



# Los Angeles County Department of Regional Planning



*Planning for the Challenges Ahead*

Jon Sanabria  
Acting Director of Planning

September 2, 2009

Pete Shubin  
One Venture, Suite 200  
Irvine, CA 92618

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

**REGARDING: PROJECT NUMBER R2009-00242-(2)  
CONDITIONAL USE PERMIT CASE NO. 200900017  
ENVIRONMENTAL ASSESSMENT CASE NO. 200900017  
Southwest corner of Centinela Avenue and Juniette Street (APN No. 4211-003-800)**

Dear Applicant:

Hearing Officer, Alex Garcia, by his action on September 1, 2009, **APPROVED** the above described Conditional Use Permit for a Wireless Telecommunications Facility.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on September 15, 2009.** Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

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

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

For further information on appeal procedures or any other matter pertaining to these approvals, please contact **Gunnar Hand, AICP**, of the Land Divisions Section at (213) 974-6433 or e-mail at [gchand@planning.lacounty.gov](mailto:gchand@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Jon Sanabria  
Acting Director of Planning

Susan Tae, AICP, Supervising Regional Planner  
Land Divisions Section

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

c: DPW (Building and Safety); Zoning Enforcement;  
Royal Street Communications California LLC

## INSTRUCTIONS

**Please read carefully.** Failure to follow these instructions may result in the delay of your approved site plan and building permits.

After the termination of the appeal period (14 days after the hearing date), proceed with the following instructions if you have not been notified that an appeal has been received.

1. Sign **both** attached "Affidavit of Acceptance" forms in the presence of a notary and have the notary attach an acknowledgement. Both the applicant and owner lines must be signed on the form, even if they are the same person.
2. Record the conditions of approval. Submit **in person (do not mail)** one original "Affidavit of Acceptance" form (with wet signature) and a copy of the Conditions of the grant to:

The Los Angeles County Recorder  
12400 Imperial Highway  
Norwalk, CA 90650

The "Affidavit of Acceptance" serves as proof to the Registrar Recorder of your acceptance of conditions associated with this grant. Both the County Recorder Office and the Department of Regional Planning need an original Affidavit of Acceptance form with (wet signature).

3. Obtain a certified copy of the recorded conditions from the County Recorder for submittal to the Department of Regional Planning.
4. Make an appointment with the assigned case planner to submit the following items:
  - Second original "Affidavit of Acceptance" form (with wet signature).
  - Certified copy of the recorded documents from the County Recorder.
  - Four copies of the site plan. **Plans must be folded** to fit into an 8 ½" X 14" folder.
  - One check for the inspection fees (see conditions for fee amount). Make the check payable to: County of Los Angeles.
  - A second check for the Fish and Game fees may be required (if indicated below). Make the check payable to: Los Angeles County in the amount of:
    - \$2,843.25 (includes \$75.00 processing fee) for the required Environmental Impact Report
    - \$2,068.00 (includes \$75.00 processing fee) for the issued Negative Declaration or Mitigated Negative Declaration

Please write project number on the check(s).

5. Submit the aforementioned items **in person (do not mail)** at:

Hall of Records  
Department of Regional Planning, Room 1348  
320 West Temple Street  
Los Angeles, CA 90012

You will receive a copy of the approved site plan. A copy of the approved site plan and conditions will be sent to the Department of Public Works' Division of Building and Safety office that will issue you building permits.

If you have any questions regarding these instructions, please contact Gunnar Hand, AICP at (213) 974-6433, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at [gchand@planning.lacounty.gov](mailto:gchand@planning.lacounty.gov). Our offices are closed on Fridays.



Please complete this form and return to:

The Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

## AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

}SS

REGARDING: PROJECT NUMBER R2009-00242-(2)  
CONDITIONAL USE PERMIT CASE NO. 200900017  
ENVIRONMENTAL ASSESMENT CASE NO. 200900017  
Southwest corner of Centinela Avenue and Juniette Street

I/We the undersigned state:

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

I/We have enclosed a check in the amount of **\$750.00** payable to the County of Los Angeles as required by the conditions of approval to ensure regular inspections for compliance: I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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

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

Type or Print  
Applicant:

Name \_\_\_\_\_

Applicant \_\_\_\_\_

City, State \_\_\_\_\_

Signature \_\_\_\_\_

*This signature must be  
Acknowledged  
By a notary public. Attach  
Appropriate  
Acknowledgements.*

Owner:

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State \_\_\_\_\_

Signature \_\_\_\_\_



Please complete this form and return to:

The Los Angeles County Recorder  
12400 Imperial Highway  
Norwalk, CA 90650

### AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

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REGARDING: PROJECT NUMBER R2009-00242-(2)  
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Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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Name \_\_\_\_\_

Applicant \_\_\_\_\_

City, State \_\_\_\_\_

Signature \_\_\_\_\_

*This signature must be  
Acknowledged  
By a notary public. Attach  
Appropriate  
Acknowledgements.*

Owner:

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State \_\_\_\_\_

Signature \_\_\_\_\_

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

**PROJECT NO. R2009-00242-(2)  
CONDITIONAL USE PERMIT CASE NO. 200900017  
ENVIRONMENTAL ASSESSMENT CASE NO. 200900017  
SOUTHWEST CORNER OF CENTINELA AVENUE AND JUNIETTE STREET**

**HEARING DATE: 9/1/2009**

**SYNOPSIS:**

The project consists of an unmanned wireless telecommunications facility consisting of a 60 foot monopole extending to 65 feet with a "monopalm" design including an array of six (6) panel antennas and a 400 square feet equipment enclosure in a 400 square feet (0.009 acre) lease area located along the southeastern property line approximately 40 feet from the southwest and northeast property lines. The project is on a currently vacant parcel.

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

A duly noticed public hearing was held on September 1, 2009 before Hearing Officer Alex Garcia. The applicant's representative, Peter Shubin, presented testimony in favor of the request and answered questions presented by the Hearing Officer.

The Hearing Officer confirmed all the conditions with the applicant. The applicant suggested rewording Condition #19 to more accurately reflect Federal Communication Commission ("FCC") guidelines. The Hearing Officer agreed to the changes.

The Hearing Officer adjusted the language of Condition #20 to remove the requirement of a sign to be posted in the predominant second language of the area. Condition #27 was changed to replace "placed" with "installed".

Staff recommended the removal of Condition #25 as it duplicates Condition #38. The Hearing Officer agreed with these changes.

Mr. George Gross, Vice President of the Del Rey Homeowners and Neighbors Association and Stan Barrow, an adjacent property owner, both presented in opposition to the project. Mr. Gross provided staff with a petition of 49 signatures that are in opposition to the project. Mr. Gross' concerns focused on the project's impacts on community character and aesthetics. Mr. Barrow expressed concern over the project's health and safety impacts as it would be built directly adjacent to his business.

The applicant addressed these concerns in his rebuttal remarks. The applicant stated that the project was submitted as a monopalm design to blend in with the adjacent areas many palm trees. He stated that there are two existing wireless telecommunications facilities in the immediate vicinity, and this project would not set a

precedent. The applicant explained that the tower is built above and beyond existing code standards in terms of safety, and that to his knowledge not one tower had ever been damaged or collapsed due to high winds or earthquakes. The applicant said that all towers are built to conform to the Federal Communications Commission requirements in terms of health impacts.

There being no further testimony, the Hearing Officer closed the public hearing and approved the permit with changes to the conditions as agreed to by the applicant.

### Findings

1. The subject property is located at the southwest corner of Centinela Avenue and Juniette Street in the unincorporated community of West Fox Hills within the Playa Del Rey Zoned District. The subject parcel is a vacant property with no assigned address and Assessor Parcel Number 4211-003-800. The project site is a 0.009 acre (400 square feet) rectangular shaped lease area located along the southeastern property line approximately 40 feet from the southwest and northeast property lines. The GPS coordinates of the lease area are 118° 24" 35.85'W, 33° 58" 53.75' N.
2. The applicant is requesting a Conditional Use Permit ("CUP") to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility and equipment enclosure located within the C-3 (Unlimited Commercial) zone.
3. A CUP is required for a wireless telecommunications facility in the C-3 zone per Section 22.28.210 of the Los Angeles County Code ("County Code").
4. The subject property is currently designated Category 1 (Low Density Residential) within the Los Angeles Countywide General Plan ("General Plan"). The Low Density Residential category is intended to maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand for housing.
5. The subject property is currently zoned C-3.
6. The surrounding properties within 500 feet are zoned as follows:  
North: C-3  
South: C-3, R-1 (Single Family Residence-5,000 Square Feet Minimum Required Lot Area)  
East: C-3  
West: R-1, R-3-DP (Limited Multiple Residence-Development Program)
7. Surrounding land uses within 500 feet include:  
North: Offices, School, City of Los Angeles  
South: Retail, City of Los Angeles

East: Offices, Retail, City of Los Angeles  
West: Single Family Residence, Church, City of Los Angeles

8. As depicted on the site plan, dated July 9, 2009, a wireless telecommunications facility is proposed consisting of a 60 foot high monopole extending 65 feet high with the "monopalm" design with palm fronds and textured bark cladding including six (6) panel antennas, one (1) GPS antenna, and four (4) radio equipment cabinets mounted on a concrete slab, as well as a utility rack for future utility cabinets contained within a 400 square feet lease area located along the southeastern edge of the property line approximately 40 feet from the southwest and northeast property lines on a currently vacant parcel. The lease area is enclosed by an eight (8) foot tall concrete block wall with a wrought iron entrance gate and a tube steel security fence cover. Fifteen (15) Trumpet Vines (*Campsis Radicans*) are to be planted along the outside perimeter of the enclosure wall, and two (2) Mexican Fan Palms are to be planted outside of the lease area. A 12 foot wide access road will be constructed from the alley to the lease area/"monopalm".
9. A site visit conducted on June 24, 2009 confirmed the accuracy of the site plan. The property appears to be well maintained. Several automobiles were parked along the south side of Juniette Street on the unimproved right-of-way. Several signs without a permit were affixed to the perimeter fence on the subject property, and one large sign was posted in the ground. The applicant was notified that these signs must be removed, and that they must provide proof of their removal prior to the public hearing.
10. For uses where parking requirements are not specific in the County Code, Section 22.56.1220 authorizes the Director of the Los Angeles County Department of Regional Planning ("Director") to impose an amount of parking space that he or she finds adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunication facility will be unmanned and will require periodic maintenance visits, approximately once per month. There is adequate space on adjacent streets to accommodate parking for the maintenance vehicle.
11. The proposed project depicts compliance with Low Impact Development (LID) standards in concept only on the Exhibit "A", and final approval of this compliance will be made by the Los Angeles County Department of Public Works.
12. The project applicant voluntarily added plantings around the perimeter wall of the lease area for additional screening of the equipment enclosure, and bark cladding to the monopole to better camouflage the "monopalm".
13. The project is located within a parcel on a corner lot that fronts Centinela Avenue and Juniette Street.
14. The site is accessed from Juniette Street to the north via a 20 foot 10 inch wide

alley, located directly west of the property.

15. There are no previous cases associated with the subject property.
16. There are no open zoning violation cases on the subject property.
17. Upon the completion of an Initial Study review by the Department of Regional Planning on June 18, 2009, the project was given a Negative Declaration under the California Environmental Quality Act (CEQA) and the Los Angeles County environmental guidelines.
18. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning website posting.
19. Mr. George Gross, Vice President of the Del Rey Homeowners and Neighbors Association, called staff to express concern over the aesthetic, visual, health and community character impacts of the project. Mr. Gross subsequently notified staff that the Del Rey Homeowners and Neighbors Association approved a letter of opposition to the project at their August 3, 2009 meeting. The letter of opposition was sent to staff on August 19, 2009, and provided to the Hearing Officer for the public hearing.
20. A public hearing for Conditional Use Permit Case No. 200900017 was conducted by Mr. Alex Garcia on Tuesday, September 1, 2009 at 9:00 a.m. in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. At the public hearing, the applicant requested a minor modification to Condition #19, the Hearing Officer made changes to Condition #20 and Condition #27, and staff recommended the removal of Condition #25. All changes to the Conditions were confirmed by the Hearing Officer. Two members of the public testified in opposition to the project based on their concerns that the project would impact community character, aesthetics, and public health and safety. These concerns were addressed by the applicant in his rebuttal.
21. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
22. This project is subject to California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the said department.

23. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 10 years.
24. 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 I Section, Los Angeles County Department of Regional Planning.

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

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

- A. That the requested use at the location proposed will not:
  1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
  1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE HEARING OFFICER:**

1. Has considered the Negative Declaration together with any comments received during the public review process; find on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer; and adopted the Negative Declaration.
2. In view of the findings of fact presented above, Project No. R2009-00242-(2) and Conditional Use Permit Case No. 200900017 is APPROVED, subject to the attached conditions.

ST:GHH  
Tuesday, September 1, 2009

This grant authorizes the construction, operation and maintenance of an unmanned wireless telecommunications facility, including an equipment enclosure located within the C-3 (Unlimited Commercial) zone, and is subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant;
2. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that the conditions have been recorded as required by Condition No. 8, and until all required fees have been paid pursuant to Condition No. 6 and 10. Notwithstanding the foregoing, this condition No. 2, and Condition Nos. 3, 4, and 5 shall be effective immediately upon final approval of this grant by the County;
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense;
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a) If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and,
  - b) At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code ("County Code") Section 2.170.010;

5. This grant shall expire unless used within two (2) years from the date of final approval by the County. A single one-year time extension may be requested in writing and with the payment of the applicable fee;
6. Within three (3) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. The current fee of **\$2,068.00** (\$1993.00 plus \$75.00 processing fee) is required. No land use project subject to this requirement is final, vested or operative until the fee is paid.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property;
9. **This grant will terminate on September 1, 2019.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit ("CUP") application shall be filed with Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time;
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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for five (5) biennial (once every two years) inspections. Inspections shall be unannounced;
11. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The

amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection);

12. 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;
13. All requirements of Title 22 of the County Code and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans;
14. All structures shall conform to the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works") or other appropriate agency and obtain an encroachment permit if deemed necessary. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles;
15. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
16. Said facility shall be removed if in disuse for more than six (6) months;
17. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted Federal Communications Commission ("FCC") standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this CUP. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the FCC requirements, upon request of Regional Planning;
18. 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. 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 upon request by Regional Planning;
19. One (1) all-weather sign, limited to 18 inches in length and one (1) foot in height, shall be posted at the base of the tower; the sign shall include a notice of no trespassing, a notice of operating antennas pursuant to FCC guidelines, and the

phone number of the property owner to call in the event of an emergency;

20. The permittee shall post an all-weather sign on the subject property with a contact number of whom to contact for property maintenance, and Regional Planning Zoning Enforcement Section I (213-974-6453) for purposes of reporting any complaints related to the operation of the facility;
21. No signage, other than that which is specifically authorized by this grant, shall be placed on the subject property. Off-site signs, the placement of portable signs on sidewalks adjacent to the subject property and temporary signs on walls, fences and poles is prohibited;
22. All buildings or structures, wall and fences shall be a neutral color, excluding black, to blend with its surroundings and shall be maintained in good condition at all times;
23. Security lighting shall be low intensity, energy efficient lighting and directed away from natural areas. Security lighting, if required, shall be on motion sensors, be of low intensity, and be directed away from residential areas. No pole-mounted lighting shall be permitted on the leasehold. Exterior lighting shall be a top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination;
24. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, the applicant shall contact the California Department of Toxic Substances Control and Public Works to identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight;
25. The project shall be in substantial conformance with photo simulations approved as part of Exhibit "A" to the satisfaction of Regional Planning. If changes to the project are required as a result of instruction given at the public hearing, revised photo simulations shall be submitted to Regional Planning within sixty (60) days of the date of approval;
26. No equipment shall be installed directly on the ground;
27. The maximum height of the proposed "monopalm" at the top of the fronds is not to exceed 65'-0";
28. Final approval of LID compliance shall be made by Public Works;
29. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, fertilizing and replacement of plants when necessary;

30. Watering facilities shall consist of a water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas;
31. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control;
32. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization;
33. 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;
34. The permittee shall maintain a current contact name, address, and phone number with Regional Planning at all times;
35. The operator shall ensure that maintenance vehicles shall not block access to driveways or garages and shall obey all applicable on-street parking regulations;
36. The operator shall have a maintenance report verifying the continued operation and maintenance of the said facility available upon request by Regional Planning; and,
37. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.

County of Los Angeles  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**Environmental Determination: Negative Declaration**  
**Project Number R2009-00242-(2)**  
**Conditional Use Number 200900017**  
**Environmental Case Number RENV200900017**

**1. Project Description:**

The project consists of an unmanned wireless telecommunications facility consisting of a 60 foot monopole extending to 65 feet with a monopalm design including an array of six (6) panel antennas and a 400 square feet equipment enclosure in a 400 square feet (0.009 acres) lease area located along the southeastern property line approximately 40 feet from the southwest and northeast property lines. The project is on a currently vacant parcel.

**2. Project Location:**

Southwest Corner of Centinela Avenue and Juniette Street  
APN 4211003800

**3. Proponent:**

Pete Shubin  
One Venture, Suite 200  
Irvine, CA 92618

**4. Findings of NO SIGNIFICANT effect:**

The initial study determined that the project is not likely to have a significant effect on the environment.

**5. Location and custodian of record of proceedings:**

The location and custodian of the record of proceedings on which adoption of this NEGATIVE DECLARATION is based is: Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012.

Prepared by Gunnar Hand, AICP.  
June 23, 2009