



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 24, 2013

Jerry Ambrose
Wireless 1 Consulting Svcs
3905 State Street, Suite 7-188
Santa Barbara, CA 93105

**REGARDING: PROJECT NO. R2011-00378-(1)
CONDITIONAL USE PERMIT NO. 201100040
3615 E VERMONT AVENUE, APN 6303-009-017**

Hearing Officer Alex Garcia, by his action of **March 19, 2013** has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

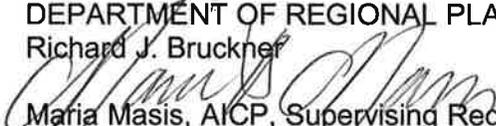
The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **April 2, 2013**. **Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Jeantine Nazar of the Zoning Permits East Section at (213) 974-6435 or by email at JNazar@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
Richard J. Bruckner


Maria Masis, AICP, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: DPW (Building and Safety); Zoning Enforcement; Verizon (Tod Petty)

CC.060412

**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2011-00378 – (1)
CONDITIONAL USE PERMIT NO. 201100040**

1. **ENTITLEMENT REQUESTED.** The applicant is requesting a Conditional Use Permit (CUP) to legalize an existing monopole retroactively with appurtenant antennas and equipment and to co-locate additional antennas and equipment within a proposed lease area in the M-2 (Heavy Manufacturing) Zone. Pursuant to County Code Section 22.21.190, radio transmitter station or towers require a CUP in the M-2 Zone. A Wireless Telecommunication Facility (WTF) is not a use recognized by Title 22. A similar use, radio transmitter station, is being used instead.

2. **HEARING DATE: March 19, 2013
PROCEEDINGS BEFORE THE HEARING OFFICER**

A duly noticed public hearing was held on March 19, 2013 before the Hearing Officer, Alex Garcia. The applicant's representative, Jerry Ambrose, presented testimony in favor of the request and answered questions presented by the Hearing Officer.

There being no other testimony the Hearing Officer closed the public hearing and approved the conditional use permit subject to changes to draft finding numbers 3 and 6 and condition numbers 34 and 35.

3. **PROJECT DESCRIPTION.** The project is a request to authorize a retroactive CUP for an unmanned wireless telecommunications facility consisting of a 61'-6" existing monopole with twelve (12) existing Verizon panel antennas on the top of the monopole and equipment at grade level located within a lease area, enclosed in a chain link fence. The subject facility was permitted by the City of Vernon erroneously. The applicant found out about the required permits from Los Angeles County recently and has applied for the proper permits from the Los Angeles County Department of Regional Planning and the Division of Building and Safety of the Public Works Department. MetroPCS, proposes to co-locate six (6) panel antennas at 42 feet high at the center line, a microwave antenna on the monopole, and GPS and equipment cabinets within a 330 square feet addition to an existing lease area.

4. **LOCATION.** The subject property is located at 3615 E Vernon Avenue within the Bandini Zoned District. The access to the site is from Vernon Avenue.

5. **ISSUES.** The subject property is located within the Vernon area of unincorporated Los Angeles County. The project consists of existing Verizon panel antennas mounted on a 61'-6" monopole and associated equipment that were erroneously permitted by the City of Vernon. There are no valid permits from Los Angeles County, Department Public Works, Building and Safety Division and Regional Planning. Since there are no permits for the existing facilities, and Verizon wireless

is the pole owner, a retroactive CUP for the existing Verizon wireless facilities shall be approved by DRP and Building and Safety first, prior to allowing a co-location.

6. **SITE PLAN DESCRIPTION.** The site plan depicts proposed six (6) MetroPCS panel antennas mounted on an existing 61'-6" monopole with proposed MetroPCS equipment located within a lease area accessed through a new six-foot-wide double door chain link fence entrance. A 12-foot-wide right-of-way provides access to the lease areas from Vernon Avenue. MetroPCS, proposes equipment cabinets, a GPS, Telco, generator receptacles and appurtenant equipment. -This project also includes Verizon Wireless panel antennas and equipment cabinets that are not legally established by the Department of Regional Planning and Building and Safety Division of Public Works. The plan depicts railroad tracks to the immediate north of subject lease area. The elevation plan shows existing Verizon wireless panel antennas on the top of an existing monopole and proposed MetroPCS antennas mounted at 42 feet high at the center, a lease area enclosed in an existing 8-foot-high chain link fence.

7. **EXISTING ZONING.** The subject property is zoned M-2 (Heavy Manufacturing) Zone.

Surrounding properties are zoned as follows:
North: M-2 (Heavy Manufacturing)
South: City of Vernon
East: M-2 (Heavy Manufacturing)
West: M-2 (Heavy Manufacturing)

8. **EXISTING LAND USES.** The subject property is developed with a wireless telecommunications facility.

Surrounding properties are developed as follows:
North: Railroad tracks and LA River
South: City of Vernon/Food Processing Facility
East: Railroad tracks and City of Vernon
West: Warehouse

9. **PREVIOUS CASES/ZONING HISTORY.** There are no previous cases on the subject property. The subject parcel contains the cell tower and has dash lines. Staff requested that the applicant provides a title report to show that a Certificate of Compliance has been filed.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the industrial land use category of the Los Angeles county general plan. This designation is intended for areas that are generally appropriate for major industrial uses including manufacturing, warehousing and storage. The existing and proposed project is a wireless telecommunication facility (WTF). Although there are no specific policies related to WTFs in the general plan, the Los Angeles

County General Plan Policy no. 58 states: "maintain high quality emergency response services" (page I-25).

The proposed facility is consistent with this policy, as it will increase wireless services in the area. The applicant contends that the proposed wireless telecommunications facility will provide wireless coverage to the area. The applicant has provided existing and predicted coverage areas showing that the proposed project will improve the wireless network for indoor, outdoor and in-vehicle coverage areas.

In addition, the General Plan, Land Use Policy states: "The height of proposed facilities should not exceed the general profile established by existing uses, and should in no event exceed that of neighboring residential development" (page LU-a6).

The existing monopole is approximately 62 feet in height and is consistent with the adjacent electrical transmission towers heights. The project is not located near a residential area. The existing monopole is consistent in terms of location, scale and design in the area with other similar towers.

11. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.

The project site is zoned M-2 (Heavy Manufacturing). A wireless telecommunications facility is not a use recognized by title 22, although a similar use of radio and television stations and towers is a use allowed subject to a CUP. Section 22.52.1220 states "where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking." The proposed WTF will be unmanned and will require periodic maintenance visits, approximately one visit per month. There is adequate space on the site to accommodate the necessary maintenance vehicles. Therefore, staff concludes that the proposed use is compliant with the zoning ordinance.

The proposed project meets the departmental preference stating that WTFs co-locate whenever possible. The project is also compliant with the following departmental standards for WTF projects:

Height

Department policy requires that a ground-mounted facility in this zone, not exceed a maximum height of 75 feet. The existing monopole is 61'-6" in height. Therefore, the project complies with this requirement.

Co-location

Newly installed monopoles and towers shall be constructed so as to physically and structurally allow co-location of at least one other wireless facility. On co-located wireless facilities, the electric meters for all of the facilities shall be placed on one pedestal or at one location whenever possible. Metro-PCS is proposing to co-

locate with the existing Verizon Wireless facility, and meets the department guidelines.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The Federal Communications Commission (FCC) sets standards for safe human exposure to non-ionizing electromagnetic radiation. The conditions of approval require written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted 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 conditional use permit.

Section 704 of title 7 of the Federal Telecommunications Act of 1996 (effective February 8, 1996), contains the following language:

"iv. No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

A condition requiring that the applicant provide a statement of compliance with FCC is included in the draft conditions of approval.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Comments letters were received from the Fire Department dated September 13, 2012, Parks and Recreation dated September 19, 2012 and Public Health dated September 14, 2012 clearing the project for public hearing. A Public Works letter dated February 20, 2013 requires that the applicant submit building permit records to the department of building and safety within 90 days of the issuance of the CUP approval.
14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 of the County Code, the Notice of Public Hearing was advertised in the "Press Telegram" and in the "La Opinion" on February 7, 2013. A total of 16 public hearing postcards regarding the subject application were mailed out to the owners of properties located within a 500-foot radius on January 31, 2013. Four notices were mailed to the local community groups and residents on the Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing and Factual Sheet were sent to the Bell Library, County of Los Angeles, located at 4411 E Gage Avenue, Bell, CA 90201 on January 31, 2013. The same information was posted on the Department of Regional Planning website.

Pursuant to the Section 22.60.175 of the County Code, the applicant must post the public hearing notice on the property no less than 30 days prior to the public hearing date. Photos and the Certificate of Posting stating that the Notice of Public

Hearing was posted on February 13, 2013 were received from the applicant's agent.

15. **PUBLIC COMMENTS.** Staff has not received any comments in favor or against the project at this time.

CONDITIONAL USE PERMIT

16. The proposed facility is consistent with the General Plan policy by providing a high quality emergency response service. The applicant has provided existing and predicted coverage area maps showing that the proposed project will improve wireless network for indoor, outdoor and in vehicle coverage areas.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

17. The project provides important telecommunications infrastructure to the community and will provide co-location.

Therefore, the requested use at the location proposed 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.

18. The subject project is located on a small parcel of 1,739 square foot (74x23.5) and is used for the wireless facilities. A Certificate of Compliance to meet the county requirements is part of the conditions of approval.

Therefore, 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.

19. The project site is accessed by Vernon Avenue through an easement dedicated for trespass.

Therefore, 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.

ENVIRONMENTAL DETERMINATION

20. This project qualifies for a Categorical Exemption (Class 1- Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The proposed project is a request for a CUP renewal for an existing wireless telecommunication facility with minor changes to the existing antennas.

Therefore, the project qualifies for a Categorical Exemption and 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.

21. **TERM LIMIT.** 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 fifteen (15) years.
22. **RECORD OF PROCEEDINGS.** 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 East 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; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of 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 for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

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 fact and conclusions presented above, Conditional Use Permit No, 201100040 is Approved subject to the attached conditions.

MM: JN

Date: 03/07/2013

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2011-00378-(1)
CONDITIONAL USE PERMIT NO. 201100040**

PROJECT DESCRIPTION

The project is a Conditional Use Permit (CUP) for a Wireless Telecommunications Facility (WTF) to legalize an existing monopole retroactively with appurtenant antennas and equipments and to co-locate additional antennas and equipment within a proposed lease area in the M-2 (Heavy Manufacturing) Zone subject to the following conditions of approval:

GENERAL CONDITIONS

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 the date of 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 or any other applicable limitations period. 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 Regional Planning'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 Registrar-Recorder/County Clerk ("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 March 19, 2028.** 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 CUP 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 two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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 \$1,600.00. 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 fund provides for EIGHT (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse 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 as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. 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.

17. 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.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **THREE (3) 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(s) and applicable fee for such revision.

Permit Specific Conditions

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. 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.
21. 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.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.
23. 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.
24. 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.
25. 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.
 26. 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.
 27. The maximum height of the facility shall not exceed 61'-6" above finished grade.
 28. 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.
 29. 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.
 30. 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.
 31. 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.
 32. 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.
 33. 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.

PROJECT SITE SPECIFIC CONDITIONS

34. The permittee, Verizon Wireless, shall provide four sets of the revised site plans by April 19, 2013.
35. The permittee shall file for a Certificate of Compliance (COC) with the Regional Planning Department and submit the required application by April 19, 2013. The permittee shall provide a copy of the COC upon approval to the Zoning Permits staff.
36. The permittee, Verizon Wireless and the co-locator MetroPCS, shall obtain Building Permits to the satisfaction of the Department of Building and Safety and shall comply with all the conditions as set for the in the attached Public Works letter dated February 20, 2013. However, MetroPCS shall co-locate and obtain related Building and Safety approvals after Verizon Wireless final approvals from Building and Safety are granted.

Attachments:

Fire Dept, Public Works, Public Health and Parks and Recreation Department letters

JN: MM