

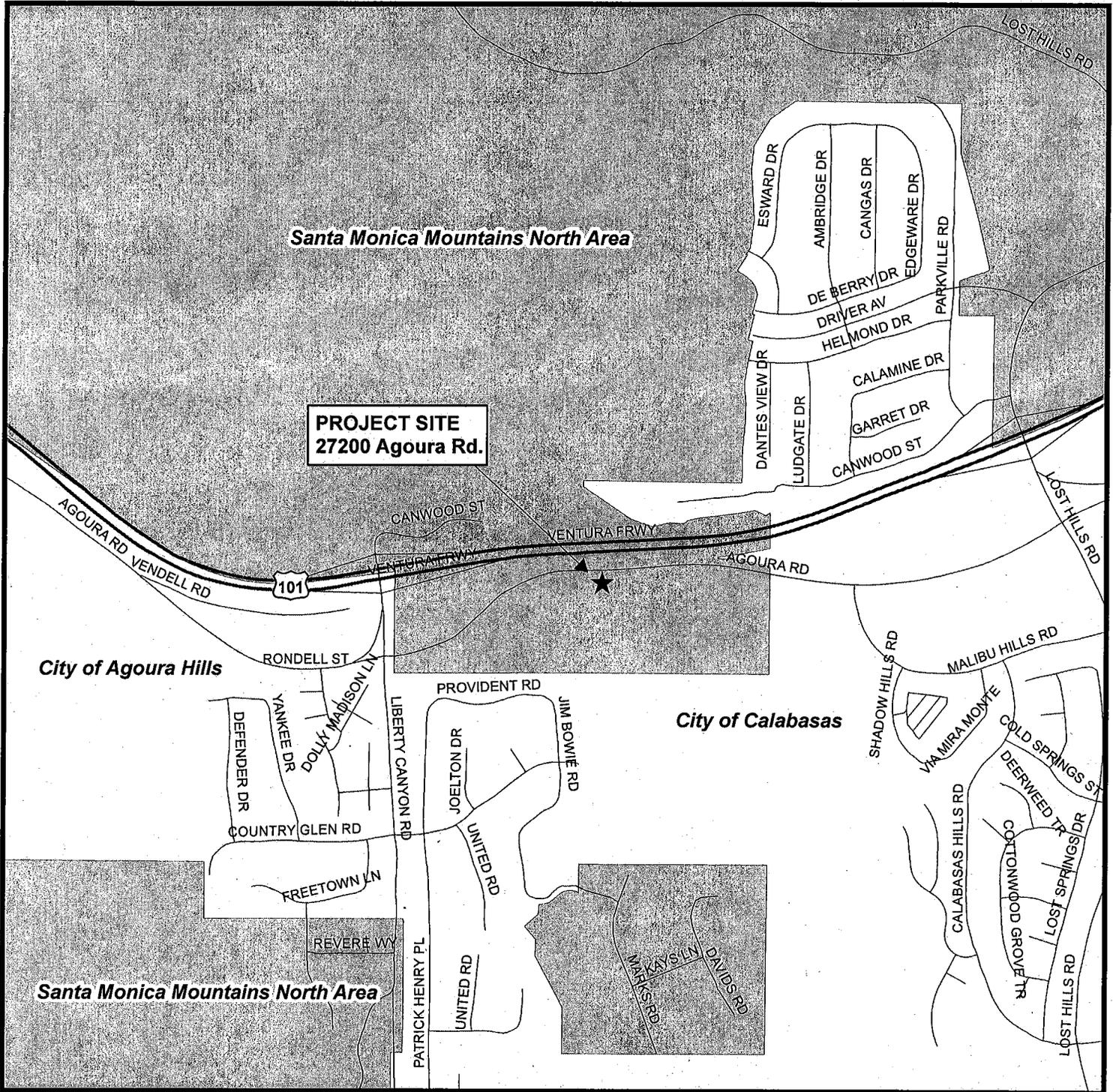
<h1>Transmittal Checklist</h1>	Hearing Date 07/20/2010
	Agenda Item Number TBD

Project Number: 99073 – (3)
Case(s): CUP No. 201000016
Contact Person: Rob Glaser

Included	NA/None	Document
<input type="checkbox"/>	<input checked="" 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 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"/>	Written Comments
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use Radius Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

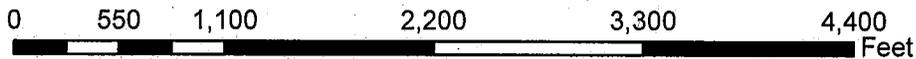
Reviewed By: 

VICINITY MAP



- Legend**
- Freeways
 - TB Streets
 - Unincorporated Area

PROJECT NUMBER 99073
CONDITIONAL USE PERMIT NO. 201000016



1 inch = 1,000 feet

STAFF REPORT
PROJECT NUMBER 99073 – (3)
CONDITIONAL USE PERMIT NUMBER 201000016

REQUIRED ENTITLEMENTS

The applicant, Sprint, is requesting a Conditional Use Permit (CUP) to continue the operation and maintenance of an existing unmanned wireless telecommunication facility (WTF) in the Unlimited Commercial – Development Program (C-3-DP) Zone. A telecommunication facility is a use subject to a CUP pursuant to Section 22.40.040 of the Los Angeles County Code. No changes to the existing facility are proposed.

REPRESENTATIVE: Justin Robinson

OWNER: Joseph Amoroso c/o ADC Real Estate Group

SITE PLAN DESCRIPTION

The site plan depicts a developed 2.4 acre parcel with an existing office building with appurtenant parking. The parking lot includes one space for the wireless facility maintenance personnel. The existing unmanned WTF is depicted on the rooftop and sides of an office building. There is a 600 square foot lease area on the rooftop for three equipment cabinets which are screened by a wall enclosure. Six antennas are mounted to the side of building within the building façade. Three antennas are located on the west building façade and three antennas are mounted east building facade. A power and telco panel is located in the utility room at the first floor level of the building. Access to the site is via Agoura Road (a designated major highway) to the north.

LOCATION

The subject property is located at 27200 Agoura Road, in the Santa Monica Mountains North Area within The Malibu Zoned District.

Assessor's Parcel Number: 2064-005-010

EXISTING ZONING

Subject Property: The subject property is zoned Unlimited Commercial – Development Program (C-3-DP).

Surrounding Zoning:

- North: A-2-5 (Heavy Agricultural – with a five acre minimum lot size development standard) Zone.
- East: O-S (Open Space) Zone and the City of Calabasas.
- South: O-S Zone and the City of Calabasas.
- West: O-S, CPD (Commercial Planned Development), C-M-DP (Commercial Manufacturing – Development Program) Zones and the City of Agoura Hills.

Community Standards District (CSD): Santa Monica Mountains North Area CSD
Town Council/ Homeowners Association: N/A

SITE DESCRIPTION:

The subject property is currently developed with a commercial office building with appurtenant parking and a WTF. The developed area of the property is flat and undeveloped area consists of landscaped hillsides. The property meets landscaping requirements. The site is served by Agoura Road, a two lane improved road with sidewalks and street trees.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Categorical Exemption, Class 1 Categorical Exemption- Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project will not require addition or significant alteration to the existing facility.

STAFF ANALYSIS

Previous Case/Zoning History

CUP 99-073 – (3) – Approved on October 19, 1999. This CUP authorized the construction, operation and maintenance of an unmanned wireless telecommunication facility on an existing commercial office building.

Zone Change Case No. 81039 adopted by Ordinance No. 83-0062Z – Established the C-3-DP Zone for the subject property on April 19, 1983.

General Plan Consistency

The existing wireless telecommunication facility is consistent with the goals and policies set forth in the Santa Monica Mountains North Area Plan. The plan category for the subject property is "C" (Commercial). The primary purpose of the "C" land use category is to provide appropriately located areas for general shopping and commercial service needs of area residents and workers, as well as the needs of highway users and tourists. The primary use on the property is an existing office building with appurtenant parking. The existing wireless telecommunication facility is located on the rooftop and side of the building. Considering potential major hazards within the Santa Monica Mountains including fire, seismic, geologic and flood, cellular service is important to maintain and is often used to make emergency calls.

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 WTF 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.

Zoning Ordinance and Development Standards Compliance

Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television stations and tower. Pursuant to Section 22.40.040 of the County Code, development of radio and television stations and towers is a permitted use in Zone C-3-DP (Unlimited Commercial – Development Program), provided that a CUP is obtained.

Neighborhood Impact/Land Use Compatibility

The existing wireless telecommunication facility is located on the rooftop of an existing office building. The WTF antennas are located on the side of the building, screened by an existing parapet, and the associated equipment is located on the rooftop screened by a wall enclosure. The exterior finishes used screen the equipment blend in with the building. This facility has been operating and been maintained for more than ten years without any complaint or problem for the community. This facility is compatible with the surrounding area.

EXISTING LAND USE

Subject Property: The subject property is developed with an existing office building with appurtenant parking.

Surrounding Land Uses:

- North: The Ventura Freeway and vacant land.
- East: Vacant land and office buildings located in the City of Calabasas.
- South: Vacant land and the City of Calabasas.
- West: Vacant land and the City of Agoura Hills.

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached (**Attachment A**). Staff is of opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Wireless telecommunication facility projects do not require consultation with other County departments unless the subject property is located in the public right-of-way. The subject property is not located in the public right-of-way.

PUBLIC COMMENTS

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

FEES/DEPOSIT

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

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in La Opinion, on June 16, 2010 and in The Malibu Times, on June 17, 2010. A total of 47 public hearing notices regarding the subject application were mailed out to the owners of properties located within a 500-foot radius of the subject property on June 10, 2010. This number also includes notices sent to the local community groups and residents on The Malibu Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing, Staff Report and Site Plan were forwarded to the Agoura Hills County Library, Agoura Hills, on June 10, 2010. The same materials were also posted on the Department of Regional Planning's website.

Pursuant to Section 22.60.175 of the County Code, the applicant is required to post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting and photos from the applicant's agent stating that the Notice of Public Hearing was posted on June 15, 2010.

RECOMMENDATION

Staff recommends **APPROVAL** of CUP No. 201000016, subject to the attached conditions because, the existing WTF has been operating and been maintained for more than ten years without any complaint or problem for the community. This facility is consistent with the goals and policies set forth in the Santa Monica Mountains North Area Plan and the Countywide General Plan. Considering potential major hazards within the Santa Monica Mountains including fire, seismic, geologic and flood, cellular service is important to maintain and is often used to make emergency calls.

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

**PROJECT NUMBER 99073 – (3)
CONDITIONAL USE PERMIT NO. 201000016**

REQUEST: The applicant, Sprint, is requesting the approval of a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of an existing unmanned Wireless Telecommunication Facility (WTF) in the C-3-DP (Unlimited Commercial – Development Program) zone.

HEARING DATE: July 20, 2010

PROCEEDINGS BEFORE THE HEARING OFFICER:

Findings

1. The subject property is located at 27200 Agoura Road in the Santa Monica Mountains North Area, within The Malibu Zoned District.
2. The subject property is zoned Unlimited Commercial – Development Program (C-3-DP). The existing zoning for the surrounding properties are as follows:
 - North: A-2-5 (Heavy Agriculture – with a five acre minimum lot size development standard) zone.
 - East: O-S (Open Space) zone and the City of Calabasas.
 - South: O-S zone and the City of Calabasas.
 - West: O-S, CPD (Commercial Planning Development), C-M-DP (Commercial Manufacturing – Development Program) zones and the City of Agoura Hills.
3. The existing land use for the subject property is developed with an existing office building with appurtenant parking. The existing land use for the surrounding properties are as follows:
 - North: The Ventura Freeway and vacant land.
 - East: Vacant land and office buildings located in the City of Calabasas.
 - South: Vacant land and the City of Calabasas.
 - West: Vacant land and the City of Agoura Hills.
4. This approval is for the continued operation and maintenance of an existing unmanned Wireless Telecommunications Facility (WTF). The WTF is located on the rooftop and sides of an existing office building. There is a 600 square foot lease area on the rooftop for three equipment cabinets which are screened by a wall enclosure. Six antennas are mounted to the side of building within the building façade. Three antennas are located on the west building façade and three antennas

are mounted east building facade. Access to the site is via Agoura Road (a designated major highway) to the north.

5. Agoura Road is also a designated "Major Highway" in the Los Angeles County Highway plan.
6. CUP 99-073 – (3) – Approved on October 19, 1999. This CUP authorized the construction, operation and maintenance of an unmanned wireless telecommunication facility on an existing commercial office building.
7. Zone Change Case No. 81039 adopted by Ordinance No. 83-0062Z – Established the C-3-DP Zone for the subject property on April 19, 1983.
8. The existing wireless telecommunication facility is consistent with the goals and policies set forth in the Santa Monica Mountains North Area Plan. The plan category for the subject property is "C" (Commercial). The primary purpose of the "C" land use category is to provide appropriately located areas for general shopping and commercial service needs of area residents and workers, as well as the needs of highway users and tourists. The primary use on the property is an existing office building with appurtenant parking. The existing wireless telecommunication facility is located on the rooftop and side of the building. Considering potential major hazards within the Santa Monica Mountains including fire, seismic, geologic and flood, cellular service is important to maintain and is often used to make emergency calls.
9. 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 WTF 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.
10. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify WTF as a use. The use most closely matching a WTF specified in the Zoning Ordinance is a radio or television stations and tower. Pursuant to Section 22.40.040 of the County Code, development of radio and television stations and towers is a permitted use in Zone C-3-DP (Unlimited Commercial – Development Program), provided that a CUP is obtained.
11. The existing WTF is located on the rooftop of an existing office building. The WTF antennas are located on the side of the building, screened by an existing parapet, and the associated equipment is located on the rooftop screened by a wall enclosure. The exterior finishes used screen the equipment blend in with the building. This facility has been operating and been maintained for more than ten

years without any complaint or problem for the community. This facility is compatible with the surrounding area.

12. Staff has determined that a Categorical Exemption, Class 1 Categorical Exemption-Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project will not require addition or significant alteration to the existing facility.
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. 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.
15. 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, Samuel Dea, 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 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 Categorically 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 201000016 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 Wireless Telecommunications Facility (WTF). The WTF is located on the rooftop and sides of an existing office building. There is a 600 square foot lease area on the rooftop for three equipment cabinets which are screened by a wall enclosure. Six antennas are mounted to the side of building within the building façade. Three antennas are located on the west building façade and three antennas are mounted east building facade. Access to the site is via Agoura Road (a designated major highway) to the north. The project is located at 27200 Agoura Road within the Santa Monica Mountains North Area. 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 20, 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 **ten (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 CUP. 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 WTF shall be removed if in disuse for more than six (6) months.
22. Solid screening shall be maintained to conceal the equipment cabinets on the rooftop. The screening shall be painted or be of a color to match the office building walls and blend with the background.
23. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for WTFs in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at the time.
24. There shall be no lighting installed on the wireless facility.



ATTACHMENT A

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.)

99073

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 create any nuisance to the surrounding public. This site has been in existence since its original cup approval in 1999. there are no improvements or modifications for this site covered under this application. this application is essentially for a renewal of the expired cup. the equipment and antennas are screened from view and provide no visual impact.

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

The existing site is integrated into the existing building and does not increase the size or scale of the existing development on the property. the site is located completely on the roof level and does not impact the surrounding walls, landscaping or traffic patterns. the site is completely integrated into the existing building.

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 is an unmanned facility. it is only visited once a month for routine maintenance . this site does not impact traffic patterns or generate any additional traffic to the existing office building no modifications or additions are required as part of this application.

