



HEARING PACKAGE
PROJECT NUMBER 99178-(2)
CONDITIONAL USE PERMIT NUMBER 201000083

HEARING DATE
January 17, 2012
ITEM
4
CONTINUED TO

HEARING OFFICER: Pat Hachiya

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PREPARED BY: Dean Edwards, Zoning Permits North

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REVIEWED BY: Susan Tae 

STAFF REPORT
PROJECT NUMBER 99178-(2)
CONDITIONAL USE PERMIT NUMBER 201000083

REQUEST

The applicant, **Sprint PCS**, is requesting a conditional use permit to authorize the continued operation and maintenance, as well as modification to a wireless telecommunications facility (WTF), a use that is subject to permit.

Representative: Yumi Kim

Owner: ALOWY Enterprises

PROJECT DESCRIPTION

The proposed project consists of replacing 12 existing 4.5-foot-long panel antennas with six new six-foot-long antennas, replacing four existing equipment cabinets with two new cabinets and installing a conduit box.

LOCATION

The subject property is located at **1970 Gladwick Street** in the unincorporated community of **Rancho Dominquez** and **Del Amo Zoned District**.

Assessor's Parcel Number(s): 7318-020-026

Countywide General Plan Land Use Designation: Major Industrial

Zoning: M-2 (Heavy Manufacturing)

Community Standards District: NA

SITE DESCRIPTION

The **.92 acre** subject property is developed with a single-story industrial building located on the north side of the property, a parking lot on the south and east side of the property, and a WTF located in the southwest corner of the property. The WTF includes: 12 panel antennas in three sectors mounted to a 70 foot high undisguised pole; a GPS antennae mounted to an equipment cabinet; and related equipment. The facility's 600 square-foot lease area is secured by an eight foot high chain link fence. The facility is accessed by a cul-de-sac driveway on the east side of the property.

ENVIRONMENTAL DETERMINATION

The subject property is not located in a Significant Ecological Area or Environmentally Sensitive Habitat Area. The proposed project is exempt from the California Environmental Quality Act under Class 1 for an existing facility with modifications.

PREVIOUS CASE/ZONING HISTORY

Conditional Use Permit Number 99-178 authorizing the construction, operation and maintenance of a WTF was approved by the Hearing Officer on March 7, 2000. The grant terminated on March 7, 2010.

Zoning Enforcement staff submitted an inspection report dated January 13, 2011 stating that "the property is clean and well-maintained -- no graffiti or visual blight" and that it is cleared for hearing.

PUBLIC COMMENTS

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

ANALYSIS

The policies and guidelines of Subdivision and Zoning Ordinance Memo 01-2010 apply to this case because the application was deemed complete on July 29, 2010 which is after the July 26, 2010 memo date. None of the policies in that memo restrict the proposed modification to this facility.

Height

The height of the facility is 70 feet which is the same height that was previously authorized by Conditional Use Permit Number 99-178.

Setbacks

Pursuant to Section 22.32.200 of the Los Angeles County Code, the development standards of the M-2 zone do not require setbacks.

Parking

One undedicated parking space is required for maintenance vehicles. An existing parking lot is available for the use of maintenance vehicles. There is sufficient parking for maintenance vehicles.

Circulation

The site is served by East Gladwick Street. The facility will generate approximately one maintenance vehicle trip a month which the aforementioned street would be able to accommodate. The subject property is adequately served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic associated with this project.

Aesthetics

The subject property is surrounded by the following land uses:

North: Warehouse
East: Light Industrial
South: Light Industrial
West: Light Industrial

The design of the WTF that includes an undisguised pole is appropriate for the site because the facility is located in an industrial area.

RECOMMENDATION

Staff recommends **APPROVAL** of Conditional Use Permit Number 201000083 with a grant term of 15 years and eight biennial inspections because:

- There are no zoning violations on the property.
- To date, there is no opposition to the project.
- No increase in height is proposed.

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

PROJECT NUMBER 99178-(2)

CONDITIONAL USE PERMIT NUMBER 201000083

REQUEST

The applicant, Sprint PCS, is requesting a conditional use permit to authorize the continued operation and maintenance, as well as modification to a wireless telecommunications facility (WTF), a use that is subject to permit.

HEARING DATE: January 17, 2012

FINDINGS

1. The proposed project consists of replacing 12 existing 4.5-foot-long panel antennas with six new six-foot-long antennas, replacing four existing equipment cabinets with two new cabinets and installing a conduit box.
2. The subject property is located at 1970 Gladwick Street in the unincorporated community of Rancho Dominguez and Del Amo Zoned District.
3. The .92 acre subject property is developed with a single-story industrial building located on the north side of the property, a parking lot on the south and east side of the property, and a WTF located in the southwest corner of the property. The WTF includes: 12 panel antennas in three sectors mounted to a 70 foot high undisguised pole; a GPS antennae mounted to an equipment cabinet; and related equipment. The facility's 600 square-foot lease area is secured by an eight foot high chain link fence. The facility is accessed by a cul-de-sac driveway on the east side of the property.
4. The proposed project is consistent with the General Plan. The land use designation of the subject property is Major Industrial. There are no policies in the Plan that specifically prohibit, discourage or limit the use of WTFs.
5. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify WTF as a use. Similar uses, such as radio/television stations/towers, are subject to permit.
6. The height of the facility is 70 feet which is the same height that was previously authorized by Conditional Use Permit Number 99-178.
7. The .92 acre subject property is adequate in size and shape to accommodate the development. The development standards of the M-2 zone do not require setbacks. One undedicated parking space is required for maintenance vehicles. An existing parking lot is available for the use of maintenance vehicles. There is sufficient parking for maintenance vehicles.
8. The subject property is adequately served by public and private service facilities as necessary. A WTF does not require sewer or water service.
9. The site is served by East Gladwick Street. The facility will generate approximately one maintenance vehicle trip a month which the aforementioned street would be able to accommodate. The subject property is adequately served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic associated with this project.
10. The subject property is surrounded by the following land uses:
North: Warehouse
East: Light Industrial
South: Light Industrial
West: Light Industrial
11. The design of the WTF that includes an undisguised pole is appropriate for the site because the facility is located in an industrial area.
12. There was no opposition to the proposed project

13. 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.
14. The proposed project is exempt from the California Environmental Quality Act under Class 1 for an existing facility with modifications.
15. 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 and require eight inspections.
16. 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 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 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.

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 as set forth in Section 22.56.040 of the Los Angeles County Code.

HEARING OFFICER ACTION

1. I have considered the Class 1 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 Number 201000083 is **APPROVED**, subject to the attached conditions.

c: Hearing Officer, Building and Safety

ST:de

11/29/11

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NUMBER 99178-(2)
CONDITIONAL USE PERMIT NUMBER 201000083**

PROJECT DESCRIPTION

This grant authorizes the continued operation and maintenance of a wireless telecommunications facility (WTF) that includes the following modifications: replacing 12 existing 4.5-foot-long panel antennas with six new six-foot-long antennas, replacing four existing equipment cabinets with two new cabinets and installing a conduit box.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the 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 6, and until all required monies have been paid pursuant to Condition 9. The recorded affidavit shall be filed and the required monies shall be paid by **March 18, 2011**. Notwithstanding the foregoing, Condition 3, and Conditions 4, 5 and 8 shall be effective immediately upon final approval of this grant by the County. The date of final approval is the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
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 or other applicable statute of limitations. 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.
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 or expenses shall be billed and deducted for the purpose of defraying the costs and 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 or expenses 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 shall be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. 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.
6. Prior to the use of this grant, the permittee or 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 Recorder. In addition, upon any transfer or lease of the property during the term of this grant, permittee or 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.
7. **This grant shall terminate on January 17, 2026.** 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 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.
8. This grant shall expire unless used within two years from the date of final approval by the County. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. 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 of Los Angeles the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.
10. 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 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.

12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. 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.

PERMIT SPECIFIC CONDITIONS

14. The facility shall be operated in accordance with all applicable regulations of the State Public Utilities Commission and the Federal Communications Commission.
15. Upon completion of construction of the facility, 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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".
21. 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.
22. The maximum height of the facility shall not exceed 70 feet above finished grade.
23. 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.
24. 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.

25. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
26. Upon termination of this grant or after the construction of this facility, the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of the Department of Regional Planning and any other government agency.
27. 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.
28. 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.
29. Any new fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. New chain links, chain link with slats, barbed and other types of wire fencing are prohibited.

ST:de

1/3/2012



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



March 8, 2000

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Stephen Garcia
COMCOR Advisory Services
15901 Hawthorne Blvd.
Lawndale, CA 90260

RE: **CONDITIONAL USE PERMIT CASE NO. 99-178-(2)**

To authorize the construction, operation, and maintenance of an unmanned wireless telecommunication facility consisting of a 70' tall monopole and appurtenant equipment. The site is located at 1970 Gladwick Street within the Del Amo Zoned District.

Dear Applicant:

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

Condition 2 requires that the permittee 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 170, 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 15 days of the applicant receiving this notice. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to this approval, please contact the Zoning Permits Section at (213) 974-6443.

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant requests a conditional use permit to authorize construction, operation, and maintenance of a wireless telecommunication facility in the M-2 zone.

FACTUAL SUMMARY:

March 7, 2000 Public Hearing

A duly noticed public hearing was held on March 7, 2000. The applicant's representative, Mr. Stephen Garcia, testified in favor of the project.

No testimony in opposition was heard.

The Hearing Officer instructed staff to prepare the findings and conditions for approval.

Findings

The site plan, marked Exhibit "A" page LS1, depicts a 600 square foot leasehold surrounded by a chain link fence, on a larger, one-acre parcel. The site plan further depicts the existing industrial building with appurtenant parking. Access to the leasehold area is depicted from Gladwick Street to the north, and via a 20-foot wide access/utility easement leading up to the leasehold.

The subject property is zoned M-2 (Heavy manufacturing).

Pursuant to Section 22.32.190, Title 22 of the County Code (Zoning Ordinance), a conditional use permit is required for the construction, operation, and maintenance of a wireless telecommunications facility in the M-2 zone.

The project site is classified as "Major Industrial" by the County of Los Angeles General Plan. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities. The operation of a wireless telecommunications facility, such as proposed by the applicant, can be found compatible within the Major Industrial land use category of said plan.

The applicant, Cox PCS, encourages co-location with other wireless telecommunication providers. In this case co-location was not a feasible solution.

The wireless telecommunication facility is necessary to provide better customer service throughout the community and serves an important public need.

There are no previous zoning permits on the property.

The project has been granted a Negative Declaration under CEQA reporting requirements.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

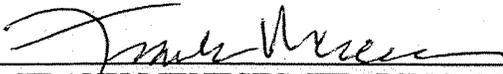
- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, 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 and general welfare;
- C. 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 presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

- 1. I approve the *Negative Declaration* for the project, certify that I have reviewed and considered the environmental information contained in the initial study for the proposed project, and determine that the proposed project will not have a significant effect on the environment.
- 2. In view of the findings of fact presented above, Conditional Use Permit Case No. 99-178-(2) is **APPROVED**, subject to the attached conditions.

BY:


FRANK MENESES, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

Date:

3/9/00

Attachments: Conditions
Affidavit

cc: Each Commissioner; Building and Safety; Subdivision Mapping; Zoning Enforcement;

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 2 years from the date of approval. A one-year time extension may be requested in writing 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 March 7, 2010, entitlement to use of the property as a wireless communications facility thereafter shall be subject to the regulations then in effect.
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 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.

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 property shall be maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
16. The project will require the filing of a Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code. The Notice of Determination will not be filed until the appropriate fees required by the California Department of Fish and Game are paid. The fees are based on the type of environmental document approved for this project; the current maximum amount is \$1,275.00.
17. This grant allows for the construction, operation, and maintenance of an unmanned wireless telecommunications facility consisting of one monopole with a maximum height of 70 feet and appurtenant equipment, including an equipment shelter, subject to the following restrictions:
 - 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. 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;
 - d. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works;
 - e. All structures shall be a neutral color, excluding black, to blend with its surroundings and shall be maintained in good condition at all times;
 - f. The equipment cabinet and monopole shall be enclosed by a 6' chain link fence; and
 - g. The applicant shall ensure that one parking space is available during non-business hours.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



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.

This Site will not adversely affect or create any nuisance. This is an existing site that has been operational for over ten years. this site was originally approved in 1999 and has since operated in accordance with the conditions of the previous approval. this application is a renewal of the expired cup however, sprint is also proposing to swap out a couple of existing antennas with new ones as part of this application

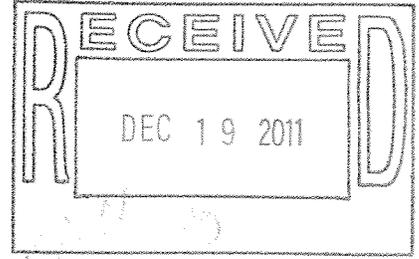
B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

This site has not increased the scale or impact to the property, buildings or surrounding area. This site has been in existence for ten years and has created any impact to the property, auto & pedestrian circulation or use. this site is completely self contained and located in the center of the property which is an industrial area.

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.

this site as with others is only visited once a month for routine maintenance. there is no negative impact to traffic patterns and does not generate any additional traffic to the existing building or parking lot.



CERTIFICATE OF POSTING – “PUBLIC HEARING”

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012**

PROJECT NO. 99178-(2) / RCUP 201000083 **ASSIGNED PLANNER** Dean Edwards

CERTIFICATE OF POSTING

This certifies that I/We have posted the “NOTICE OF PUBLIC HEARING” sign for

Conditional Use Permit

(Type of request)

Located at: 1970 Gladwick Street

(Address of development)

Public Hearing scheduled on: Tuesday, January 17, 2012 at 1:00pm

(Date)

I hereby certify under the penalty of perjury that I posted the above-mentioned NOTICE OF PUBLIC HEARING

on the _____ day of December 2012.

Owner/Applicant

OR

SUNSET SIGNS
Representative

Signature

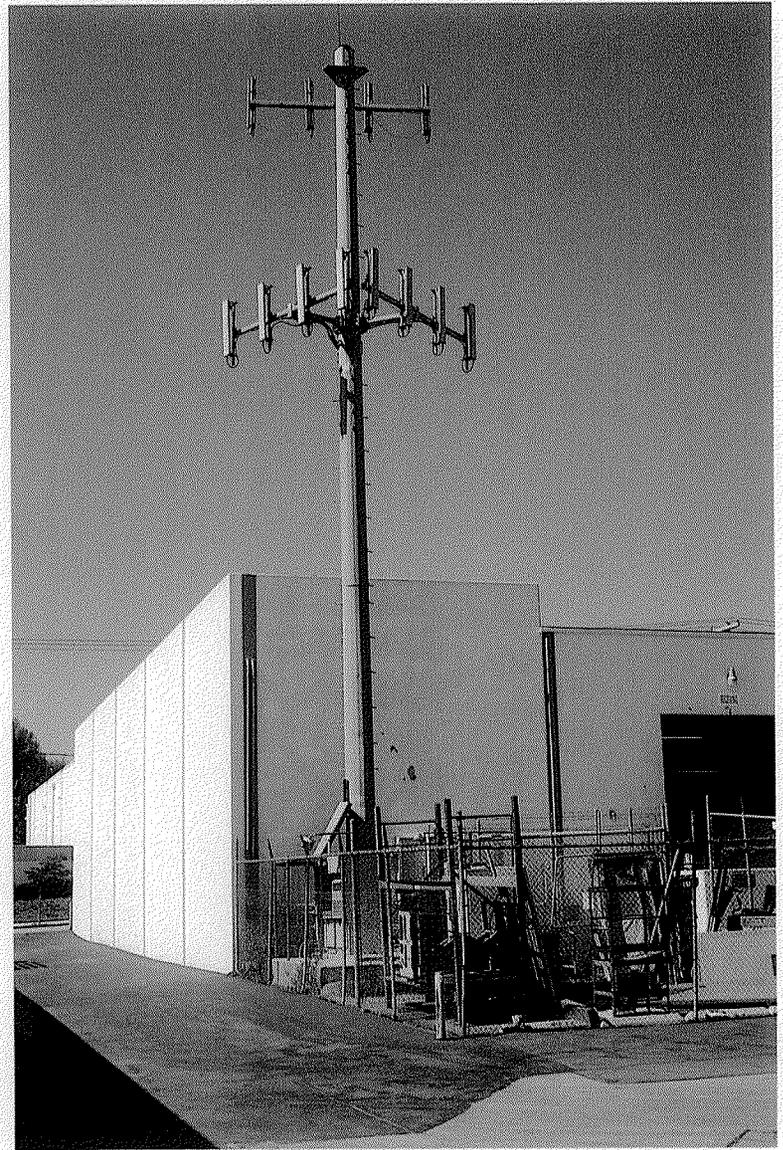
[Signature]
Signature

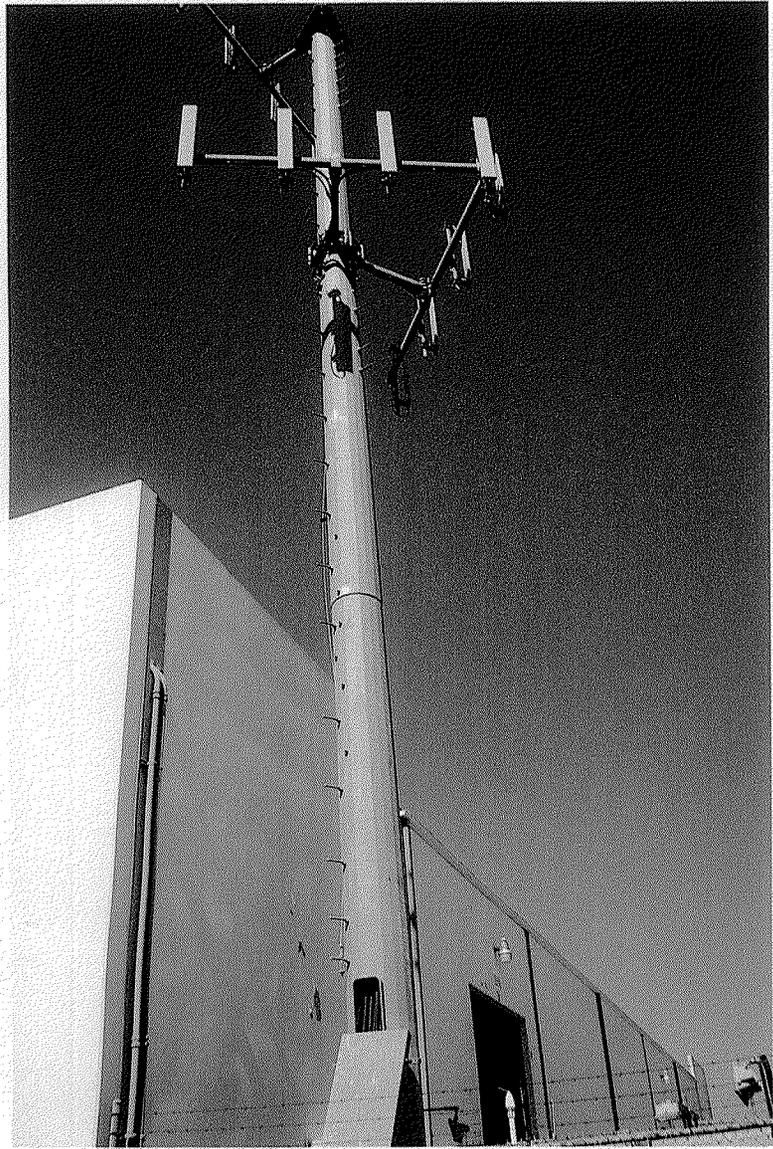
Date

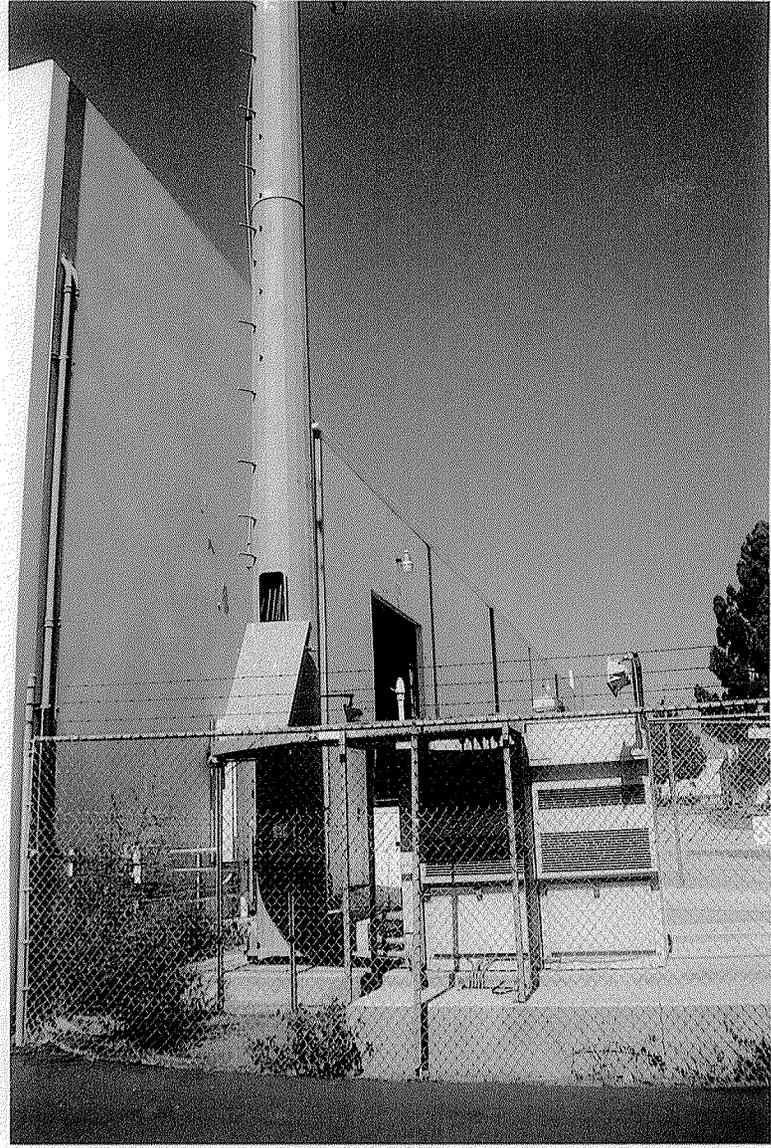
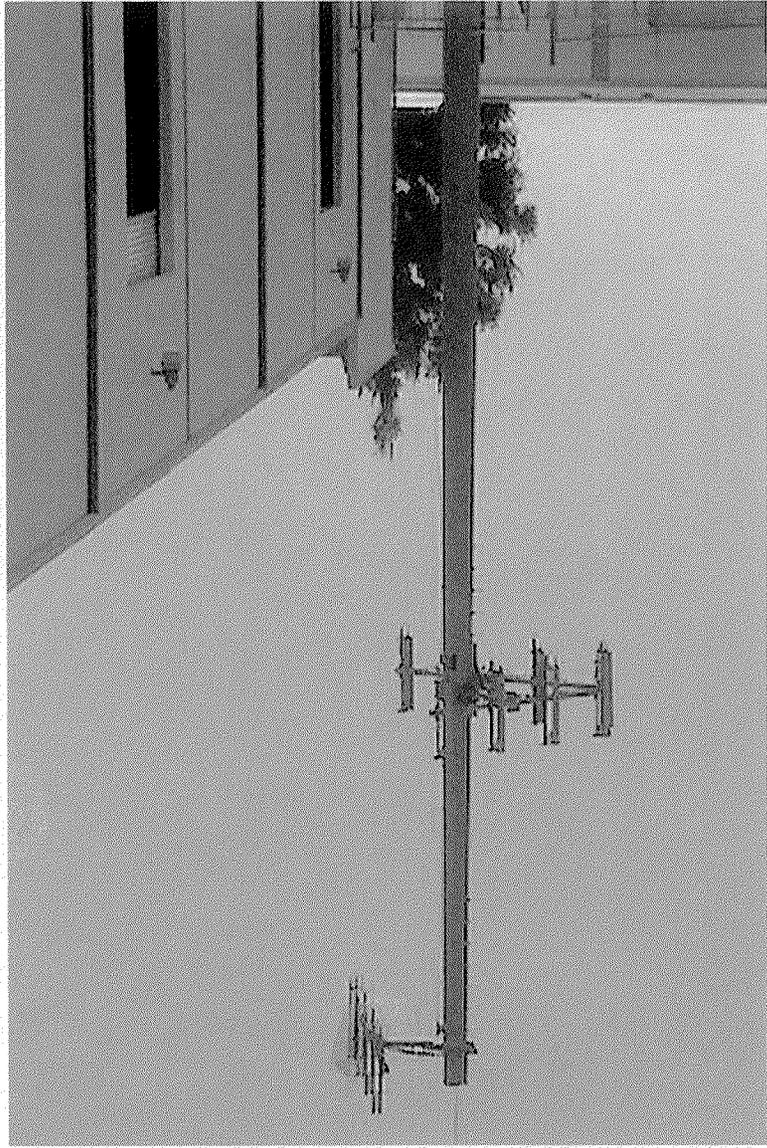
12/16/11
Date

PROJECT NUMBER 99178-(2)





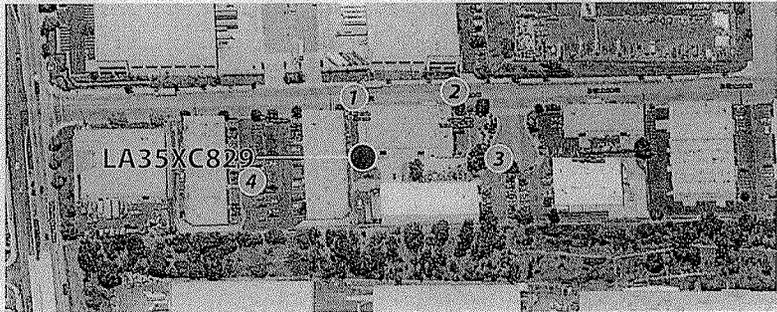




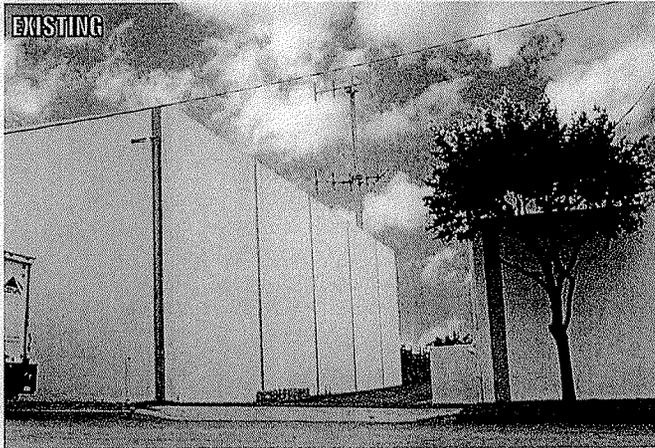




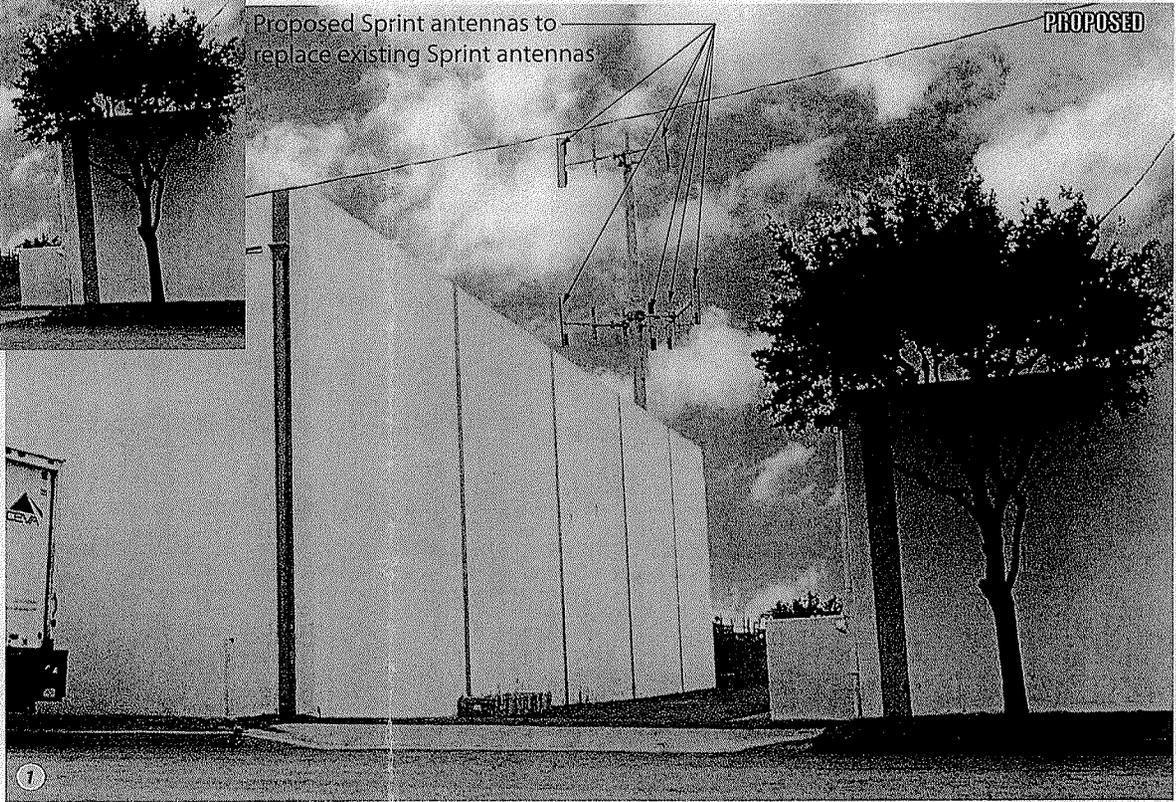
SPRINT VISION PROJECT
LA35XC829
CARSON NORTHEAST
 1970 Gladwick Street
 Compton, CA 90220



Photosimulation Viewpoints

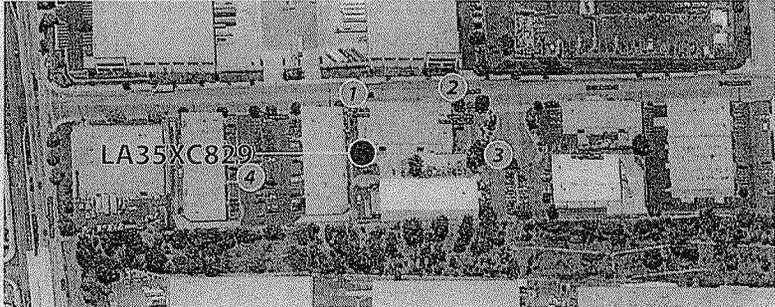


Proposed Sprint antennas to replace existing Sprint antennas

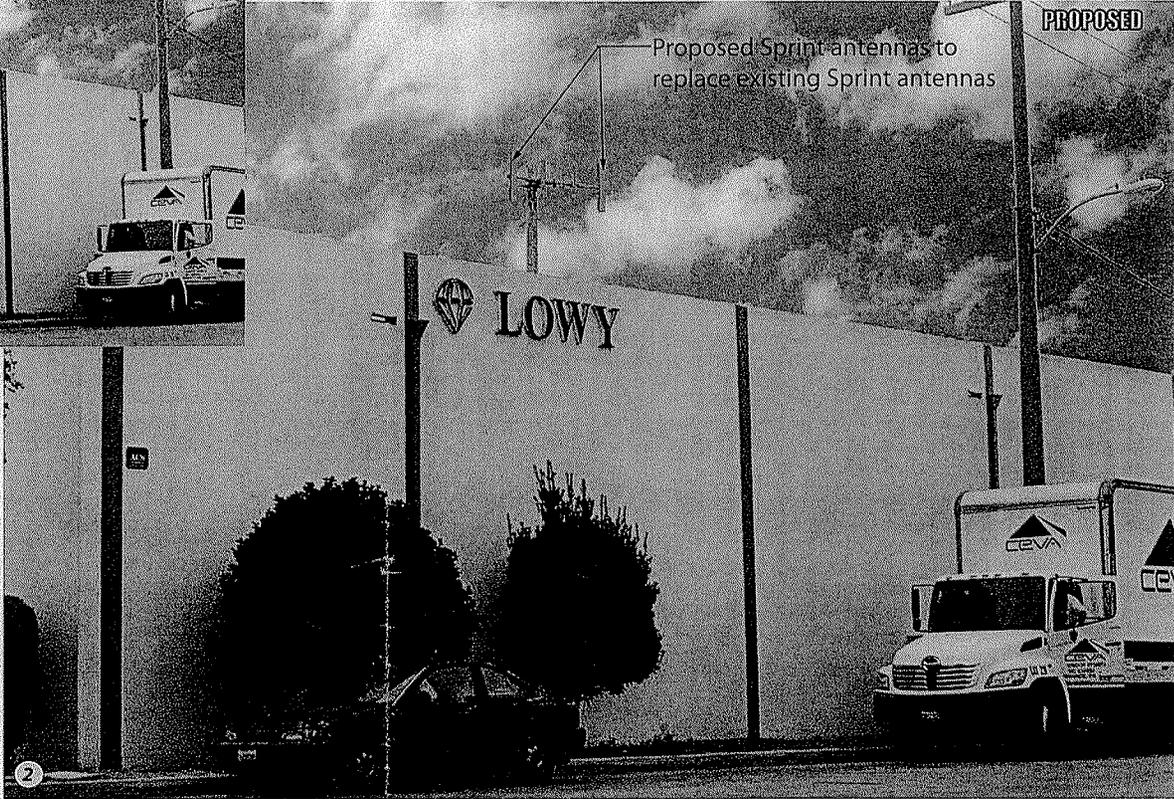


Photosimulation of proposed telecommunications site


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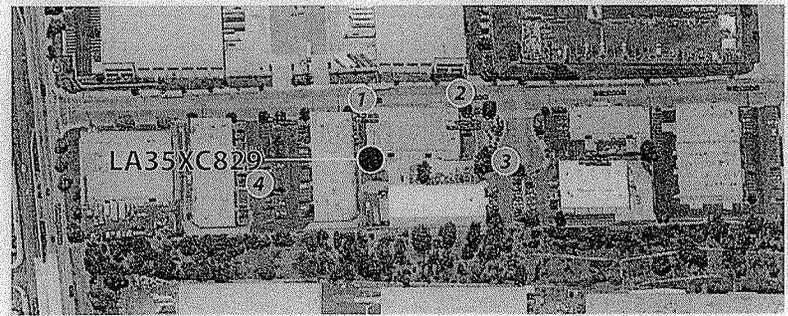
Photosimulation Viewpoints



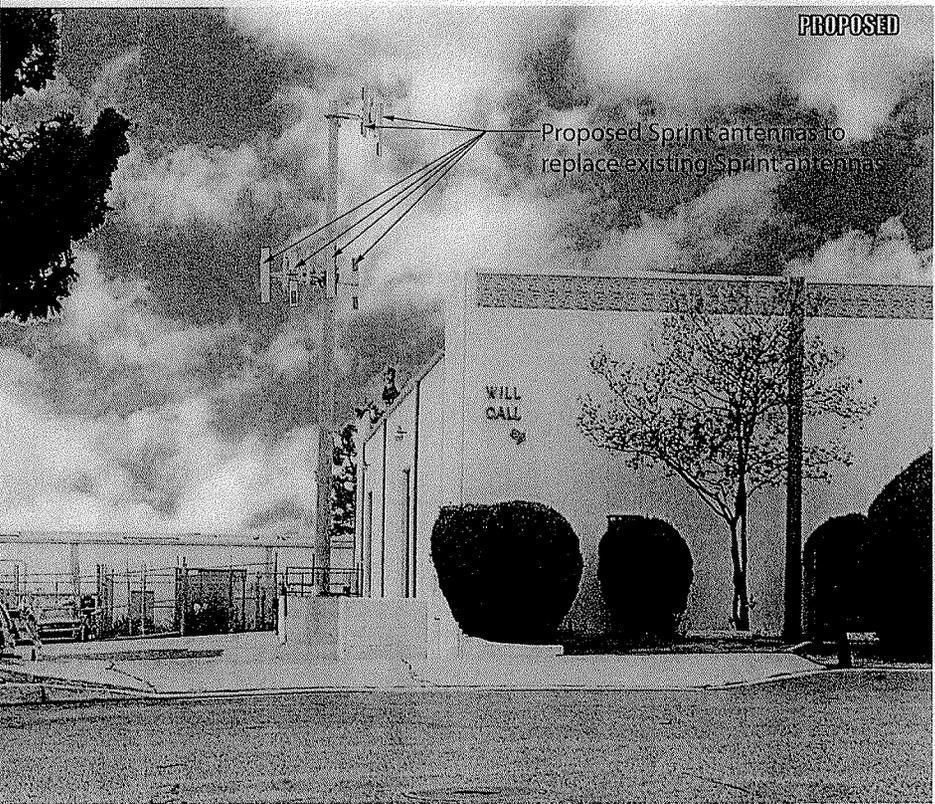
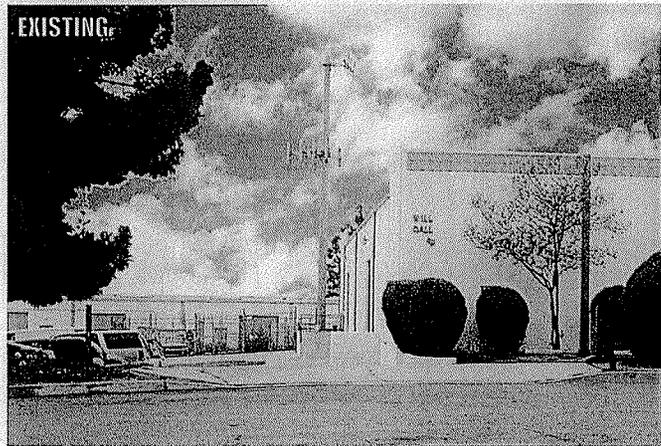
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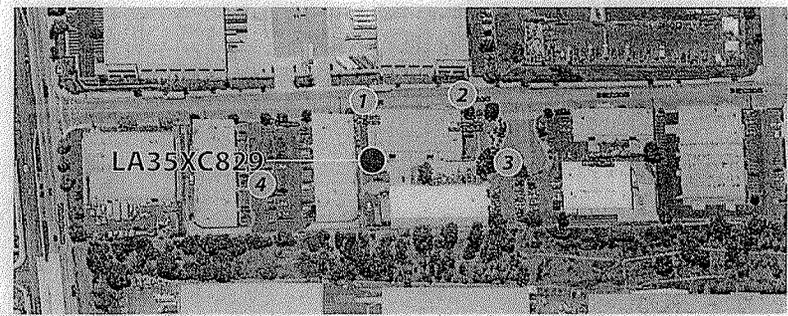
Photosimulation Viewpoints



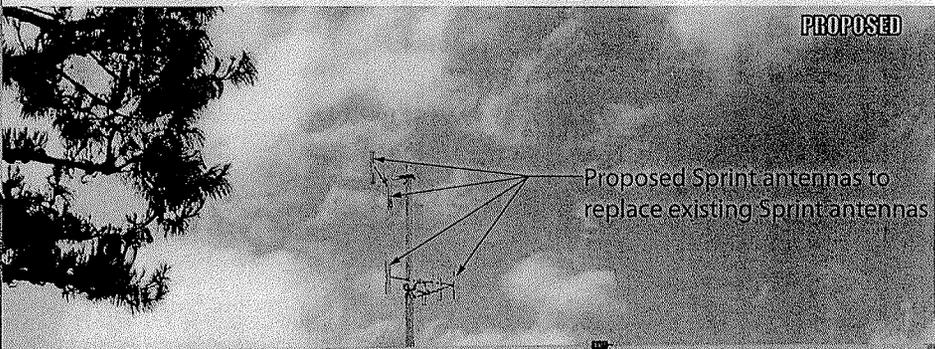
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Photosimulation Viewpoints



Photosimulation of proposed telecommunications site

