



WTF HEARING PACKAGE
PROJECT NUMBER 99-044-(5)
CONDITIONAL USE PERMIT 201000051

HEARING DATE
March 1, 2011
ITEM 3

CONTINUED TO

HEARING OFFICER: Paul McCarthy

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PREPARED BY: Dean Edwards, Zoning Permits North

(213) 974-6443, ComLine 288, dedwards@planning.lacounty.gov

REVIEWED BY: Mark Child

A handwritten signature in cursive script, appearing to read 'Mark Child', is written over the printed name.

STAFF REPORT
PROJECT NUMBER 99-044-(5)
CONDITIONAL USE PERMIT 201000051

REQUEST

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

REPRESENTATIVE: Justin Robinson

OWNER: Apple Nine Hospitality

PROJECT DESCRIPTION

No new construction or installation of equipment is proposed.

LOCATION

The subject property is located at 25259 The Old Road in the unincorporated area of Santa Clarita Valley and Newhall Zoned District.

Assessor's Parcel Number(s): 2826-039-017

Santa Clarita Valley Area Plan Land Use Designation: Commercial

Zoning: C-3-DP (Unlimited Commercial – Development Program)

Community Standards District: NA

SITE DESCRIPTION

The approximately two acre subject property is developed with a four-story, 55-foot tall hotel with a surface parking lot and WTF that includes sixteen panel antennas mounted to the exterior walls of the hotel and related equipment located in a 300 square-foot rooftop screened lease area.

ENVIRONMENTAL DETERMINATION

The proposed project is eligible for a Class 1 (Existing Facilities) Categorical Exemption from California Environmental Quality Act reporting requirements.

PREVIOUS CASE/ZONING HISTORY

Conditional Use Permit to install and operate a WTF was approved by the Hearing Officer on June 15, 1999. The grant terminated on June 15, 2009. The determination documents are attached. The approved Exhibit A is not available.

A Revised Exhibit A was approved by Staff on October 28, 1999. The REA application that identifies changes to the facility is not available.

Request for Service: Zoning Enforcement submitted a report on November 3, 2010 stating that no zoning violations were discovered during the site inspection.

PUBLIC COMMENTS

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

ANALYSIS

The policies and guidelines of Subdivision and Zoning Ordinance Memo 01-2010 do not apply to this case because the application was deemed complete on June 8, 2010, which is before the July 26, 2010 memo date.

Height

The maximum height of the proposed facility is 49 feet 6 inches (as measured to the top of antennas). The rooftop equipment area screening is seven feet above the roofline. The elevations of the Revised Exhibit A do not identify the height of the antennas. It appears that the antennas are currently at the same height as approved by the REA. The current height of the equipment screen is the same height as the aforementioned REA.

Aesthetics/Visual Impact

The subject property is surrounded by the following land uses:

North: Commercial

East: Commercial

South: Vacant Land

West: Commercial

The subject property is not near a significant ridgeline, trail or scenic highway.

Because no changes to the facility are proposed, the visual impact of the facility on the surrounding neighborhood/area should not increase.

RECOMMENDATION

Staff recommends **APPROVAL** of Conditional Use Permit 201000051 with a grant term of 15 years and biennial inspections because:

- There are no zoning violations on the property.
- To date, there is no opposition to the project.
- The height of the WTF has not increased since the approved REA.
- The facility should not have a significant adverse visual impact on the surrounding neighborhood because it is designed and conditioned to be visually unobtrusive.

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

**PROJECT NUMBER 99-044-(5)
CONDITIONAL USE PERMIT 201000051**

REQUEST

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

HEARING DATE: March 1, 2011

FINDINGS

1. The subject property is located at 25259 The Old Road in the unincorporated area of Santa Clarita Valley and Newhall Zoned District.
2. The approximately two acre subject property is developed with a four-story, 55-foot tall hotel with a surface parking lot and WTF that includes sixteen panel antennas mounted to the exterior walls of the hotel and related equipment located in a 300 square-foot rooftop screened lease area.
3. The proposed project is consistent with the Santa Clarita Valley Area Plan. The land use designation of the subject property is Commercial. There are no policies in the Plan that specifically prohibit, discourage or limit the use of WTFs.
4. No new construction or installation of equipment is proposed.
5. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify WTF as a use. Similar uses, such as radio/television stations/towers, are subject to permit.
6. The maximum height of the proposed facility is 49 feet 6 inches (as measured to the top of antennas). The rooftop equipment area screening is seven feet above the roofline. The elevations of the Revised Exhibit A do not identify the height of the antennas. It appears that the antennas are currently at the same height as approved by the REA. The current height of the equipment screen is the same height as the aforementioned REA.
7. The approximately two acre subject property is adequate in size and shape to accommodate the development. No construction or installation of equipment is proposed in the yards. There is an existing large parking lot that can accommodate a maintenance vehicle.
8. The subject property is adequately served by public and private service facilities as necessary. A WTF does not require sewer or water service.
9. The subject property is adequately served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic associated with this project. The site is served by The Old Road. The facility will generate one to two maintenance vehicle trips a month which the aforementioned road should be able to accommodate.
10. The subject property is surrounded by the following land uses:
North: Commercial
East: Commercial
South: Vacant Land
West: Commercial
11. The proposed design is appropriate for the site and area because the antennas are finished to match the building and the related equipment is screened.
12. No comments regarding this case were received.

13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
14. The proposed project is exempt from the California Environmental Quality Act under Class 1 because it is an existing structure.
15. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years and require eight inspections.
16. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits 1 Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

Therefore, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Section 22.56.040 of the Los Angeles County Code.

HEARING OFFICER ACTION

1. I have considered the Class 1 Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201000051 is **APPROVED**, subject to the attached conditions.

c: Hearing Officer, Building and Safety

MC:de

February 15, 2011

This grant authorizes the continued operation and maintenance of a wireless telecommunications facility (WTF), 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 until the permittee, and the owner of the subject property 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, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition 9. The recorded affidavit shall be filed and the required monies shall be paid by **May 2, 2011**.
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 March 1, 2026.** 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 two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **eight (8) biennial (one 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, 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 any business that may be operated on the premises or that do not provide pertinent information about said premises.
15. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.

16. The permittee shall submit to the Zoning Enforcement Section of the Department of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
17. 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.
18. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.
19. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
20. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
21. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
22. The maximum height of the facility shall not exceed 49-feet 6-inches above finished grade.
23. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of the Department of Regional Planning the name and contact information of the new property owner.
24. The antennas and equipment screening shall be finished/painted to match the building.
25. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours.
26. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of the Department of Regional Planning to show compliance with the maintenance and removal conditions.
27. The Department of Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.

MC:de

2/15/2011



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



June 16, 1999

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Jerry Ambrose
JM Consulting Group
120 Cremona Avenue
Goleta, CA 93117

RE: CONDITIONAL USE PERMIT CASE NO. 99-044-(5)

To install, operate and maintain a wireless telecommunications facility mounted atop a Hampton Inn located in the C-3-DP Zone. The wireless telecommunications facility will include a base transceiver station mounted on the rooftop, four antenna arrays with four panels per sector, and one oval antenna mounted on the exterior wall of the building tower. The facility is located at 25259 The Old Road, Santa Clarita. The site is located in the Newhall Zoned District.

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 to the Regional Planning Commission at the office of the commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days 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 requests a Conditional Use Permit to install, operate and maintain a wireless telecommunications facility mounted atop a Hampton Inn located in the C-3-DP Zone.

FACTUAL SUMMARY:

June 15, 1999 Public Hearing

A duly noticed public hearing was held. One person was sworn in, the applicant's representative. The applicant's representative presented testimony in support of the project.

There being no further testimony, the Hearing Officer closed the public hearing and approved the wireless communications facility, subject to the conditions recommended by staff. The Hearing Officer directed staff to prepare findings and conditions for the Hearing Officer's signature.

Findings

The site plan, marked Exhibit "A" page 1 of 2, depicts a two acre parcel developed with an existing hotel and required parking. The parking includes one required parking space for the wireless telecommunication maintenance personnel. The site plan also depicts the 300 foot lease area on the hotel rooftop and sixteen antenna sectors. Access to the site is via The Old Road to the east.

The site elevations, marked Exhibit "A" page 2 of 2, depicts the facility from the northeast and southwest. The elevations depict the hotel, placement of 6'0" high antenna sectors on the existing exterior walls, and the base transceiver station mounted on the rooftop. The maximum height of the base transceiver station shall be 7'0" above the rooftop.

Zoning on the subject property is C-3-DP (Unlimited Commercial, Development Program).

The subject property is currently developed with a hotel. The subject leasehold is currently a vacant portion of the hotel rooftop.

Pursuant to Section 22.56.010, Title 22 of the Los Angeles County Code (Zoning Ordinance), a wireless telecommunications facility is a permissible use in Zone C-3-DP provided that a Conditional Use Permit has first been obtained.

The project site is classified as "Commercial" in the Santa Clarita Valley Plan. The operation of a wireless telecommunications facility, such as that proposed by the applicant, is an allowable use within the "Commercial" land use category.

There is one previous Conditional Use Permit filed on the parcel; Conditional Use Permit No. 86-294-(5) which established the existing hotel.

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

Staff received one telephone call related to this request. The caller cited concerns of the aesthetics of the telecommunications equipment exposed on the roof.

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 not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Negative Declaration together with any comments received during the public review process, finds on the basis on the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgement and analysis of the Hearing Officer, and adopts the Negative Declaration.

2. In view of the findings of fact presented above, Conditional Use Permit Case No. 99-044-(5) is **APPROVED**, subject to the attached conditions.

BY: *Rose Hamilton* DATE: 6-22-99
ROSE HAMILTON, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

Attachments: Conditions
Affidavit

- c: Each Commissioner; Zoning Enforcement; Building and Safety,
Cox Communications PCS

JRG:kms

CONDITIONAL USE PERMIT NO. 99-044-(5)

**CONDITIONS
PAGE 1 OF 3**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

7. This grant will terminate June 15, 2009.

Entitlement to use of the property as a wireless communications facility thereafter shall be subject to the regulations then in effect.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$500.00. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 5 biennial inspections.

If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
10. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County 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.
11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
12. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
13. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. 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 of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

15. This grant allows for the construction, operation, and maintenance of an unmanned wireless telecommunications facility consisting of a base transceiver station mounted on the hotel rooftop, four antenna arrays with four panels per sector, and one oval antenna mounted on the exterior wall of the building tower subject to the following conditions:
 - a. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
 - b. Said facility shall be removed if in disuse for more than six months;
 - c. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time;
 - d. The antennas mounted on the exterior walls shall be painted to match the hotel walls and blend with the background;
 - e. There shall be no lighting on the site;
 - f. One parking space shall be provided on the subject parcel, an existing hotel parking space may be used;
 - g. Solid fencing shall be constructed to conceal the base transceiver station, fencing shall be painted to match the hotel exterior walls;
 - h. Three copies of revised plans, similar to Exhibit "A" pages 1 and 2, as presented at the public hearing and showing the fencing concealing the base transceiver station in both plan and elevation shall be submitted for approval to the Director of Planning. The property shall be developed and maintained in substantial conformance with the approved plans. All revised plot plans must be accompanied by the written authorization of the property owner;
 - i. The antenna sectors mounted on the exterior walls of the hotel shall not exceed 6'0" in height;
 - j. The base transceiver station and fencing shall not exceed 7'0" in height above the hotel rooftop.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

This site has been on air for the last ten years and has not negatively impacted the surrounding areas

or residents. this site is located on an existing building and there has been no impact to the

surrounding uses or population.

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

This existing site is on the existing building and no modification is proposed for this site.

the site is 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.

access to the existing site is through the existing property and it is adequately served. this is an

unmanned facility and is visited by sprint personnel 1-2 times per month. this is an accessory

use to the existing hotel

CERTIFICATE OF POSTING

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
ROOM 1348
LOS ANGELES, CA 90012

PERMIT(S): 99044-(5),
RCUP 201000051

JAN 31 2011

Contact: Mr. Dean Edwards (213) 974-6443
DEdwards@planning.lacounty.gov

CERTIFICATE OF POSTING

This Certifies that I/We have posted the "NOTICE OF PUBLIC HEARING" sign(s) for: _____
Permit(s): 99044-(5), RCUP 201000051

Located at: _____ 25259 The Old Road, Santa Clarita Valley

Public Hearing Scheduled: _____ Tuesday, March 1, 2011 at 9:00 a.m.

I hereby certify under penalty of perjury that we posted the above-mentioned
NOTICE OF PUBLIC HEARING. On the 27th Day of January, 2011.

POSTING AGENT
GC MAPPING SERVICE, INC.
3055 W. VALLEY BLVD.
ALHAMBRA, CA 91803
(626)441-1080

Edward Lopez Jr.

Agent


Signature

January 27, 2011
Date

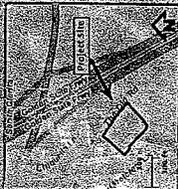




NOTICE OF HEARING

Case Number PROJECT NO.
99044-(S) RCUP201000051

Tuesday, March 1, 2011 at 9:00 a.m.
Room 150
320 West Temple St.
L.A. 90012



FOR INFORMATION
CALL (213) 974-6443

PROJECT NUMBER 99-044-(5)

