



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 20, 2013

Ms. Yumi Kim
Core Development Services
2749 Saturn Street
Brea, CA 92821

**REGARDING: PROJECT NO. 2012-00492-(2)
CONDITIONAL USE PERMIT NO. 201200032
4413 E. COMPTON BLVD., COMPTON**

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 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 Rudy Silvas of the Zoning Permits West Section at (213) 974-6462, or by email at rsilvas@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

Mi Kim, Supervising Regional Planner
Zoning Permits West Section

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

c: Board of Supervisors; DPW (Building and Safety); Fire (Fire Prevention Bureau), Zoning Enforcement West

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**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES PROJECT NUMBER R2012-00492-(2)
CONDITIONAL USE PERMIT NUMBER 201200032**

1. **ENTITLEMENT REQUESTED.** The applicant, Core Development Services, requests a CUP pursuant to Part 1 of Chapter 22.56, and Section 22.28.210 of the Los Angeles "County" Code, for the continued use of a wireless telecommunication facility located in the C-3 (Unlimited Commercial) Zone. A wireless telecommunications facility is not a defined use in the County Code; however, Staff has traditionally utilized the defined use of "radio and television stations and towers" as a comparable use. Radio and Television stations and towers are uses subject to conditional use permits within the C-3 zone.

2. **HEARING DATE:** March 19, 2013

3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing was held on March 19, 2013, before Hearing Officer Alex Garcia. Staff gave a presentation recommending approval for the new CUP application to allow for the continued use of the existing WTF. Staff retracted its previous recommendations that the existing wrought iron fencing enclosing the WTF, and screening it from the public alley and adjacent property to the north, be removed and replaced with a cinder block wall. In retracting its recommendations, Staff noted modifications to draft Findings Nos. 12, 16, and 19, and recommended striking draft Condition No. 33. Minor modifications were also recommended by Staff for draft Finding No. 15, and draft Conditions Nos. 16 and 36 for future camouflaged equipment uses on-site and for date and Department section corrections.

The applicant's representative provided testimony before the Hearing Officer and agreed to accept the findings and conditions as modified. The applicant had no other concerns.

The Hearing Officer closed the public hearing, and determined that the project was categorically exempt under California Environmental Quality Act (CEQA) reporting requirements, under a Class 1 Categorical Exemption for Existing Facilities, and approved Conditional Use Permit No. 201200032, Project No. 2012-00492-(2); subject to the attached findings and conditions of approval.

4. **PROJECT DESCRIPTION.** The project requires a conditional use permit (CUP) application to allow the continued use of a wireless telecommunication facility (WTF), operated by Sprint, with antennas mounted 50 feet above ground to a 55 foot monopole with related ground mounted equipment located within a commercial center parking lot. The previous CUP No. 01-102 for the Sprint WTF expired on April 2, 2012. A second WTF monopole, not related to this permit application, is also located in the parking lot area.

5. **LOCATION.** The subject property is located at 4413 E. Compton Boulevard within the unincorporated Los Angeles County community of East Rancho Dominguez, Second Supervisorial District, East Compton Zoned District.
6. **SITE PLAN DESCRIPTION.** The subject property consists of a parking lot, with the subject WTF monopole and related ground mounted equipment operated by Sprint, and a separate WTF monopole with related ground mounted equipment operated by T-Mobile located on the northwest end of the parking lot. The subject property also two retail commercial structures, one on the west end of the parking lot with a tobacco shop and other retail store, and one on the east end with a pawn shop, video store and small restaurant. A second parking lot is located in front of the corner shops facing Atlantic Avenue. The subject property is situated over three lots identified as Lots 184, 185 and 186 of Tract No. 10377, all under the same owner. The County Assessor's Parcel Numbers (APN) are identified as 6180-003-019, 020 and 023. The existing Sprint WTF is located over Lot 185. The T-Mobile WTF is not part of this permit application and is primarily located over Lot 184, with some ground equipment over Lot 185.
7. **EXISTING ZONING.** The current zoning of C-3 was established by Ordinance No. 870136 Z, adopted on August 18, 1987, by the County Board of Supervisors.
- Surrounding zones consists of
- North: C-3
 - South: C-3
 - East: C-3
 - West: C-3
8. **EXISTING LAND USES.** The subject property consists of a parking lot, with the subject WTF monopole and related ground mounted equipment operated by Sprint, and a separate WTF monopole with related ground mounted equipment operated by T-Mobile located on the northwest end of the parking lot. The subject property also has two retail commercial structures, one building on the west end of the parking lot with a tobacco shop and other retail store, and another building on the east end with a pawn shop, video store and small restaurant. A second parking lot is located in front of the corner shops facing Atlantic Avenue. The subject property is situated over three lots identified as Lots 184, 185 and 186 of Tract No. 10377, all under the same owner. The County Assessor's Parcel Numbers (APN) are identified as 6180-003-019, 020 and 023. The existing Sprint WTF is located over Lot 185. The T-Mobile WTF is not part of this permit application and is primarily located over Lot 184, with some ground equipment over Lot 185.

Surrounding land uses consist of:

- North: Multi-family residential units
- South: Commercial retail
- East: Commercial retail, auto repair
- West: Mixed commercial and residential use

9. PREVIOUS CASES/ZONING HISTORY.

- CUP No. 01-102-(2) was approved for the existing Sprint WTF monopole and related ground mounted equipment by Hearing Officer on October 2, 2002. The CUP expired on April 2, 2012.
- R2005-03001, RCUP200500182 was approved for the separate T-Mobile WTF monopole and related ground mounted equipment by Hearing Officer on August 22, 2006. The CUP will expire on July 11, 2016.

10. GENERAL PLAN CONSISTENCY. The Los Angeles “Countywide” General Plan Land Use Category is “C” (Major Commercial). The established commercial use of the retail commercial business, the parking lots and the subject Sprint WTF monopole and separate T-Mobile monopole with related ground mounted equipment do not conflict with the Major Commercial land use category of the Countywide General Plan. The Countywide General Plan states that Major Commercial land uses could consist of land use patterns that include mixed commercial retail and service activities, and reads as follows:

“Typical use patterns include central business districts, regional office complexes, major shopping malls and centers, major commercial recreation facilities and a range of mixed commercial retail and service activities”.

The existing commercial uses on the property are mixed retail and service activities, and the existing Sprint WTF and T-Mobile WTF are part of a large telecommunication business network which provides communication services to the local community and the greater Los Angeles region. Therefore, the proposed project is consistent with the Countywide General Plan.

ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.

11. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify WTF as a use. The County has used a comparable use, radio/television stations/towers, to regulate the establishment of WTFs with a CUP pursuant to Los Angeles “County” Code provisions for Part 1 of Chapter 22.56. Radio and television stations and towers are subject to permit in all zones.

12. Located in the East Rancho Dominguez community of unincorporated Los Angeles County, the existing Sprint WTF would continue to be located in the C-3 zone and within the East Compton Community Standards District (CSD). Under County Code Section 22.44.112 C.4, only new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value of the structures involved are subject to design review by the County’s Community Development Commission and the Department of Regional Planning. The subject Sprint WTF is existing.

13. The maximum height of buildings in the CSD are regulated under County Code Section 22.44.112 C.6, which limits the height to 13 times the buildable area of a subject parcel of land. Although the Sprint WTF is not a building, the height of the structure at 55 feet is below the maximum height of any building on the subject parcel of land that would be at 13 times the buildable area.
14. The existing height of the Sprint WTF structure is also consistent with the Department's Subdivision & Zoning Ordinance "Policy" No. 01-2010 for Wireless Telecommunications Facilities, in that the current height is below 75 feet and below the maximum height permitted in the CSD.
15. The Policy also requires that WTF monopoles be camouflaged, and the existing monopole designed as a street light does technically show consistency with the new Policy. However, should the monopole be replaced, any new WTF monopole would have to better comply with the requirements of the Policy and present a better camouflaged design as a streetlight or other acceptable stealth design to minimize visual impacts for the surrounding neighborhood.
16. The Policy also requires concealment of a wireless facility from ground level from adjacent properties and right of ways. When initially approved under CUP 01-102, the monopole and ground related equipment for the Sprint WTF was permitted to be enclosed and screened from the public alley and the adjacent property to the north by an eight-foot high wrought iron fence. Although nonconforming to the Policy, the continued use of the wrought iron fencing will be allowed to remain.
17. At least one parking space is available for service of the Sprint WTF unit. The existing development is consistent with the Policy in that no reduction of required parking spaces is necessary to continue to serve the existing Sprint WTF.
18. The overall parking required to be maintained for the property, and all uses associated with it, is a total of 27 parking spaces for all three lots, identified as Lots 184, 185 and 186 of Tract No. 10377. The applicant and/or property owner is required to maintain the 27 parking stalls and is also required to maintain 997 square feet of landscaping for the parking lot over Lots 184 and 185. Maintenance of required parking and landscaping is in accordance County Code Section 22.28.220 A. and B, Development Standards for the C-3 zone, and as required by Condition No. 1 of approved RCUP 200500182 for the T-Mobile WTF which shares the use of site.
19. **NEIGHBORHOOD IMPACT AND LAND USE COMPATIBILITY.** The existing Sprint WTF is located on commercial property directly across an alley from nonconforming residential land uses to the north located in a commercial zone. The existing Sprint WTF monopole, along with the adjacent but separate T-Mobile WTF monopole located 32 feet to the west, are not the most aesthetically pleasing monopoles for the area. They were designed to resemble parking lot light fixtures, but are clearly distinguishable as communication fixtures with their large canister

enclosures of the antennas located at the top of the poles. However, the Sprint WTF and the neighboring T-Mobile WTF do provide improved communication services for the local community as well as the Los Angeles region. They are compatible commercial mixed land uses that provide service.

20. **SITE VISIT.** Staff conducted a site visit of the subject property on April 26, 2012, and observed the lack of proper screening for the Sprint WTF from the public alley and the adjacent property to the north.
21. **ZONING ENFORCEMENT.** Zoning Enforcement West Staff has successfully conducted conditions checks under CUP 01-102 on the existing Sprint WTF since 2003, and the last check in 2012. As of March 7, 2013, there are no reports of zoning violations on the property.
22. **PUBLIC COMMENTS.** Staff has not received any comments from the public regarding the new CUP application for the continued use of the Sprint WTF.
23. **BURDEN OF PROOF.** The applicant is required to substantiate all facts identified by County Code Section 22.56.040. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the Burden of Proof.
24. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Staff did not solicit any comments from other County Departments, as this is an application for the continued use of an existing WTF facility.
25. **NOTICE OF HEARING.** 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.
26. **GRANT TERM.** 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, with 8 biennial inspections.
27. **DOCUMENT LOCATION.** 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 West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- 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 described in this Ordinance, or 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
 - 2. By other public or private service facilities as are required.

HEARING OFFICER ACTION:

- 1. The Department of Regional Planning has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements as the project is to continue an existing use. 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. 201200032 is APPROVED subject to the attached findings and conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

MKK:RS
03/20/2013

**CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2012-00492-(2)
CONDITIONAL USE PERMIT NO. 201200032**

PROJECT DESCRIPTION

A conditional use permit (CUP) application to allow the continued use of a wireless telecommunication facility (WTF), operated by Sprint, with antennas mounted 50 feet above ground to a 55 foot monopole with related ground mounted equipment located within a commercial center parking lot. The previous CUP No. 01-102 for the Sprint WTF expired on April 2, 2012. A second WTF monopole, not related to this permit application, is also located in the parking lot area.

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 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 conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single 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 inspections (one every other year) for fifteen years**. 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.
13. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by May 20, 2013.
17. 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

18. The facility shall be operated in accordance with all applicable regulations of the State Public Utilities Commission and the Federal Communications Commission.
19. The permittee shall submit to the Zoning Enforcement West 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.

20. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless telecommunications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time, and will be required to have a Revised Exhibit "A" approved in accordance with Condition No. 17.
21. 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 Permits West Section of the Department of Regional Planning.
22. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency.
23. Maintenance on the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
24. The project shall be maintained in substantial compliance with the approved plans marked Exhibit "A". Height of all pole-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A".
25. One parking space for maintenance vehicles shall continue to be provided on-site.
26. The applicant and/or property owner shall continue to provide and maintain a minimum of 27 parking spaces or the required number of parking spaces for the uses on the subject property, identified as Lots 184, 185 and 186 of Tract No. 10377.
27. The applicant and/or property owner shall continue to provide and maintain a minimum of 997 square feet of landscaping for the subject property over Lots 184 and 185 of Tract No. 10377.
28. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement West Section of the Department of Regional Planning the name and contact information of the new property owner or service provider.
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 matches 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. 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 West 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 leaseholder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level. The phone number of Zoning Enforcement (213) 974-6453, shall also be displayed.

PROJECT SITE-SPECIFIC CONDITIONS

33. New equipment, or co-located WTFs added to the facility shall not compromise the visual impact of the facility
34. The height of the facility/utility pole shall not exceed the existing height of 55 feet above grade.
35. Upon termination of this grant or if the facility has ceased to operate, the permittee shall remove such facility and clear the site of all equipment within six months of the cease-of-operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of the Department of Regional Planning and any other government agency. Prior to installation of its facility, the permittee shall post a performance security, satisfactory to the Director of Public Works and provide a copy to the Zoning Enforcement Section of the Department of Regional Planning, in an amount to sufficiently cover the cost of removal of the facility as provided herein. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the permittee's expense.
36. No additional meter boxes outside the existing facility shown in approved Exhibit "A," are authorized by these grants.

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03/20/2013