

Transmittal Checklist

Hearing Date

9-1-09

Agenda Item Number

4

Project Number: R2009-00501-(4)

Case(s): CUP 200900027

Contact Person: Phillip Estes *pe*

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

Reviewed By:

Phillip Estes



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. R2009-00501-(4)
CONDITIONAL USE PERMIT NO. 200900027

PUBLIC HEARING DATE
 9-1-09

AGENDA ITEM
 4

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Royal Street Communications

OWNER

Edward M. Liu

REPRESENTATIVE

Milestone Wireless

PROJECT DESCRIPTION

To authorize a roof-mounted wireless telecommunications facility (WTF) located on an existing commercial building consisting of six panel antennas and one GPS antenna. The antennas will be mounted and screened behind a new cupola roofline. The equipment cabinets will be mounted above the existing trash enclosure area at the rear of the building.

REQUIRED ENTITLEMENTS

Conditional Use Permit to authorize a wireless telecommunications facility located in the C-3-BE zone, Hacienda Heights Zoned District.

LOCATION/ADDRESS

2020 S. Hacienda Blvd., Hacienda Heights.

SITE DESCRIPTION

Existing two-story commercial building (restaurants, retail, office uses), surface parking and landscaping. The project site is adjacent to 5 parcels, which comprise a 9.63 acre commercial complex (gas station, restaurants, retail, office uses) with 522 total parking spaces and landscaping.

ACCESS

S. Hacienda Blvd. and Halliburton Rd.

ZONED DISTRICT

Hacienda Heights

ASSESSORS PARCEL NUMBER

8204-001-017

COMMUNITY

Hacienda Heights

SIZE

0.22 Acres

COMMUNITY STANDARDS DISTRICT

None

EXISTING LAND USE

EXISTING ZONING

Project Site

Commercial

C-3-BE

North

Commercial, Residential

C-3, R-A-7500

East

Commercial, Residential

C-3, R-1-6000

South

Commercial

C-3-BE

West

Commercial

C-3-BE, C-2-BE

GENERAL PLAN/COMMUNITY PLAN

Hacienda Heights Community Plan

LAND USE DESIGNATION

C - Commercial

MAXIMUM DENSITY

ENVIRONMENTAL DETERMINATION

Class 3 Categorical Exemption- New Construction or Conversion of Small Structures

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE

RPC ACTION

NEEDED FOR NEXT MEETING

MEMBERS VOTING AYE

MEMBERS VOTING NO

MEMBERS ABSTAINING/ABSENT

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

STAFF CONTACT PERSON: Phillip Estes

RPC HEARING DATE(S)

RPC ACTION DATE

RPC RECOMMENDATION

MEMBERS VOTING AYE

MEMBERS VOTING NO

MEMBERS ABSTAINING

STAFF RECOMMENDATION (PRIOR TO HEARING):

SPEAKERS*

(O) (F)

PETITIONS

(O) (F)

LETTERS

(O) (F)

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

PROJECT R2009-00501-(4)
CONDITIONAL USE PERMIT 200900027
2020 HACIENDA BLVD.,
HACIENDA HEIGHTS



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VICINITY MAP

SITE : 2020 HACIENDA BLVD. - LA2249B

STAFF ANALYSIS

PROJECT NO. R2009-00501-(4)
CONDITIONAL USE PERMIT NO. 200900027

REQUEST

To authorize a roof-mounted wireless telecommunications facility (WTF) on an existing commercial building, located in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone, Hacienda Heights Zoned District.

REQUIRED ENTITLEMENTS

Conditional Use Permit to authorize a wireless telecommunications facility (WTF) located in the C-3-BE zone.

LOCATION

2020 S. Hacienda Blvd., Hacienda Heights, Hacienda Heights Zoned District.

SITE PLAN DESCRIPTION

The plans depict an irregular shaped 3.28 acre parcel developed with an existing 44,100 sq. ft., two story commercial building and surface parking spaces. Access is from both Hacienda Blvd. and Halliburton Rd.

ZONING

The subject property is located in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone. The surrounding properties are located in the following zones:

- North: C-3-BE (Unlimited Commercial – Billboard Exclusion), R-A-7500 (Residential – Agriculture 7,500 sq. ft. minimum parcels).
- South: C-3-BE (Unlimited Commercial – Billboard Exclusion).
- East: C-3 (Unlimited Commercial), R-1-6000 (Single Family Residential – 6,000 sq. ft. minimum parcels).
- West: C-2-BE (Neighborhood Business – Billboard Exclusion).

LAND USE

The surrounding land uses within 500 ft. of the subject property are:

- North: Commercial.
- South: Commercial, residential.
- East: Commercial, residential.
- West: Commercial.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt Class 3 (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) reporting requirements.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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 DRP website posting.

PREVIOUS CASES/ZONING HISTORY

1. Conditional Use Permit No. 200600121 reauthorized a health club, sauna, acupuncture and massage in Unit H on 3-21-2007.

2. Conditional Use Permit No. 200600167 authorized a karaoke club with reduced parking in Unit K on 8-7-2007.
3. Conditional Use Permit No. 200800142 authorized the sale of alcoholic beverages (Type 44 – beer and wine) in association with an existing restaurant with live entertainment (karaoke) in Unit K on 5-19-2009.
4. Revised Exhibit “A” 200900053 authorized a sandwich and juice station located inside an existing restaurant in Unit K.

STAFF EVALUATION

Hacienda Heights Community Plan Consistency

The subject property is located in the C – Commercial category of the Hacienda Heights Community Plan (“Plan”). This classification encourages neighborhood and community goods and services. While there are no policies specifically related to WTFs in the Plan, the project is located on an existing commercial structure in an established commercial area. The use is consistent with the goals and policies of the C – Commercial category of the Plan.

Zoning Ordinance and Development Standards Compliance

The project is located in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone. The project shall be subject to the development standards under Sections 22.56.110 and 22.28-220 of the Los Angeles County Code, which includes standards for modification of development standards through an approved permit and provides development standards for the zone in which the property is located. The project is consistent with prescribed standards and surrounding properties.

Neighborhood Impact/Land Use Compatibility

The project is consistent with the scale, bulk, height and style of the existing commercial area. The project is adequately screened and not visible from nearby residential uses.

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. Staff analysis indicates that:

1. The project is consistent with the existing scale, bulk, height and architectural style of the existing commercial building and surrounding area.
2. The expansion and maintenance of a reliable wireless telecommunication infrastructure system is desirable and essential.
3. The project will not create noise, odors, dust, glare, shadows, or produce fire hazards.
4. The project will not negatively impact current traffic conditions or reduce available parking.
5. The project will not negatively impact public infrastructure, facilities and services, such as water, sewer, roads, transit, schools, libraries, and parks and recreational services.

PUBLIC COMMENTS

Staff has received no comments from the public.

FEES/DEPOSITS

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

STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** of Conditional Use Permit No. 200900027 subject to the attached conditions.

Prepared by: Phillip Estes, AICP, Principal Regional Planner
Reviewed by: Maria Masis, AICP, Supervising Regional Planner

Attachments: Draft Findings, Draft Conditions of Approval, Burden of Proof, Photographs, Site Plan, Land Use Map

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

PROJECT NO.: R2009-00501-(4)
CONDITIONAL USE PERMIT NO.: 200900027

REQUEST:

To authorize a roof-mounted wireless telecommunications facility (WTF) on an existing commercial building, located in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone, Hacienda Heights Zoned District.

HEARING DATE: 9-1-2009.

PROCEEDINGS BEFORE THE HEARING OFFICER:

To be completed after the public hearing.

Findings

1. The applicant requested a Conditional Use Permit to authorize and operate a wireless telecommunications facility (WTF) located in the C-3-BE zone.
2. The subject property is located at 2020 S. Hacienda Blvd., Hacienda Heights, Hacienda Heights Zoned District.
3. The Assessor's Parcel No. is 8204-001-017.
4. The project consists of the installation and operation of four panel antennas mounted within a new cupola and two panel antennas mounted behind a new transparent screen located on the rooftop of an existing commercial building, and four equipment cabinets and one GPS antenna mounted on a steel platform above a new rebuilt trash enclosure.
5. The subject property is 3.28 acres and developed with an existing 44,100 sq. ft., two story commercial building with surface parking spaces.
6. The current tenants located within the existing building include four restaurants, one karaoke club, professional offices and retail uses.
7. The subject property is located in the C –Commercial category of the Hacienda Heights Community Plan ("Plan"). This classification encourages neighborhood and community goods and services. While there are no policies specifically related to WTFs in the Plan, the project is located on an existing commercial structure in an established commercial area. The use is consistent with the goals and policies of the C –Commercial category of the Plan.
8. The project is located in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone. The project shall be subject to the development standards under Sections 22.56.110 and 22.28.220 of the Los Angeles County Code, which includes standards for modification of development standards through an approved permit and provides development standards for the zone in which the property is located. The project is consistent with prescribed standards and surrounding properties.
9. The project is Categorically Exempt Class 3 (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) reporting requirements.

10. The surrounding properties are located in the following zones:

- North: C-3-BE (Unlimited Commercial – Billboard Exclusion), R-A-7500 (Residential – Agriculture 7,500 sq. ft. minimum parcels).
- South: C-3-BE (Unlimited Commercial – Billboard Exclusion).
- East: C-3 (Unlimited Commercial), R-1-6000 (Single Family Residential – 6,000 sq. ft. minimum parcels).
- West: C-2-BE (Neighborhood Business – Billboard Exclusion).

11. The surrounding land uses within 500 ft. of the subject property are:

- North: Commercial.
- South: Commercial, residential.
- East: Commercial, residential.
- West: Commercial.

12. The project is consistent with the scale, bulk, height and style of the existing commercial area. The project is adequately screened and not visible from nearby residential uses.

13. Conditional Use Permit No. 200600121 reauthorized a health club, sauna, acupuncture and massage in Unit H on 3-21-2007.

14. Conditional Use Permit No. 200600167 authorized a karaoke club with reduced parking in Unit K on 8-7-2007.

15. Conditional Use Permit No. 200800142 authorized the sale of alcoholic beverages (Type 41 -- beer and wine) in association with an existing restaurant with live entertainment (karaoke) in Unit K on 5-19-2009.

16. Revised Exhibit "A" 200900053 authorized a sandwich and juice station located inside an existing restaurant in Unit K.

17. There are no known zoning violations.

18. Staff has received no comments from the public.

19. 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.

20. 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 ten years.

21. 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, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

1. The proposed use is consistent with the adopted general plan for the area;
2. 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 areas, 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;
3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
4. 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.

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Categorical Exemption for this project and certifies 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 facts presented above, Conditional Use Permit No. 200900027 is **APPROVED**, subject to the attached conditions.

CC: Hearing Officer, Zoning Enforcement, Building and Safety

MM:PE
8-10-09

This grant authorizes a roof-mounted wireless telecommunications facility (WTF) located on an existing commercial building, consisting of four panel antennas mounted within a new cupola and two panel antennas mounted behind a new screen located on the rooftop of an existing commercial building, and four equipment cabinets and one GPS antenna mounted on a steel platform above a new rebuilt trash enclosure, 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 No. 6, and until all required monies have been paid pursuant to Condition No. 9.

Notwithstanding the foregoing, this condition No. 2, and Condition Nos. 3, 4, and 9 shall be effective immediately upon final approval of this grant by the County.

3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant will terminate on 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 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 will expire unless used within 2 years from the date of approval. A single, one-year time extension may be requested in writing and with payment of the applicable fee. Submittal of the recorded affidavit and payment of all required fees shall constitute use of the permit.
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 **\$750.00**. 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 **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 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 \$150.00 per inspection, or the current recovery cost, whichever is greater.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
16. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
19. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
20. The project shall be developed and maintained in substantial compliance with the photo-simulations marked Exhibit "B." If changes to the project are required as a result of instruction given at the public hearing, a Revised Exhibit "B" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
21. The applicant shall post and maintain an all-weather sign, with a telephone number of whom to contact for property maintenance. No other signs shall be permitted.

MM:PE
8-10-2009.



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.

1. THIS FACILITY OPERATES UNDER FCC REQUIREMENTS. THE PROPOSED ANTENNAS ARE ON THE ROOF, AWAY FROM THE BUILDINGS TENANTS. 2. THE ANTENNAS WILL BE SCREENED AND NOT VISIBLE. 3. THE GENERAL PUBLIC WILL NOT HAVE ACCESS TO THE ROOF, AND THE GROUND EQUIPMENT WILL BE ON A RAISED PLATFORM THAT WILL NOT BE ACCESSIBLE.

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.

OUR PROPOSED ANTENNAS WILL BE ON THE ROOF OF THE BUILDING, AND WILL NOT AFFECT SECTION B. THE EQUIPMENT ON THE GROUND WILL BE ON A RAISED STEEL PLATFORM, AND WILL NOT AFFECT SECTION B.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

THIS PROJECT IS ON A COMMERCIAL PROPERTY, AND IS SERVICED BY HACIENDA BLVD AND HAZLETON AVE.



09-00501

APR 13 2009

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APR 13 2009



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APR 13 2009



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APR 13 2009



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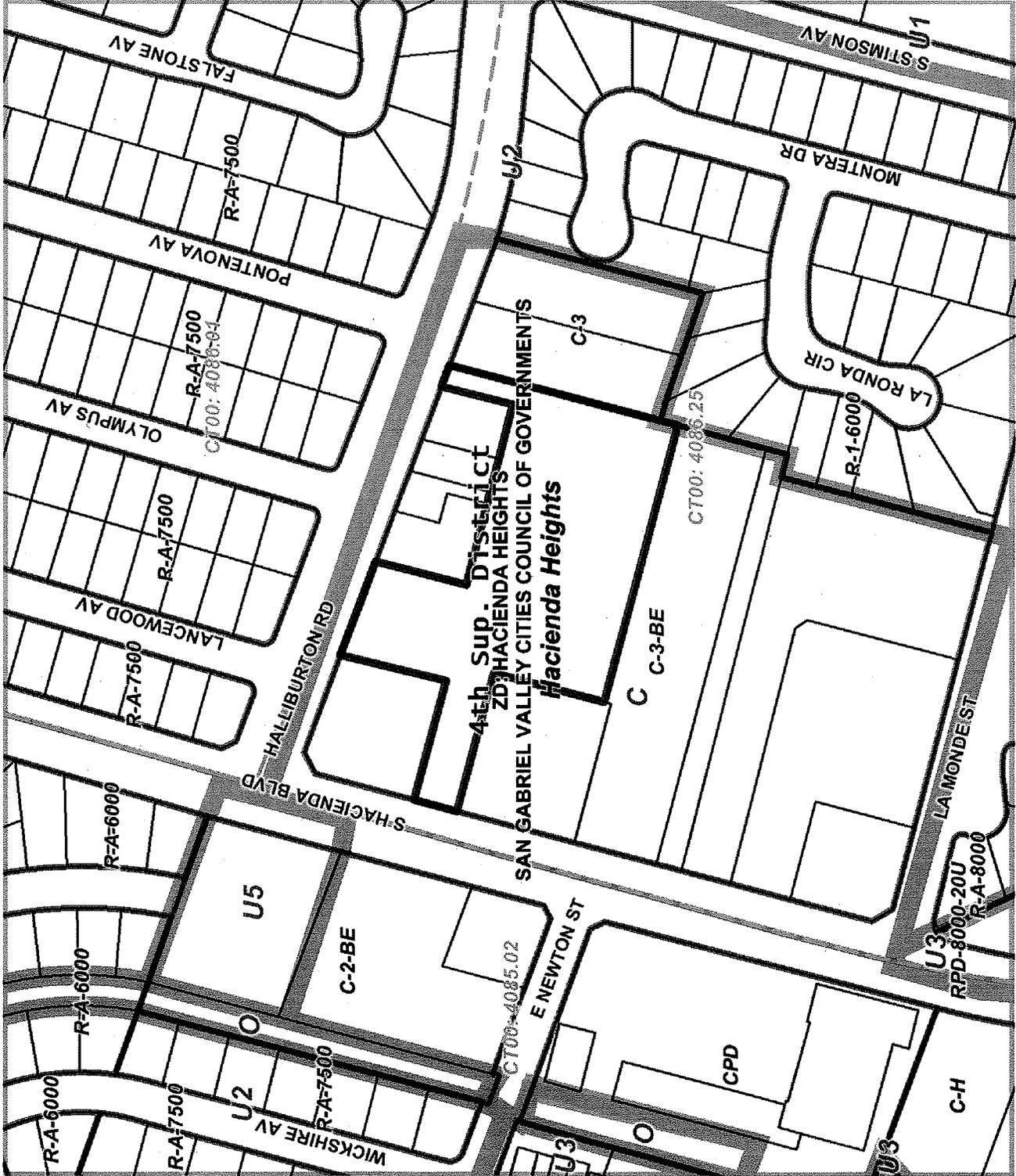
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09-00501

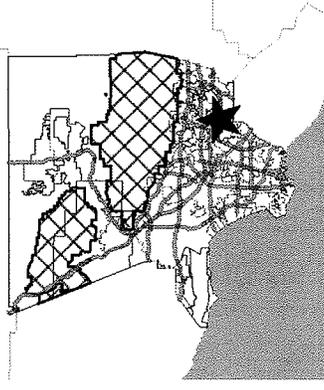
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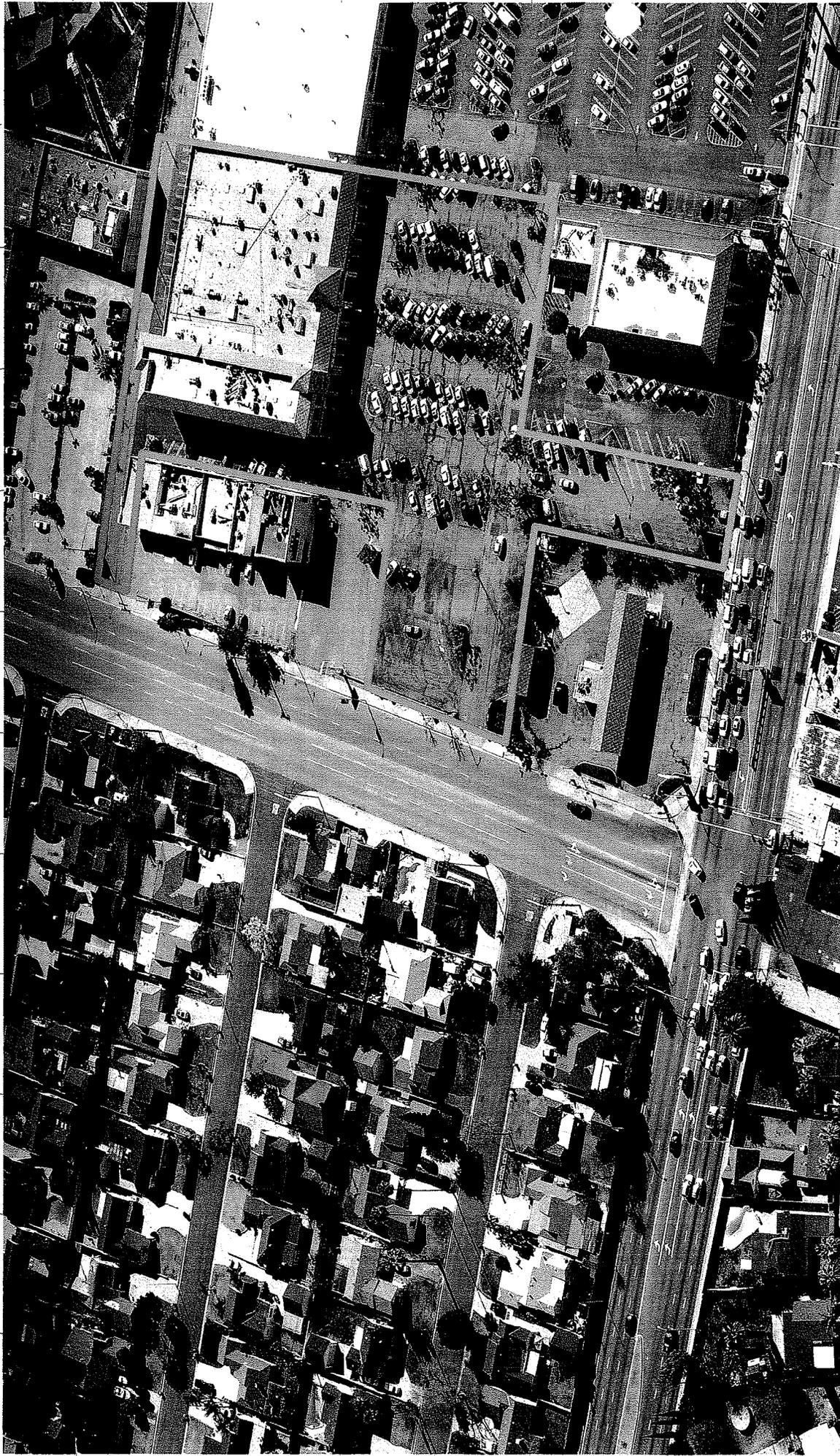
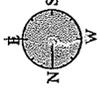




- Legend**
- Zoning (Boundary)
 - Road Boundary
 - Major Street
 - Highway
 - Freeway
 - Master Plan of Highways
 - Expressway - (C)
 - Expressway - (S)
 - Highway - (S)
 - US, Secondary Highway - (S)
 - Parkway - (S)
 - Major Highway - (C)
 - Major Highway - (S)
 - Secondary Highway - (S)
 - Existing (X) Proposed
 - Railroad or Rapid Transit
 - Rapid Transit
 - Underground Rapid Transit
 - Significant Ridgelines
 - Zone P-R
 - Zone R-2
 - Categorical CSD Primary
 - Categorical CSD Secondary
 - SMNNA Significant
 - Census Tract (2000)
 - Assessor Map Book (AMB) Bay
 - Zoning Index Map Grid
 - 1990 Map Sheet Grid
 - The Thomas Guide Grid
 - TB Internal Page Grid
 - Very High Fire Hazard Severity
 - Community Standards District (CSD)
 - CSD Area Specific Boundary (Care Only)
 - Significant Ecological Area (SEA)
 - Section Line
 - Township and Range
 - Easton District (EQD)
 - Transit Oriented District (TOD)
 - Seaback District (SD)
 - Superlocal District Boundary
 - Safety Related Stations (From TB)
 - Fire Station
 - Police Station
 - Ranger Station
 - Sheriff Station
 - Inland Waterbody
 - Intermittent
 - Dry
- Landuse Policy (Not in Comm/ Area Plan)
- 1 - Low Density Residential
 - 2 - Medium Density Residential
 - 3 - Medium Density Residential (12 to 22 du/ac)
 - 4 - Medium Density Residential (22 or more du/ac)
 - 5 - Medium Density Residential
 - 6 - Major Commercial
 - 7 - Major Industrial
 - 8 - Public and Semi-Public Facilities
 - 9 - Rural Communities
 - 10 - Urban
 - 11 - Transportation Corridor

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





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