



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 21, 2010

Coastal Business Group
16460 Bake Parkway
Irvine, CA 92618
Attention: Mitchell Bryant

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

**REGARDING: PROJECT NUMBER 02-188 – (2)
CONDITIONAL USE PERMIT CASE NO. 200900006
24574 SADDLE PEAK ROAD, MALIBU (APN NO. 4453-018-019)**

Dear Applicant:

Hearing Officer, Paul McCarthy, by his action on July 20, 2010, **APPROVED** the above described Conditional Use Permit for a Wireless Telecommunications Facility.

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 secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on August 3, 2010.** Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

The attached documents contain the Hearing Officer's findings and conditions relating to the approval. Please carefully review each condition. A Condition requires that the permittee records an affidavit accepting the conditions before the grant becomes effective.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact **Rob Glaser**, of the Special Projects Section at (213) 974-4971 or e-mail at rglaser@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Mark Child, Supervising Regional Planner
Zoning Permits I Section

Enclosures: Approved Findings and Conditions, Affidavit (Permittee's Completion)

c: DPW (Building and Safety); Zoning Enforcement;

FINDINGS AND ORDER OF THE HEARING OFFICER COUNTY OF LOS ANGELES

**PROJECT NUMBER 02-188 – (3)
CONDITIONAL USE PERMIT NO. 200900006**

REQUEST: The applicant, Coastal Business Group, is requesting a Conditional Use Permit (CUP) to continue the operation and maintenance of existing unmanned microwave towers and repeater stations, serving as a radio transmission facility. As part of the same CUP, the applicant is requesting authorization to install, operate and maintain an unmanned wireless telecommunication facility (WTF) with appurtenant equipment in the Light Agriculture (A-1-1) Zone.

HEARING DATE: July 20, 2010

PROCEEDINGS BEFORE THE HEARING OFFICER:

A duly noticed public hearing was held on July 20, 2010 before the Hearing Officer, Mr. Paul McCarthy. The applicant's representative, Mitchell Bryant, presented testimony in favor of the request and answered questions presented by the Hearing Officer. There being no further testimony, the Hearing Officer closed the public hearing and approved the permit.

Findings

1. The subject property is located at 24574 Saddle Peak Road in the Malibu Coastal Zone, within the Malibu Zoned District.
2. The subject property is zoned Light Agricultural (A-1-1). The existing zoning for the surrounding properties are as follows:
 - North: A-1-1 (Light Agricultural – with a one acre minimum lot size development standard) zone.
 - East: A-1-1 zone.
 - South: A-1-1 zone.
 - West: A-1-1 zone.
3. The existing land use for the subject property contains an existing radio communication facility. The existing land use for the surrounding properties are as follows:
 - North: Vacant hillsides.
 - East: Vacant hillsides, communication facilities and park land.
 - South: Vacant hillsides.
 - West: Single-family residential and multi-family residential.
4. This approval is for the continued operation and maintenance of an existing radio transmission facility and the installation, operation and maintenance of an unmanned

Wireless Telecommunications Facility (WTF). The facility is an approximate 6,000 sq. ft. enclosed lease area with two existing transmission towers, two existing equipment shelters, and one existing propane tank. The two existing equipment shelters are both approximately 1,030 square feet in size and are approximately 12 feet high. The microwave tower facility is used for the transmission of airplane communication radio signals. The applicant is proposing to install a wireless telecommunication facility consisting of two equipment cabinets, two antennae, a 10k emergency generator, a 120 gallon propane tank and appurtenant equipment. The 120 gallon propane tank dimensions are 3'6" x 3'6" and the proposed lease area equipment pad is 10 feet by 13 feet for the WTF. The lease area pad will contain a 10k emergency power generator and two equipment cabinets for the appurtenant equipment associated with the WTF. Two antennae will be installed on the existing 65 foot high transmission tower. This tower currently has one existing microwave dish attached. The other tower is approximately 83 foot high and has five existing microwave dishes and two antennae attached to the tower. The subject facility is surrounded by an existing six foot high chain linked fence.

5. CUP 156 – Approved 10/24/73. This CUP authorized the construction, operation and maintenance of an unmanned television reception and transmission facility. This permit expired 10/24/78.
6. CUP 210 – Approved 4/3/73. This CUP authorized the construction and maintenance of a microwave station. This permit expired 4/3/83.
7. CUP 840 – Approved 3/3/76. This CUP authorized the construction and maintenance of another microwave station. This permit expired 2/4/86 and was superceded by CUP 1923. CUP 1923 was approved 1/13/82 and permitted the construction of an additional microwave station. This permit expired 1/13/92 and was superceded by CUP 92-090. CUP 92-090 was approved 8/17/92 to continue an existing unmanned telecommunications facility in operation since 1976. This permit expired 8/11/02.
8. CUP 1813 – Approved 2/11/81. This CUP authorized the construction of the 70' microwave tower and repeater station building. This permit expired 2/11/91 and was superceded by CUP 92-163. CUP 92-163 was approved 11/5/92 to continue the existing use. This permit expired 11/15/02. The subject CUP 02-188 is a permit to continue the existing use and will supercede CUP 92-162.
9. CUP 2482 – Approved 5/8/85. This CUP authorized construction and maintenance of a radio transmitting equipment storage building and a 150' tall radio tower. This permit has no expiration date.
10. CUP 91-271 – Approved 2/11/92. This CUP authorized the construction of an unmanned radio transmitter facility. This permit has no expiration date.

11. The subject property is designated Rural Land I (max density is 1 dwelling unit per 10 acres) in the Malibu Local Coastal Plan, areas with this land use designation are intended to be used at low intensity, and are characterized by rolling to steep terrain. Principle permitted uses in these areas are large lot residential use, low-intensity commercial recreational uses, agricultural activities, short-term visitor uses such as hotels, tent camps, recreational vehicle parks and similar uses. The subject use is a radio transmission facility. Although this use is not described under the Rural Land I land use category, it may be considered a low intensity use in that it is unmanned and does not generate any traffic other than the occasional maintenance vehicle.
12. The existing design of the WTF is consistent with the land use compatibility goals and policies of the Countywide General Plan. The following general policy of the Countywide General Plan is applicable to the subject property and serves a guideline for the maintenance of such facility:

Public Services policy 58: *"Maintain high quality emergency response services."*
The existing wireless telecommunication facility provides cellular service to this neighborhood and such service is often used to make emergency calls. The existing facility will ensure that such service is readily available.
13. Pursuant to Section 22.28.340 of the County Code, development of radio transmission facilities and wireless telecommunication facilities are permitted uses in the A-1-1 (Light Agricultural – with a one acre minimum lot size development standard) Zone, provided that a CUP is obtained. The existing facility is in compliance with one acre minimum lot size standard, since the property is 5.6 acres in size.
14. Pursuant to Section 30610 of the California Coastal Act, a coastal development permit is not required to maintain, replace, or modify existing overhead facilities, including the addition of equipment and wires to existing poles or other structures, right-of-way maintenance, and minor pole and equipment relocations. Adding additional appurtenant equipment to an existing facility is exempted under the Coastal Act.
15. Allowing the radio transmission facility to continue operating will ensure safe airplane operation. Although the subject radio transmission facility does stand out visually since it is on top of a hillside, it is an existing use with no notable problems since its establishment. The nearest single family residence is located 1000 feet west of the facility. This facility is only one of a number of similar facilities on the subject property and co-location is encouraged. The installation of wireless telecommunication facility will ensure the cellular service will remain readily available. Cellular service is often used to make emergency calls. Considering potential hazards within the Santa Monica Mountains area including fire, seismic and geologic, cellular service is important to maintain.

16. The Department of Regional Planning has determined that a Categorical Exemption, Class 11 Categorical Exemption - Accessory Structures, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project will be installing appurtenant equipment within the lease area to an existing facility.
17. 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.
18. 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.
19. 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 Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the existing use is consistent with the adopted general plan for the area;
- B. That the request to continue the operation and maintenance of the said radio transmission facility and the installation, operation and maintenance of an unmanned WTF, following the attached conditions of approval, will not adversely affect the health, peace, comfort, or welfare of persons residing and 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;
- C. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other 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 existing 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 information submitted by the applicant and presented at the public hearing substantiate the required findings identified by Section 22.56.040 of the Los Angeles County Code.

HEARING OFFICER ACTION:

1. The Hearing Officer finds that this project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA).
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200900006 is **approved** subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

MC:RG:rg

This grant authorizes the continued operation and maintenance of an existing unmanned radio transmission facility and the installation, operation and maintenance of an unmanned Wireless Telecommunications Facility (WTF). The radio transmission facility consists of two transmission towers, two equipment shelters and a propane tank. The installation, operation and maintenance of the WTF will include two equipment cabinets with appurtenant equipment, two antennae (attached to an existing tower), a 10k emergency generator and a 120 gallon propane tank. The subject property is located at 24574 Saddle Peak Road in the Malibu Coastal Zone. This approval is subject to the following 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 and cannot be used 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 Department of 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. 6, and until all required fees have been paid pursuant to Condition No. 9, Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3, 4, and 7 shall be effective immediately upon final approval of this grant by the County.
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 reasonably 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. 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.
6. Prior to the use of this grant, the property owner or 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, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant will terminate on July 25, 2025.** Entitlement to 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. This grant shall expire unless used within 2 years from the date of approval by the County. A single one-year time extension may be requested in writing and with payment of the applicable fee no earlier than six (6) months 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. The permittee shall deposit with the County of Los Angeles the sum of **\$1600.00**. The deposit 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 deposit provides for **eight (8) biennial (once 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

10. 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.
11. 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.
12. 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.
14. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of 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.
16. 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 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.
17. The permittee shall install an 8.5" x 11" sign made of weatherproof material on the outdoor equipment cabinets. This sign shall contain contact information for the company responsible for maintenance of the said cabinets, in case of damage or graffiti. In addition, the Department of Regional Planning project number and conditional use permit number shall be prominently displayed on the facility where it can be easily viewed at or near eye level.

18. The operator shall provide one parking space for maintenance vehicles that shall not block access to driveways or garages and shall obey all applicable on-street parking regulations.
19. 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, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit. In the event the subsequent revised plans 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 written authorization of the property owner.

The subject property shall be developed and maintained in substantial compliance with the photo simulations of the wireless telecommunication facility presented at the time of approval.

20. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted Federal Communications Commission (FCC) standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on said facility's radio frequency emissions level, as required by the FCC requirements, to the Department of Regional Planning. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities.
21. The wireless telecommunication facility shall be removed if in disuse for more than six (6) months.
22. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless telecommunications facilities in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at the time.

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