHEASTERLY TERMINUS, THE
 50'00" WEST, 250.00 FEET, MORE OR LESS TO THE
 AS DESCRIBED ABOVE.

SIS OF BEARINGS

' (S.C. NORTH A-88) AND "BIRD ROCK" (S.C. NORTH B-6), AS
 QUAD 331182-1026 AND 1052, TAKEN AS

BASIS OF DATUM

APPLICANT'S COPY

S (AT SOUTHWEST CORNER OF "A" STRUCTURE)

**DEPARTMENT OF REGIONAL PLANNING
 APPROVED**

THIS APPROVAL IS CONTINGENT UPON THE FACTS

SUBMITTED AND THE REQUIREMENTS OF

CUP 00-185-14 AND COUNTY ZONING

CONTROL DATA, 1937 NORTH AMERICAN DATUM

ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN

EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY

INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO

PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY

ORDINANCE OR STATE LAW.

Velma Ingram

AFFIDAVIT OF ACCEPTANCE

RECEIVED May 31, 2001

APN# 7480-040-021

CATALINA HARBOR

ONE BANNING HOUSE ROAD, TWO HARBORS, SANTA CATALINA ISLAND, CALIFORNIA

TOPOGRAPHIC SURVEY - CELL SITE

REVISIONS
 0 03/31/01 VERIZON ISSUED
 RJM

Sheet

000001.00.DWG

CATALINA

ONE BANNING HOUSE ROAD, TWO HARBORS

SITE I

PED File No.

ASSUMED PROPERTY LINE

(E) ACCESS ROAD TO METAL SHED

(N) VERIZON 4' PANEL ANTENNA MOUNTED ON (E) METAL SHED

APPLICANT'S COPY

EXHIBIT "A"

DEPARTMENT OF REGIONAL PLANNING APPROVED

THIS APPROVAL IS CONTINGENT UPON THE FACTS

SUBMITTED AND THE REQUIREMENTS OF

CUP 00-185-(4) AND COUNTY ZONING

ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY

ORDINANCE OR STATE LAW.

Velma Ingram

AFFIDAVIT OF ACCEPTANCE

RECEIVED *May 31, 2001*



SCALE
1"=20'

1

DATE: 04-16-01

AB

W. FU DRAWN BY:

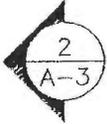
PLAN CHECK

REVISIONS

AB
4/23/01

Sheet

A - 1



13
APPLICANT'S COPY

EXHIBIT "A"

DEPARTMENT OF REGIONAL PLANNING
APPROVED

THIS APPROVAL IS CONTINGENT UPON THE FACTS

SUBMITTED AND THE REQUIREMENTS OF
CUP 06-185-14 AND COUNTY ZONING
ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN
EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY
INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO
PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY
ORDINANCE OR STATE LAW.

Velma Ingram

AFFIDAVIT OF ACCEPTANCE
RECEIVED May 31, 2001

SCALE
3/8" = 1'-0"

1

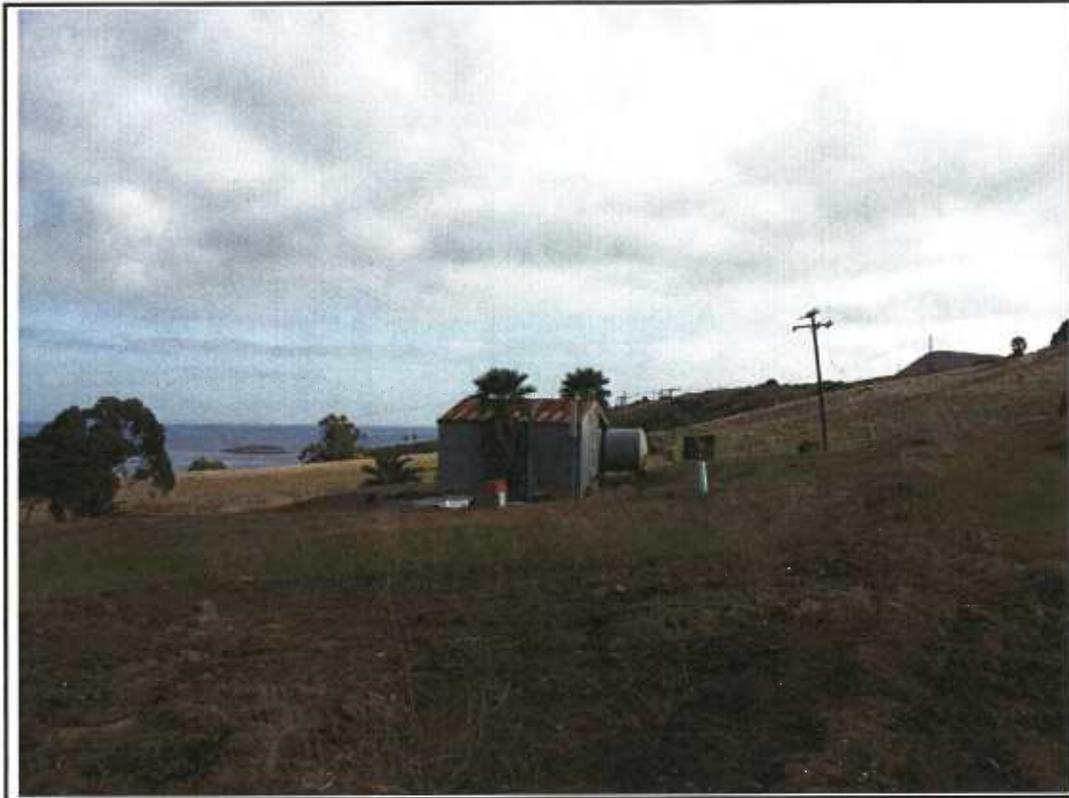
CATALINA J
ONE BANNING HOUSE ROAD, TWO HARBORS, S.
SITE PL

PED File No.

REVISIONS	CHECKED BY: W. FU	DRAWN BY: AB	DATE: 04-16-01
AB	4/23/01	PLAN CHECK	

Sheet

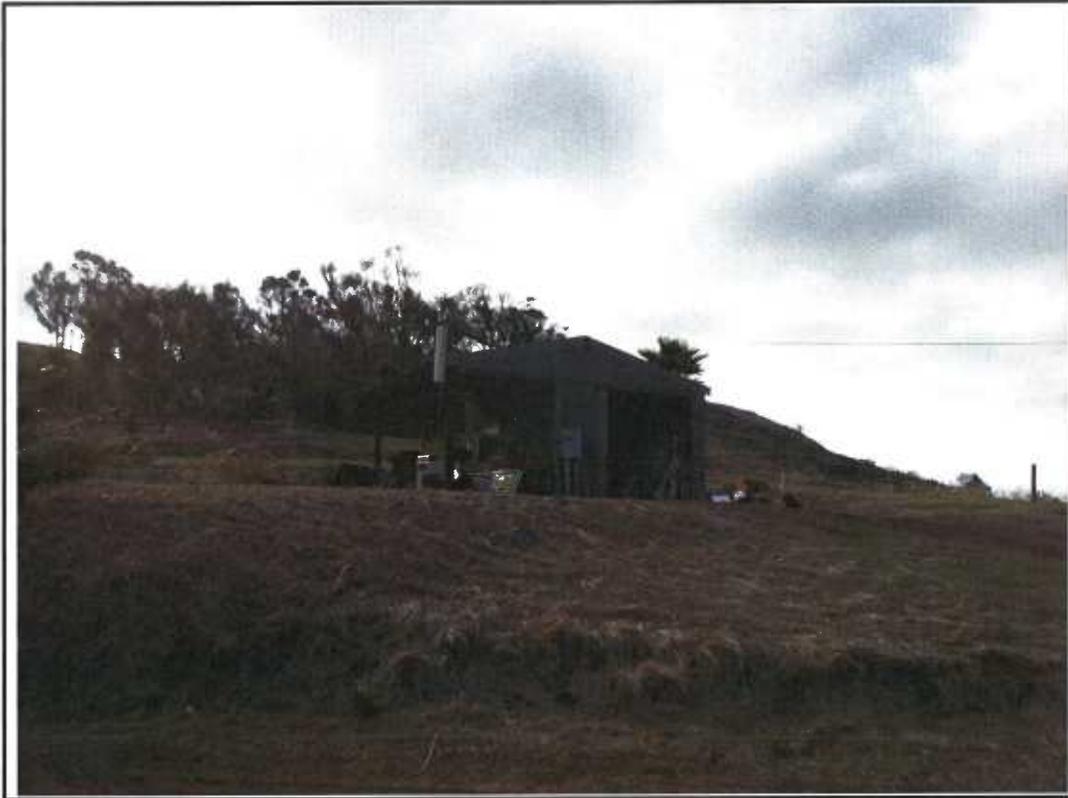
A-2



VIEW OF THE PROJECT SITE LOOKING NORTH EAST.



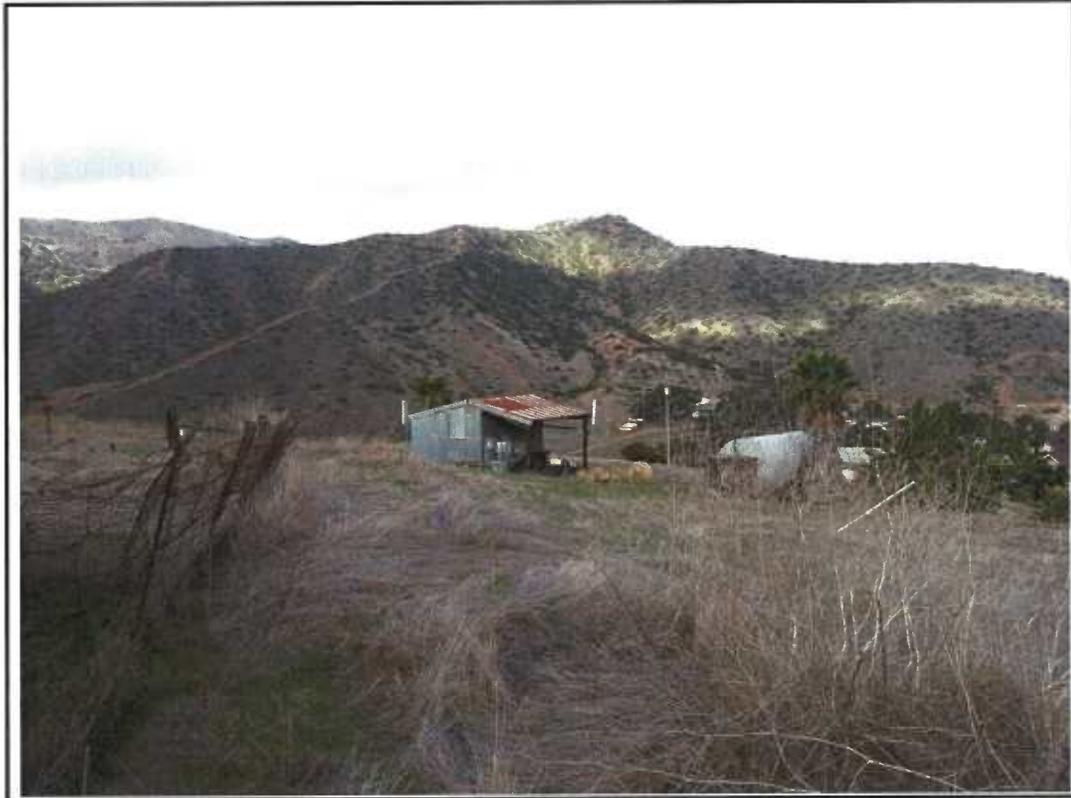
VIEW OF THE PROJECT SITE LOOKING EAST.



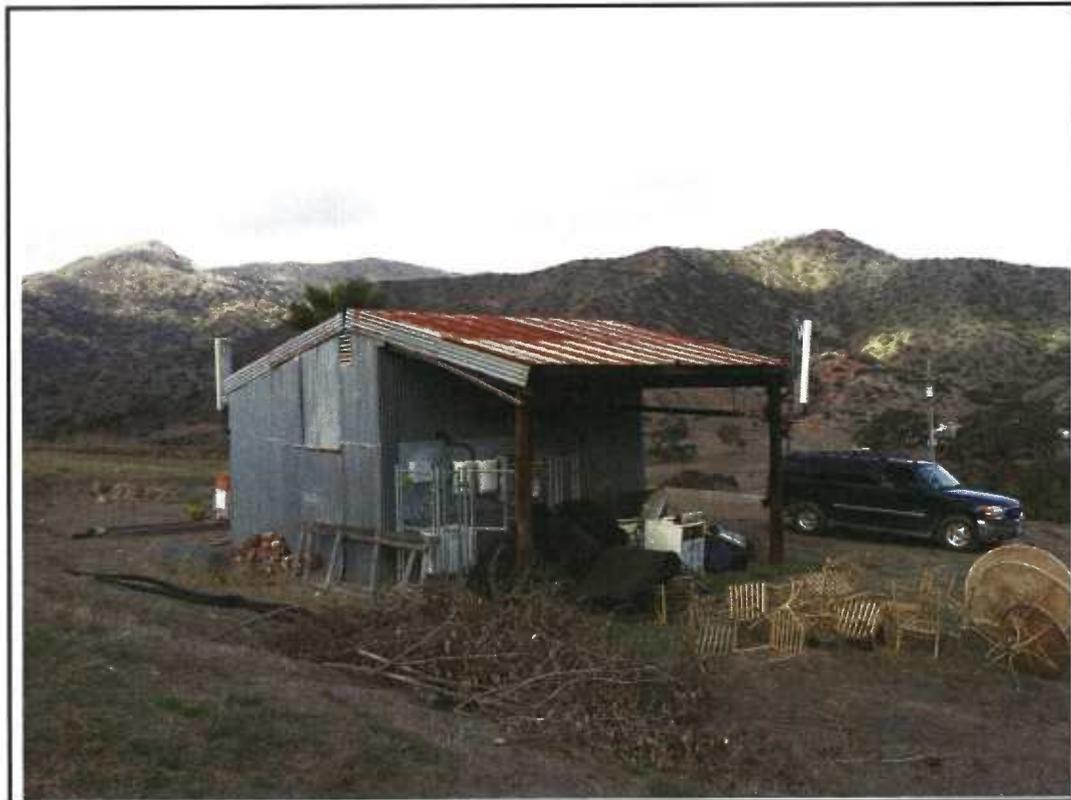
VIEW OF THE PROJECT SITE LOOKING SOUTH EAST.



VIEW OF THE PROJECT SITE LOOKING SOUTH WEST (OBSCURED BY TANK).



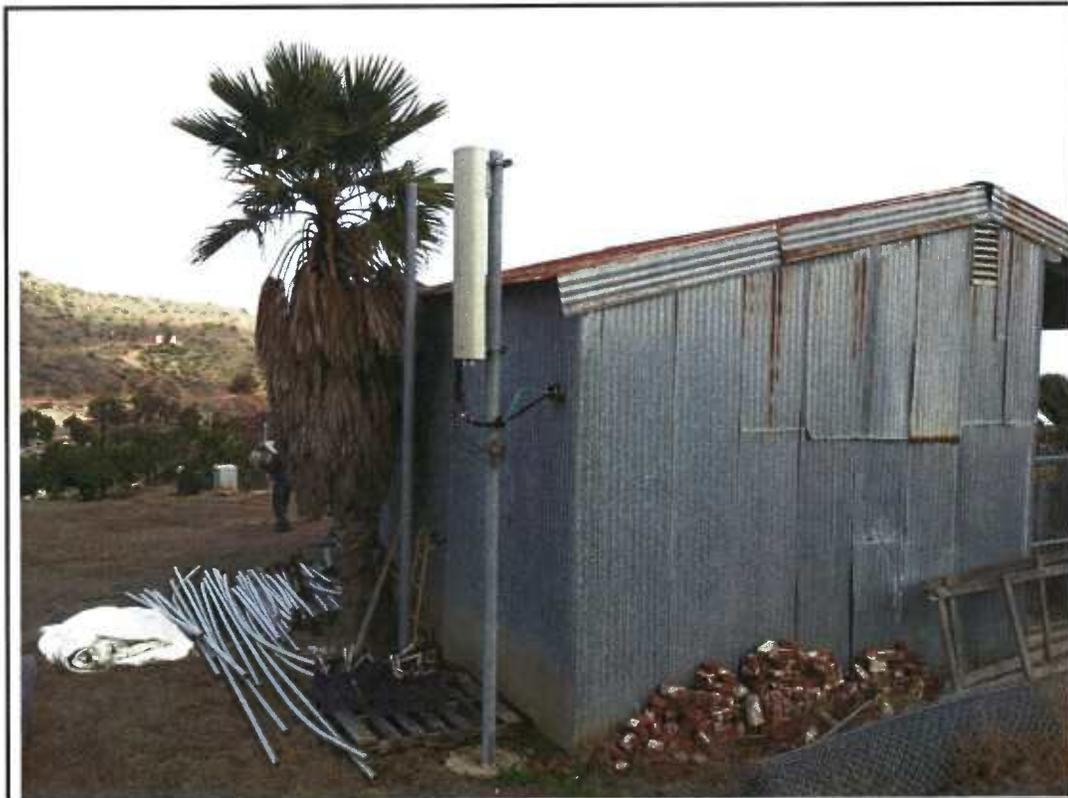
VIEW OF THE PROJECT SITE LOOKING WEST.



VIEW OF THE PROJECT SITE LOOKING WEST.



VIEW OF THE EXISTING EQUIPMENT ENCLOSURE UNDER THE SHED AWNING.



VIEW OF THE EXISTING WEST ANTENNA SECTOR.



SITE PHOTOGRAPHS FOR CATALINA HARBOR
1 BANNING HOUSE ROAD
TWO HARBORS, CALIFORNIA 90704
APN: 7480-040-021



VIEW LOOKING NORTH WEST FROM THE PROJECT SITE.



VIEW LOOKING NORTH FROM THE PROJECT SITE.



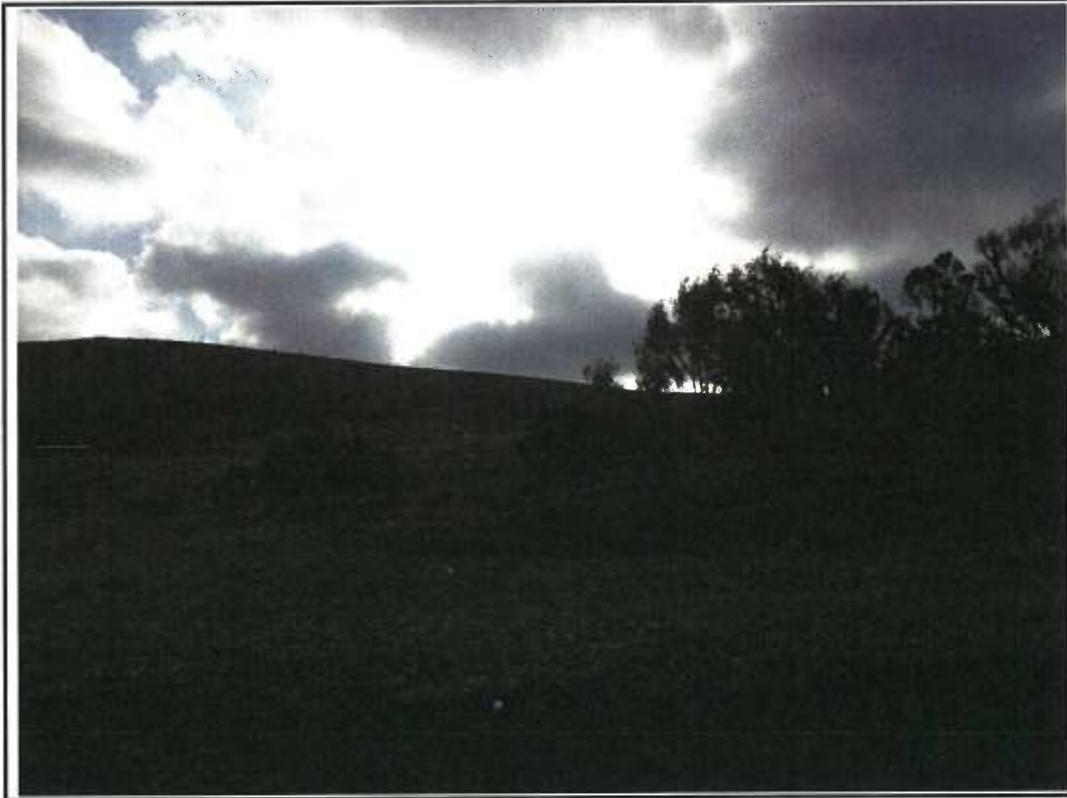
VIEW LOOKING NORTH EAST FROM THE PROJECT SITE.



VIEW LOOKING EAST FROM THE PROJECT SITE.



SITE PHOTOGRAPHS FOR CATALINA HARBOR
1 BANNING HOUSE ROAD
TWO HARBORS, CALIFORNIA 90704
APN: 7480-040-021



VIEW LOOKING SOUTH EAST FROM THE PROJECT SITE.



VIEW LOOKING SOUTH FROM THE PROJECT SITE.



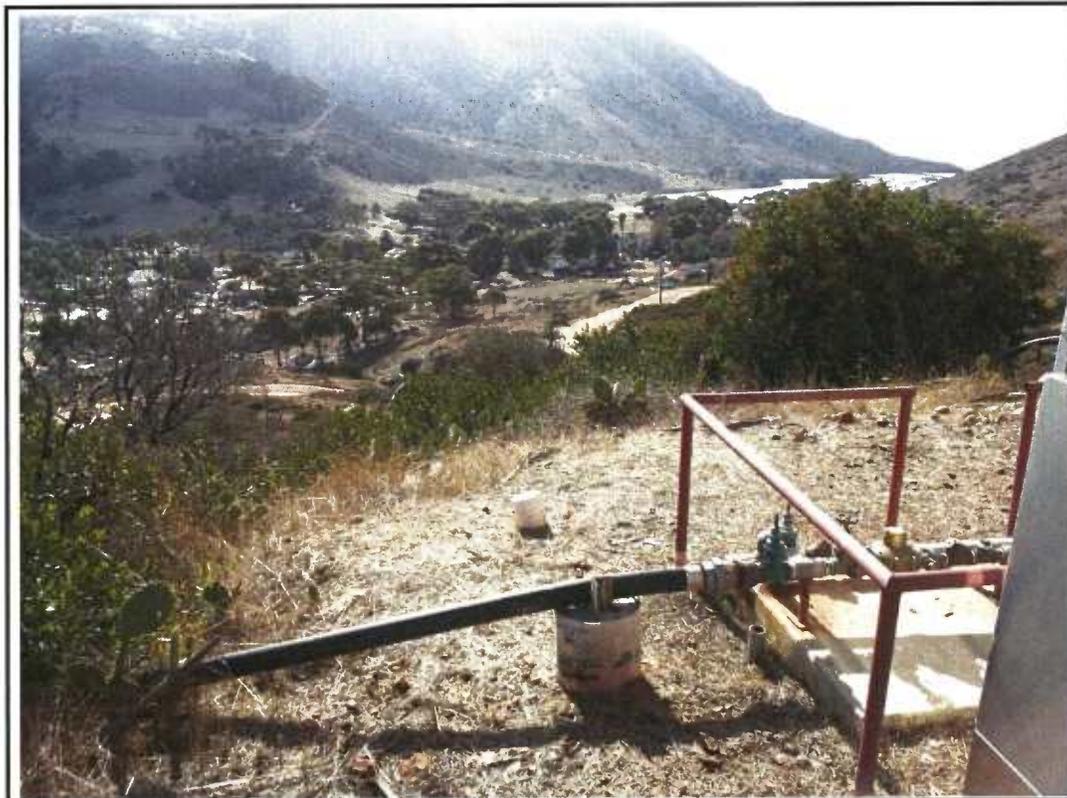
VIEW LOOKING SOUTH WEST FROM THE PROJECT SITE.



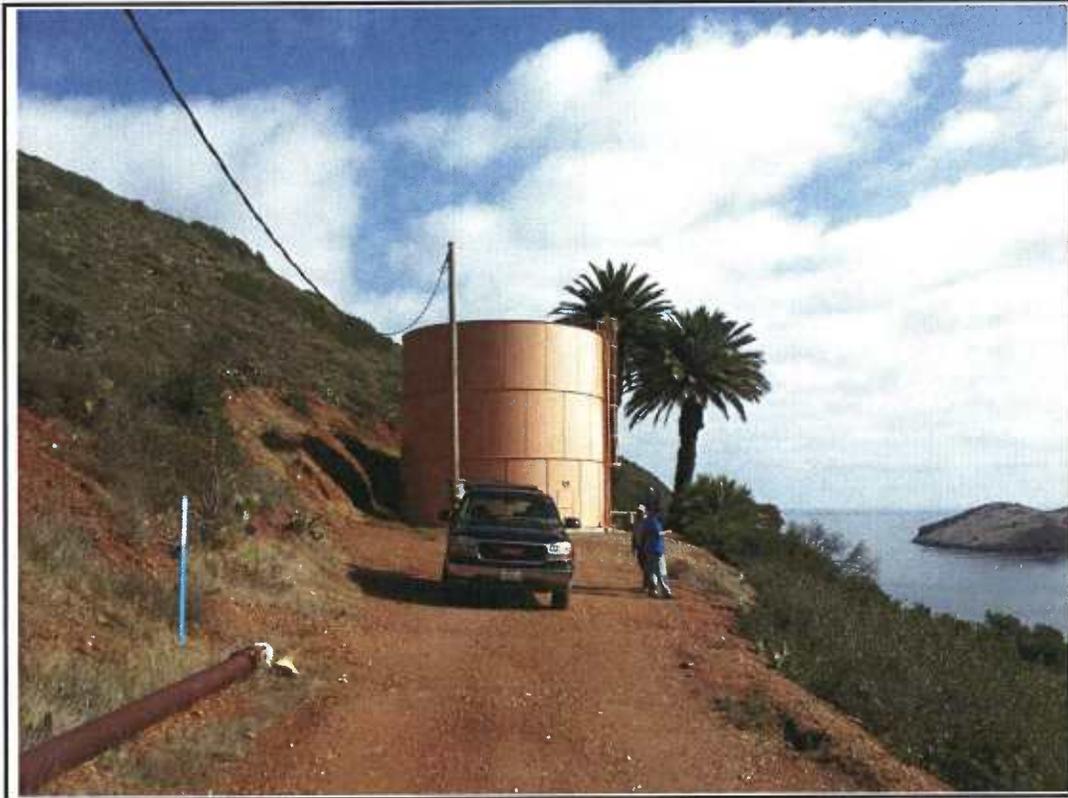
VIEW LOOKING WEST FROM THE PROJECT SITE.



VIEW OF CATALINA HARBOR FROM THE HILL THE SITE IS ON. COVERAGE OBJECTIVE.



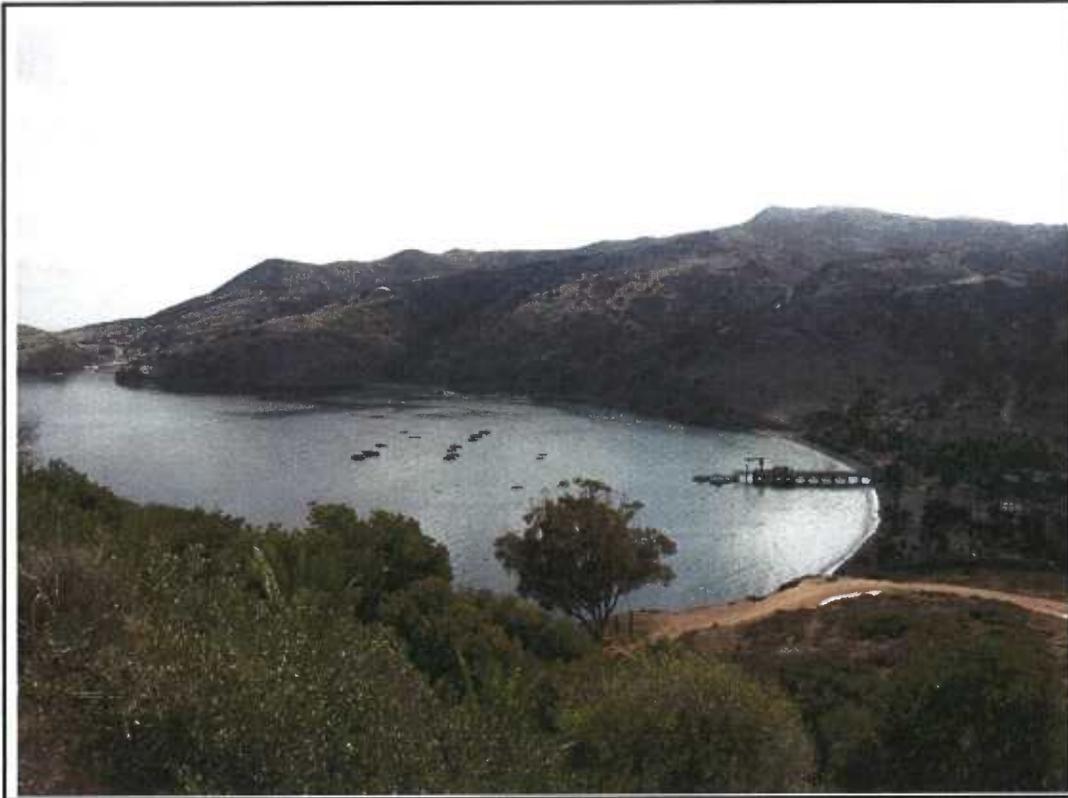
VIEW LOOKING SOUTH TOWARDS THE EXISTING SITE AND CATALINA HARBOR FROM THE ALTERNATE CANDIDATE. NOTE HOW THE HILL OBSCURES PART OF THE COVERAGE OBJECTIVE.



ALTERNATE WATER TANK CANDIDATE LOOKING NORTH EAST. NOTE HOW THE HILL WOULD OBSCURE SIGNAL TOWARDS THE FOURTH OF JULY COVE.



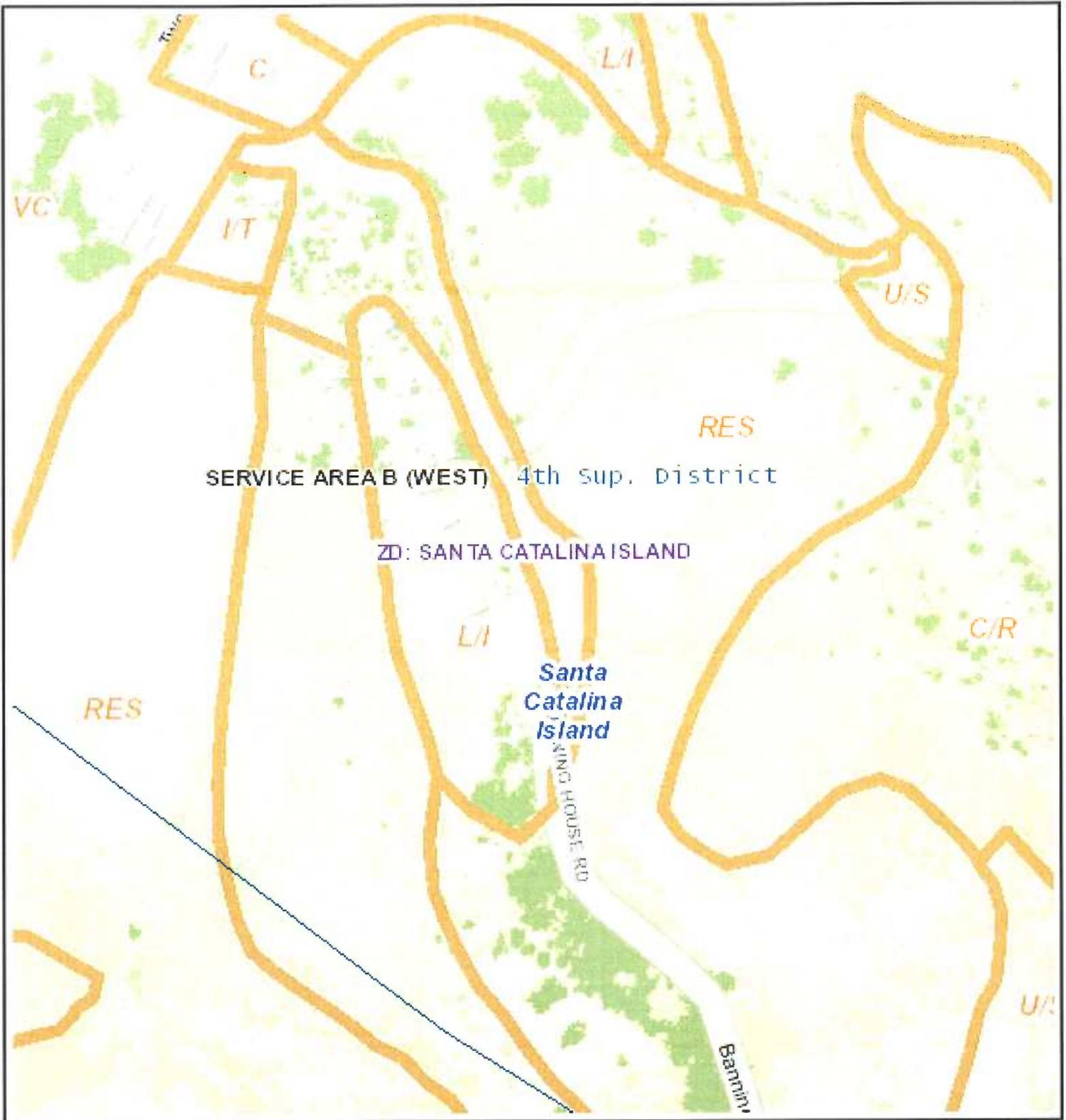
ALTERNATE WATER TANK CANDIDATE LOOKING NORTH.



VIEW OF TANK WHERE EXISTING SITES ARE LOCATED. NOTE HOW THE RIDGE IN THE RIGHT HAND SIDE OF THE PHOTO WOULD BLOCK SIGNAL IN THAT DIRECTION.



WATER TANK WHERE EXISTING SITES ARE LOCATED LOOKING NORTH.



Department of Regional Planning

CUP 00-185-(4): GIS Layers Map

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