

Hearing Officer Transmittal Checklist

Hearing Date
03/20/2012
Agenda Item No.
7

Project Number: 00-20-(2)
Case(s): Conditional Use Permit Case No. 201100125
Planner: Anthony Curzi

- 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)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel 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) 974-6461
PROJECT NUMBER 00-20-(2)
CONDITIONAL USE PERMIT NO. 201100125

PUBLIC HEARING DATE
03/20/2012

AGENDA ITEM
7

RPC CONSENT DATE
N/A

CONTINUE TO
N/A

APPLICANT
Crown Castle

OWNER
Western Diocese of the Armenian Church
of North America

REPRESENTATIVE
Alexander Lew – Core Development
Services

PROJECT DESCRIPTION

The applicant, Crown Castle, is requesting authorization to continue the operation and maintenance of a 45-foot-tall monopole wireless telecommunications facility (WTF) disguised as a light pole in a church parking lot in the C-3 (Unlimited Commercial) zone. Equipment associated with the facility is located within an enclosure located adjacent to the church building. No additional facilities are being requested. The applicant is requesting a 15-year grant term.

REQUIRED ENTITLEMENTS

A Conditional Use Permit (CUP) to authorize the maintenance and operation of an existing wireless telecommunications facility (WTF) in the C-3 (Unlimited Commercial) Zone. A CUP is required for a WTF in the C-3 zone pursuant to Section 22.28.210 of the Los Angeles County Code.

LOCATION/ADDRESS

4950 West Slauson Avenue, Los Angeles, CA 90056

SITE DESCRIPTION

The site plan depicts a rectangular-shaped parcel with three buildings and a 54-stall parking lot. The existing wireless telecommunication facility (WTF) is depicted in the center of the parking lot. The ground-mounted lease area is between the northern property line and the northeastern building of the church complex. Access to the site is via a 26-foot-wide driveway located off of La Tijera Boulevard and is depicted to the south of the church and parking lot. The equipment layout plan depicts the existing equipment cabinets in a 25'-5" by 9'-10" compound. The elevation plan depicts the lease area located between a building and an existing 11'-8"-tall CMU wall. The existing 44'-4" WTF pole is depicted atop a 6-inch curb, for a total height of 44'-10". Panel antennas are located at 39'-4" and 29'-4" on the tower, hidden behind a 22-inch-diameter enclosure.

ACCESS

Via La Tijera Boulevard

ZONED DISTRICT

Baldwin Hills

ASSESSORS PARCEL NUMBER

4001-001-010, 4001-001-011

COMMUNITY

Ladera Heights/Viewpark – Windsor Hills

SIZE

1.59 acres

COMMUNITY STANDARDS DISTRICT

N/A

	EXISTING LAND USE	EXISTING ZONING
Project Site	Church with appurtenant parking lot	C-3 (Unlimited Commercial)
North	Fire station, hardware store, barber, beauty supply shop, hair salon, nail salon, restaurants	C-3
East	Shopping center, gas station, salon, barber, offices	C-2 (Neighborhood Business) Zone, R-3 (Limited Multiple Residence)
South	Nursery school, church, multi-family residences	C-3
West	Multi-family residences	R-3-18U (Limited Multiple Residence – 18 Dwelling Units Per Acre Maximum Density)

GENERAL PLAN/COMMUNITY PLAN

County of Los Angeles General Plan

LAND USE DESIGNATION

"C" (Major Commercial)

MAXIMUM DENSITY

N/A

ENVIRONMENTAL DETERMINATION

Categorical Exemption (Class 1 – Existing Facilities)

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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

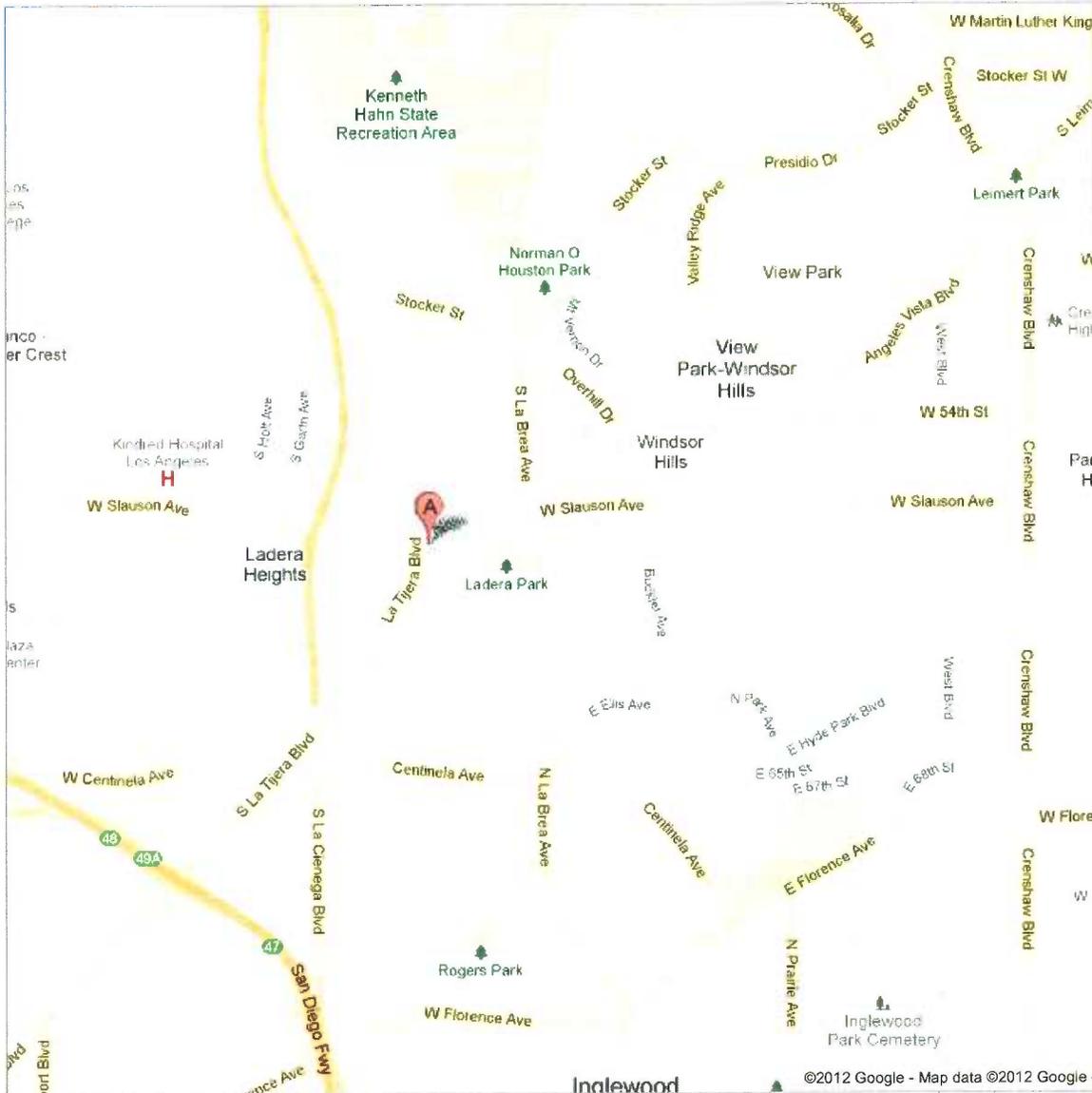
STAFF CONTACT PERSON: Anthony Curzi (213) 974-6461		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

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



Address **4950 W Slauson Ave**
Los Angeles, CA 90056

00-20-(2)
CUP 201100125



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STAFF REPORT
PROJECT NO. 00-20-(2)
CONDITIONAL USE PERMIT NO. 201100125

REQUIRED ENTITLEMENTS

The applicant, Crown Castle, is requesting authorization to continue the operation and maintenance of an existing, unmanned wireless telecommunication facility (WTF) in the C-3 (Unlimited Commercial) zone. A conditional use permit (CUP) is required for a WTF in the C-3 zone pursuant to Section 22.28.210 of the Los Angeles County Code (County Code).

REPRESENTATIVE: Alexander Lew
OWNER: Core Development Services

PROJECT DESCRIPTION

The applicant is requesting authorization for the continued operation and maintenance of an existing WTF in the C-3 zone, located in the parking lot of the subject property. The existing WTF consists of a 45-foot-tall monopole disguised as a light pole with six panel antennas hidden behind a 22-inch-diameter enclosure. Equipment associated with the WTF is located in a ground-mounted enclosure between the northern property line and the northeastern building of the church complex. Currently this facility provides cellular service to the surrounding community. No additional facilities are being requested. The applicant is requesting a 15-year grant term for the permit to continue operating and maintaining the facility.

LOCATION

The subject property is located at 4950 West Slauson Avenue, in the unincorporated community of Ladera Heights within the Baldwin Hills Zoned District.

Assessor's Parcel Numbers: 4001-001-010, 4001-001-011

EXISTING ZONING

Subject Property: The subject property is zoned C-3 (Unlimited Commercial) zone.

Surrounding Zoning:

- North: C-3.
- East: C-2 (Neighborhood Business) and R-3 (Limited Multiple Residence).
- South: C-3.
- West: R-3-18U (Limited Multiple Residence – 18 Dwelling Units Per Acre Maximum Density).

Community Standards District (CSD): N/A

Town Council/ Homeowners Association: Ladera Heights Civic Association

SITE PLAN DESCRIPTION:

The site plan depicts a rectangular-shaped parcel with three church buildings and a 54-stall parking lot. The existing WTF is depicted in the center of the parking lot. The

ground-mounted lease area is between the northern property line and the northeastern building of the church complex. Access to the site is via a 26-foot-wide driveway located off of La Tijera Boulevard and is depicted to the south of the church and parking lot. The equipment layout plan depicts the existing equipment cabinets in a 25'-5" by 9'-10" compound. The elevation plan depicts the lease area located between a building and an existing 11'-8"-tall CMU wall. The existing 44'-4" WTF pole is depicted atop a 6-inch curb, for a total height of 44'-10". Panel antennas are located at 39'-4" and 29'-4" on the tower, hidden behind a 22-inch-diameter enclosure.

ENVIRONMENTAL DETERMINATION

The Los Angeles County Department of Regional Planning has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project is for the continued operation of an existing unmanned WTF without any additional improvements.

STAFF ANALYSIS

Previous Case/Zoning History

CUP Case No. 00-20-(2) was approved on July 18, 2001 for the construction, operation, and maintenance of an unmanned wireless telecommunication facility, which currently exists on the property. The grant terminated on July 18, 2011.

Ordinance No. 6431 established the C-4 zone on the property on March 30, 1954. Ordinance No. 10,826 reclassified the C-4 zone to C-3 on February 8, 1974.

General Plan Consistency

The existing WTF is designated "C" (Major Commercial) under the Los Angeles County General Plan (General Plan) and it is consistent with the land use compatibility goals and policies of said plan. The following general policy of the General Plan is applicable to the subject property and serves a guideline for the continued operation and maintenance of such facility:

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

- The existing WTF provides cellular service to this neighborhood and such service is often used to make emergency calls. The existing facility will continue to ensure that such service is readily available.

Zoning Ordinance and Development Standards Compliance

Title 22 of the County Code (Zoning Ordinance) does not specify WTF as a use. The use most closely matching a WTF specified in the Zoning Ordinance is a radio or television stations and tower. Pursuant to the County Code, development of radio and television stations and towers is a permitted use in the C-3 zone provided a CUP is obtained.

Neighborhood Impact/Land Use Compatibility

Allowing the WTF to continue operating will ensure the cellular service will remain readily available. Cellular service is often the main telecommunication medium for many individuals and is used to make emergency calls and, therefore, is important to maintain. There have been no complaints or problems from the community for more than 10 years. The existing monopole is disguised as a light pole in the church's parking lot, and it is not discernible as a WTF. Therefore, allowing the continued operation of the facility will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

EXISTING LAND USE

Subject Property: The subject property is developed with a church and appurtenant parking lot and the unmanned WTF.

Surrounding Land Uses:

- North: Fire station, hardware store, barber, beauty supply shop, hair salon, nail salon, restaurants.
- East: Shopping center, gas station, salon, barber, offices.
- South: Nursery school, church, multi-family residences.
- West: Multi-family residences.

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff believes that the applicant has met the burden of proof. The use is consistent with the policies of the County General Plan. It will not adversely affect surrounding properties or be detrimental to the use or enjoyment of property of other persons in the vicinity as the WTF is located on the parking lot of an existing church and it is disguised as a light pole, reducing visual impacts to the surrounding community. The WTF monopole is housed structure that does not take space away from other uses on the property such as parking. All setbacks required by the County Code are met with the proposed use. The subject site is adequately served by roads and driveways necessary to accommodate the quantity and type of traffic generated by the project. The property's 26-foot-wide driveway accesses La Tijera Boulevard, a major highway, and traffic will be limited to routine periodic maintenance.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

No comments have been received.

PUBLIC COMMENTS

No public comments had been received at this time of this report.

FEES/DEPOSIT

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

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in *La Opinion* on February 15, 2012 and the *Los Angeles Sentinel*, on February 16, 2012. A total of 78 public hearing notices regarding the subject application were mailed out to the owners of properties located within a 500-foot radius of the subject property on February 14, 2012. This number also includes notices sent to the local community groups and residents on the Baldwin Hills Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing, Factual and Site Plan were forwarded to the View Park Library on February 8, 2012. The same materials were also posted on Regional Planning's website.

Pursuant to Section 22.60.175 of the County Code, the applicant is required to post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting and photos from the applicant's agent stating that the Notice of Public Hearing was posted on February 18, 2012.

RECOMMENDATION

Staff recommends **APPROVAL** of CUP No. 201100125, subject to the attached conditions, since the existing WTF has been operating and maintained for more than 10 years without any complaint or problem from the community. This facility is consistent with the goals and policies set forth in the General Plan, and it is permitted in the C-3 zone with a conditional use permit. Cellular service is important to maintain as it is often the main telecommunication medium for many individuals and can be used to make emergency calls.

DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER COUNTY OF LOS ANGELES

PROJECT NO. 00-20-(2)

CONDITIONAL USE PERMIT NO. 201100125

REQUEST:

A Conditional Use Permit (CUP) to authorize the maintenance and operation of an existing wireless telecommunications facility (WTF) in the C-3 (Unlimited Commercial) Zone. A CUP is required for a WTF in the C-3 Zone pursuant to Section 22.28.210 of the Los Angeles County Code.

HEARING DATE: March 20, 2012

PROCEEDINGS BEFORE THE HEARING OFFICER:

Insert proceedings text after hearing.

Findings

1. The Project is located at 4950 West Slauson Avenue, Los Angeles, CA 90056 in the Second Supervisorial District and within the Baldwin Zoned District. The Assessor's Parcel Numbers are 4001-001-010 and 4001-010-011.
2. The applicant, Crown Castle, is requesting a conditional use permit (CUP) to authorize the continued maintenance and operation of a 45-foot-tall, ground-mounted wireless telecommunication facility (WTF) monopole disguised as a light pole with six panel antennas. Ancillary facilities, including equipment cabinets, are located in a ground-mounted enclosure located between the northern property line and the northeastern building of the church complex.
3. The Los Angeles County General Plan designation of the subject property is "C" (Major Commercial) and the proposed use is consistent with this designation.
4. The subject site is zoned C-3 (Unlimited Commercial) and the proposed use is consistent with this designation.
5. CUP Case No. 00-20-(2) was approved on July 18, 2001 for the construction, operation, and maintenance of an unmanned wireless telecommunication facility, which currently exists on the property. The grant terminated on July 18, 2011. The applicant filed for a new CUP to continue the existing use on September 19, 2011.
6. Ordinance No. 6431 established the C-4 zone on the property on March 30, 1954. Ordinance No. 10,826 reclassified the C-4 zone to C-3 on February 8, 1974.

7. Staff has determined that a Class 1 Categorical Exemption – Existing Facilities is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since this project is for the continued operation of an existing unmanned wireless telecommunication facility without any improvements.
8. The existing site is adequately served by highways or streets of sufficient widths and improvements as necessary to carry the kind and quality of traffic such use would generate, and by other public or private service facilities as are required. Access to the site is via a 26-foot-wide driveway located off La Tijera Boulevard. The site will generate a once-monthly maintenance visit, and there is sufficient parking at the subject site for this visit. No other public infrastructure is required.
9. The existing WTF is consistent with the applicable land use compatibility goals and policies of the Los Angeles County General Plan (General Plan). The following policy of the General Plan is applicable to the subject property and serves as a guideline for the continued operation and maintenance of such facility:
Public Services Policy 58: *“Maintain high quality emergency response services.”*
 - The existing WTF provides cellular service to this neighborhood and such service is often used to make emergency calls. The existing facility will continue to ensure that such service is readily available.
10. Title 22 of the Los Angeles County Code (County Code) does not specify WTF as a use. The most closely matching use specified in the County Code is radio and television station towers. Pursuant to Section 22.28.210 of the County Code, a CUP is required for the construction and operation of WTFs in the C-3 zone.
11. The project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area and will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. Allowing the WTF to continue operating will ensure that cellular service will remain readily available. Cellular service is often used to make emergency calls and it is important to maintain for the health and safety of surrounding residents and visitors. The facility has been operating in a manner that is consistent and compatible with the surrounding area, evidenced by the fact that there have been no problems reported or complaints from the community for the 10 years the facility has been in operation. The WTF is disguised as a light pole in the parking lot of the church, and it is not discernible as a WTF. Therefore, allowing the continued operation of the facility will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.
12. 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.

13. 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 fifteen (15) years.
14. The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 North 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 development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the 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.

HEARING OFFICER ACTION:

1. The Project is exempt from the California Environmental Quality Act under Class 1 – Existing Facilities.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100125 is APPROVED subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

SMT:AMC
03/20/2012

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 00-20-(2)
CONDITIONAL USE PERMIT NO. 201100125**

PROJECT DESCRIPTION

The project is for the continued maintenance and operation of a 45-foot-tall monopole wireless telecommunication facility (WTF) and appurtenant equipment in the C-3 (Unlimited Commercial) zone subject to the following conditions of approval:

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 and 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 March 20, 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 ninety (90) days from the date of final approval of the grant. A single thirty-day (30-day) time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the wireless telecommunication facility and satisfaction of Condition No. 2 shall be considered use of this grant.
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** 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 requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works ("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, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
17. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
18. Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
19. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
20. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
21. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
22. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent properties. Antenna lighting is prohibited.
23. The project shall be 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".
24. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
25. The maximum height of the facility shall not exceed 65 feet above finished grade.

26. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new service provider.
27. 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.
28. 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. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
29. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
30. Appurtenant equipment boxes shall continue to be screened or camouflaged.
31. The 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.

The facility shall be secured by fencing, gates and/or locks.

**Conditional Use Permit Burden of Proof
for the CUP Renewal for a Wireless Telecommunications Facility**

Crown Castle Site 878033 Landera Heights
4950 W. Slauson Avenue, Los Angeles, CA 90056

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.***
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.***
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.***

The proposed project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Additionally, the project will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. Last, the project will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The County's land use regulations require a conditional use permit be approved to allow the installation of a wireless telecommunications facility. Conditional Use Permit number 00-20-(2) was approved by the County to allow for a wireless telecommunications facility with six (6) panel antennas on a 45-foot-tall monopole disguised as a light pole. The Conditional Use Permit is requesting the renewal of CUP 00-20-(2) to continue the existing use. The continued use of this existing wireless facility will remain as is and has not adversely affected anyone in the vicinity.

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 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 request is for the continued use of CUP No. 00-20-(2) and will be consistent with the original approval. The facility is existing and all burden of proof has been established with original conditional use permit approval.

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 proposed project 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. The proposed project is adequately served by other public or private service facilities as are required. The request is for the continued use of CUP No. 00-20-(2) and will be consistent with the original approval. The facility is existing and all burden of proof has been established with original conditional use permit approval.

**CUP Renewal for the existing
Wireless Telecommunications Facility**

Applicant's Agent: Alexander Lew
Core Communications
2903-H Saturn St.
Brea, CA 92821

Site Address: 4950 W. Slauson Avenue, Los Angeles, CA 90056

APN: 4001-001-010

Project Description:

Crown Castle is requesting a CUP renewal to the existing approval CUP No. 00-20-(2) to extend the time limitations for the existing wireless facility located on 4950 West Slauson Avenue. A grant of this extension will in no way modify the existing antennas and associated equipment.

The Property:

The existing facility property is located south of Slauson Avenue, west of Fairfax Avenue, and east of La Tijera Boulevard.

Introduction to Wireless Facilities:

The existing Sprint and Crown Castle wireless facility are a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As public utilities, they are licensed by the FCC and *must* provide wireless communication services throughout the Southern California area.

Background:

The existing facility was approved in 2001. The existing wireless communications facilities provide voice, e-mail and internet access capabilities for customers' communications needs virtually anywhere at any time.

Overview of Objective:

The proposed CUP renewal/time extension will allow for the continued operation of the existing facility.

Compatibility with Other Site Development Standards and General Plan:

The location, size, design and operating characteristics of the existing facility will continue not to create any unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The existing use remains consistent with this finding in that:

1. The existing equipment associated with the telecommunication structure operates quietly or virtually noise free.
2. The existing equipment does not emit fumes, smoke or odors that could be considered objectionable.
3. The existing telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month.
4. The existing communications facility will not result in conditions or circumstances contrary to the public health, safety and the general welfare.

Regulating Agencies:

The existing wireless communications facility is regulated by the Federal Communications Commission (FCC) and is authorized to operate. All telecommunications facilities operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE).

The existing communications facility continues to operate in full compliance with the U.S. standards for radio frequency emissions as published by the American National Standards Institute (ANSI). The ANSI was developed by the committee composed of 125 scientists from universities, non-profit laboratories and Federal Health Laboratories (FDA, NIOSH and EPA). In 1992 the ANSI established, as a public safety standard, a maximum exposure level to radio frequency emissions of 1000 microwatts per centimeter squared (1,000 uW/cm²).

Project Benefits:

Renewing the CUP will allow the community the continuing benefits of:

- Telephone, data transmission, paging, short message functions, and voicemail services and reliable services for emergency purposes.
- Enhanced emergency response communications for police, fire, paramedics and other emergency services in the wake of an emergency or disaster.
- Better voice and reception quality through use of the all-digital technology.
- Higher security and privacy for telephone users.
- More affordable service due to increased competition in the marketplace.

Findings:

1. The existing wireless facility location continues to be desirable to the public convenience and welfare.

Wireless facilities are a public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). Wireless communication is a vital element of the communications network for both emergency services and public convenience. The utilities are mandated to provide adequate coverage in each of the geographic areas they serve. Wireless technology has stringent location and elevation requirements, and the existing wireless facility continues to provide viable wireless communications services to subscribers in the surrounding community.

2. The existing facility continues to be proper in relation to adjacent uses and the development character of the community.

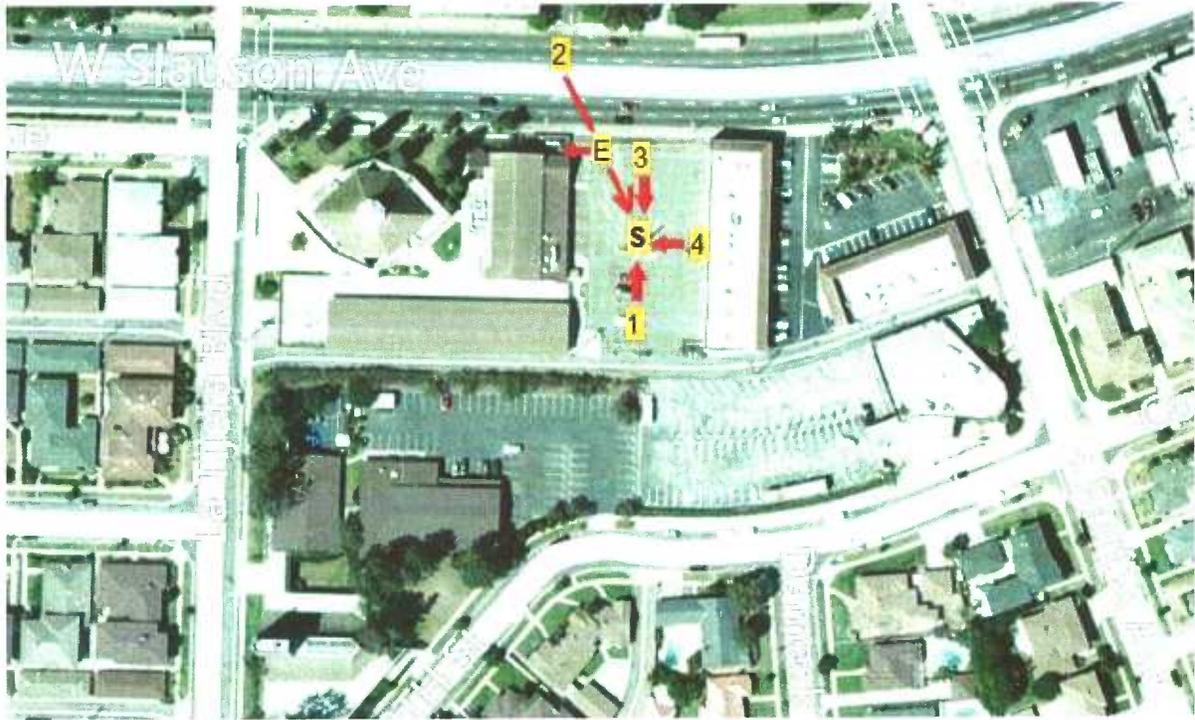
The existing location and use maintains compatibility with adjacent uses and the development character of the area. The existing facility maintains consistency with the existing environment and minimizes the visual obtrusiveness of the facility.

This will continue to be an unmanned facility and not require any sewer, or parking infrastructure to support its operation. The facility will continue to be visited once or twice per month by a technician for routine maintenance and testing.

3. The existing facility is not detrimental to the character of the development in the immediate neighborhood and is in harmony with the various elements and objectives of the General Plan.

The use will remain the same and have no substantial adverse impact on properties or improvements in the surrounding neighborhood. The existing unmanned wireless telecommunications facility is a passive use and will remain that way. There will be no increase to vehicular or pedestrian traffic in the area.

The California Public Utilities Commission considers the existing use a public utility. In addition, demand by the public for wireless telecommunications services is rapidly increasing and contributes to the economic health and welfare of the general public.



4950 Slauson Ave, Los Angeles, CA 90056

Photo Survey

S = Site of Lightpole

E = Equipment Location



Photo 1 - Existing and Proposed Views - North towards Facility



Photo 2 - Existing and Proposed View - South East towards Facility

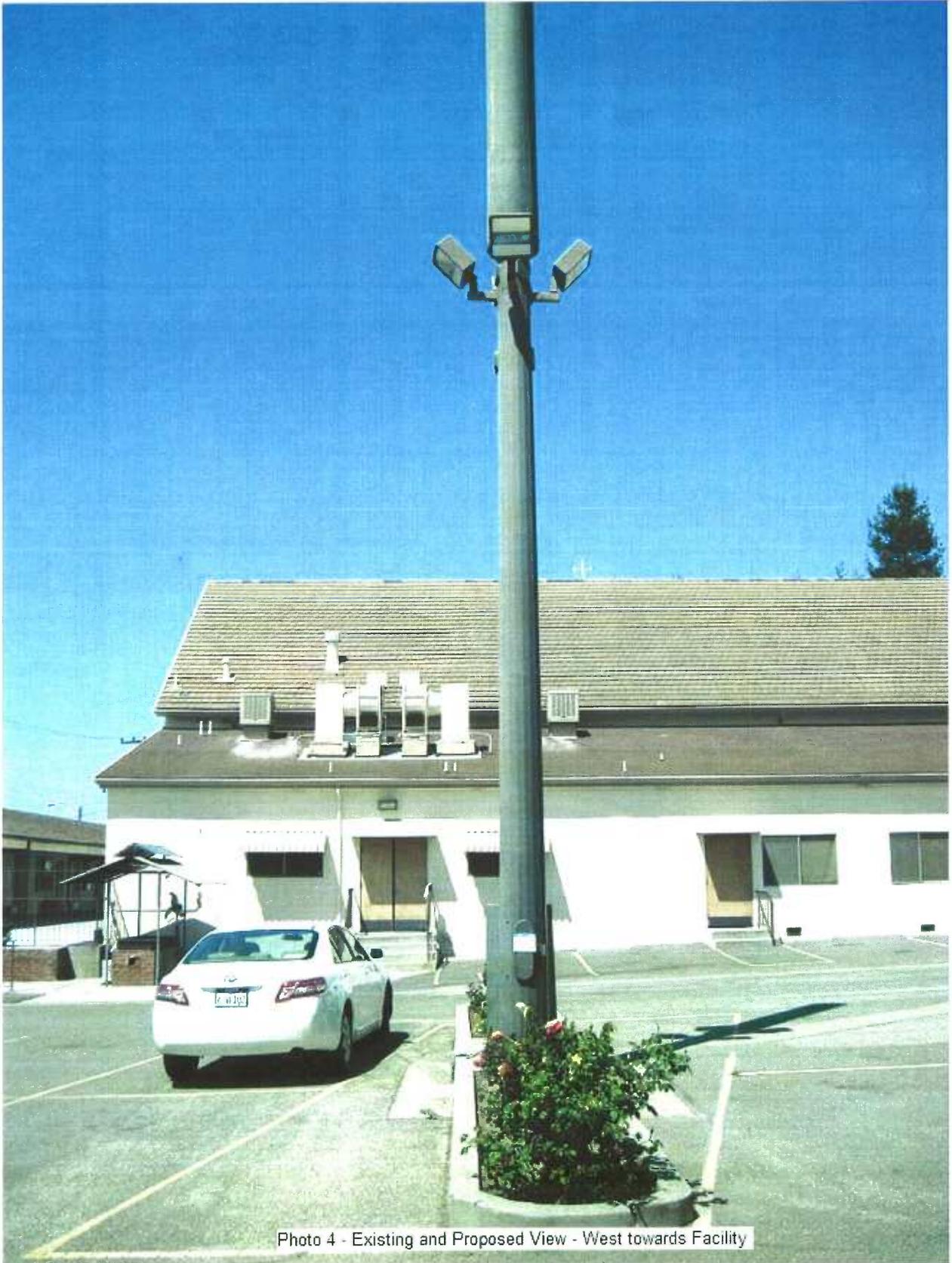
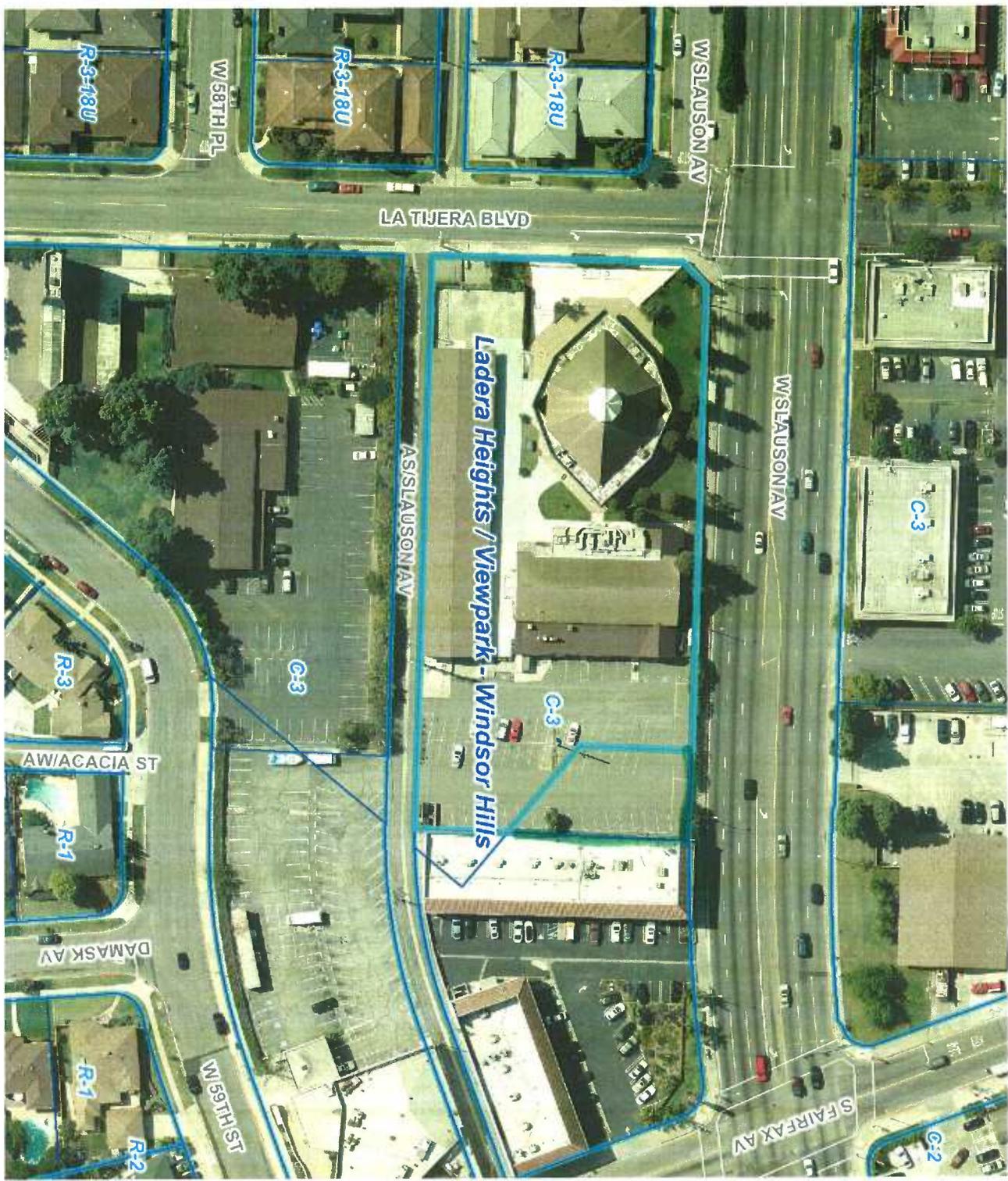


Photo 4 - Existing and Proposed View - West towards Facility

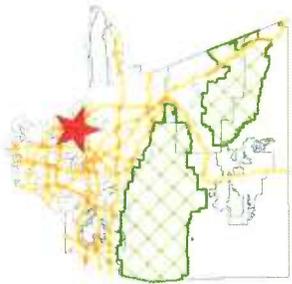


Photo 5 - Existing and Proposed View - Equipment Enclosure



- Legend**
- Parcel Boundary
 - Arterial Street
 - Freeway
 - Master Plan of Highways
 - Expressway - (E)
 - Ltl Secondary Highway - (S)
 - Ltl Secondary Highway - (S)
 - Parkway - (P)
 - Major Highway - (M)
 - Major Highway - (M)
 - Secondary Highway - (S)
 - Secondary Highway - (S)
 - Railroad or Rapid Transit
 - Rapid Transit
 - Underground Rapid Transit
 - Significant Roadways
 - Classic CSD Primary
 - Classic CSD Secondary
 - S/WMA Significant
 - Census Tract (2000)
 - Census Tract (2000) (FHM Boy)
 - Zoning Index Map Grid
 - Zoning Map Grid
 - USGS Quad Street Grid
 - USGS Quad Street Grid
 - Very High Fire Hazard Severity
 - Zone
 - Community Standards District
 - CSD Area Specific Boundary
 - ESHA (Coast Only)
 - ESHA (Coast Ecological Area)
 - Section Line
 - Township and Range
 - National Forest (EOD)
 - Transit Oriented District (TOD)
 - Suburb District (ZD)
 - Supervisory District Boundary
 - Safety Related Stations (from TB)
 - Fire Station
 - Highway Patrol
 - Ranger Station
 - Sheriff Station
 - Landuse Policy (Not in Comm/ Area Plan)
 - 1 - Low Density Residential (1 to 8 du/ac)
 - 2 - Medium Density Residential (9 to 12 du/ac)
 - 3 - Medium Density Residential (12 to 22 du/ac)
 - 4 - High Density Residential
 - 5 - Major Industrial
 - 6 - Major Commercial
 - 7 - Open Space and Semi-rural
 - 8 - Rural Residential
 - 9 - Rural Commercial
 - 10 - Non-Urban
 - 11 - Rural C Communities
 - 12 - Transportation Corridor
 - 13 - Inland Waterbody
 - 14 - Perennial
 - 15 - Intermittent
 - 16 - Dry

Note: This is a static legend, which includes only a portion of layers. To get the legend, please use "Display Map Legend" on the top left side of screen.



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