

# Hearing Officer Transmittal Checklist

Hearing Date  
May 3, 2011  
Agenda Item No.  
3

**Project Number:** R2007-02373-(2)  
**Case(s):** Conditional Use Permit Case No. 200700165  
**Planner:** Jeff Lemieux

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Antennae coverage maps
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Reviewed By: 



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-4854  
**PROJECT NO. R2007-02373-(2)**  
**CONDITIONAL USE PERMIT NO. 200700165**

<b>PUBLIC HEARING DATE</b> 5/3/2011	<b>AGENDA ITEM</b> 3
<b>RPC CONSENT DATE</b>	<b>CONTINUE TO</b>

<b>APPLICANT</b> T-Mobile	<b>OWNER</b> Vahe and Christine Ashkarian and Manas and Donalee Boujikan	<b>REPRESENTATIVE</b> Aimee Weeks
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**PROJECT DESCRIPTION**  
 The applicant is requesting approval of a Conditional Use Permit to authorize the continued operation and maintenance of an existing 60 foot tall wireless telecommunication facility with no proposed expansion located at 22100 S. Vermont Avenue, Torrance in the Carson Zoned District. The project site is located within the M-1 zone (Light Manufacturing Zone).

**REQUIRED ENTITLEMENTS**  
 The applicant is requesting approval of Conditional Use Permit No.200700165 for the continued operation and maintenance of an existing wireless telecommunication facility with no proposed expansion in the M-1 zone. The original Conditional Use Permit (95-208) to authorize the installation, maintenance and operation of an unmanned wireless telecommunication facility was approved on April 1, 1996 and expired on March 26, 2006. Conditional Use Permit 99-151 was approved May 2, 2000 to continue the use of the wireless telecommunication facility and expired May 2, 2010. The applicant has filed a request to allow the continued operation and maintenance of the existing facility as approved by the previous permits with no expansions to the original approved conditions.

**LOCATION/ADDRESS**  
 22100 S. Vermont Avenue, Torrance, 90502

**SITE DESCRIPTION**  
 The site plan depicts the 2.59 acre industrial park with industrial storage buildings, parking, landscaping a 60-foot T-Mobile wireless telecommunication facility and a Nextel wireless telecommunications facility.

<b>ACCESS</b> S. Vermont Avenue	<b>ZONED DISTRICT</b> Carson
<b>ASSESSORS PARCEL NUMBER</b> 7344-003-014	<b>COMMUNITY</b> West Carson
<b>SIZE</b> 2.59 acres	<b>COMMUNITY STANDARDS DISTRICT</b> None

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Industrial Park/Center	M-1 (Light Manufacturing)
North	Storage Facility/Wrought Iron Business	M-1 (Light Manufacturing)
East	Vermont Care Center/Clinic	C-3 (Unlimited Commercial)
South	Iron Works/Metal Fabricating	M-1 (Light Manufacturing)
West	110 Freeway	City of Carson – Transit Corridor

<b>GENERAL PLAN/COMMUNITY PLAN</b> I – Major Industrial	<b>LAND USE DESIGNATION</b> Areas appropriate for major and local industrial uses.	<b>MAXIMUM DENSITY</b> N/A
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**ENVIRONMENTAL DETERMINATION**  
 Class 1 Categorical Exemption-Existing Facilities

**RPC LAST MEETING ACTION SUMMARY**

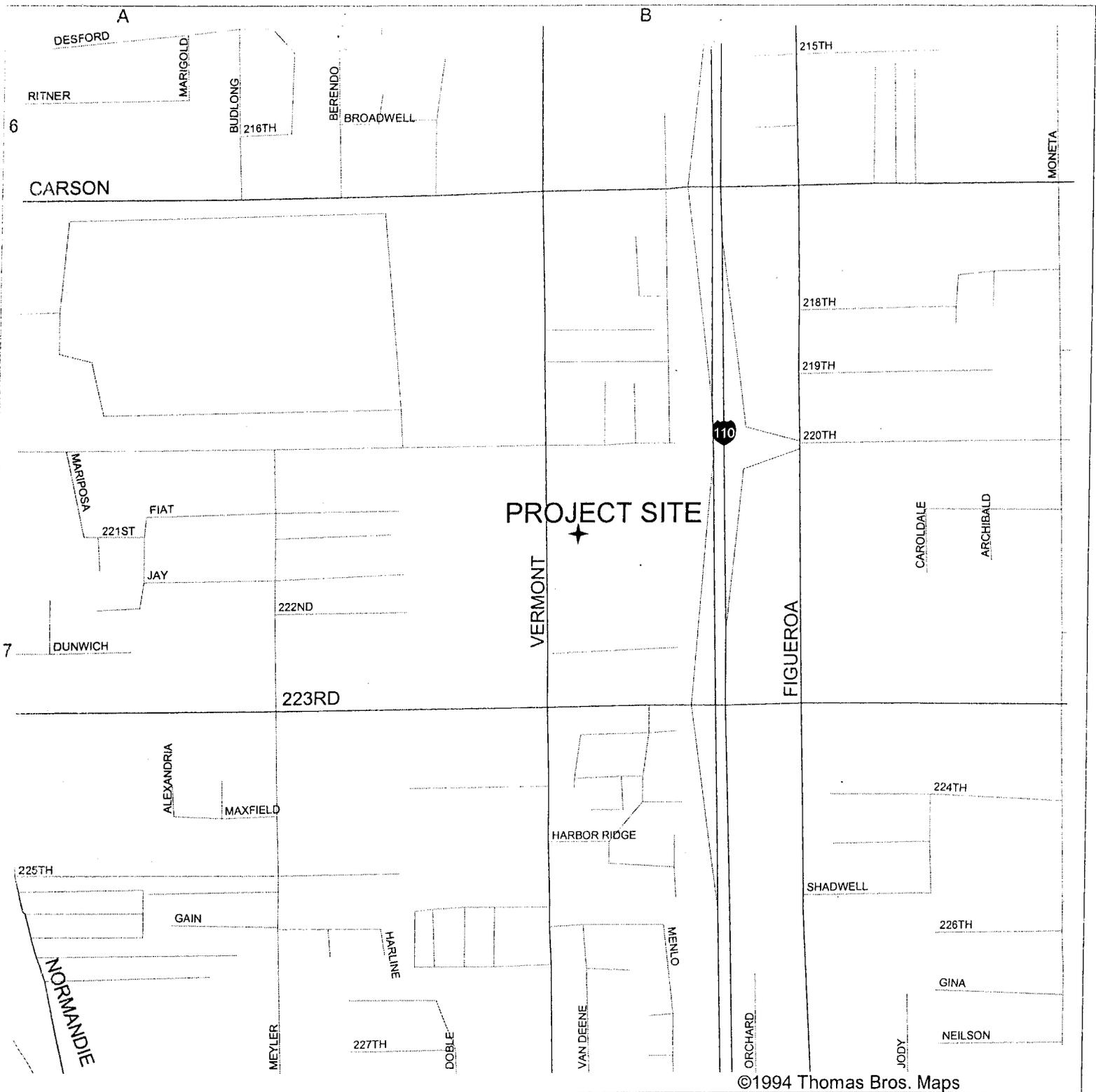
<b>LAST RPC MEETING DATE</b>	<b>RPC ACTION</b>	<b>NEEDED FOR NEXT MEETING</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING/ABSENT</b>

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

**STAFF CONTACT PERSON:** Jeff Lemieux

<b>RPC HEARING DATE(S)</b>	<b>RPC ACTION DATE</b>	<b>RPC RECOMMENDATION</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING</b>
<b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b>		
<b>SPEAKERS*</b> (O) 0            (F) 0	<b>PETITIONS</b> (O) 0            (F) 0	<b>LETTERS</b> (O) 0            (F) 0

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



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**VICINITY MAP**

**SITE : 22100 S. VERMONT AVENUE - LA02193**

**GC MAPPING SERVICE**

**711 MISSION STREET , SUITE D  
 SOUTH PASADENA CA 91030  
 (626) 441-1080, FAX (626) 441-8850  
 GCMAPPING@RADIUSMAPS.COM**

**STAFF REPORT**  
**PROJECT NO. R2007-02373-(2)**  
**CONDITIONAL USE PERMIT NO. 200700165**

**REQUIRED ENTITLEMENTS**

The applicant, T-Mobile, is requesting the approval of a Conditional Use Permit (CUP) to continue the operation and maintenance of an existing unmanned wireless telecommunication facility (WTF) in the M-1 zone (Light Manufacturing zone). A telecommunication facility is a use subject to a CUP pursuant to Section 22.32.070 of the Los Angeles County Code.

**REPRESENTATIVE:** Amiee Weeks

**OWNER:** Vahe and Christine Ashkarian and Manas and Donalee Boujikan

**SITE PLAN DESCRIPTION**

The site plan depicts a 2.59 acre parcel developed with an existing industrial park/center with accessory storage buildings, appurtenant parking, driveway system, landscaping, an existing Nextel WTF facility and the subject WTF facility. Access to the site is taken via S. Vermont Avenue which is a designated highway. The subject WTF facility is located in the north-east portion of the property at the rear of the property. The second existing WTF on the property is also located at the rear of the property.

**LOCATION**

The subject property is located at 22100 S. Vermont Avenue, in the unincorporated community of Torrance within the Carson Zoned District.

**Assessor's Parcel Number:** 7344-003-014

**EXISTING ZONING**

**Subject Property:** M-1 (Light Manufacturing Zone)

**Surrounding Zoning and Uses:**

- North: M-1 (Light Manufacturing zone) – Storage Facility/Wrought Iron Business
- East: C-3 (Unlimited Commercial) – Vermont Care Center
- South: M-1 (Light Manufacturing) – Iron Works/Metal Fabricating
- West: 110 Freeway

**Community Standards District (CSD):** N/A

**Town Council/ Homeowners Association:** N/A

## **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**

Conditional Use Permit No. 95-208-(2) authorized the construction, maintenance and operation of an unmanned communication facility (subject WTF) consisting of a 60-foot monopole with six antennas and two equipment cabinets.

Conditional Use Permit No. 99-151-(2) authorized the construction, operation and maintenance of an unmanned wireless telecommunications facility (Nextel) consisting of a 50 foot tall monopole and appurtenant equipment.

### **General Plan Consistency**

The Countywide General Plan Land Use Policy designation for the subject property is "I – Major Industrial." The Countywide General Plan describes Major Industrial as areas appropriate for major and local industrial uses. The WTF facility is consistent with the General Plan Land Use Designation of the subject property as the surrounding businesses and residents will utilize the WTF for communication.

Additionally, the existing design of the WTF is consistent with the land use compatibility goals and policies of the Countywide General Plan. The following general policy of the Countywide General Plan is applicable to the subject property and serves a guideline for the maintenance of such facility:

Public Services policy 58: *"Maintain high quality emergency response services."*

- The existing wireless telecommunication facility provides cellular service to this neighborhood and such service is often used to make emergency calls. The existing facility will ensure that such service is readily available.

### **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. On July 26, 2010, the Subdivision & Zoning Ordinance Policy No. 01-2010 Wireless Telecommunications Facilities was distributed to the Department of Regional Planning. The memo established policies and guidelines regarding permits for the siting and maintenance of wireless telecommunications facilities. The policy requires an approved CUP for the construction and maintenance of WTF's in all zones. The existing WTF substantially conforms with the requirements of Ordinance Policy No. 01-2010.

### **Neighborhood Impact/Land Use Compatibility**

The wireless telecommunication is located in an industrial corridor along Vermont Avenue. The existing telecommunication equipment will be screened with a masonry wall in order to reduce visual intrusion. This facility is compatible with the surrounding area.

### **EXISTING LAND USE**

**Subject Property:** The subject property contains is an industrial center with large industrial storage buildings and parking.

#### **Surrounding Land Uses:**

- North: Storage facility/wrought iron business (M-1 – Light Manufacturing Zone)
- East: Vermont Care Clinic (C-3 – Unlimited Commercial Zone)
- South: Iron works/metal fabricating (M-1 – Light Manufacturing Zone)
- West: 110 Freeway (Transit Corridor)

### **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 the 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 March 26, 2011 and in The Daily Breeze, on March 25, 2011. A total of 191 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 March 30, 2011. This number also includes notices sent to the local community groups and residents on the Carson Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing, Staff Report and Site Plan were forwarded to the Carson County Library on March 31, 2011. 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 April 2, 2011.

**RECOMMENDATION**

Staff recommends **APPROVAL** of CUP No. 200700165, subject to the attached conditions, because the existing wireless telecommunication facility has been operating and maintained since 1996 without any complaint or problem from the community. This facility is consistent with the zoning and with the goals and policies set forth in the Countywide General Plan. Cellular service is important to maintain and is often used to make emergency calls.

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

**PROJECT NUMBER R2007-02373-(5)  
CONDITIONAL USE PERMIT NUMBER 200700165**

### **REQUEST**

The applicant is requesting approval of a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of a wireless telecommunications facility (WTF) located at 22100 S. Vermont Avenue in the unincorporated community of Torrance.

**HEARING DATE: May 3, 2011**

### **PROCEEDINGS BEFORE THE HEARING OFFICER:**

Insert proceedings text after hearing.

### **FINDINGS**

1. The T-Mobile wireless telecommunications facility is located at 22100 S. Vermont Avenue, Torrance, CA 90502.
2. The project site is a 2.59 acre industrial park with storage buildings, parking and landscaping.
3. The Countywide General Plan Land Use designation for the subject property is "I" – "Major Industrial". The Countywide General Plan describes Major Industrial as areas appropriate for major and local industrial uses. The existing wireless telecommunication facility is consistent with the General Plan Land Use Designation of the subject property as the surrounding businesses and residents will utilize the WTF for communication purposes.

Additionally, the existing 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.
4. The subject property is zoned M-1 (Light Manufacturing). The surrounding properties are zoned as follow:
    - North: M-1 (Light Manufacturing)
    - East: C-3 (Unlimited Commercial)
    - South: M-1 (Light Manufacturing)
    - West: City of Carson – Transit Corridor

5. The existing land use for the subject property is developed as an industrial park with appurtenant parking. The existing land uses for the surrounding properties are as follows:
  - North: Storage Facility/Wrought Iron Business
  - East: Medical Care Center
  - South: Iron Works/Metal Fabricating
  - West: Harbor Freeway (110 Freeway)
6. 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.
7. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 10 years.
8. The Department of Regional Planning has determined this project to be Categorically Exempt (Class 1 – Existing Facilities) under the California Environmental Quality Act (CEQA) and the Los Angeles County environmental guidelines.
9. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> 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 Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

- A. That the proposed use will be consistent with the adopted General Plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of person 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 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 Title 22 of the County Code or as is otherwise required in order to integrate said use with the uses in the surrounding area;

- 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;
- E. Compatibility with surrounding land uses will be ensured through the implementation of the attached conditions; and
- F. The requested use will not adversely affect the economic welfare of the nearby community;

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 Section 22.56.040, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

1. The Hearing Officer finds that this project is categorically exempt from the provisions of the California Environmental quality Act.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 200700165 is **APPROVED** subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

SD:JL;jl  
April 20, 2011

**CONDITIONS OF APPROVAL  
DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. R2007-02373-(2)  
CONDITIONAL USE PERMIT NO. R200700165**

**PROJECT DESCRIPTION**

This grant authorizes the continued operation and maintenance of an existing wireless telecommunications facility (WTF) in the M-1 (Light Manufacturing) Zone subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Recorder ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on May 3, 2021.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation and maintenance of the wireless telecommunications facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for five (5) biennial 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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("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 or otherwise determined by County Code Section 22.60.350.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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 notification 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.

16. 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, three (3) copies of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
17. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
18. Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section of the Department of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
19. 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.
20. 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.

21. 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.
22. If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
23. The project shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A". Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
24. 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.
25. The maximum height of the facility shall not exceed 60 feet above finished grade.
26. 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.
27. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
28. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
29. 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.
30. 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.
31. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.

32. Flags other than the national, state or local government flag, such as: signs, pennants, banners, streamers, balloons, graphic markings, and other attention-getting devices on the facility shall be prohibited, with the exception of public safety devices required by law.
33. Appurtenant equipment boxes shall be screened or camouflaged.
34. Ventilation enclosures for the project site shall be mounted to the ground surface with no projection above ground.
35. This grant entitles the permittee to operate and maintain the wireless telecommunications facilities on the existing utility pole but does not entitle the permittee to retain the pole for its sole use or to install a new pole for its facilities in the event the existing pole is removed, such as to accommodate the undergrounding of utilities. Notwithstanding the provision of Condition No. 8, if the existing pole is removed prior to the termination date of this grant, this grant shall thereupon terminate. The applicant will be required to either obtain a new conditional use permit to relocate its facilities or to install a new pole or poles and continue the use at the present location. Application for a conditional use permit at such time shall be subject to the regulations then in effect.
36. Upon termination of this grant or after the construction of this facility, the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of the Department of Regional Planning and any other government agency. Prior to installation of its facility, the permittee shall post a performance security, satisfactory to the Director of Public Works and provide a copy to the Zoning Enforcement Section of the Department of Regional Planning, in an amount to sufficiently cover the cost of removal of the facility as provided herein. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the permittee's expense.
37. The facilities shall be on flat rate power. No additional meter boxes contained outside existing facilities as shown in approved Exhibit "A," are authorized by these grants.
38. If the Department of Public Works requires the facility to relocate due to street improvement projects and undergrounding of utilities, the cost of relocation of wireless facilities due to such projects shall be fully borne by the owner, operator, or permittee of the wireless facilities involved.
39. If street parking is prohibited on the street where the facility is located and on nearby side streets, the permittee shall obtain an approved traffic plan for the parking of maintenance vehicles from the Department of Public Works.

SD:jl



Project 95-208 for Jeff

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 unmanned telecommunication facility does not negatively affect the surrounding area in any capacity, nor will it pose a detriment or endangerment to the local or public property.

in fact, this facility benefits all persons in this general vicinity by improving signal strength for cellular phones thus, allowing all persons the ability to make emergency calls for assistance, natural disasters, traffic accidents, or to report crimes. this site does not jeopardize or endanger the health as the fcc has determined there are no health risks when operating under fcc regulations.

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 adequate in size and shape to accommodate the surrounding area in all capacities. this area is mainly comprised of industrial and manufacturing businesses, therefore the monopole tower fits within this area. there is no parking needed as this is an unmanned telecommunications facility. the monopole and 2 equipment cabinets are screened inside a cmu wall located in the back of the large auto storage property.

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.

all access roads to this location are adequate in size and shape to accommodate the surrounding areas in all capacities. no public or private services are required by this unmanned telecommunications facility except for the occasional technician that may visit for maintenance purposes.



# Los Angeles County Department of Regional Planning



*Planning for the Challenges Ahead*

Richard J. Bruckner  
Director

## LOS ANGELES COUNTY LETTERGRAM

<b>TO</b>	Sam Dea	<b>FROM</b>	Jeff Lemieux
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**Subject:** Environmental Determination for RCUP 200700165    **Date:** March 30, 2011

**PROJECT DESCRIPTION:** The proposed project is a request for the continued operation and maintenance of an existing wireless telecommunications facility in the M-1 Zone (Light Manufacturing Zone).

As such, this project qualifies for Class 1 Categorical Exemption –Existing Facilities- that consists of the operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing.

The staff of the Special Projects Section has reviewed the above-mentioned project to determine the appropriate environmental document. It is our opinion that the project qualifies for a Categorical Exemption since it meets the criteria set forth in Class 1 of the State EIR Guidelines (Article 19, Categorical Exemptions) and Class 1 of the County Guidelines (Appendix G, Categorically Exempt Projects).

If you have any questions regarding the above determination or environmental document preparation, please contact Jeff Lemieux of the Special Projects Section at (213) 974-4854.

**NOTICE TO LEAD SECTION:** A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

# T-Mobile

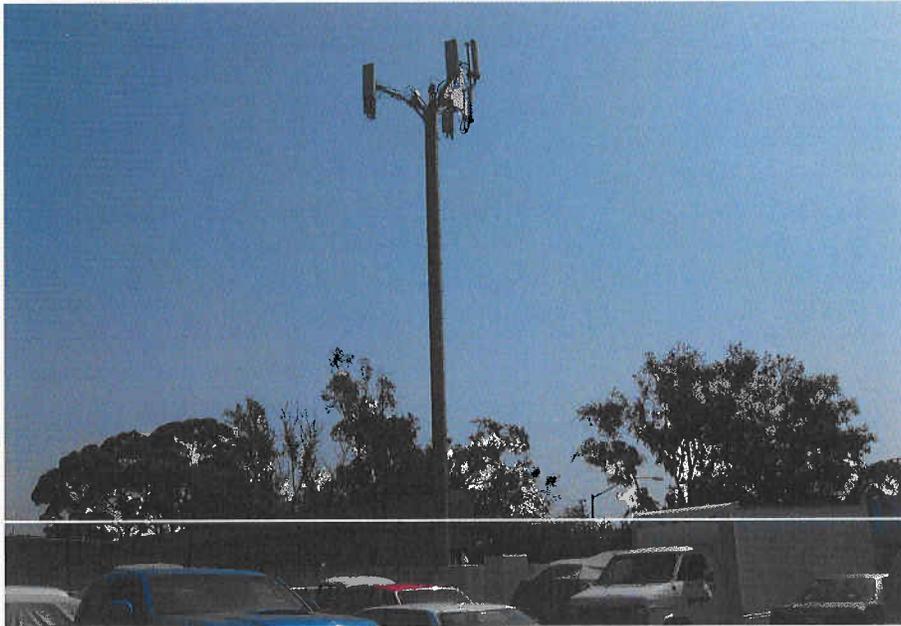
## Site Assessment Package

Site ID: LA02193A

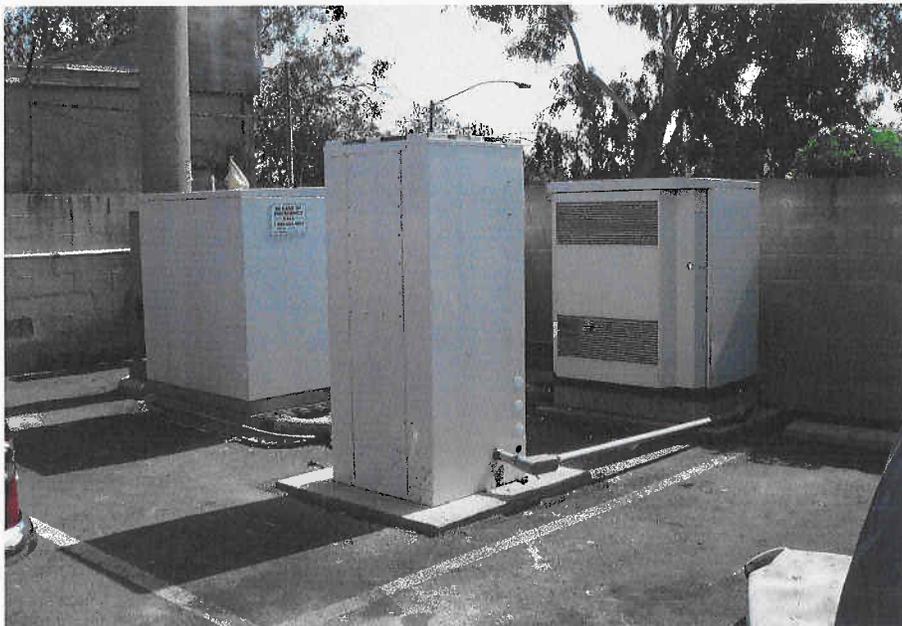
JDS Planning

### SITE PHOTOS

VIEW OF SITE LOOKING EAST



VIEW OF EQUIPMENT AREA



# T-Mobile

## Site Assessment Package

Site ID:

LA02193A

JDS Planning

### SITE PHOTOS

VIEW FROM SITE LOOKING EAST



VIEW FROM SITE LOOKING WEST



# T-Mobile

## Site Assessment Package

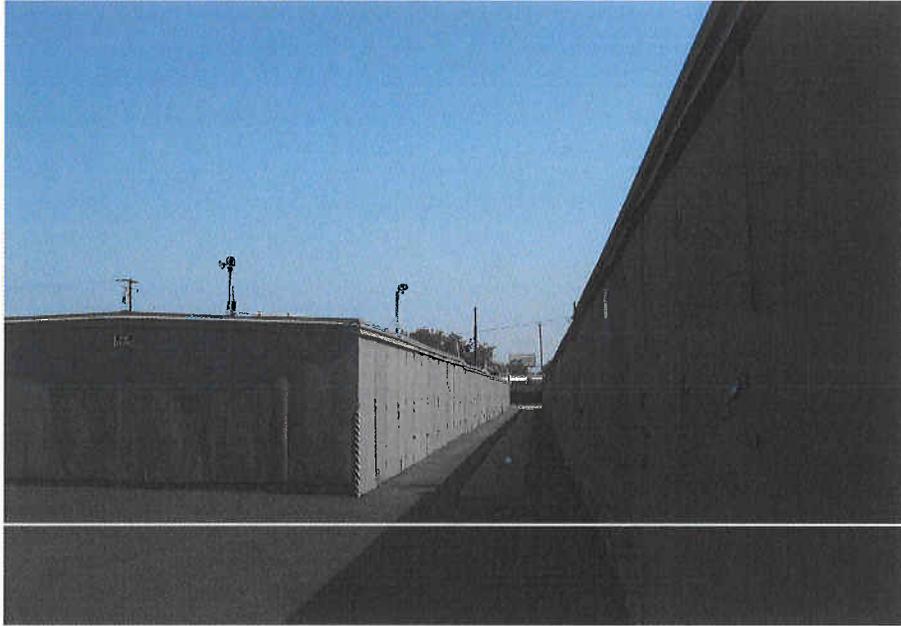
Site ID:

LA02193A

JDS Planning

### SITE PHOTOS

VIEW LOOKING NORTH FROM SITE



VIEW LOOKING SOUTH FROM SITE



# T-Mobile

## Site Assessment Package

Site ID:

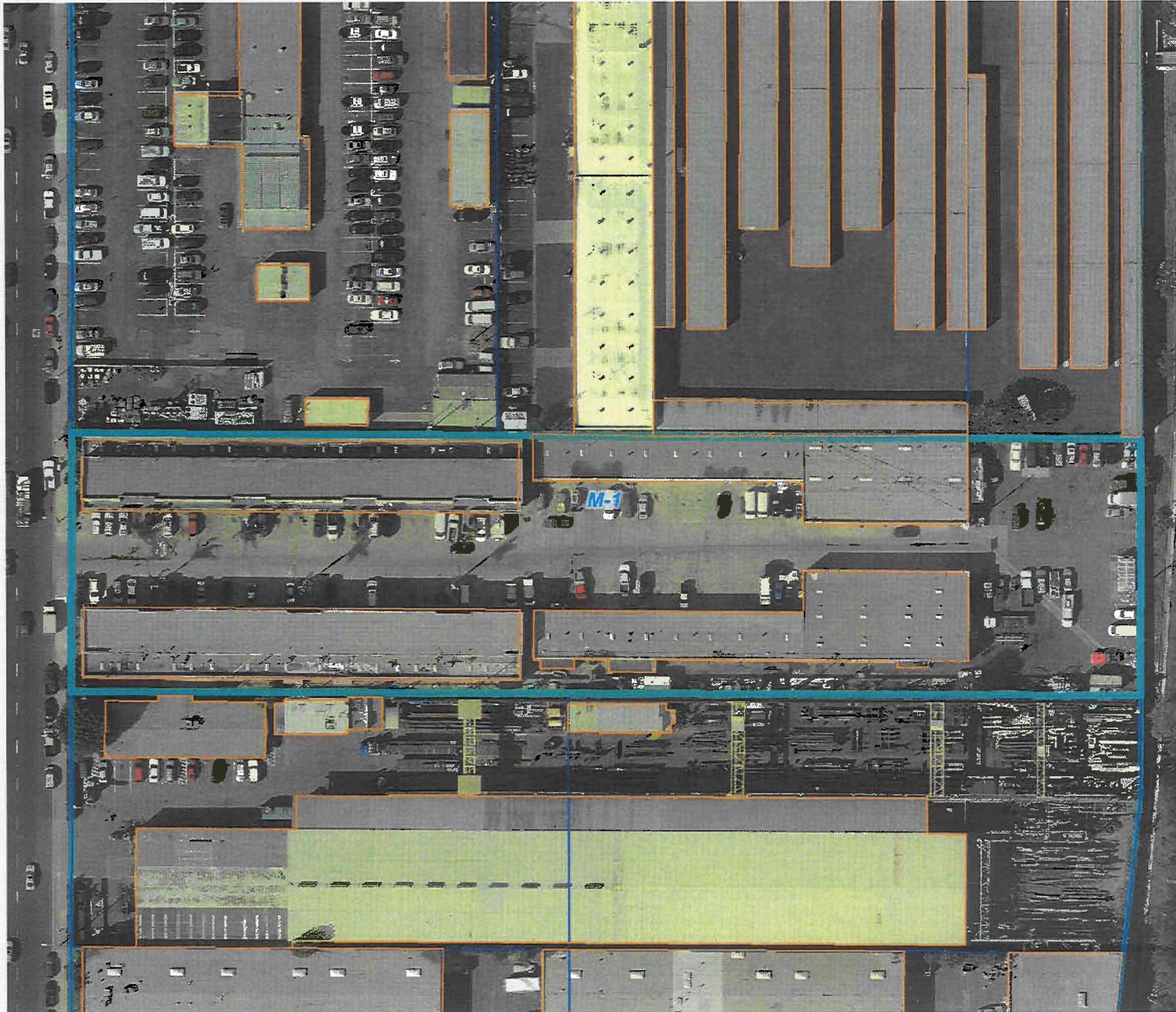
LA02193A

JDS Planning

## SITE PHOTOS

### VIEW OF SPECTRASITE ID

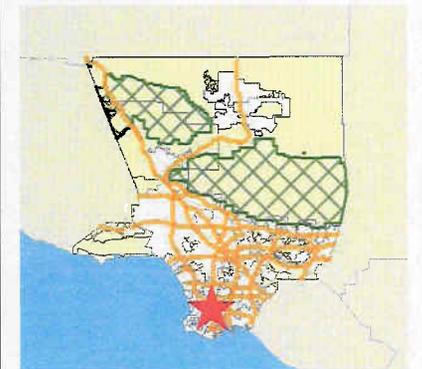




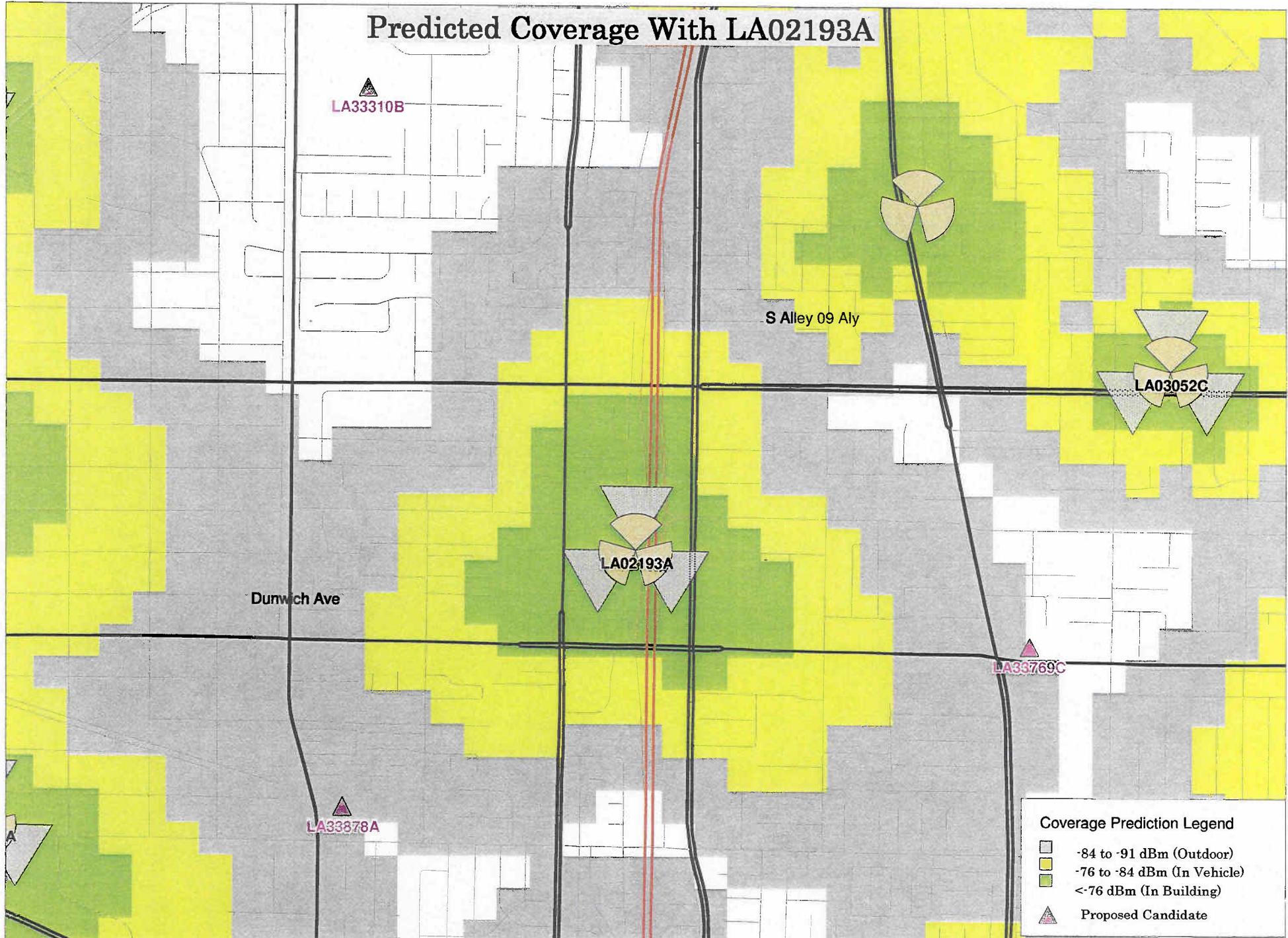
### Legend

Parcel Boundary	Zoning (Boundary)
Arterial Street	<b>Zoning</b>
Highway	Zone A-1
Freeway	Zone A-2
<b>Master Plan of Highways</b>	Zone B-1
Expressway - (e)	Zone B-2
Expressway - (p)	Zone C-1
Ltd. Secondary Highway - (e)	Zone C-2
Ltd. Secondary Highway - (p)	Zone C-3
Parkway - (e)	Zone C-H
Parkway - (p)	Zone C-M
Major Highway - (e)	Zone C-R
Major Highway - (p)	Zone D-2
Secondary Highway - (e)	Zone IT
Secondary Highway - (p)	Zone M-1
(e)-Existing (p)-Proposed	Zone M-1.5
<b>Railroad or Rapid Transit</b>	Zone M-2
Railroad	Zone M-3
Rapid Transit	Zone MPD
Underground Rapid Transit	Zone MXD
<b>Significant Ridgetlines</b>	Zone O-3
Castaic CSD Primary	Zone P-R
Castaic CSD Secondary	Zone R-1
SMMNA Significant	Zone R-2
<b>Census Tract (2000)</b>	Zone R-3-(U)
Assessor Map Book (AMB) Bdy	Zone R-4-(U)
Zoning Index Map Grid	Zone R-A
Zoning Map Grid	Zone R-D
USGS Quad Sheet Grid	Zone R-R
The Thomas Guide Grid	Zone SP
TB Internal Page Grid	Zone SR-D
Very High Fire Hazard Severity Zone	Zone W
Community Standards District (CSD)	<b>Landuse Policy (Not in Comm/ Area Plan)</b>
CSD Area Specific Boundary (ASHA (Coast Only)	1 - Low Density Residential (1 to 8 du/acre)
Significant Ecological Area (SEA)	2 - Low/Medium Density Residential (8 to 12 du/acre)
Section Line	3 - Medium Density Residential (12 to 22 du/acre)
Township and Range	4 - High Density Residential (22 or more du/acre)
National Forest	C - Major Commercial
Equestrian District (EGD)	I - Major Industrial
Transit Oriented District (TOD)	O - Open Space
Setback District	P - Public and Semi-Public Facilities
Zoned District (ZD)	RC - Rural Communities
Supervisory District Boundary	R - Non-Urban
<b>Safety Related Stations (From TB)</b>	TC - Transportation Corridor
Fire Station	<b>Inland Waterbody</b>
Highway Patrol	Perennial
Police Station	Intermittent
Ranger Station	Dry
Sheriff Station	

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



# Predicted Coverage With LA02193A



LA33310B

S Alley 09 Aly

LA03052C

LA02193A

Durwich Ave

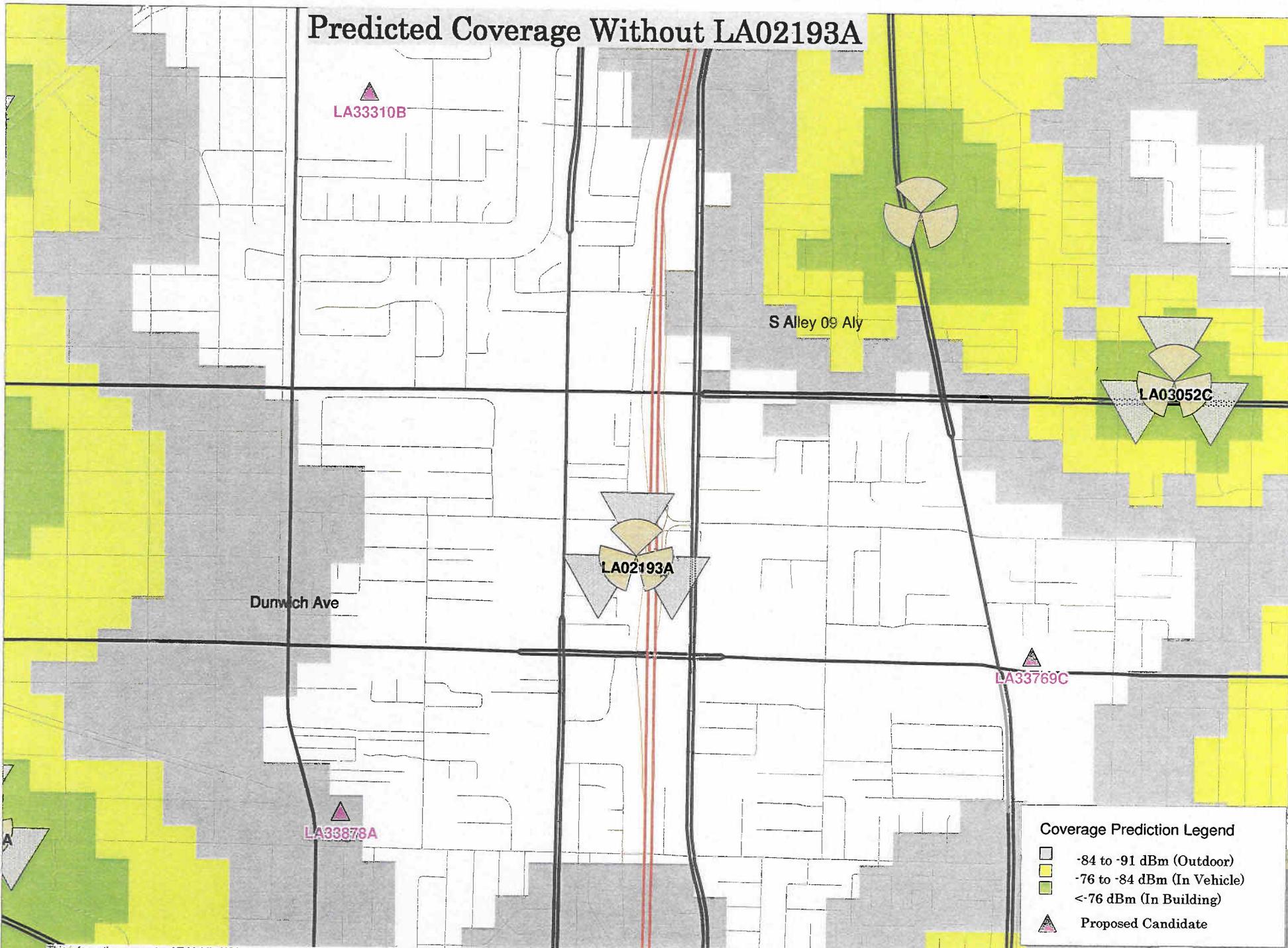
LA33769C

LA33878A

Coverage Prediction Legend	
	-84 to -91 dBm (Outdoor)
	-76 to -84 dBm (In Vehicle)
	<-76 dBm (In Building)
	Proposed Candidate

This information, property of T-Mobile USA, Inc. is confidential and is intended solely for the use of the individual or entity to whom it is addressed. Any other use, or distribution of this information is strictly prohibited. This map predicts and approximates our wireless coverage area outdoors, which may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within a coverage area, there are several factors, such as: network changes, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather, and other conditions that may interfere with actual service, quality, and availability, including the ability to make, receive, and maintain calls.

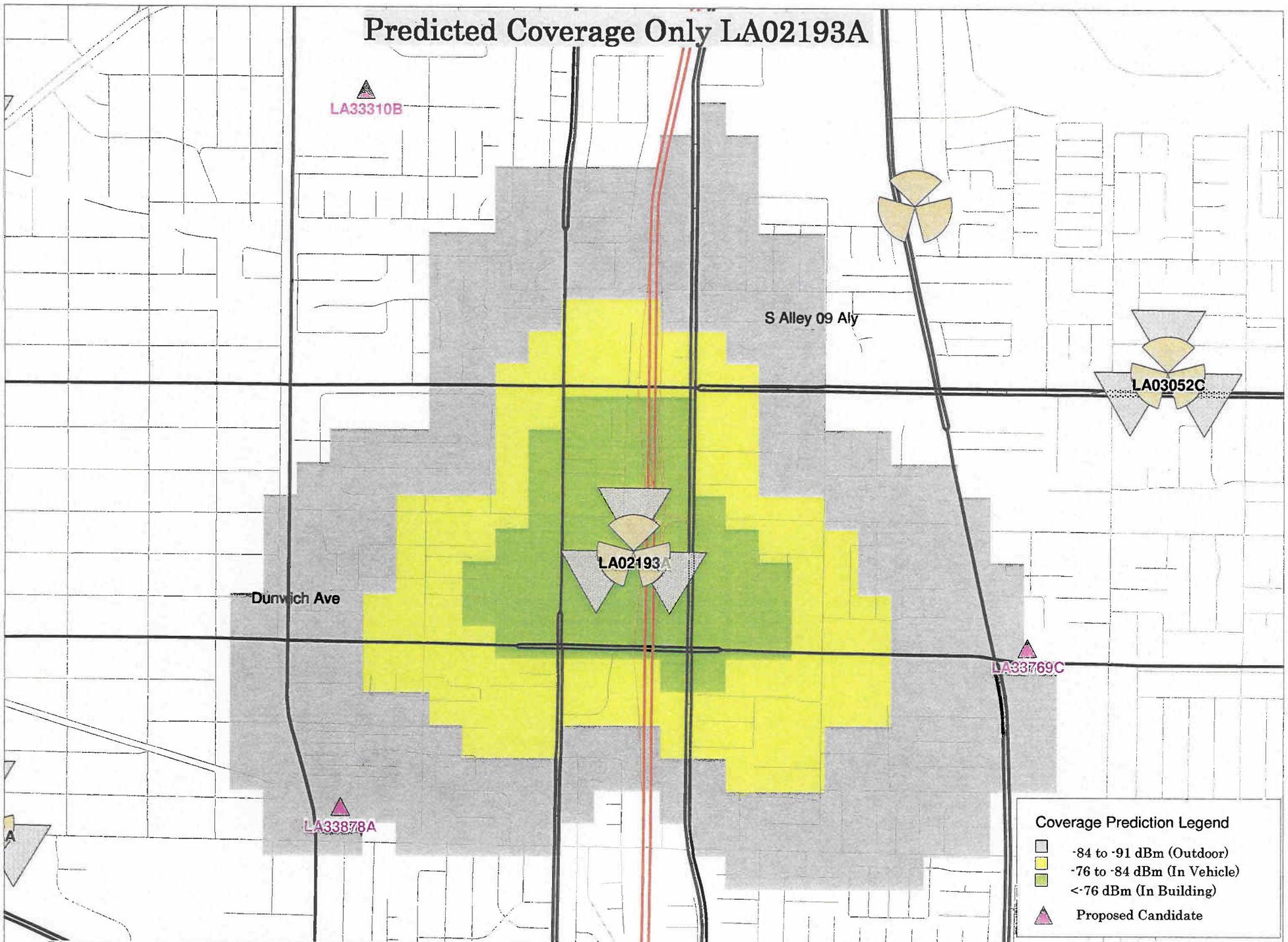
# Predicted Coverage Without LA02193A



	-84 to -91 dBm (Outdoor)
	-76 to -84 dBm (In Vehicle)
	<-76 dBm (In Building)
	Proposed Candidate

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# Predicted Coverage Only LA02193A



LA33310B

S Alley 09 Aly

LA03052C

Dunwich Ave

LA02193A

LA33769C

LA33878A

### Coverage Prediction Legend

- 84 to -91 dBm (Outdoor)
- 76 to -84 dBm (In Vehicle)
- <-76 dBm (In Building)
- Proposed Candidate

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