



Los Angeles County  
Department of Regional Planning

---

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

March 8, 2011

**TO:** Pat Hachiya, Hearing Officer

**FROM:** Mark Child *M*  
Zoning Permits North

**SUBJECT: ADDITIONAL MATERIALS FOR HEARING  
PROJECT NUMBER R2010-00516-(4)  
CONDITIONAL USE PERMIT 201000048  
HEARING DATE: March 15, 2011  
AGENDA ITEM 3**

Please find attached revised draft findings for the above referenced project. Findings 2 and 4 have been revised to reflect the correct zoning and land use designation. The original findings referenced GIS data that is incorrect.

MC:de

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

**PROJECT NUMBER R2010-00516-(4)  
CONDITIONAL USE PERMIT 201000048**

## **REQUEST**

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

**HEARING DATE:** February 1, 2011 and March 15, 2011

## **PROCEEDINGS**

**February 1, 2011:** The applicant did not post the notice on the property in time to meet the 30 day posting requirement, therefore Hearing Officer Natoli continued the hearing to March 15, 2011.

## **FINDINGS**

1. The .54 subject property is located on a hill and is developed with a 46 foot high water tank and three WTFs. The WTF under consideration for this permit includes four panel antennas mounted to the water tank and a 250 square foot lease area for related equipment, secured by a six foot high chain link fence with slats. Subterranean conduit connects the electric meter pedestal in the equipment area to the power pole. Access to the property is provided by a dirt road on the east side of the property that connects to Little Harbor Road.
2. The subject property is located near Isthmus Cove at Two Harbors on Santa Catalina Island in the Santa Catalina Island Zoned District and in the Organized Camps and Special Facilities Zone.
3. The .54 subject property is located on a hill and is developed with a 46 foot high water tank and three WTFs. The WTF under consideration for this permit includes four panel antennas mounted to the water tank and a 250 square foot lease area for related equipment, secured by a six foot high chain link fence with slats. Subterranean conduit connects the electric meter pedestal in the equipment area to the power pole. Access to the property is provided by a dirt road on the east side of the property that connects to Little Harbor Road.
4. The Santa Catalina Island Local Coastal Plan land use designation of the subject property is Utilities/Services. There are no policies in the Plan that specifically prohibit, discourage or limit the use of WTFs. The proposed project is consistent with the Santa Catalina Island Local Coastal Plan.
5. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify WTF as a use. Similar uses, such as radio/television stations/towers, are subject to permit.
6. No comments from the public were received.
7. The height of the WTF is 41-feet three-inches as measured to the top of the antennas. The proposed height of the facility considered under Conditional Use Permit 97-092 is 41-feet three -inches. The height of the facility has not changed since the previous approval.
8. The subject property is surrounded by vacant land.
9. Because no changes to facility are proposed, the visual impact of facility on the surrounding area should not increase.

10. 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.
11. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years and require eight inspections.
12. 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, 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 1 Section, Los Angeles County Department of Regional Planning.

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

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

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

**HEARING OFFICER ACTION**

1. I have considered the Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201000048 is **APPROVED**, subject to the attached conditions.

c: Hearing Officer, Building and Safety

MC:de

March 8, 2011

## Edwards, Dean

---

**From:** Hachiya, Pat  
**Sent:** Monday, March 07, 2011 10:05 AM  
**To:** Edwards, Dean  
**Cc:** Child, Mark  
**Subject:** Project R2010-00516 WTF

Hi Dean –

I am starting to review your HO package for next Tuesday. I consulted with Gina Natoli on this project b/c Catalina has some special issues. In discussing this project with her, I found out that the land use designation and zoning in the staff report and findings is incorrect.

The land use designation is actually "Utilities/Services:.

There is no zoning on the island per se but what the plan calls "land use districts". The property is designated "Organized Camps and Special Facilities" under 22.46.380.

In light of these corrections, I would like the findings to reflect the changes. Also, I'd like staff to make an abbreviated presentation for the sake of the public and read into record these changes.

Thank you.

Pat Hachiya, AICP  
Zoning Enforcement I Section  
213-974-6453