Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

November 20, 2013

Judy Ma, SureSite Consulting Group
36 Executive Park, Suite 210
Irvine, CA 92614

REGARDING: **PROJECT NO. 2013-02059-(2)**
CONDITIONAL USE PERMIT NO. 201300102
5707 Shenandoah Ave., Baldwin Hills Zoned District (APN 4201-023-008)

Hearing Officer Paul McCarthy, by his action of November 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 **December 3, 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 Andrew Svitek of the Zoning Permits West Section at (213) 974-6462, or by email at asvitek@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: DPW (Building and Safety); Zoning Enforcement

MKK:AS

CC.060412

FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02059-(2)
CONDITIONAL USE PERMIT NO. 201300102

1. **ENTITLEMENT(S) REQUESTED.** The applicant, AT&T Wireless, is requesting a Conditional Use Permit (CUP) to continue the operation and maintenance of an existing wireless telecommunication facility that is structure-mounted within an existing church building in the R-3 (Limited Multiple Residence) Zone pursuant to County Code Section 22.20.290.

2. **HEARING DATE.** November 19, 2013

3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing was held on November 19, 2013, before the Hearing Officer, Paul McCarthy. The applicant's representative, Edward Gala presented testimony in favor of the request and answered questions presented by the Hearing Officer. There being no further testimony, the Hearing Officer closed the public hearing and approved the project subject to the conditions recommended by staff and agreed to by the applicant's representative.

4. **PROJECT DESCRIPTION.** The project is the continued operation and maintenance of an existing structure mounted wireless telecommunication facility consisting of six (6) panel antennas located in an existing church bell tower at 51 feet above grade (a GPS antenna is at 56 feet), including five (5) equipment cabinets, an AWS 200 amp meter, AWS power cabinet and a telco backboard, which are located within a 242-square foot lease area in the basement. The project also involves the replacement of three (3) existing antennas will antennas of identical dimensions (4'-0" antennas, one antenna per sector), and will also be mounted behind existing FRP screening. The site plan shows forty (40) parking spaces, including two (2) spaces within the parsonage garage.

5. **LOCATION.** 5707 Shenandoah Avenue in the unincorporated community of Ladera Heights/View Park-Windsor Hills in the Baldwin Hills Zoned District.

6. **EXISTING ZONING.** The subject property is zoned R-3 (Limited Multiple Residence). Surrounding properties are zoned as follows:

   North: R-1 (Single-family Residence)
   South: R-3
   East: R-3
   West: C-1-DP (Restricted Business, Development Program)

7. **EXISTING LAND USES.** The subject property is developed with a church. Surrounding properties are developed as follows:
   North: Single-family residences
   South: Single-family residences

East: Single-family residences and apartments
West: Kindred Hospital and a business park

8. **PREVIOUS CASES/ZONING HISTORY.** The subject property has the following zoning history:
Zoning Exception Case No. 2694 (approved in 1956) established a church with 49 parking spaces.
Zoning Exception Case No. 7349 (approved in 1964) established a child care center for 30 children.
Zone Exception Case No. 8187 (approved in 1966) authorized the continued operation of the childcare center with 51 parking spaces approved on the property.
Conditional Use Permit No. 1401 (approved in 1979) authorized an increase in the childcare center enrollment from 30 children to 48 children, with less than required parking. The parking requirement for all uses on the property was 54 spaces (at a parking ratio of 1 parking space for every 5 fixed seats inside the church). Forty spaces, including the 2-car garage attached to the parsonage, were depicted on the site plan.

9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the Medium Density Residential (southern half of the property) and Low Density Residential (northern half) land use category of the countywide General Plan. The General Plan acknowledges a variety of non-residential uses and intensities (such as local commercial and industrial services, schools, churches, local parks and other community-serving public facilities) located in residential areas that were established before the adoption of the General Plan in 1980. The General Plan states that it does not intend to preclude further development or expansion of those existing uses. As a church with day care center was established before the adoption of the County General Plan in 1980, the current use of the subject property is consistent with the County General Plan. The wireless telecommunications facility is located within the church steeple as is not visible and also delivers wireless telecommunications service to the surrounding community and is therefore consistent with the permitted uses of the underlying land use category.

10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Sections 22.20.300, 22.20.310, 22.20.320 and 22.20.330 of the County Code, establishments in the R-3 Zone are subject to the following development standards. The existing wireless telecommunications facility is located within a church building that is nonconforming due to height, yard and parking standards of the R-3 Zone.

    - Height (Section 22.20.300) – The height limit in the R-3 Zone is 35 feet. However, the site is nonconforming due to height, as the church steeple was approved in 1956 through Zone Exception Case No. 2694 for a maximum height of 85 feet. The existing GPS antenna is mounted at 56 feet (on the surface of the steeple) and the antennas are located at 51 feet height within the

steeple. As the antennas are not increasing the existing height of the building, the project is in compliance with the height requirements.

- Dwelling unit density (Section 22.20.310) – The project does not involve residential units. Therefore, this provision does not apply.
- Yard requirements (Section 22.20.320) – The required setbacks are fifteen (15) feet in the front and rear and five (5) feet for the side yards. However, the church building was approved in 1956 through Zone Exception Case No. 2694 with 2-foot side yard setbacks. As the wireless telecommunications is entirely contained within an existing building and does not reduce existing side yard setbacks, the project is in compliance with the yard requirements.
- Parking (Section 22.20.330) – The site is nonconforming due to parking spaces. When Conditional Use Permit No. 1401 was approved in 1979, the church was allowed to increase the childcare center's enrollment with less than required parking. The approved plot plan depicts 40 parking spaces on the property. As parking requirements for wireless telecommunications facilities are not specifically listed in Part 11 of Chapter 22.52, a determination regarding parking requirements needs to be made to ensure that the use be served with adequate parking to prevent traffic congestion and excessive on-street parking. The wireless telecommunications facility is unmanned and requires periodic maintenance visits only, the frequency of which is estimated at once a month for approximately an hour per visit. The appropriate parking for the periodic maintenance visits would be one space. As church parking lot is not anticipated to be full during the times of maintenance visits, one of the spaces available in the church parking lot can be utilized for the parking of a maintenance vehicle.

The existing facility meets the applicable standards listed in Subdivision & Zoning Ordinance Policy No. 01-2010 (Wireless Telecommunications Facilities) dated July 26, 2010, as follows:

- Height – The facility is structure-mounted and is within the church steeple. Therefore, as it does not exceed 16 feet above the building roof line, the facility meets the height standard.
- Setback Requirements -- The facility (antennas and equipment boxes) are contained within the building structure (antennas are located within the church steeple and the equipment cabinets are located in the basement) and are not visible, and therefore comply with the setback standards.
- Roof Coverage limits – The wireless facility is located within the church steeple and is visible from the ground and does not have any equipment on the roof.
- Design - The structure-mounted facility is integrated into the building's design.
- Security – Access to the facility (antennas and equipment) is restricted to authorized personnel.
- Fencing – No fencing is used for the facility as it is contained fully within the building structure.
- Lighting – No lighting is used on the facility
- Sensitive Use – The facility is located in a church facility that is also used for a day care facility. The facility is located within portions of the building (church

steeple and the basement) so as not to be intrusive from the educational activities. The permittee is required to maintain a sign listing the name, address and telephone number of the service provider on the grounds of the property.

- Displacement of Required Parking – The facility is within the building structure and therefore no required parking is displaced.
- Maintenance – The facility is required to be maintained in a good condition by the permittee. The facility is serviced on a regular basis, on a monthly basis, by the service provider.
- Graffiti – The facility is fully enclosed within the building structure and therefore graffiti is not an issue.
- Removal – The permittee is required to remove the facility within six months after ceasing operation.
- Compliance Reports – Upon request, the permittee is required to submit reports to the Department of Regional Planning to show compliance with the maintenance requirements.
- Federal Communications Communication (FCC) Compliance – The permittee has submitted the facility's compliance with the FCC rules covering RF exposure regarding the existing facility.

11. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The project is located within the structure of an existing church building (antennas are in the church steeple and the equipment cabinets are located in the basement), with no equipment in the exterior of building or ground-mounted. The church building is located on a 1.18 acre parcel which is buffered from the surrounding parcels by parking and landscaped areas. As a result, there are no visual impacts associated with the project.

12. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** As the project is the continued use and operation of an existing wireless telecommunications facility no other County agencies were required to comment on the application.

13. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** As the project is the continued use and operation of an existing wireless telecommunications facility no other agencies were required to comment on the application.

14. **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 and property posting.

15. **PUBLIC COMMENTS.** No public comments have been received.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

16. The continued operation and maintenance of the existing wireless telecommunications facility is consistent with the Medium Density Residential and Low Density Residential land use designations as it promotes phone and data communications for residents in the surrounding vicinity and will be compatible with the permitted uses of the underlying land use category. Therefore, the proposed use will be consistent with the adopted general plan for the area.

17. The existing wireless communications facility is entirely within the building structure and does not increase the building footprint of the existing church building and operations of the facility are required to comply with all regulations regarding health and safety. 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 existing wireless telecommunications facility is within the building structure of an existing church which is located on a large parcel that is buffered from adjacent areas by landscaped and parking areas. 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

19. The existing wireless telecommunications facility is located within the building structure of an existing church which has access to public streets. 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. The project involves the continued use of an existing wireless telecommunications facility with no additions or new construction in an urban, developed area. Therefore, the project qualifies as 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 West 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, 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 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. 201300102 is approved subject to the attached conditions.

ACTION DATE: November 19, 2013

MKK:AS
11/20/13

c: Hearing Officer, Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02059-(2)
CONDITOINAL USE PERMIT NO. 201300102

PROJECT DESCRIPTION

The project is a request for a Conditional Use Permit (CUP) to continue the operation and maintenance of an existing wireless telecommunications facility that is structure-mounted within an existing church building, 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 reasonably 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 reasonably 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 November 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 thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the wireless telecommunications facility and satisfaction of Condition No. 2 shall be considered use of this grant.

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 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 – WIRELESS TELECOMMUNICATIONS FACILITY

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 provide upon request to the Zoning Enforcement Section 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 permittee 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 provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.

23. All structures shall conform to the requirements of the Division of Building and Safety 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. If the subject property is adjacent to residences, construction and maintenance of 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.

26. 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.

27. 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.

28. The maximum height of the facility shall not exceed 51 feet to center of antennas, and 56 feet to center of GPS antennas above finished grade.

29. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.

30. 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.

31. 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 by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.

32. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.

33. The 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.

34. 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.

35. Upon termination of this grant or after the construction of this facility, 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.

36. New equipment added to the facility shall not compromise the stealth design of the facility.

37. The name, address and telephone number of the service provider shall be displayed on the subject property.