

Hearing Officer Transmittal Checklist

Hearing Date 1/6/15
Agenda Item No. 2

Project Number: R2014-00482-(5)
Case(s): Conditional Use Permit Case No. 201400022
Planner: Iris Chi

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: 



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2014-00482-(5)

HEARING DATE

January 6, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400022

PROJECT SUMMARY

OWNER / APPLICANT

Franchise Realty Interstate Corp./AT&T Mobility

MAP/EXHIBIT DATE

October 25, 2013

PROJECT OVERVIEW

The applicant, AT&T Mobility, is requesting a Conditional Use Permit for the continued operation and maintenance of an existing wireless telecommunications facility consisting of a 65 foot monopole camouflaged as a palm tree and a 200 square foot equipment shelter. The previously approved permit is CUP No. 01-108.

LOCATION

25323 Chiquella Lane Newhall, CA 91381

ACCESS

Via Chiquella Lane

ASSESSORS PARCEL NUMBER(S)

2826-021-023

SITE AREA

1.75 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Newhall

LAND USE DESIGNATION

C-M – Major Commercial

ZONE

C-3 (Unlimited Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Santa Clarita Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.28.210 (C-3 Uses Subject to Permits)
 - 22.28.220 (C-3 Zone Development Standards)
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)

CASE PLANNER:

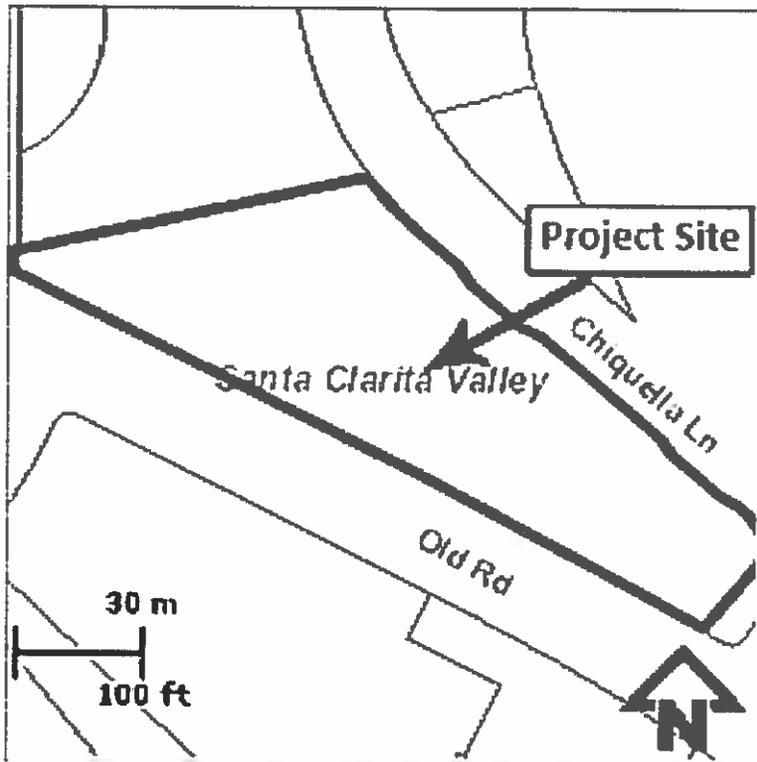
Iris Chi, AICP

PHONE NUMBER:

(213) 974 - 6443

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ichi@planning.lacounty.gov



ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the continued operation and maintenance of an existing wireless telecommunications facility (WTF) in the C-3 (Unlimited Commercial) Zone pursuant to County Code Section 22.28.210.

PROJECT DESCRIPTION

The applicant, AT&T Mobility, is requesting a Conditional Use Permit for the continued operation and maintenance of an existing wireless telecommunications facility consisting of a 65 foot monopole camouflaged as a palm tree and a 200 square foot equipment shelter. The previously approved permit is CUP No. 01-108.

The site plan for the Project depicts an existing 65 foot monopalm WTF with a 200 square foot equipment shelter within the lease area of 356 square feet. The Project Site is located on the southeastern portion of the parcel. There is a McDonald's fast food restaurant in the northwestern portion of the parcel. There is vehicular parking provided for the McDonald's. The WTF is a monopalm and has a stealth design so it resembles a palm tree. Artificial palm tree fronds are added to disguise the antennas and the antennas are also painted green for further camouflage. There is a 4 foot high wrought iron fence that surrounds the WTF and the equipment shelter also acts as a wall. Landscaping is provided on the property. The applicant is proposing minor changes by swapping out antennas and equipment.

EXISTING ZONING

The subject property is zoned C-3.

Surrounding properties are zoned as follows:

North: C-3

South: C-3

East: City of Santa Clarita

West: R-3 (Unlimited Multiple Residence), RPD-1-1.4U (Residential Planned Development - One Acre Minimum Lot Size – 1.4 Dwelling Units Per Acre), RPD-1-2.7U (Residential Planned Development – One Acre Minimum Lot Size – 2.7 Dwelling Units Per Acre)

EXISTING LAND USES

The subject property is developed with McDonald's restaurant and WTF.

Surrounding properties are developed as follows:

North: Restaurant, Gas station, Auto repair shop, Inn

South: Retail shopping plaza, Inn

East: 5 Freeway, Fast food restaurant

West: Single family residences

PREVIOUS CASES/ZONING HISTORY

Conditional Use Permit No. 01-108-(5)

- Approved the construction, operation and maintenance of an unmanned WTF consisting of a 65 monopole camouflaged as a palm tree and equipment cabinets.
- Approved on May 15, 2002
- Expired on May 15, 2012

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is exempt and is not an exception to the exemption since it is not located in an environmentally sensitive area. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the CM – Major Commercial land use category of the Santa Clarita Valley Area Plan. This designation is intended to promote the development of regional focal points for commercial, entertainment and cultural uses serving the general public and drawing from a large market area. The existing WTF is compatible with the surrounding commercial environment and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *General Plan Public Services Policy 58: "Maintain high quality emergency response services."*

Cellular service is often used to make emergency calls. The existing facility will ensure that such service is readily available, and useable in the case of an emergency.

Zoning Ordinance and Development Standards Compliance

Title 22 of the County Code does not explicitly specify 'WTF' as a use. The use most consistent with a WTF specified in the County Code is 'radio or television stations and towers.' Pursuant to Section 22.32.130 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone C-3, provided that a CUP is first obtained.

In addition, the project complies with applicable development standards of Subdivision & Zoning Policy No. 01-2010 (Wireless Telecommunications Facilities) for ground-mounted WTFs not located on a public right-of-way by not exceeding the maximum permitted height of 75 feet. The WTF is 65 feet tall with faux palm fronds extending out from the top.

Site Visit

Staff inspected the project site on September 25, 2014 and found the property to be in compliance.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

That the requested use at the location will not:

1. *Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or*
 2. *Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*
 3. *Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.*
- The existing unmanned WTF is a stealth monopalm and will make no visual impacts to the surrounding commercial uses. The facility is a benefit to the area by providing uninterrupted cell phone coverage to its surrounding customers. This will give its customers up to date service that will continue to give them the ability to communicate while mobile.

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.

- The unmanned WTF is further blended into the area by having palm trees surrounding it. Due to the nature of the unmanned wireless facility, it does not require the above mentioned items. However, the stealth design of the monopalm helps integrate the facility to the surrounding area and helps blend the facility to the existing vegetation.

That the proposed site is adequately served:

1. *By highways or streets of sufficient width, and improve 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.*
- Due to the nature of the unmanned facility and the lack of employees on site there would be no potential traffic impacts and would not generate any new traffic. The interstate 5 freeway generates much of the traffic in the surrounding area. There are only preventative maintenances scheduled for twice in a calendar year for this Project Site. There is enough parking onsite to accommodate these scheduled maintenance visits.

Neighborhood Impact/Land Use Compatibility

The existing WTF design is appropriate for the site and area. The WTF is located at the edge of the McDonald's parking lot. It is disguised as a faux palm tree and there are other palm trees in the same vicinity of the WTF. The real palm trees allow for the monopalm WTF to blend in with the surrounding environment. There are residential homes 500 feet from the WTF but the residences are screened by trees and other retail uses.

The WTF will not be detrimental to the surrounding community. A WTF provides valuable telecommunications infrastructure to the community and is consistent with the established use and zoning requirements for the subject property. The ability to make emergency calls is important in any environment. The additional coverage will be beneficial for the public and emergency personnel, such as the Fire and Sheriff's Departments.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has not received any comments at this time.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

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

STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** of Project Number R2014-00482-(5), Conditional Use Permit Number 201400022, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER 201400022 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Iris Chi, Planner, Zoning Permits North Section
Reviewed by Paul McCarthy, Supervising Regional Planner, Zoning Permits North Section

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Photographs, Aerial Image
Site Plan, Land Use Map

PMC:IC
12/18/14

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00482-(5)
CONDITIONAL USE PERMIT NO. 201400022**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400022 ("CUP") on January 6, 2015.
2. The permittee, AT&T Mobility ("permittee"), requests the CUP to authorize the continued operation and maintenance of an existing wireless telecommunications facility (WTF) ("Project") on a property located at 25323 Chiquella Lane in the unincorporated community of Santa Clarita Valley ("Project Site") in the C-3 (Unlimited Commercial) zone pursuant to Los Angeles County Code ("County Code") section 22.28.210.
3. The Project Site is 1.75 gross acres (1.48 net acres) in size and consists of two legal lots. The Project Site is irregular in shape with gentle-sloping topography and is developed with a McDonald's fast food restaurant and a WTF.
4. The Project Site is located in the Newhall Zoned District and is currently zoned C-3.
5. The Project Site is located within the C-M (Major Commercial) land use category of the Santa Clarita Valley Area Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: C-3
 - South: C-3
 - East: City of Santa Clarita
 - West: R-3 (Unlimited Multiple Residence), RPD-1-1.4U (Residential Planned Development - One Acre Minimum Lot Size – 1.4 Dwelling Units Per Acre), RPD-1-2.7U (Residential Planned Development – One Acre Minimum Lot Size – 2.7 Dwelling Units Per Acre)
7. Surrounding land uses within a 500-foot radius include:
 - North: Restaurant, Gas station, Auto repair shop, Inn
 - South: Retail shopping plaza, Inn
 - East: 5 Freeway, Fast food restaurant
 - West: Single family residences
8. One previous zoning case was approved for the Project. CUP No. 01-108-(5) was approved on May 15, 2002, for the construction, operation and maintenance of an unmanned WTF. The permit expired on May 15, 2012.

9. The site plan for the Project depicts an existing 65 foot monopalm WTF with a 200 square foot equipment shelter within the lease area of 356 square feet. The Project Site is located on the southeastern portion of the parcel. There is a McDonald's fast food restaurant in the northwestern portion of the parcel. There is vehicular parking provided for the McDonald's. The WTF is a monopalm and has a stealth design so it resembles a palm tree. Artificial palm tree fronds are added to disguise the antennas and the antennas are also painted green for further camouflage. There is a 4 foot high wrought iron fence that surrounds the WTF and the equipment shelter also acts as a wall. Landscaping is provided on the property. The applicant is proposing minor changes by swapping out antennas and equipment.
10. The Project Site is accessible via Chiquella Lane to the northeast and The Old Road to the southwest. Primary access to the Project Site will be via an entrance/exit on both Chiquella Lane and The Old Road.
11. Regional Planning staff has not received any comments or recommendations from County Departments.
12. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is an existing WTF with minimal proposed changes that are negligible expansion of use beyond that which previously existed.
13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. Prior to the Hearing Officer's public hearing, the Department of Regional Planning ("Regional Planning") staff did not receive any correspondence from the public regarding the Project.
15. *To be inserted after the public hearing to reflect hearing proceedings.*
16. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan. The project site is located within the CM – Major Commercial land use category of the Santa Clarita Valley Area Plan. This designation is intended to promote the development of regional focal points for commercial, entertainment and cultural uses serving the general public and drawing from a large market area. The existing WTF is compatible with the surrounding commercial environment and is therefore consistent with the permitted uses of the underlying land use category.
17. The Hearing Officer finds that the Project is consistent with the surrounding area in the unincorporated community of Santa Clarita Valley. The existing WTF design is appropriate for the site and area. The WTF is located at the edge of the McDonald's parking lot. It is disguised as a faux palm tree and there are other palm trees in the

same vicinity of the WTF. The real palm trees allow for the monopalm WTF to blend in with the surrounding environment. There are residential homes 500 feet from the WTF but the residences are screened by trees and other retail uses.

The WTF will not be detrimental to the surrounding community. A WTF provides valuable telecommunications infrastructure to the community and is consistent with the established use and zoning requirements for the subject property. The ability to make emergency calls is important in any environment. The additional coverage will be beneficial for the public and emergency personnel, such as the Fire and Sheriff's Departments.

18. The Hearing Officer finds that the Project is consistent with the development standards of the C-3 zone, as set forth in section 22.32.140. Title 22 of the County Code does not explicitly specify 'WTF' as a use. The use most consistent with a WTF specified in the County Code is 'radio or television stations and towers.' Pursuant to Section 22.32.130 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone C-3, provided that a CUP is first obtained.

In addition, the project complies with applicable development standards of Subdivision & Zoning Policy No. 01-2010 (Wireless Telecommunications Facilities) for ground-mounted WTFs not located on a public right-of-way by not exceeding the maximum permitted height of 75 feet. The WTF is 65 feet tall with faux palm fronds extending out from the top.

19. The Hearing Officer finds that the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The existing unmanned WTF is a stealth monopalm and will make no visual impacts to the surrounding commercial uses. The facility is a benefit to the area by providing uninterrupted cell phone coverage to its surrounding customers. This will give its customers up to date service that will continue to give them the ability to communicate while mobile.
20. The Hearing Officer finds 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. The unmanned WTF is further blended into the area by having palm trees surrounding it. Due to the nature of the unmanned wireless facility, it does not require the above mentioned items. However, the stealth design of the monopalm helps integrate the facility to the surrounding area and helps blend the facility to the existing vegetation.
21. The Hearing Officer finds 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. Due to the nature of the unmanned facility and the lack of employees on site there would be no potential traffic impacts and would not generate any new traffic. The interstate 5 freeway generates much of the traffic in the surrounding area. There are only preventative maintenances scheduled for twice in a calendar year for this Project Site. There is enough parking onsite to accommodate these scheduled maintenance visits.

22. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to fifteen (15) years.
23. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Santa Clarita Valley community. On August 11, 2014, a total of 122 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties.
24. 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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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.
- C. 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.
- D. 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 HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201400022, subject to the attached conditions.

ACTION DATE: January 6, 2014

PMC:IC
12/18/14

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00482-(5)
CONDITIONAL USE PERMIT NO. 201400022**

PROJECT DESCRIPTION

The project is for the continued operation and maintenance of a 65 foot monopalm wireless telecommunications facility 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, 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 January 6, 2030.** 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 monopalm 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 conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" 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 **March 6, 2015**.
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 substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the continued operation and maintenance of a wireless telecommunications facility disguised as a monopalm.

PERMIT SPECIFIC CONDITIONS

20. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
21. 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.
22. 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.
23. 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.

24. 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.
25. If any external lighting is proposed, including security lighting, it 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.
26. 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.
27. 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.
28. 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.
29. The maximum height of the facility shall not exceed 65 feet.
30. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
31. 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.
32. 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.
33. 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.

34. 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.
35. 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.
36. Upon termination of this grant, 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.
37. New equipment added to the facility shall not compromise the stealth design of the facility.
38. Antennas shall be painted or covered to match their background (branches or trunk). The antennas shall not extend beyond the monotree branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective brown paint to match the bark.



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

- A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

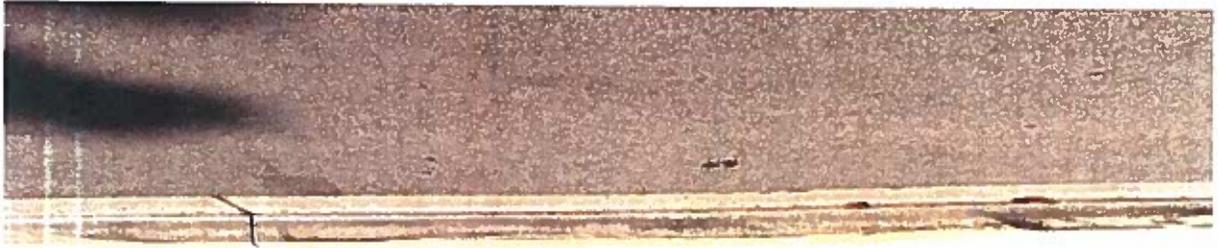
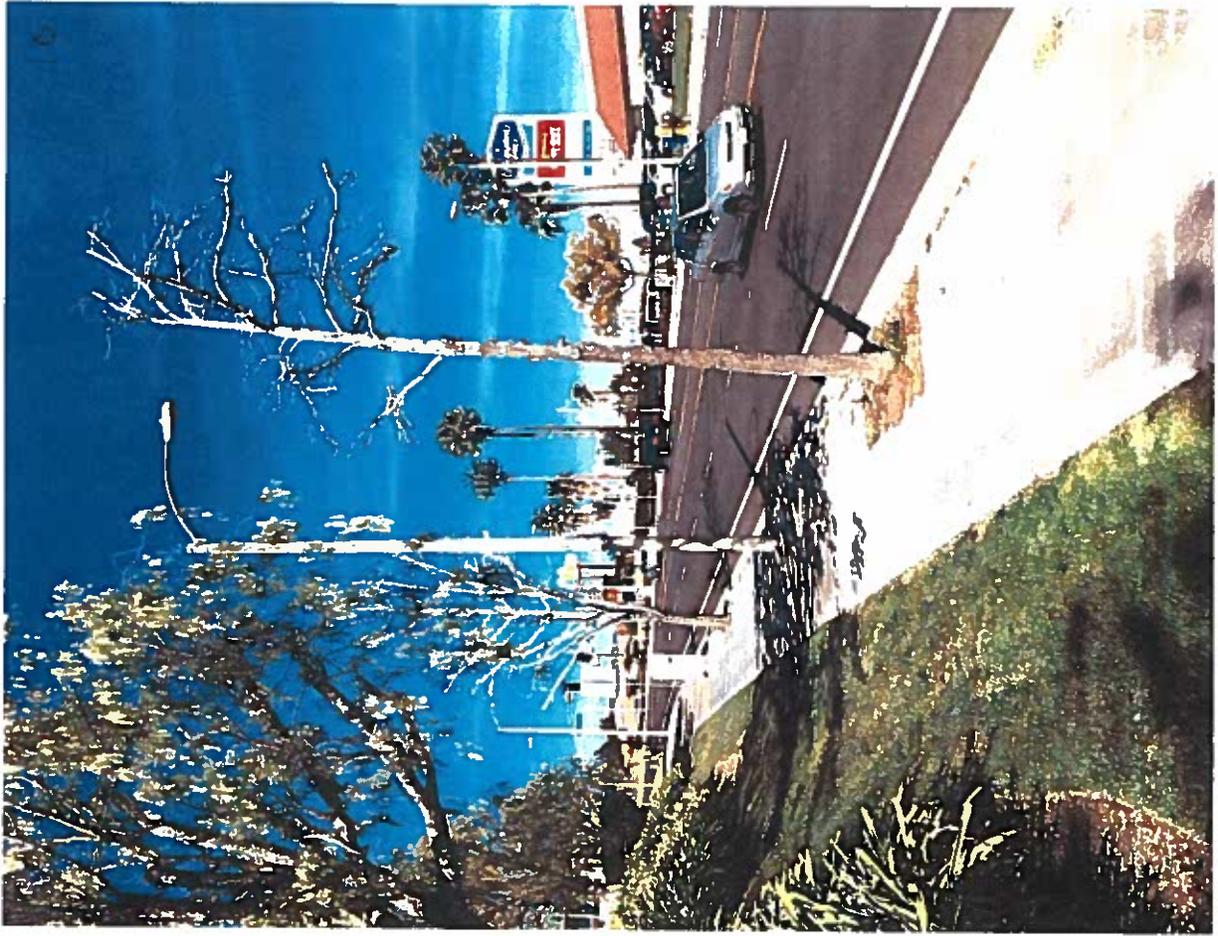
The existing unmanned wireless telecommunications facility is a stealth monopalm, and as such, will make no visual impacts to the surrounding commercial uses. The facility is a benefit to the area by providing uninterrupted cell phone coverage to its surrounding customers. This will give its customers up to date service that will continue to give them the ability to communicate while mobile.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The unmanned wireless facility is further blended into the area by having palm trees surrounding it. Due to the nature of the unmanned wireless facility, it does not require the above mentioned items. However, the stealth design of the monopalm helps integrate the facility to the surrounding area and helps blend the facility to the existing vegetation.

- 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.

Due to the nature of the unmanned facility, and the lack of employees on site, there would be no potential traffic impacts and would not generate any new traffic. The interstate 5 freeway generates much of the traffic in the surrounding area.







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Feet

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COUNTY OF LOS ANGELES



500' RADIUS MAP

GC MAPPING SERVICE, INC.
 2055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1050 FAX (626) 441-8850

LEGEND
 ○ SINGLE FAMILY RESIDENCE
 ALL OTHER USES AS SHOWN

CASE NO
 DATE 02-21-2014
 SCALE 1" = 100'
 LAND USE MAP