

Transmittal Checklist

Hearing Date

9/15/2009

Agenda Item Number

10

Project Number: 95-048-(1)
Case(s): Conditional Use Permit Case No. 200900052
Contact Person: Gunnar Hand, AICP

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Previous CUP Conditions of Approval
<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photo Simulation Exhibit A

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6433
PROJECT NUMBER 95-048-(1)
CONDITIONAL USE PERMIT NO. 200900052

PUBLIC HEARING DATE 9/15/09	AGENDA ITEM 10
HO DATE	CONTINUE TO

APPLICANT American Tower	OWNER Eastern Avenue Enterprises	REPRESENTATIVE Douglas Kearney
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PROJECT DESCRIPTION
 The Conditional Use Permit ("CUP") would allow for the continued use of the wireless telecommunications facility approved by Project Number 95-048, which expired on September 7, 2005. The facility is located on a parcel developed with a commercial medical clinic and two (2) parking lots. The project consists of an existing 45 foot monopole with 21 panel antennas, two (2) air conditioning units, and a generator contained within a 338 square foot outdoor lease area enclosed by an eight (8) feet high chain link fence topped with barbed wire. Two (2) control boxes and a GPS antenna are affixed to the wall of the existing clinic within the outdoor lease area. A second lease area of 484 square feet located within the medical clinic encloses the facility's equipment cabinets.

REQUIRED ENTITLEMENTS
 CUP: To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility located within the C-2 (Neighborhood Business) zone as required per Section 22.28.160.A. The request will retroactively approve the addition of a GPS antenna affixed to the adjacent building and a generator both of which are contained within the outdoor lease area.

LOCATION/ADDRESS
 950 South Eastern Avenue

SITE DESCRIPTION
 The subject parcel is an irregularly shaped 0.67 acre lot developed with a commercial medical clinic, a parking lot to the north, and a parking lot to the south of the building. As depicted on the site plan dated October 31, 2008, the facility consists of a 338 square foot outdoor lease area and a 484 square foot indoor lease area. The outdoor lease area contains an existing wireless telecommunications facility consisting of a 45 foot monopole with 21 panel antennas, two (2) air conditioning units, and a generator with two (2) control boxes and a GPS antenna affixed to the adjacent building enclosed by an eight (8) feet high chain link fence topped with barbed wire located at the southeastern portion of the lot and adjacent to the southeastern portion of the existing medical clinic. A second lease area of 484 square feet located within the medical clinic includes the facility's equipment cabinets.

ACCESS Eastern Avenue	ZONED DISTRICT Eastside Unit No. 1
ASSESSORS PARCEL NUMBER 5236-012-035	COMMUNITY East Los Angeles
SIZE 0.67 Acres (Parcel) & 0.02 Acres (Project)	COMMUNITY STANDARDS DISTRICT East Los Angeles

	EXISTING LAND USE	EXISTING ZONING
Project Site	Medical Clinic	C-2
North	Fire Station, Retail, Cemetery	R-3-P (Limited Multiple Residence-Parking), C-3 (Unlimited Commercial), O-S (Open Space)
East	Multi Family Residences, Retail	R-3 (Limited Multiple Residence), R-3-P, C-3
South	Cemetery, Multi Family Residences	O-S, R-3
West	Cemetery	O-S

GENERAL PLAN/COMMUNITY PLAN East Los Angeles Community Plan	LAND USE DESIGNATION CC (Community Commercial)	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION
 Class 3 Categorical Exemption-New Construction or Conversion of Small Structures

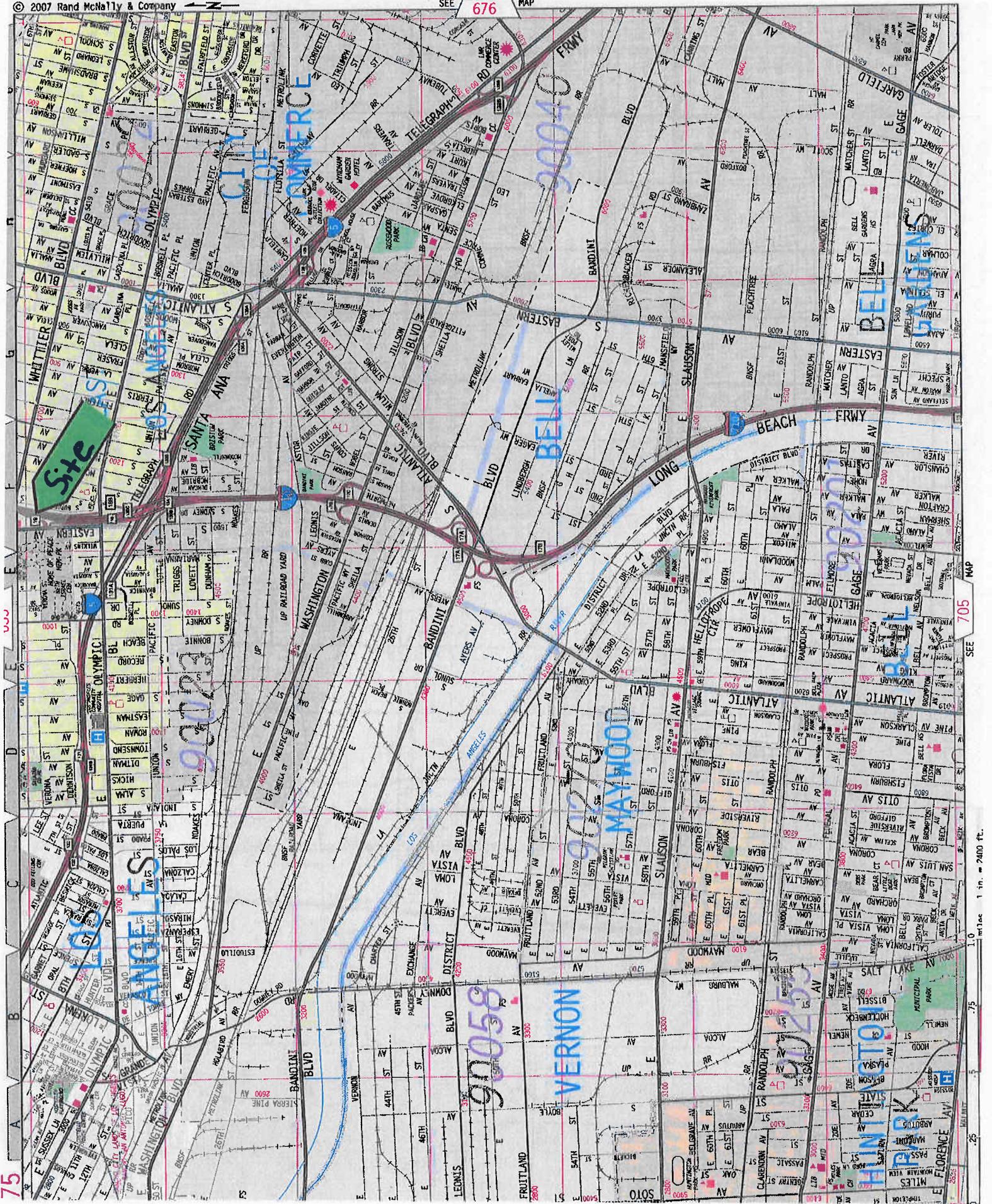
RPC LAST MEETING ACTION SUMMARY

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:		
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)

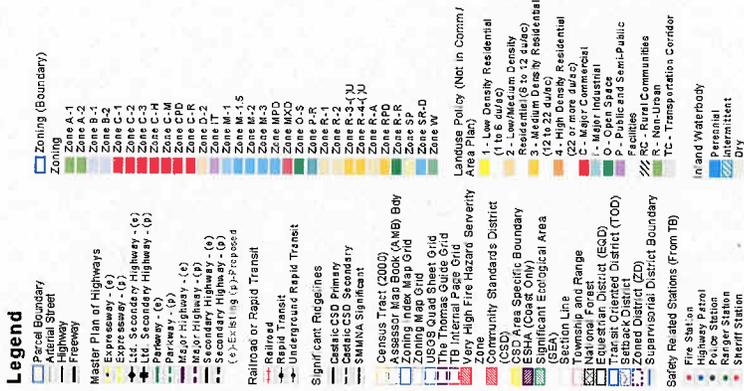
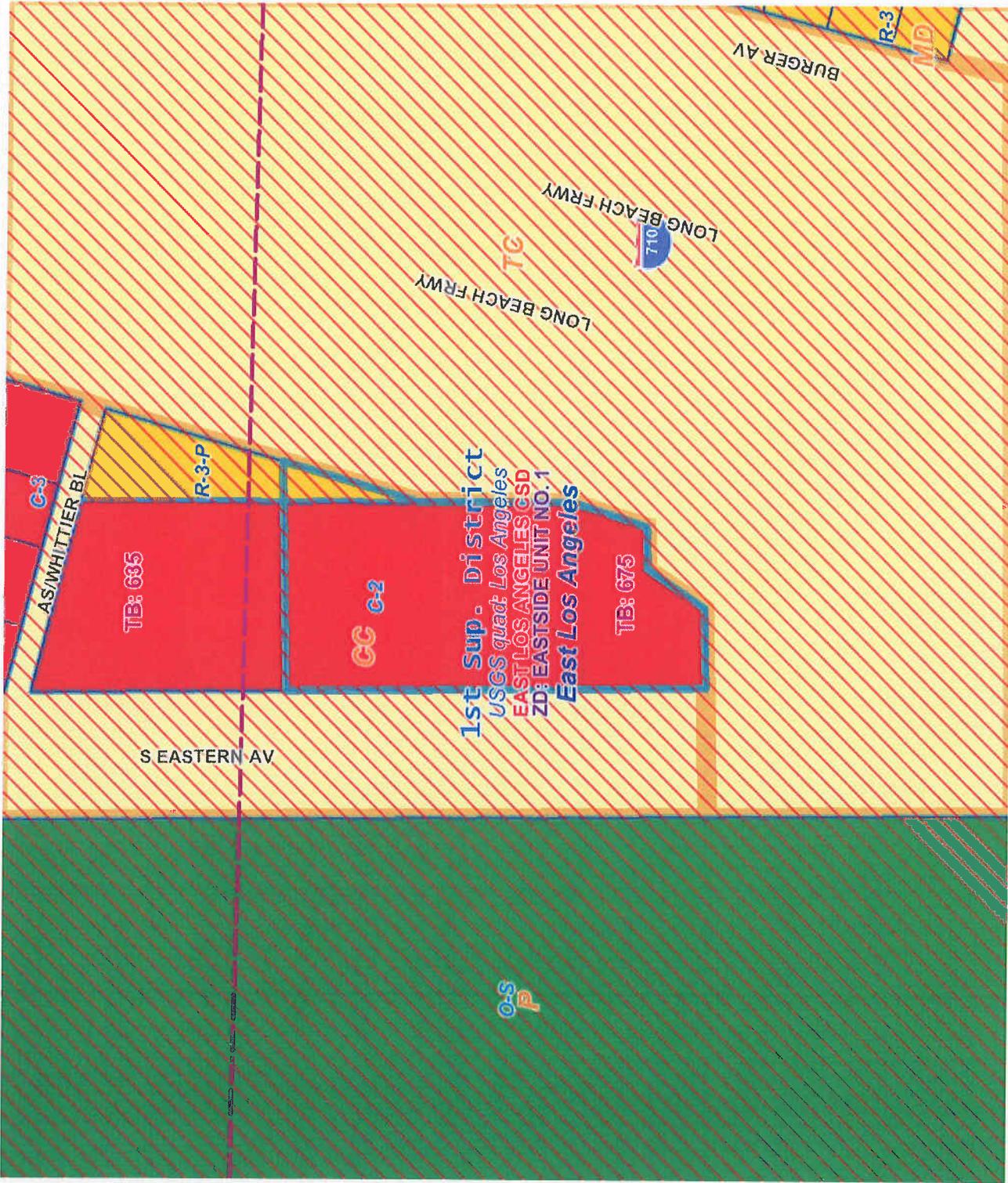
*(O) = Opponents (F) = In Favor



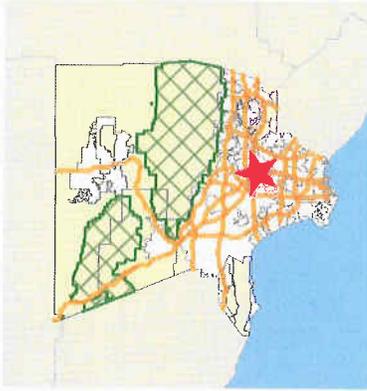
75

SEE 705 MAP

1.0 miles 1 in. = 2400 ft.



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



STAFF ANALYSIS
PROJECT NUMBER 95-048-(1)
CONDITIONAL USE PERMIT CASE NO. 200900052

PROJECT DESCRIPTION

A Conditional Use Permit ("CUP") would allow for the continued use of an existing facility approved by Project Number 95-048, which expired on September 7, 2005. The facility is located on a parcel developed with a commercial medical clinic and two parking lots. The project consists of an existing 45 foot monopole with 21 panel antennas, two (2) air conditioning units, and a generator contained within a 338 square foot outdoor lease area enclosed by an eight (8) feet high chain link fence topped with barbed wire. Two (2) control boxes and a GPS antenna are affixed to the wall of the existing clinic within the outdoor lease area. A second lease area of 484 square feet located within the medical clinic encloses the facility's equipment cabinets.

REQUIRED ENTITLEMENTS

A CUP to authorize the continued operation and maintenance of an unmanned wireless telecommunications facility located within the C-2 (Neighborhood Business) zone. The request will retroactively approve the addition of a GPS antenna affixed to the adjacent building and a generator both contained within the outdoor lease area.

EXISTING ZONING

Subject Property:

The project site is zoned C-2 (Neighborhood Business). The subject parcel is zoned both C-2 and R-3-P (Limited Multiple Residence-Parking).

Surrounding Properties:

Surrounding properties are zoned as follows:

North: R-3-P, C-3 (Unlimited Commercial), O-S (Open Space)

South: O-S, R-3 (Limited Multiple Residence)

East: R-3, R-3-P, C-3

West: O-S

EXISTING LAND USES

Subject Property:

The subject property is currently developed with a commercial medical clinic and two (2) parking lots.

Surrounding Properties:

Surrounding land uses are as follows:

North: Fire Station, Retail, Cemetery

South: Cemetery, Multi Family Residences

East: Multi Family Residences, Retail

West: Cemetery

DESCRIPTION OF SUBJECT PROPERTY

Location:

The subject project is located at 950 South Eastern Avenue within the unincorporated community of East Los Angeles within the East Los Angeles Community Standards District ("CSD") in the Eastside Unit No. 1 Zoned District. The property is identified with Assessor's Parcel Number 5236-012-035. The project will be accessed from the south of the property.

Physical Features:

The subject property is an approximately 29,000 square foot (0.67 acre) level, irregular-shaped parcel of land that is developed with a commercial medical clinic with two (2) parking lots. The parcel is approximately 330 feet south of Whittier Boulevard, directly east of South Eastern Avenue, and is north and west of Interstate 710 ("I-710"), the Long Beach Freeway, and its Eastern Avenue off ramp. It is directly adjacent to I-710.

SITE PLAN DESCRIPTION

The subject parcel is an irregularly shaped 0.67 acre lot developed with a commercial medical clinic and two (2) parking lots located to the north and south of the building. The site plan, dated October 31, 2008, depicts the facility as consisting of a 338 square foot outdoor lease area and a 484 square foot indoor lease area. The outdoor lease area contains an existing wireless telecommunications facility consisting of a 45 foot monopole with 21 panel antennas, two (2) air conditioning units, and a generator; and two (2) control boxes and a GPS antenna affixed to the adjacent building enclosed by an eight (8) feet high chain link fence topped with barbed wire located at the southeastern portion of the lot and adjacent to the southeastern portion of the existing medical clinic. A second lease area located within the medical clinic and adjacent to the outdoor lease area in the southeastern portion of the building includes the facility's equipment cabinets.

ENVIRONMENTAL DETERMINATION

This project was determined to be categorically exempt (Class 3, New Construction or Conversion of Small Structures) under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Los Angeles County Zoning Code ("County Code"), the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning website posting.

PREVIOUS CASES/ZONING HISTORY

The existing and primary use of the property is a commercial medical clinic, which was approved on July 13, 2004 by Plot Plan Case Number 49165 ("PP 49165"). The existing wireless telecommunications facility was originally approved on September 7, 1995 by

CUP 95-048. Tenant improvements to add additional floor space for the existing medical clinic's dialysis center was approved on March 2, 2005 by Plot Plan Number 200500071 ("RPP 200500071").

STAFF EVALUATION

General Plan Consistency

The subject property is within the East Los Angeles Community Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The property is designated as Community Commercial (CC) in the Plan. The Community Commercial land use designation is defined as areas with mostly small businesses in centers or along strips that are orientated to serving the needs of surrounding neighborhoods and have little regional attraction. There are no policies in the Plan or the General Plan that specifically address wireless telecommunications facilities.

The following policies of the General Plan are applicable to the subject project:

- Maintain high quality emergency response services (Policy No. 58, Page I-25).

A wireless telecommunications facility may be regarded as a utility, as it provides telecommunication services for the area.

The following policies of the Plan are applicable to the subject property:

- Promote coordination and development of existing businesses and encourage upgrading to improve their economic status (Economic Development Policy No. 8, Page 5).

Renewal of CUP 95-048 for the existing wireless telecommunications facility will allow the existing commercial medical clinic to secure an ancillary source of revenue by continuing to lease a portion of their property to the wireless carrier.

The proposed continuation of the existing unmanned wireless telecommunications facility, when appropriately conditioned, is compatible with the Community Commercial land use designation of the Plan and the General Plan.

Zoning Ordinance and Development Standards Compliance

A wireless telecommunications facility use is not specified in Title 22 of the Los Angeles County Code ("County Code"). The use that is most closely related to a wireless telecommunications facility specified in the County Code is a radio or television tower. Under Section 22.28.160 of the County Code, a radio or television tower within a property zoned C-2 is subject to a CUP pursuant to the provisions of Part 1 of Chapter 22.56. The C-2 zone has no building setbacks, and a height limit of 35 feet. The wireless telecommunication facility is 45 feet in height. Furthermore, commercial zones are required to landscape 10 percent of the parcel. The property is developed with a

commercial medical clinic, and adequate landscaping is provided along South Eastern Avenue.

The existing wireless telecommunications facility will be unmanned and will be visited for periodic maintenance only. Under Section 22.52.1100 of the County Code, all commercial properties must provide at least one (1) parking space. The two (2) parking facilities for the commercial medical clinic located north and south of the building provide sufficient parking for the maintenance vehicle to conduct periodic visits. The Director of Regional Planning ("Director") may determine and impose an amount of parking spaces that he or she finds to be adequate to prevent traffic congestion and excessive on-street parking.

Neighborhood Impact/Land Use Compatibility

The subject property is bordered by the I-710 to the east and south, a cemetery to the west and Los Angeles County Fire Station No. 3 to the north. As such, the neighborhood impact is limited to the overall height of the structure. The existing wireless telecommunications facility is 10 feet higher than the allowable height of the C-2 zone. The facility should be adequately camouflaged by adding additional conditions to paint the facility in order to reduce the visual and aesthetic impacts of the 45 feet high structure.

Burden of Proof

As required by Section 22.56.040 of the County Code, in addition to the information required in the CUP application, the applicant shall substantiate to the satisfaction of the Hearing Officer, the following facts:

- A. That the requested use at the location proposed 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.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fence, 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.

- 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 applicant's responses are attached to this document.

FIELD INVESTIGATION

A site investigation was conducted on July 9, 2009 to confirm the accuracy of the submitted site plan and land use map, dated October 31, 2008. The subject parcel is currently developed with a commercial medical clinic and two (2) parking lots. The property is accessed from South Eastern Avenue to the west via the southern parking lot. A GPS antenna and a generator were not approved by the original CUP, and they will need to be retroactively approved in this renewal. The existing wireless telecommunications facility was in compliance with all of the conditions of CUP 95-048. There were no extraneous markings in the lease area, and the facility appeared to be in perfect working order, with no indication of deterioration.

PUBLIC COMMENTS

At the time this report was completed, staff had received no public comment on this project.

FEES/DEPOSITS

If approved, the following fees will apply unless modified by the Hearing Officer:

Zoning Enforcement:

Inspection fees of \$750.00 to cover the costs of five (5) recommended biennial (once every two years) zoning enforcement inspections. The applicant has currently overpaid their filing fees by \$1,389.00. This money should be credited for the zoning enforcement fees once approved and the applicant should be reimbursed the remaining balance of \$639.00.

STAFF ANALYSIS

The size, design, colors and materials of the project as it currently exists do not adequately camouflage the facility.

In order to address the visual incompatibility concerns from the proposed project, staff recommends the following conditions of approval: 1) Paint the monopole and antennae a light grey color to match the adjacent existing medical clinic to the satisfaction of the Los Angeles County Department of Regional Planning.

These conditions of approval will ensure that the project will be compatible with surrounding development.

Staff believes that the subject project is consistent with policies of the Plan, the General Plan and the provisions of the County Code.

Staff believes that the Burden of Proof submitted by the applicant has satisfied the provisions of the County Code.

STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** of Project Number 95-048-(1), Conditional Use Permit Number Case No. 200900052, subject to the attached conditions.

Prepared by Gunnar Hand, AICP Senior Regional Planning Assistant, Land Divisions
Reviewed by Susan Tae, AICP Supervising Regional Planner, Land Divisions

Attachments:

Draft Findings
Draft Conditions of Approval
Environmental Document
Applicant's Burden of Proof statement
Site Photographs
Site Plan
Land Use Map

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

PROJECT NUMBER 95-048-(1)
CONDITIONAL USE PERMIT CASE NO. 200900052

950 South Eastern Avenue

HEARING DATE: 9/15/2009

SYNOPSIS:

The Conditional Use Permit ("CUP") would allow for the continued use of an existing wireless telecommunications facility approved by Project Number 95-048, which expired on September 7, 2005. The facility is located on a parcel developed with a commercial medical clinic and two (2) parking lots. The project consists of an existing 45 foot monopole with 21 panel antennas, two (2) air conditioning units, and a generator contained within a 338 square foot outdoor lease area enclosed by an eight (8) feet high chain link fence topped with barbed wire. Two (2) control boxes and a GPS antenna are affixed to the wall of the existing clinic within the outdoor lease area. A second lease area of 484 square feet located within the medical clinic includes the facility's equipment cabinets.

PROCEEDINGS BEFORE THE HEARING OFFICER:

To be inserted after the public hearing to reflect the proceedings.

Findings

1. The subject property is located at 950 South Eastern Avenue in the unincorporated community of East Los Angeles within the Eastside Unit No. 1 Zoned District and Assessor Parcel Number 5236-012-035. The project site is a 0.02 acre (338 square foot outdoor and 484 square foot indoor) rectangular shaped lease area located along the southeastern portion of the existing building with GPS coordinates of 118° 10" 24.73' W, 34° 1" 20.75' N.
2. The applicant is requesting a CUP for the continued operation and maintenance of an unmanned wireless telecommunications facility located within the C-2 (Neighborhood Business) zone. The request will retroactively approve the addition of a GPS antenna affixed to the adjacent building and a generator, both of which are contained within the outdoor lease area. The original CUP was approved on September 7, 1995. The grant authorized by this approval, CUP 95-048, terminated on September 7, 2005. This is the first request for renewal.
3. The applicant, American Tower, requests a renewal for CUP 95-048 for an existing wireless telecommunication facility with the addition of a GPS antenna affixed to the adjacent building and a generator both of which are contained within the

outdoor lease area and existing today.

4. A CUP is required for a wireless telecommunications facility in the C-2 zone as per Section 22.28.160 of the Los Angeles Zoning Code ("County Code").
5. The subject property is currently designated CC (Community Commercial) on the Land Use Policy Map of the East Los Angeles Community Plan ("Plan"). The Community Commercial land use category is intended for small businesses in centers or along strips that serve the needs of surrounding neighborhoods and have little regional attraction.
6. The subject property is currently zoned C-2 (Neighborhood Business) and R-3-P (Limited Multiple Residence-Parking).
7. The subject property is located within the East Los Angeles Community Standards District ("CSD"). The CSD contains no development standards applicable to the proposed use.
8. The surrounding properties are zoned as follows:
North: R-3-P, C-3 (Unlimited Commercial), O-S (Open Space)
South: O-S, R-3 (Limited Multiple Residence)
East: R-3, R-3-P, C-3
West: O-S
9. The project is located within a parcel that fronts South Eastern Avenue, and it is across the street from a Cemetery.
10. The site is accessed from South Eastern Avenue to the west via the site's southern parking lot.
11. Surrounding land uses within 500 feet include:
North: Fire Station, Retail, Cemetery
East: Multi-family Residential, Retail
South: Cemetery, Multi-family Residential
West: Cemetery
12. The subject property is an irregularly shaped 0.67 acre lot developed with a commercial medical clinic and one (1) parking lot to the north and one (1) parking lot to the south of the building. As depicted on the site plan dated October 31, 2008, the project consists of a 338 square feet outdoor lease area and a 484 square feet indoor lease area. The outdoor lease area contains an existing wireless telecommunications facility consisting of a 45 foot monopole with 21 panel antennas, two (2) air conditioning units, and a generator; and two (2) control boxes and a GPS antenna affixed to the adjacent building enclosed by an eight (8) feet high chain link fence topped with barbed wire located at the southeastern portion of the lot and adjacent to the southeastern portion of the existing medical clinic. A

second lease area of 484 square feet located within the medical clinic includes the facility's equipment cabinets.

11. A site visit conducted on July 9, 2009 confirmed the accuracy of the site plan. The property appears to be well maintained.
12. For uses where parking requirements are not specific in Title 22 of the Los Angeles County Code ("County Code"), Section 22.56.1220 authorizes the Director to impose an amount of parking space that he or she finds adequate to prevent traffic congestion and excessive on-street parking. The existing wireless telecommunication facility will be unmanned and will require periodic maintenance visits, approximately once per month. There is adequate space on the 0.67 acre subject property to accommodate parking for a maintenance vehicle.
13. The existing monopole and antennae are 10 feet higher than the maximum height of 35 feet permitted in the C-2 zone.
14. There are visual compatibility concerns to the adjacent properties caused by the existing monopole and antennae. To be more compatible with the neighborhood and the adjacent cemetery, the project applicant has agreed to a condition to voluntarily paint the monopole and antennae a light gray color.
15. The existing and primary use of the property is a commercial medical clinic, which was approved on July 13, 2004 by Plot Plan Case Number 49165 ("PP 49165"). Tenant improvements to add additional floor space for the clinic's existing dialysis center was approved on March 2, 2005 by Plot Plan Number 200500071 ("RPP 200500071").
16. There are no open zoning violation cases on the subject property.
17. The Los Angeles County Department of Regional Planning ("Regional Planning") has determined this project to be categorically exempt under Class 3 (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and Los Angeles County environmental guidelines.
18. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Regional Planning's website.
19. No public comment has been received related to this request.
20. A public hearing for CUP 200900052 was conducted by Mr. Paul McCarthy on Tuesday, September 15, 2009 at 9:00 a.m. in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012.

21. 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 10 years.
22. 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 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 I Section, Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

As required by Section 22.56.040 of the County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Hearing Officer, the following facts:

- A. That the requested use at the location proposed 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.
- 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, of as is otherwise required in order to integrate said use with the uses in the surrounding 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 by other public or private service facilities as are required.

HEARING OFFICER ACTION:

1. I have considered the Categorical Exemption for this project and find that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact presented above, Conditional Use Permit Case No. 200900052 Project Number 95-048-(1) is APPROVED, Subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

SMT:GHH

Tuesday, September 15, 2009

This grant authorizes the continued operation and maintenance of an unmanned wireless telecommunications facility and equipment enclosure located within the C-2 (Neighborhood Business) zone, and is subject to the following conditions of approval:

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 ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that the conditions have been recorded as required by Condition No. 7, 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 5 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 reasonably cooperate in the defense;
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; and,
 - 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 in accordance with Los Angeles County Zoning Code ("County Code") Section 2.170.010.

5. This grant shall expire unless used within two (2) 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;

6. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
7. 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 Los Angeles 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;
8. **This grant will terminate on September 15, 2019.** 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 ("CUP") application shall be filed with 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;
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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. These monies 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, including adherence to development in accordance with the approved site plan on file. The fund provides for five (5) biennial (once every two years) 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 condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently **\$150.00** per inspection);
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. All requirements of Title 22 of the County Code and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans;
13. All structures shall conform to the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary;
14. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
15. Said facility shall be removed if in disuse for more than six (6) months;
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. 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 CUP. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the FCC requirements, to Regional Planning;
18. One (1) all-weather sign, limited to 18 inches in length and one (1) foot in height, shall be posted at the base of the tower; the sign shall include a notice of no trespassing, a warning of high voltage, and the phone number of the property owner to call in the event of an emergency;
19. The permittee shall post an all-weather sign on the subject property in English and the predominant second language of the neighborhood with a telephone number of whom to contact for property maintenance and Regional Planning Zoning Enforcement Section II (213-974-6483) for purposes of reporting any complaints related to the operation of the facility;
20. No signage, other than that which is specifically authorized by this grant, shall be placed on the project site;
21. As agreed to by the applicant, the monopole and antennae shall be painted a light grey color to match the adjacent, existing medical clinic building within 60 days of approval of this grant on the subject parcel to the satisfaction of Regional Planning;

22. Security lighting shall be low intensity, energy efficient lighting and directed away from natural areas. Security lighting, if required, shall be on motion sensors, be of low intensity, and be directed away from residential areas. No pole-mounted lighting shall be permitted on the leasehold. Exterior lighting shall be a top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination;
23. The project shall be in substantial conformance with photo simulations approved as part of Exhibit "A" to the satisfaction of Department of Regional Planning. If changes to the project are required as a result of instruction given at the public hearing, revised photo simulations shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval;
24. No equipment shall be placed directly on the ground;
25. The maximum height of the monopole is to not exceed 45'-0";
26. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control;
27. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization;
28. 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;
29. The permittee shall maintain a current contact name, address, and phone number with Regional Planning at all times;
30. The operator shall have a maintenance report verifying the continued operation and maintenance of the said facility available upon request by Regional Planning; and,
31. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director of Regional Planning for review and approval. All revised plans must be accompanied

by the written authorization of the property owner.



Los Angeles County
Department of Regional Planning

Director of Planning James E. Harill, AICP



September 7, 1995

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

AirTouch Cellular
c/o John Bitterly
The Planning Consortium
1111 Town and Country, #37
Orange, CA 92668

RE: **CONDITIONAL USE PERMIT CASE NO. 95-048-(1).**
To authorize the development, operation and maintenance of a
cellular telecommunication facility.
950 S. Eastern Avenue, Los Angeles.

Dear Applicant:

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

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

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing
Officer's decision at 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 after this notice is received by
the applicant. The Hearing Officer's decision may also be called
up for review by the Regional Planning Commission during the appeal
period.

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 is requesting a Conditional Use Permit to
authorize the authorize the development, operation and
maintenance of a cellular telecommunication facility.

RECEIVED
SEP 26 1995

320 West Temple Street Los Angeles, CA 90012 213 974 6411 FAX 213 626 0434

FACTUAL SUMMARY:

August 8, 1995 Hearing

A duly noticed public hearing was held. One person was sworn (the applicant's representative). The applicant's representative presented testimony in favor of the project. The representative noted that the applicant was proposing to develop a new cellular telecommunication on a site where an existing facility of a competitor currently existed. The competitor's facility was not currently operational. According to the representative, an existing monopole on the site, owned by a competitor, would be removed and re-located nearby. There was no opposition testimony.

Findings

The applicant has requested a Conditional Use Permit to authorize the development, operation and maintenance of a cellular telecommunication facility adjacent to an existing industrial building in a C-2 (Neighborhood Commercial) zone.

The site is located at 900 south Eastern Avenue, Los Angeles in the Eastside Unit No. 4. Zoned District.

The zoning on the subject project site is C-2 (Neighborhood Commercial). Surrounding zoning consists of O-S (Open Space) and R-3-P (Limited Multiple Residence-Parking) to the north, O-S to the west, R-3-P to the east and south.

The project site is designated as "Community Commercial" in the East Los Angeles Community Plan.

An industrial building and a parking lot currently exist on the subject property. A fire station is located to the north, with a cemetery to the west and the Long Beach Freeway, Duplex and Single-family residences to the east.

The site plan depicts a proposed 45 ft. monopole antenna, with an array of panel antennas and microwave dishes adjacent to the southerly side of an existing office building. Two air conditioning units are proposed easterly of the monopole. Two new synchronization antennas are also depicted on the rooftop, approximately 2 ft. in height. The applicant proposes to enclose the monopole and air conditioning units by an 8 ft. chain link fence. An equipment room, 480 sq.ft. in area, is proposed for the southeasterly side of the building.

A 45 ft. monopole currently exists on the northwest side of the subject property, which is owned by a competitor. The monopole

is not operational and is proposed to be removed and relocated.

The project has been granted a Negative Declaration under CEQA reporting requirements. Staff concluded that the project design and conditions will reduce potential impacts to insignificance.

No public comment has been received by staff.

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. That, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. That, 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;
- E. Compatibility with surrounding land use will be ensured through the conditions anticipated if this conditional use permit were to be approved;
- F. Establishment of the cellular telecommunication facility at such location is in the interest of public health, safety and general welfare and in conformity with good zoning practice;

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 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. 95-048-(1) is APPROVED.

BY:

Pamela Holt
PAMELA HOLT, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

Date:

9/7/95

DCC:RJF:rjf

Attachment:
Affidavit

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

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 65907. 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. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.
5. This grant will terminate September 7, 2005.

Entitlement to use of the property thereafter shall be subject to the regulations then in effect.

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. 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 five biennial inspections.

If any future 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.

8. This grant allows the development, operation and maintenance a cellular communications facility adjacent to an existing building, including a monopole with appurtenant equipment, and an equipment room, subject to the following restrictions as to use:
 - a. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
 - b. Said monopole shall not exceed 45 feet in overall height;
 - c. Synchronization antennas shall not exceed two feet in height above the rooftop;
 - d. Said facilities shall be removed if in disuse for more than Six (6) months.
9. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
10. 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.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden 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 structures shall conform with the requirements of the Division of Building and Safety of Los Angeles County Department of Public Works.

13. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
14. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours, 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.



Please complete this form and return to:
The Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

ACCEPTANCE FORM

STATE OF CALIFORNIA } ss
COUNTY OF LOS ANGELES

Regarding: CONDITIONAL USE PERMIT NO. 95048 - (1)

I/We the undersigned state:

I am/We are the owner of the real property described in the above-numbered case and the permittee in said case; I am /We are aware of, and accept, all the stated conditions in said grant.

I/We have enclosed a check in the amount of \$500.00 payable to the County of Los Angeles as required by the conditions of approval to ensure regular inspections for compliance; I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this 13th day of November, 19 95

I/We declare under the penalty of perjury that the foregoing is true and correct.

(Where the owner and permittee are not the same, both must sign.)

Type or Print

Applicant

Name Steven Rakhshani
Address 3 Park Plaza 7th floor
City, State Fairfax Ca 92719
Signature Steve Rakhshani

This signature must be acknowledged by a notary public. Attach appropriate acknowledgements.

Owner

Name Charles P. L... ..
Address 9505 ENTON AVE
City, State LA, CA 90022
Signature Charles P. L...

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

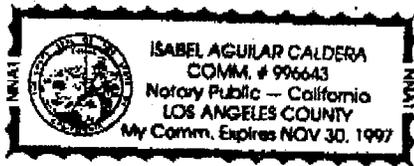
State of CALIFORNIA

County of LOS ANGELES

On 11-13-95 before me, ISABEL AGUILAR CALDERA
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared CHARLES WARNER
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Isabel Aguilar Caldera
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
 - CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
 - GENERAL
 - ATTORNEY-IN-FACT
 - TRUSTEE(S)
 - GUARDIAN/CONSERVATOR
 - OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

APPROVAL FORM

_____ TITLE OR TYPE OF DOCUMENT

ONE

_____ NUMBER OF PAGES

11-13-95

_____ DATE OF DOCUMENT

J

_____ SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

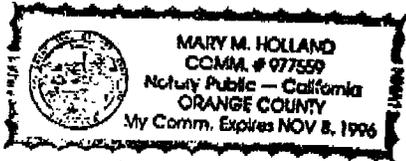
State of CALIFORNIA

County of ORANGE

On 11. 14. 95 before me, Mary M. Holland Notary Public
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared Steve Rakhshani
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Mary M. Holland
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

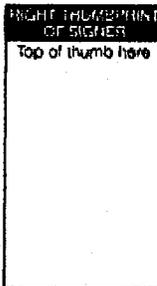
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

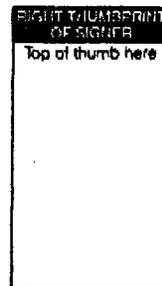
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The location, size, design, and operating characteristics of the existing communications facility does not create noise, traffic, or other conditions that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity. The existing wireless facility enhances the health, peace and welfare by providing another means of communicating in emergency situations.

- 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.

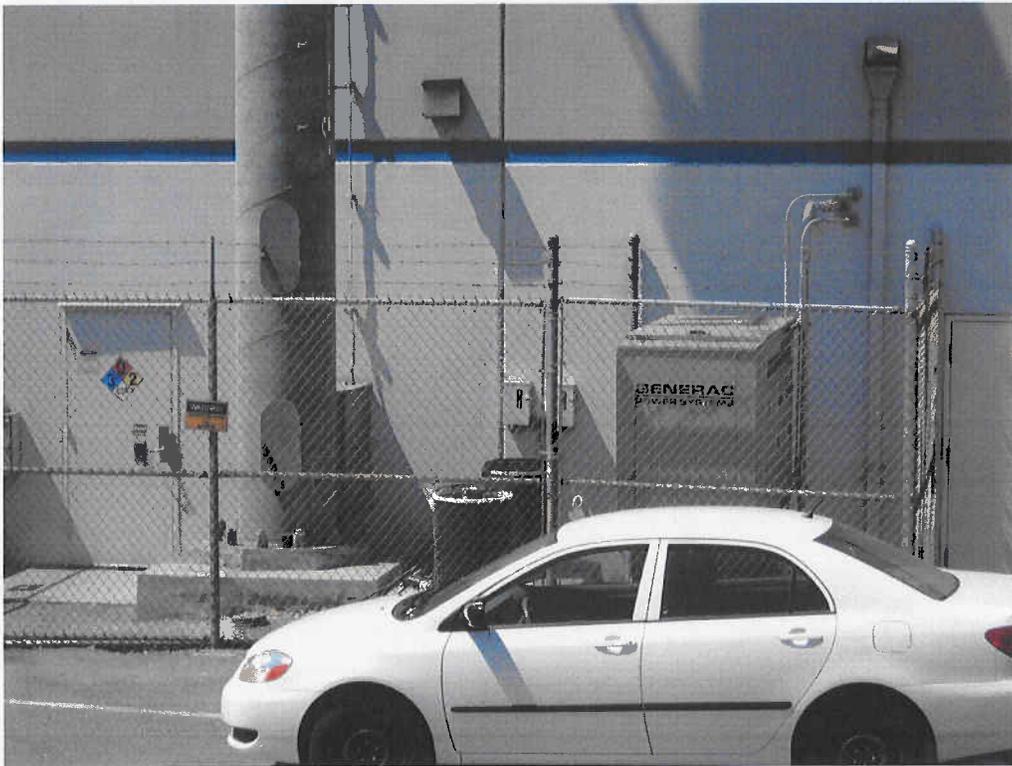
There have been no problems or objections to the operation of the existing wireless facility approved under CUP 95-048-(1). The location is adequate to accommodate the existing facility.

- 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

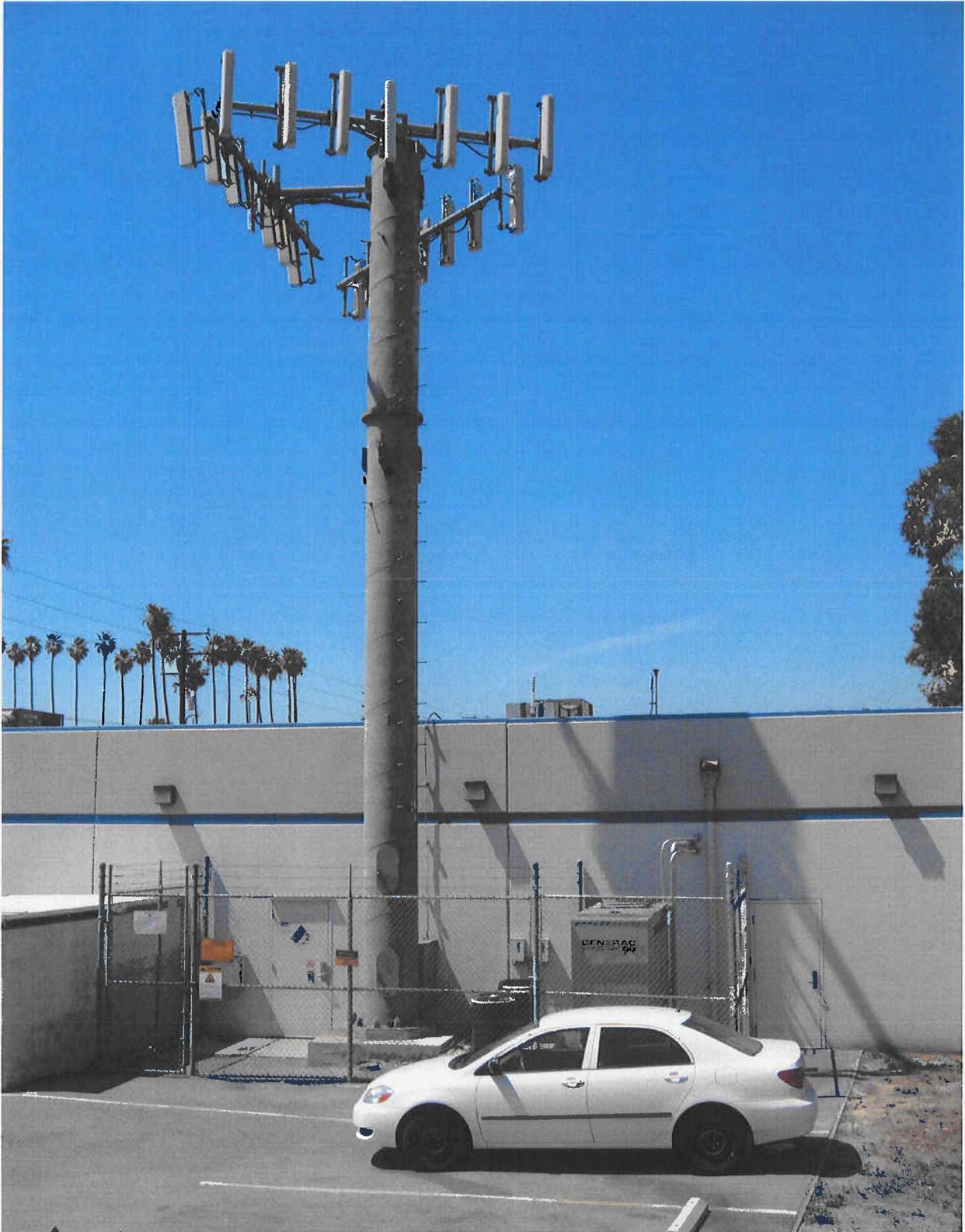
The existing wireless telecommunications facility has had and will continue to have no impact on public or private facilities as the facility is un-staffed and requires only periodic maintenance.



View From the East across Eastern Avenue



View from the South-Close up of the Lease Area



View from the South



View from the North along Eastern Avenue



View from the North



Copyright ©2007 Pictometry International Corp.

JOB #:

CA-300883

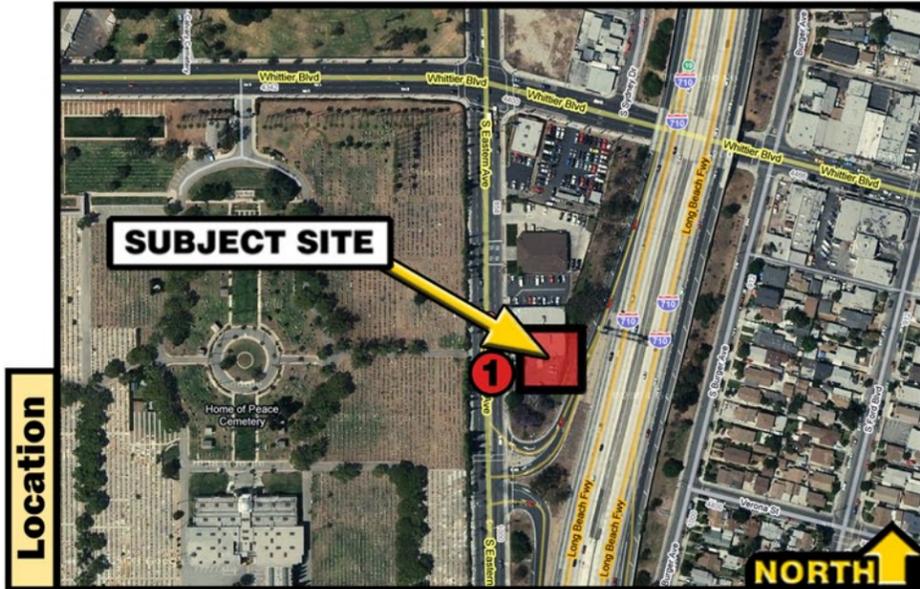
Site: HUMPHREYS

**Address: 950 S EASTERN AVENUE
LOS ANGELES, CA 90022**



August 17, 2009

VIEW #: 1



This illustration is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore PTS (Pacific Telecom Services) is not responsible for any post simulation production design changes.

Applicant: American Tower Corporation
400 Regency
Cary, NC 27511

Contact: Douglas Kearney - Phone: (714) 875-6972

Prepared by:
Ryan Thigpen
(949) 307-3120
rthigpen@ptswa.com

PTS
Pacific Telecom Services, LLC
3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414

JOB #:

CA-300883

Site: HUMPHREYS

**Address: 950 S EASTERN AVENUE
LOS ANGELES, CA 90022**



August 17, 2009

VIEW #:2



Location



Existing



Proposed

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Applicant: American Tower Corporation
400 Regency
Cary, NC 27511

Contact: Douglas Kearney - Phone: (714) 875-6972

Prepared by:
Ryan Thigpen
(949) 307-3120
rthigpen@ptswa.com

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JOB #:

CA-300883

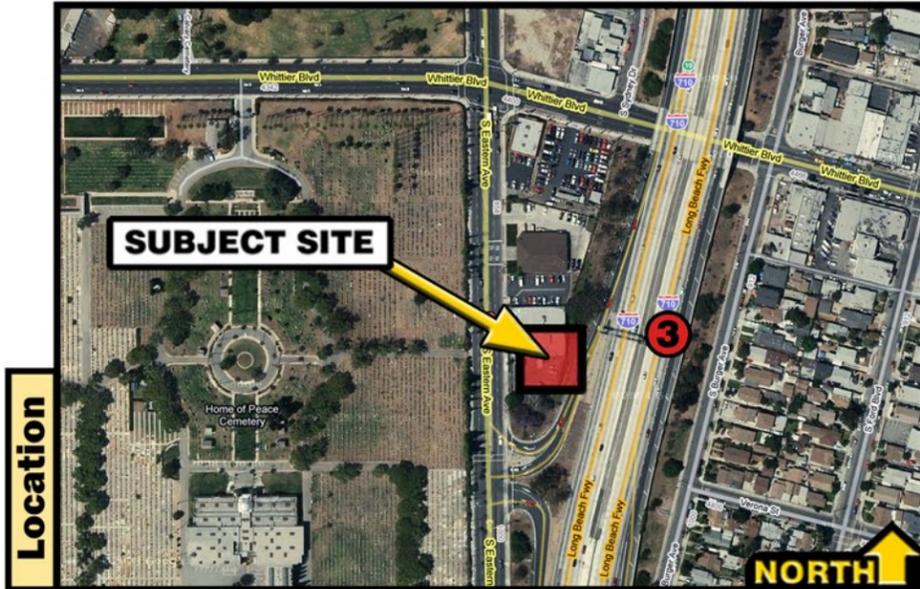
Site: HUMPHREYS

**Address: 950 S EASTERN AVENUE
LOS ANGELES, CA 90022**



August 17, 2009

VIEW #: 3



Location



Existing



Proposed

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Applicant: American Tower Corporation
400 Regency
Cary, NC 27511

Contact: Douglas Kearney - Phone: (714) 875-6972

Prepared by:
Ryan Thigpen
(949) 307-3120
rthigpen@ptswa.com

PTS
Pacific Telecom Services, LLC
3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414

JOB #:

CA-300883

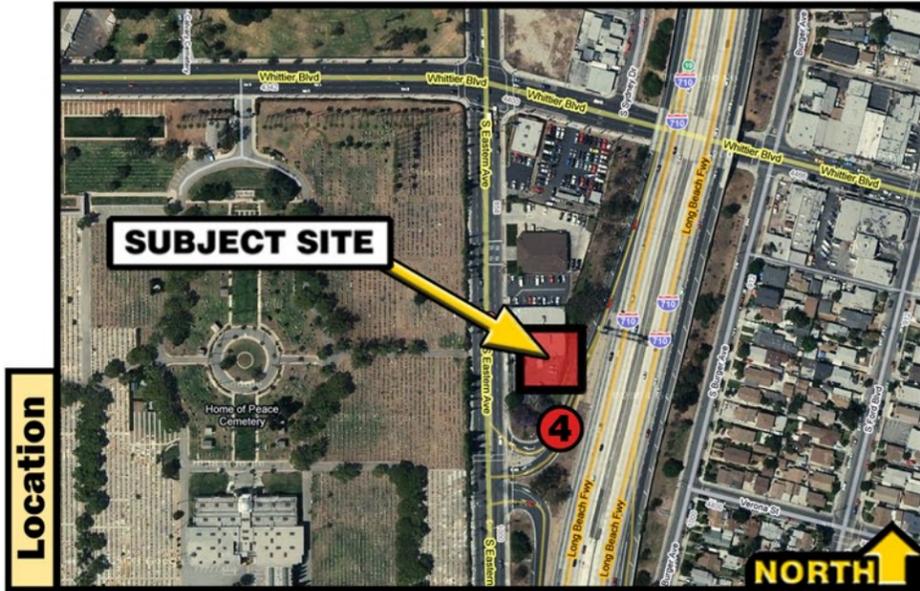
Site: HUMPHREYS

**Address: 950 S EASTERN AVENUE
LOS ANGELES, CA 90022**



August 17, 2009

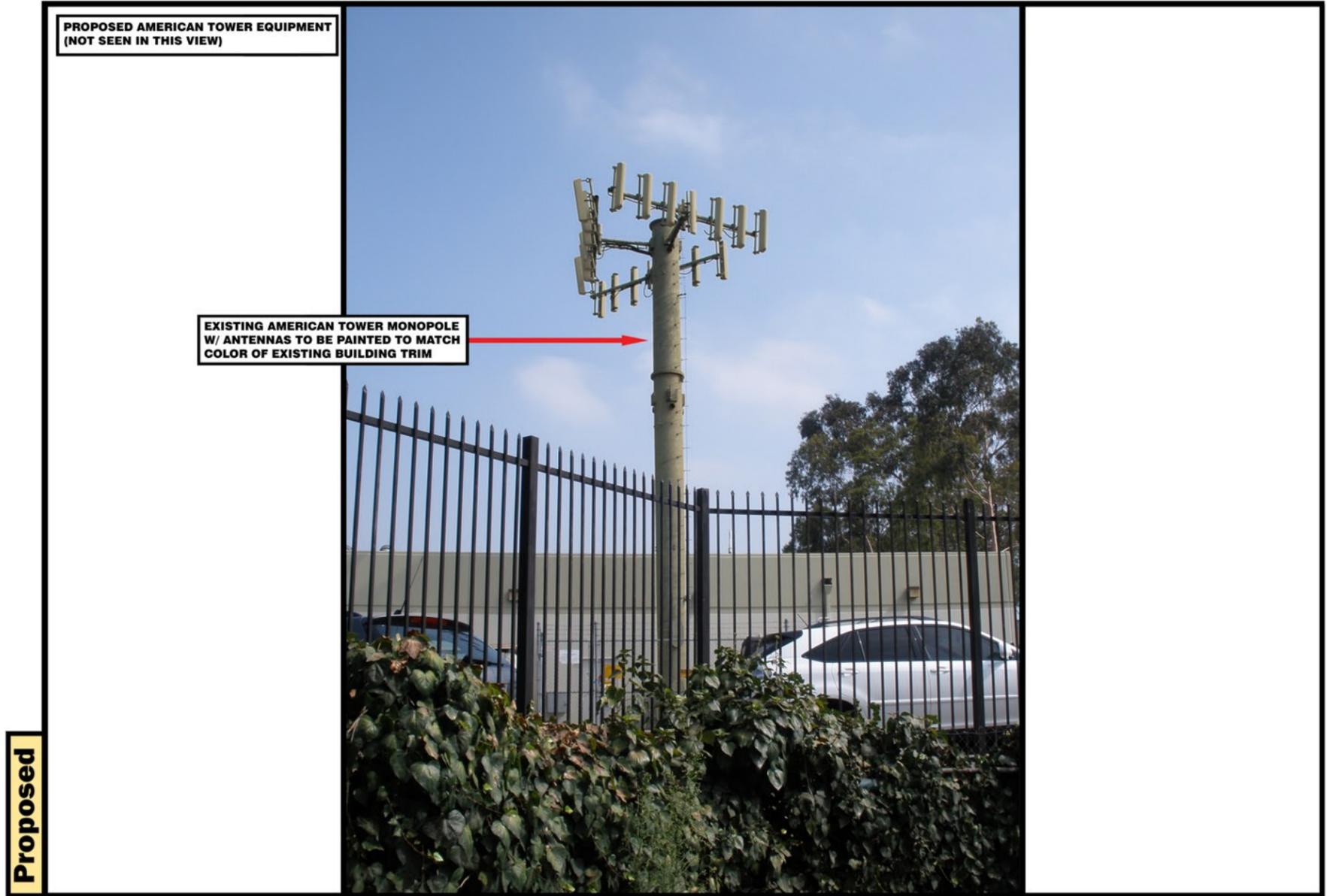
VIEW #: 4



Location



Existing



Proposed

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Applicant: American Tower Corporation
400 Regency
Cary, NC 27511

Contact: Douglas Kearney - Phone: (714) 875-6972

Prepared by:
Ryan Thigpen
(949) 307-3120
rthigpen@ptswa.com

PTS
Pacific Telecom Services, LLC
3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414

JOB #:

CA-300883

Site: HUMPHREYS

**Address: 950 S EASTERN AVENUE
LOS ANGELES, CA 90022**



August 17, 2009

VIEW #: 5



Location

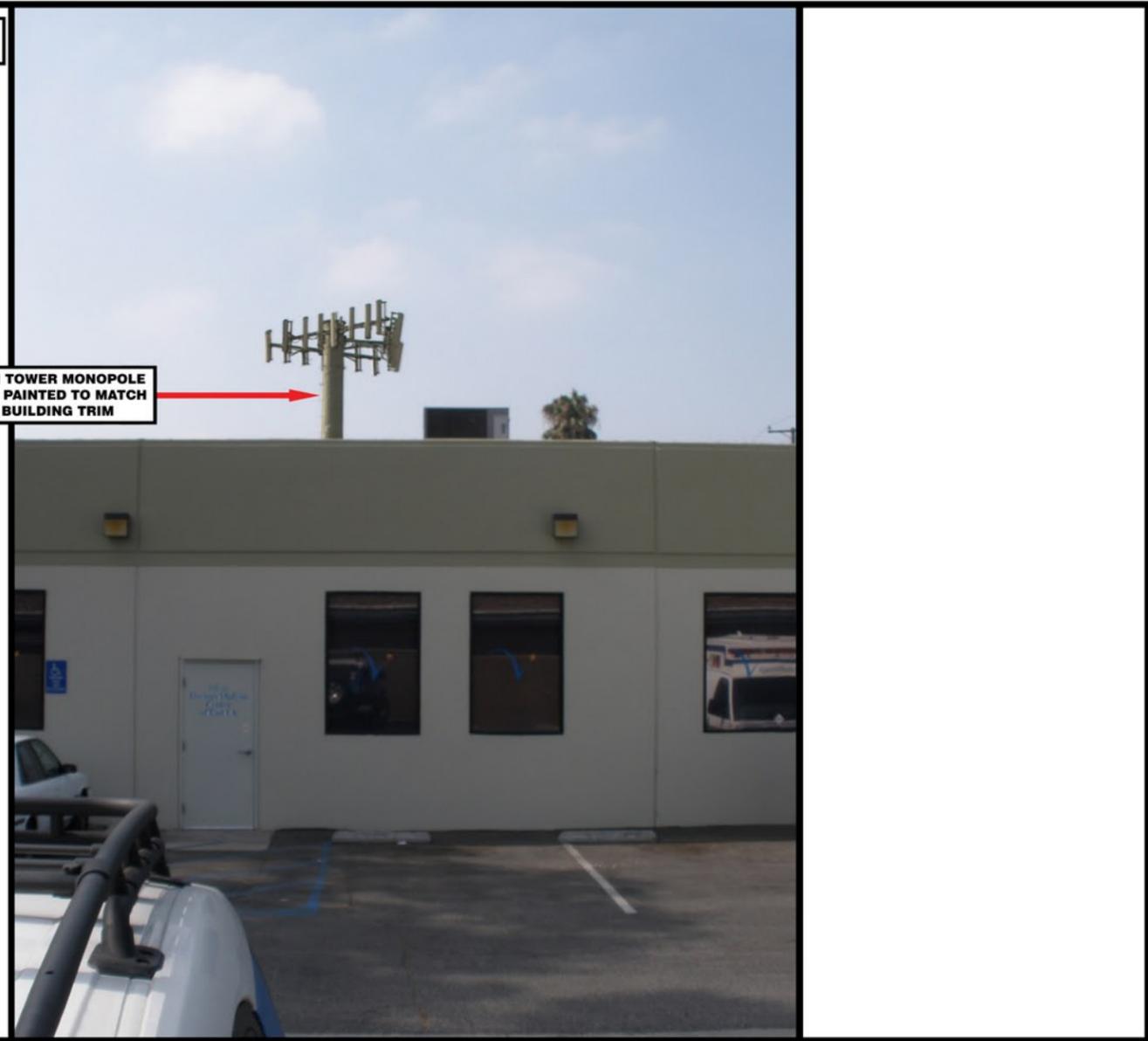
PROPOSED AMERICAN TOWER EQUIPMENT
(NOT SEEN IN THIS VIEW)

EXISTING AMERICAN TOWER MONOPOLE
W/ ANTENNAS TO BE PAINTED TO MATCH
COLOR OF EXISTING BUILDING TRIM



Existing

Proposed



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Applicant: American Tower Corporation
400 Regency
Cary, NC 27511

Contact: Douglas Kearney - Phone: (714) 875-6972

Prepared by:
Ryan Thigpen
(949) 307-3120
rthigpen@ptswa.com

PTS
Pacific Telecom Services, LLC
3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414