

# Hearing Officer Transmittal Checklist

Hearing Date  
May 5, 2015  
Agenda Item No.  
4

Project Number: R2014-00867-(5)  
Case(s): Conditional Use Permit Case No. 201400036  
Planner: Jeantine Nazar

- 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
- CUP201200027 Approval
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Reviewed By: 



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

**PROJECT NUMBER** R2014-00867-(5)  
**HEARING DATE** May 5, 2015

**REQUESTED ENTITLEMENTS**  
 Conditional Use Permit No. 201400036

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Ramona Avenue Christian Church/Verizon  
 Wireless

**MAP/EXHIBIT DATE**

02/13/14

**PROJECT OVERVIEW**

The applicant requests a conditional use permit for the construction, operation and maintenance of a 45-foot wireless telecommunications facility disguised as a monopine in the R-A-7500 Zone pursuant to County Code section 22.20.420

**LOCATION**

444 Ramona Avenue

**ACCESS**

Juanita Avenue

**ASSESSORS PARCEL NUMBER(S)**

8391-013-048

**SITE AREA**

880 square feet

**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan

**ZONED DISTRICT**

San Dimas

**LAND USE DESIGNATION**

1-Low Density Residential

**ZONE**

R-A-7,500

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.20. 450 (R-A Zone Development Standards)

**CASE PLANNER:**

Jeanine Nazar

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**ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) for the construction, operation and maintenance of a 45-foot wireless telecommunications facility ("WTF") disguised as a monopine in the R-A-7500 (Residential Agricultural - 7,500 square feet minimum lot size) zone pursuant to County Code Section 22.20.420.

**PROJECT DESCRIPTION**

Verizon Wireless is seeking to install a new 45-foot monopole disguised as a monopine consisting of twelve panel antennas, eight feet high, six remote radio units (RRUs), twelve tower mounted amplifiers (TMAs), twelve tower mounted amplifiers, two RAYCAPS, microwave dish and GPS antennas. The equipment will be enclosed within a lease area enclosure and will include five equipment cabinets and one stand-by generator and associated power/telco connections.

The WTF is located at 444 Ramona Avenue within the unincorporated community of La Verne. Access to the property is via Juanita Avenue through two separate driveways for ingress and egress purposes.

**EXISTING ZONING**

The subject property is zoned R-A-7,500 (Residential Agricultural) within the San Dimas Zoned District.

Surrounding properties are zoned as follows:

North: R-A-7,500  
South: City of La Verne  
East: R-A-7,500  
West: R-A-7,500

**EXISTING LAND USES**

The subject property is developed with a church/preschool.

Surrounding properties are developed as follows:

North: Single Family Dwellings  
South: Single Family Dwellings  
East: Single Family Dwellings  
West: Single Family Dwellings

**PREVIOUS CASES/ZONING HISTORY**

CUP 62 established a church use at this location and expired on April 11, 1982. CUP 94-081 authorized the continued operation of an existing church and two pre-school facilities and expired on September 18, 2007. CUP201200027 authorized the continued operation of an existing church and two preschool facilities and will expire on October 16, 2042.

**ENVIRONMENTAL DETERMINATION**

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small

structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The entitlement request is to authorize the construction of a 45-foot monopole disguised as a monopine within a yard that already has several trees with heavy branches. The monopine would blend in with the existing trees. The proposed WTF monopine would include heavy branching and antenna socks to screen the facility from public view. The project site is located adjacent to residential dwellings and the photo simulations show that the proposed facility would be essentially unnoticeable to the casual observer. The lease area would be enclosed within a CMU wall to match the color and texture of the church building. Los Angeles County Public Health recommends that the diesel powered emergency generator do not exceed 60 dBA and to limit the generator maintenance run test to less than 15 minutes. Additionally the project shall adhere to the requirement of the County Noise Control Ordinance in Chapter 12.08. Therefore the unmanned WTF would generate minimum impacts on traffic, noise, and aesthetics. 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 Low Density Residential land use category of the Countywide General Plan. This designation is intended for single-family dwellings of 1 to 6 dwelling units per acre, schools, churches, local parks and other community-serving public facilities. The WTF serves the residential community by providing wireless telecommunications. The project site is a wireless facility, which provides cellular phone services to the residents in the neighborhood, and is a suitable use; and 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:

Policy D.63-"Maintain high quality emergency response service."

*The proposed antennas and associated equipment will provide emergency service by connecting to close emergency dispatchers to assist the local residents, and church goes in emergency situations.*

Further, the following Goals of the General Plan, Land Use Section, Part D, are applicable to the subject property and serve as guidelines for development:

"To provide for land use arrangements that take full advantage of existing public service and facility capacities:"

*The wireless facility will improve communication network for the residents in the area by providing service networks.*

#### Zoning Ordinance and Development Standards Compliance

The proposed wireless facility is located in the R-A zone. A wireless telecommunications facility is not a defined use in the Zoning Ordinance, however, staff

traditionally utilizes the defined use of "radio and television stations and towers" as a comparable use. Radio and television stations and towers are uses subject to a CUP.

Section 22.52.1220 of the County Code determines parking requirements for uses that are not specified and requires that parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits, typically once a month. The church parking lot will accommodate the required parking space for maintenance vehicles.

**Burden of Proof**

The applicant is required to substantiate all facts identified by Section 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.

**Neighborhood Impact/Land Use Compatibility**

The proposed monopine with heavy branches would blend with similar trees in the area and would have little visual impact.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The Department of Public Health cleared the project in its letter dated September 19, 2014 contingent upon complying with noise related conditions. Staff has included DPH requirements in the draft conditions of approval.

**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 R2014-00867, Conditional Use Permit Number 201400036, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

PROJECT NO. R2014-00867-(5)  
CONDITIONAL USE PERMIT NO. 201400036

STAFF ANALYSIS  
PAGE 4 OF 4

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT 201400036 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Jeantine Nazar, RPAII, Zoning Permits East Section  
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

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

MM:JN  
April 15, 2015

**DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-000867 -(5)  
CONDITIONAL USE PERMIT NO. 201400036**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400036 ("CUP") on May 5, 2015.
2. The permittee, Verizon Wireless ("permittee"), requests the Project Permit to authorize the construction, operation, and maintenance of a 45-foot wireless telecommunications facility disguised as a monopine with the associated equipment ("Project") on a property located at 444 Ramona Avenue within the unincorporated community of La Verne ("Project Site") in the R-A-7,500 (Residential Agricultural – Minimum Lot Size 7,500 Square Feet) Zone pursuant to Los Angeles County Code ("County Code") Section 22.20.420.
3. The Project Site consists of two separate lease areas of 400 square feet and 480 square feet totaling 880 square feet located on the north and east sides of a single legal lot of 2.5 acres. The Project Site is irregular in shape with flat topography and is developed with a church and two preschools.
4. The Project Site is located in the San Dimas Zoned District and is currently zoned R-A-7,500.
5. The Project Site is located within the Low Density Residential land use category of the Countywide General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
  - North: R-A-7,500
  - South: City of La Verne
  - East: R-A-7,500
  - West: R-A-7,500
7. Surrounding land uses within a 500-foot radius include:
  - North: Single-Family Residences
  - South: Single-Family Residences
  - East: Single-Family Residences
  - West: Single-Family Residences
8. Previous Cases/Zoning History  
CUP 62 established a church use at this location and expired on April 11, 1982. CUP 94-081 authorized the continued operation of an existing church and two pre-school facilities and expired on September 18, 2007.

CUP201200027 authorized the continued operation of an existing church and two preschool facilities and will expire on October 16, 2042.

9. The site plan for the Project depicts two separate lease areas: The monopine 45 feet in height is located within a 400-square-foot (20'x20') lease area on the east side and includes twelve panel antennas, twelve tower mounted amplifiers (TMAs) mounted behind the antennas painted to match branches, and six remote radio units (RRU), GPS antennas, microwave dish and RAYCAPS. The equipment cabinets are located in a 480-square-foot (20'x24') lease area on a concrete pad enclosed within an 8'-8" CMU wall. The equipment shelter includes equipment cabinets and a generator.
10. The Project Site is accessible via Juanita Avenue to the south through two separate driveways for ingress and egress.
11. Section 22.52.1220 of the County Code determines parking requirements for uses that are not specified and requires that parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. The proposed WTF will be unmanned and will require periodic maintenance visits, typically once a month. The existing church/preschool parking will accommodate the required parking space for maintenance vehicles.
12. The County Department of Public Health ("Public Health") recommends approval of the Project with recommended conditions pertaining to construction and operational noise impacts of the generator, conditions that are included in the Project's conditions.
13. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3 Exemption, - New Construction or Conversion of Small Structures, under 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 involved the construction, operation, and maintenance a WTF disguised as a monopine, which would include heavy branching and antenna socks to screen the facility from public view. The project will not have a substantial impact on the surrounding environment. The proposed monopine is similar to other pine trees of similar height on the subject property and in the neighborhood and is compatible with the surrounding area and essentially be unnoticeable to casual observer. Staff requested that the monopine trunk be colored brown to be similar to other tree trunks in the vicinity and that the applicant provides antenna pine sucks to minimize visual impacts. The equipment lease area is enclosed within a CMU wall and does not have a negative impact.
14. The Federal Communications Commission (FCC) sets standards for safe human exposure to non-ionizing electromagnetic radiation. The conditions of approval require written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when

operating at full strength and capacity for the lifetime of this conditional use permit. The applicant has provided a statement of compliance with FCC/FAA.

15. Pursuant to the 1996 Telecommunications Act, local jurisdictions are preempted from considering radio frequency emissions, when regulating WTFs, as long as such facilities comply with FCC regulations.
16. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff not received any comments in favor or against this project.
17. *To be inserted after the public hearing to reflect hearing proceedings.*
18. The Hearing Officer finds that the existing wireless facility will improve communication network for the residents and the church staff in the area by providing enhanced service networks. Therefore, the Project is consistent with the permitted uses of the underlying land use category.
19. The Hearing Officer finds that the project is compliant with the department WTF standards for height, which requires that the ground mounted facility not to exceed a maximum height of 75 feet. The proposed monopine is 45 feet high.
20. The Hearing Officer finds that the project is compliant with the department WTF standards for design. Wireless facilities are required to camouflage the antennas to minimize visual impacts and to provide appropriate screening. The proposed WTF is on an monopine structure and the antennas will be camouflaged with pine fronds. The lease area is enclosed by a 8'-8" high CMU wall.
21. The Hearing Officer finds that the existing church/preschool parking lot will satisfy the parking requirement for the wireless telecommunications facility.
22. The proposed WTF is consistent with the General Plan policy by providing high quality emergency response service and assist the local residents, church and school staff in emergency situations. Therefore, the Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted Countywide General Plan.
23. The project provides important telecommunications infrastructure to the community, and uses camouflage techniques to minimize visual impacts to the site. Therefore, the Hearing Officer finds that the proposed use at the site will not have a substantial impact on the surrounding environment and 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.
24. The Hearing Officer finds that the Project is compliant with the Department's development guidelines for wireless facilities related to height and design. Therefore,

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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

25. The access to the site is from Juanita Avenue, a major thoroughfare, 60 feet wide. The WTF does not generate traffic expect for monthly maintenance or repair visits. Therefore, 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.
26. 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 15 years.
27. 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 La Verne community. On March 19, 2015 a total of 143 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 five notices to those on the courtesy mailing list for the San Dimas Zoned District and to any additional interested parties.
28. 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 East 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 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves Conditional Use Permit Number 201400036, subject to the attached conditions.

MM: JN  
04/15/2015

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-00867-(5)  
CONDITIONAL USE PERMIT NO. 200600233  
PARKING PERMIT CASE NO. 201400001**

**PROJECT DESCRIPTION**

The project is a request for a conditional use permit to authorize the construction, operation and maintenance of a wireless telecommunications facility (WTF) in the R-A-7,500 (Residential Agricultural – 7,500 square feet minimum lot size) 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 May 5, 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 two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The

permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **Eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code 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 Copies (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **July 5, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **Three Copies (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.

#### PERMIT SPECIFIC CONDITIONS

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall 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. 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.

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 45 feet above finished grade line.
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.
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, 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.
36. 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. The WTF shall match the photo simulations Exhibits and shall include pine socks. The proposed monopine pole shall be colored brown to match the adjacent tree.
37. Appurtenant equipment boxes shall be screened or camouflaged.
38. The name, address and telephone number of the service provider shall be displayed on the subject property.

**PROJECT SITE SPECIFIC CONDITIONS**

39. This grant shall authorize the construction, operation, and maintenance of a 45-foot WTF disguised as a monopine in the R-A-7,500 Zone:
40. The permittee shall obtain clearances from the Fire and Public Health Departments;
41. The noise from the proposed diesel powered emergency generator shall not exceed 60 dBA at the nearest residential property line during non-emergency operations (i.e. generator maintenance run test for less than 15 min);
42. The generator shall not exceed the day time exterior noise standard;
43. The emergency generator maintenance test run should be restricted to the hours between 9 am- 9pm. The test shall run during the day Monday through Saturdays only. No test shall be run on Sundays;
44. Construction activities shall be limited to the hours of 7am to 7pm. Monday through Saturday. No construction work on Sundays and Holidays shall be done. The applicant shall adhere to the construction noise requirements contained in the Los Angeles County Noise Control Ordinance, Title 12, Section 12.08 Part 3.

Public Health Department Letter dated September 19, 2014



DEVELOPMENT SERVICES

Authorized Agent for VZW

Setting the new standard

Core Development Services

2749 Saturn Street

Brea, CA 92821

Main: (714)729-8404

Fax: (714)333-4441

web: www.core.us.com

**County of Los Angeles**  
**Application for a Conditional Use Permit**  
*Project Information and Justification*

Verizon Wireless ("VZW") is requesting approval of a Conditional Use Permit for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

VZW Site ID: Ghent <sup>03</sup>  
Address: 444 Ramona Avenue, La Verne, CA 91750  
APN: 8391-~~559-2613~~ <sup>048</sup>  
Zoning: R-A-7500 (Single-family residential)  
Use: Religious Institution (Church)/unmanned wireless facility

**Project Representative (Main Point of Contact)**

Ross Miletich, Zoning Manager  
Core Development Services  
2749 Saturn Street  
Brea, CA 92821  
714-319-7875  
[Rmiletich@core.us.com](mailto:Rmiletich@core.us.com)

**VZW Contact**

Verizon Wireless  
15505 Sand Canyon Ave.  
Building D, 1<sup>st</sup> Floor  
Irvine, CA 92618  
949-286-7000

**Project Description**

VZW proposes to build an unmanned wireless facility on Ramona Avenue Christian Church's property, located at 444 Ramona Avenue, La Verne, CA 91750 (APN: 8391-013-048). Although the property in question has a La Verne mailing address, the parcel is in fact part of unincorporated Los Angeles County. VZW will construct a 45' tall Monopine tree and will include the following significant elements: one (1) 45' tall monotree, twelve (12) 8' tall panel antennas, eight (8) Remote Radio Units (RRUs) to boost site signal, twelve (12) Tower Mounted Amplifiers, two (2) RAYCAPS, one (1) microwave dish, and three (3) GPS antennas. The site equipment will be enclosed within one (1) 24x20 CMU equipment enclosure, and will include five (5) outdoor equipment cabinets, one (1) stand-by generator, and all associated power/telco connections necessary for site functionality.

The proposed wireless facility will be in a somewhat aesthetically sensitive neighborhood in that the proposed facility is almost entirely surrounded by residences. As demonstrated in the propagation analysis and alternative site analysis below, the Ramona Avenue church is the only viable property for this site, and VZW has put significant effort into making the site's aesthetic impacts mitigated or minimal. For one, the proposed monopole will be screened as a pine, with heavy branching and antenna socks to screen the facility from public view. Moreover, VZW has located the proposed facility within a part of the yard that already has heavy tree-coverage on site. The facility will blend in with the existing trees and will, per the attached photosimulations, be essentially unnoticeable to the casual observer. Further, VZW has screened the site equipment within a CMU equipment shelter located on the back of the church building, and will paint and texture the facility to match the existing building. Essentially, VZW aims to make the proposed equipment shelter resemble an extension to the existing building. Finally, VZW will mitigate the potential noise concerns from the facility by scheduling routine generator cycling during mid-day when most of the residents will be at work. VZW is also willing to add additional sound mitigation should the

County deem it necessary. Overall, the facility should have minimal aesthetic impacts on the surrounding residences, while providing significant increases in Verizon signal strength.

#### **Code Consistency Analysis**

In compliance with Los Angeles County's Wireless Policy, no. 01-2010, VZW makes provision for the following design requirements:

- Development Standards, Height, pt. A: VZW's proposed facility does not exceed 75'. Although facility does exceed 35', this height extension is necessary in order to make site functional.
- Development Standards, Site Design, pt. C, Monopole: VZW's proposed facility is effectively screened in a number of ways; VZW is utilizing existing vegetation to screen the proposed facility, is using heavy branching and antenna socks to further conceal the facility, and has set the facility back approximately 70' from the Right of Way. Facility will also use realistic bark and will use a screening variety similar to existing pine trees on property.
- Development Standards, Sensitive Use: Facility is located as far as practicable from day-care center located on NE section of property. No VZW equipment or lease area will encroach on day-care center.

#### **Project Objectives**

Wireless carriers deploy new wireless facilities in a specific area to achieve the one of the following:

- Provide signal coverage of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a level sufficient for outdoor, in-vehicle, and in-building penetration with good voice and data quality during high demand periods.
- Provide additional system capacity to ensure there is sufficient signal capacity to offset the contraction of signal experienced when nearby sites become overloaded and more enhanced voice and data services are used thereby creating periodic gaps. With heavy use this contraction of signal is intensified due to the unique properties of digital radio transmissions.

In this specific case VZW's radio frequency (RF) engineers determined that a significant capacity gap exists in and around the San Dimas-La Verne border, specifically the areas south of I-210, East of San Dimas Canyon Ave, North of Arrow Hwy, and west of Wheeler Ave. As the attached propagation maps show, this area is experiencing a significant decline in coverage. VZW determines that a given area has adequate signal strength if the dBm exceeds -75, and defines poor signal strength in a given area as having -76 dBm or less. The much of the demarcated area mentioned above has a signal strength of approximately -95dBm, significantly below VZW's threshold for adequate signal strength. The proposed facility aims to fill in this coverage gap by offloading calls from nearby wireless facilities, specifically VZW sites NUBIA, LA VERNE, and DAMIEN. As the attached propagation maps demonstrate, constructing VZW site GHENT will allow VZW to significantly improve wireless coverage in the above demarcated area.

#### **Maintenance and Monitoring**

The facility is unmanned and operates 24/7. The facility is connected to a central network operations center that monitors the facility's status. Routine maintenance occurs once every 4-6 weeks to ensure the equipment is operating within normal specifications. Should an emergency arise maintenance crews are dispatched as necessary to correct the situation.

#### **Alternative Site Analysis**

The above-defined coverage gap area occurs predominantly within single-family residential zones. Due to staff concerns about aesthetic impacts, as well as the municipal code's stated intent on preserving the visual character of these areas, it was determined that a freestanding structure on a single-family residential lot or an addition to

an existing single-family residential home would not have a minimal aesthetic impact on the surrounding community and therefore these properties were not pursued. Verizon's RF Engineer also categorically eliminated any candidates south of Arrow Highway, as they would be too close to existing wireless facilities and would produce signal interference. Moreover, VZW determined that there were no co-location opportunities possible as there are no existing wireless facilities within the search ring. VZW therefore could not pursue co-location options.

The following locations were evaluated and the reasons why they were not selected for this project are addressed:

- Marchant Park, located at 425 E Juanita Ave, San Dimas, CA 91773:
  - o VZW approached San Dimas city to develop this park with a wireless facility. VZW suggested a Monopine, similar to the design proposed. However, San Dimas Parks would not allow VZW to develop a wireless facility within Marchant Park due to aesthetic concerns, and VZW would not be able to comply with Parks requirements while meeting our propagation needs. VZW therefore decided against pursuing wireless development at this site.
- Grace Lutheran Church, located at 505 East Bonita Avenue, San Dimas, California 91773:
  - o VZW approached this church to build a faux-steeple on their property. However, the church was not interested in pursuing wireless development and would not sign a letter of authorization allowing VZW to build on this site. VZW therefore decided against pursuing wireless development at this site.
- Holy Name of Mary Catholic Church, located at 724 E. Bonita Avenue, San Dimas, CA 91773:
  - o VZW approached this church to build a faux-steeple on their property. However, the church was not interested in pursuing wireless development at this time due to future building plans. Church did not want a VZW lease and zoning application to complicate their future development and declined to sign a letter of authorization allowing VZW to build on this site. VZW therefore decided against pursuing development at this site.
- Canyon Terrace Construction/Apartment complexes, located at 2400 San Dimas Canyon Road, San Dimas, CA 91773:
  - o VZW approached this property to develop a roof-mounted wireless facility, and the landlord was interested in pursuing wireless on this property. However, San Dimas city code categorically prohibits wireless on mixed-use residences such as this property. VZW therefore could not pursue wireless development at this site.
- Fresh and Easy, located at 681 Bonita Avenue, San Dimas, CA 91773:
  - o VZW approached this property to develop a roof-mounted wireless facility, and the landlord was interested in pursuing wireless on this property. However, San Dimas planning is already unhappy with the property's design and categorically refused to allow any increase in height on the existing property. The site is non-viable without a significant increase in height. VZW therefore could not pursue wireless development at this site.
- Allen Avenue Elementary School, located at 740 E Allen Avenue, San Dimas, CA 91773:
  - o VZW evaluated this property for wireless, although school districts have historically not allowed wireless facilities on public elementary schools. San Dimas staff determined that they could not support a wireless facility on the property, and Bonita Unified will not allow wireless facilities on their property. VZW therefore could not develop wireless facilities on this property.
- Ramona Intermediate School, located at 3940 Ramona Avenue, La Verne, CA 91750:
  - o VZW evaluated this property for wireless, although school districts have historically not allowed wireless facilities on public intermediate schools. La Verne staff determined that they could not



support a wireless facility on the property, and Bonita Unified will not allow wireless facilities on their property. VZW therefore could not develop wireless facilities on this property. All other properties were single-family estates and therefore unsuitable for wireless development. As far as Verizon Wireless is concerned, the proposed facility is the one and only candidate suitable for wireless development.

**Findings/Burden of Proof**

*The proposed use at the proposed location will not be detrimental to the public health, safety, convenience and general welfare and will be in harmony with the various elements and objectives in the city's General Plan.*

The proposed building-integrated wireless facility will not be detrimental to the public health, safety, convenience and general welfare of the residents of LA County. The facility will operate in accordance with the standards established by the FCC to ensure the public's health is preserved and safety is not placed in jeopardy.

Establishing a wireless facility that fills a coverage gap serves to preserve the public's health, safety, convenience and general welfare in that it enables subscribers to have the peace of mind that at all times they can make and receive phone calls on their mobile devices and in times of emergency, be located through the E911 system. Such benefits are in harmony with the City's General Plan, specifically the Public Facilities/Growth Management Element.

The proposed wireless facility at the proposed location will not impact other existing and permitted uses in the general area. The proposed design makes no noticeable change to the existing building and does not generate any noise, odors, fumes, etc. The facility itself is unmanned and does not generate any traffic other than a monthly maintenance visit to ensure proper operation of the site.

The enclosed application is presented for your consideration. VZW requests a favorable determination and approval of this Conditional Use Permit to build the proposed facility. Please contact me at (714) 319-7578 for any questions or requests for additional information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ross Miletich".

Ross Miletich  
Authorized Agent for VZW



CYNTHIA A. HARDING, M.P.H.  
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.  
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP  
Director of Environmental Health

TERRI S. WILLIAMS, REHS  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

BOARD OF SUPERVISORS

Gloria Molina  
First District  
Mark Ridley-Thomas  
Second District  
Zev Yaroslavsky  
Third District  
Don Knabe  
Fourth District  
Michael D. Antonovich  
Fifth District

September 19, 2014

TO: Jeantine Nazar  
Regional Planning Assistant II  
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA  
Environmental Health Division  
Department of Public Health

M.T

**SUBJECT: CUP CONSULTATION  
PROJECT NO. R2014-00867/ RCUP 201400036  
WTF Emergency Generator  
444 Ramona Avenue, La Verne**

- Public Health recommends approval of this CUP.
- Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the CUP for the above referenced project. The project is for the construction of a Wireless Telecommunications Facility (WTF) consisting of a 45-foot-high monopine with appurtenant antennas and equipment cabinets in the A-1 zone next to a residential neighborhood. The project will install a stand by generator at the rear of the property. The consultation is to review the plans for the above grade fuel tank for the proposed generator. The subject property is surrounded by residential properties on all sides.

The Department has reviewed the noise related component of the project. The Department does not have any objection to the approval of the CUP contingent upon the project’s compliance with the following conditions:

**Toxics-Epidemiology Program**

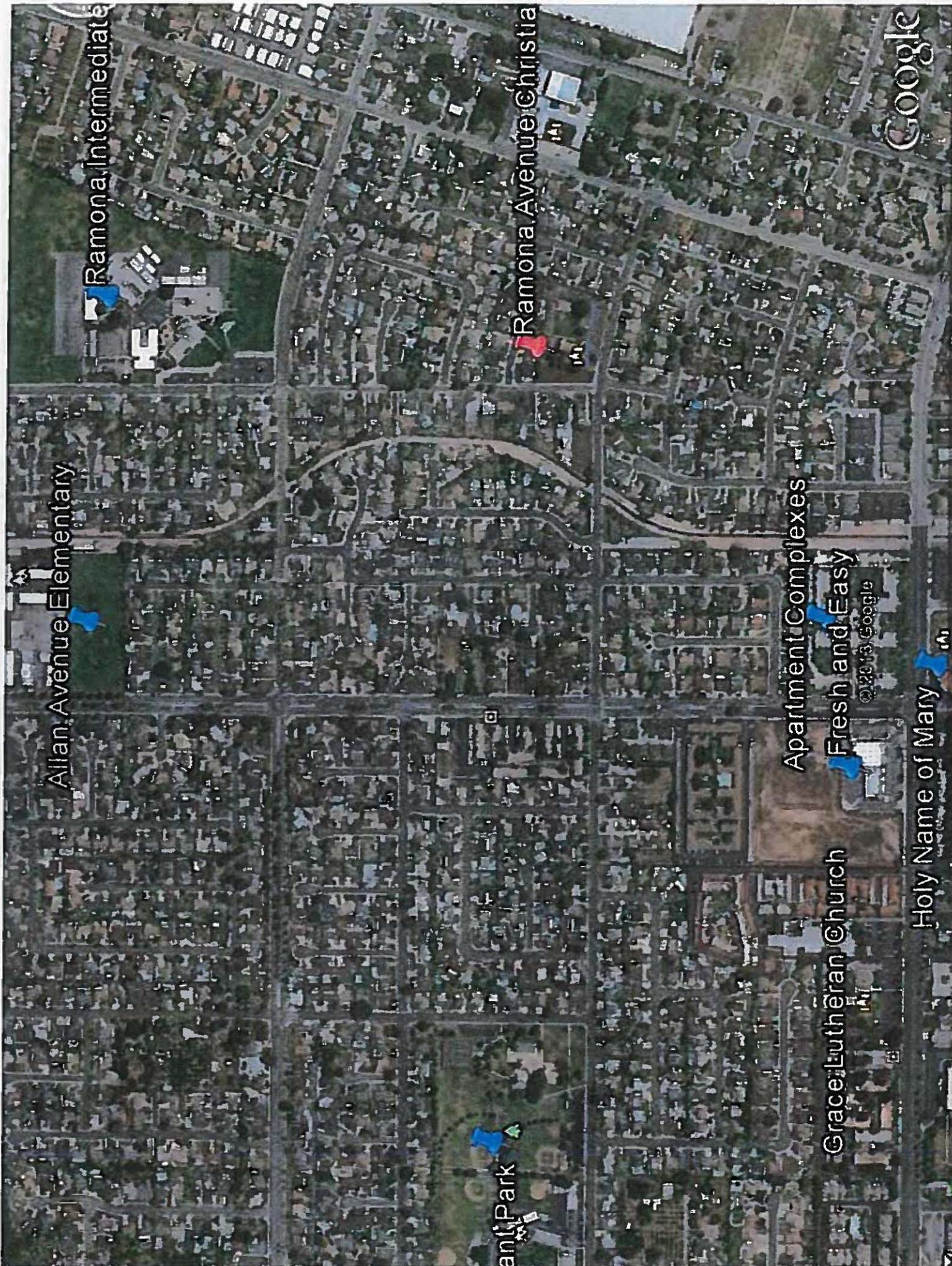
Based on the information provided, we recommend the following conditions as conditions of the permit:

- The noise from the proposed diesel powered emergency generator shall not exceed 60 dBA at the nearest residential property line during non-emergency operations (i.e. generator maintenance run test for less than 15 min). (Based on the technical information provided, we do not anticipate that the generator would exceed the day time exterior noise standard.)
- The emergency generator maintenance test run should be restricted to the hours between 9am – 9 pm. (The applicant plans on conducting such runs during the mid-day and will not run on Sundays.)
- Construction activities shall be limited to the hours of 7am to 7pm. Monday through Saturday. No construction work on Sundays and Holidays. The applicant shall adhere to the construction noise requirements contained in the Los Angeles County Noise Control Ordinance, Title 12, section 12.08 Part 3.
- The applicant shall adhere to the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.

The noise impacts associated with the project should be less than significant with adherence to the conditions above.

For questions regarding the above section, please contact Robert Vasquez or Evenor Masis at (213) 738-3220 or at [rvasquez@ph.lacounty.gov](mailto:rvasquez@ph.lacounty.gov) and [emasis@ph.lacounty.gov](mailto:emasis@ph.lacounty.gov).

For any other questions, please feel free to contact me at (626) 430-5382 or [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov).



Allan Avenue Elementary

Ramona Intermediate

Ramona Avenue Christian

Ant Park

Grace Lutheran Church

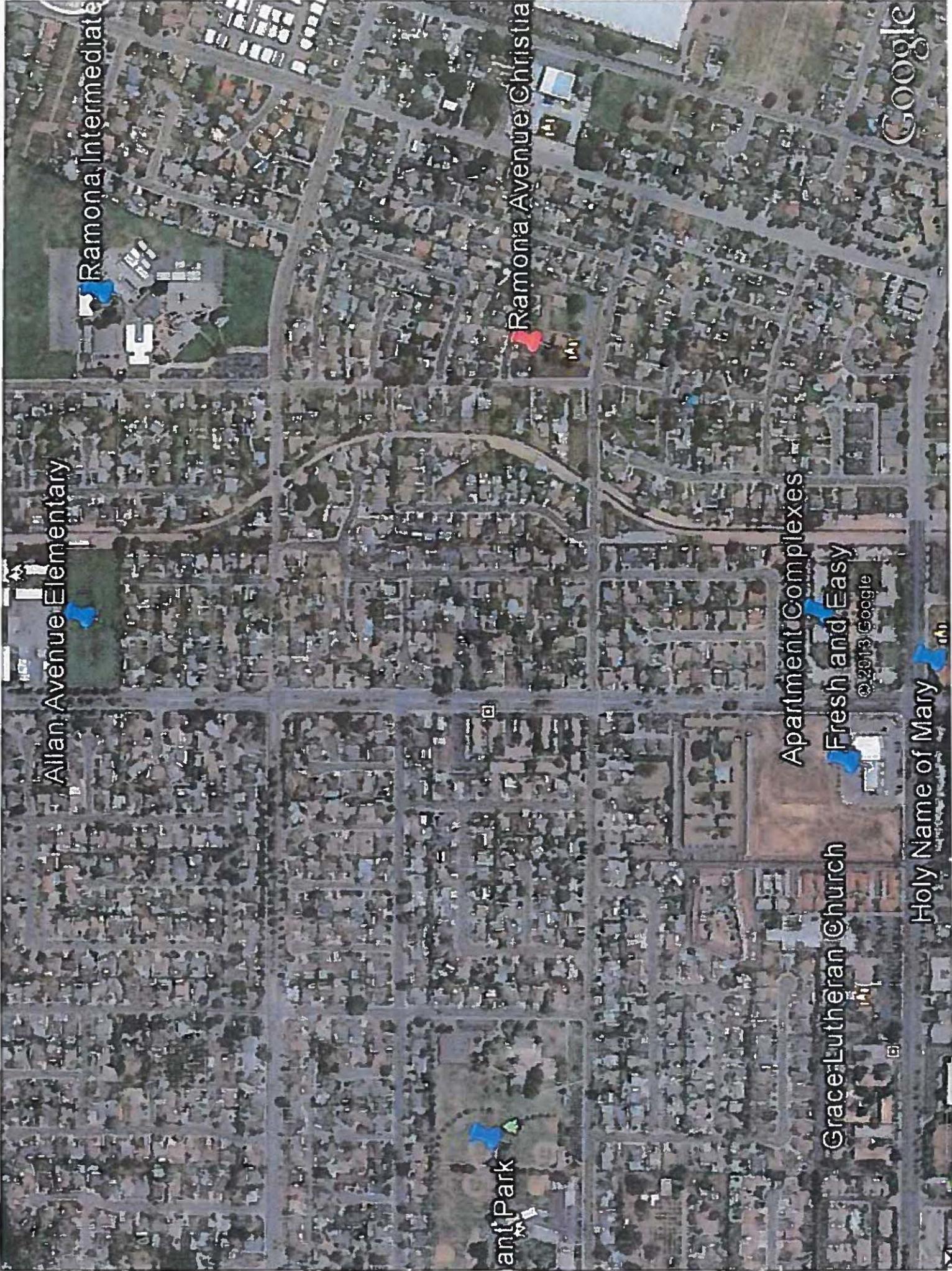
Apartment Complexes

Fresh and Easy

Holy Name of Mary

Google

©2013 Google



Allan Avenue Elementary

Ramona Avenue Intermediate

Grant Park

Ramona Avenue Christian

Grace Lutheran Church

Apartment Complexes

Fresh and Easy

Holy Name of Mary

Google

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**GHENT**  
**444 RAMONA AVE**  
**LA VERNE, CA 91750**

**verizon**wireless  
 15505 SAND CANYON AVE.  
 BUILDING 'D' 1st FLOOR  
 IRVINE, CA 92618

**FULSANG**  
**ARCHITECTURE**  
 3400 VIA OPORTO, SUITE 204  
 NEWPORT BEACH, CA 92663  
 PHONE: (949) 838-4138

SCALE

ISSUED FOR: ZONING REVIEW  
 ISSUE DATE: 02/13/2014  
 PROJECT No. FA131110  
 DRAWN BY: MP CHECKED BY: EF

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
0	02/03/14	ZONING REVIEW	MP
1	02/13/14	CLIENT COMMENTS	MP

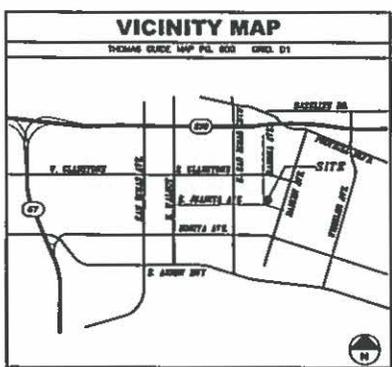
**GHENT**  
 444 RAMONA AVE.  
 LA VERNE, CA 91750

SHEET TITLE

**TITLE SHEET**

SHEET NUMBER

**T-1**



- DRIVING DIRECTIONS**
- STARTING FROM VERIZON WIRELESS IRVINE OFFICE:
1. DEPART SAND CANYON AVE TOWARD BARRANCA PKWY
  2. TURN RIGHT ONTO BARRANCA PKWY
  3. TURN RIGHT ONTO JEFFREY RD
  4. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-5 NORTH
  5. AT EXIT 107A, TAKE RAMP RIGHT FOR CA-57 NORTH TOWARD POMONA
  6. KEEP STRAIGHT ONTO CA-57 N / CA-60 E
  7. ROAD NAME CHANGES TO CA-57 S / CA-60 E
  8. BEAR RIGHT ONTO CA-57 N
  9. AT EXIT 25D, TAKE RAMP RIGHT FOR CA-210 EAST TOWARD SAN BERNARDINO
  10. AT EXIT 47, TAKE RAMP RIGHT FOR FOOTHILL BLVD TOWARD LA VERNE
  11. TURN RIGHT ONTO DAMIEN AVE. SHELL ON THE CORNER
  12. TURN RIGHT ONTO JUANITA AVE
  13. TURN RIGHT ONTO RAMONA AVE
  14. ARRIVE AT 444 RAMONA AVE, LA VERNE, CA 91750

**GENERAL CONTRACTOR NOTES**

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

**PROJECT TEAM**

**ARCHITECT**  
 FULSANG ARCHITECTURE INC.  
 3400 VIA OPORTO SUITE 204  
 NEWPORT BEACH, CA 92663  
 CONTACT: ERIC FULSANG  
 PHONE: (949) 838-4139

**SURVEYOR**  
 BERT HAZE & ASSOCIATES  
 3188 AIRWAY AVE #11  
 COSTA MESA, CA 92626  
 CONTACT: BERT HAZE  
 PHONE: (714) 557-1567

**PROJECT REPRESENTATIVE**  
 CORE DEVELOPMENT SERVICES  
 2749 SATURN STREET  
 BREA, CA 92821  
 CONTACT: NATALIYA KATSALAP (LEASING)  
 PHONE: (714) 328-5774  
 EMAIL: NKATSALAP@CORE.US.COM  
 CONTACT: ROSS MLETICH (ZONING)  
 PHONE: (714) 319-7875  
 EMAIL: RMLETICH@CORE.US.COM

- PROJECT DESCRIPTION**
- CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.
- PROJECT CONSISTS OF:
- (12) PANEL ANTENNAS
  - (8) RR/US
  - (12) TMA'S
  - (2) RAYCAPS
  - (1) MICROWAVE DISH
  - (5) OUTDOOR EQUIPMENT CABINETS
  - (3) GPS ANTENNAS
  - (1) GENERATOR
  - (1) CMU EQUIPMENT ENCLOSURE
  - CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

**PROJECT INFORMATION**

**APPLICANT/LESSEE**  
 VERIZON WIRELESS  
 15505 SAND CANYON AVE.  
 BUILDING 'D' 1st FLOOR  
 IRVINE, CA 92618  
 24 HR EMERGENCY CONTACT  
 PHONE: (949) 288-7000

**PROPERTY OWNER**

PROPERTY OWNER: RAMONA AVENUE CHRISTIAN CHURCH  
 CONTACT PERSON: MARY LOU CLIFTON  
 CONTACT NUMBER: (908) 599-2813  
 PROPERTY OWNER ADDRESS: PO BOX 295  
 SAN DIMAS, CA 91773

**PROPERTY INFORMATION**

A.P.N.: 8391-013-048  
 JURISDICTION: COUNTY OF LOS ANGELES  
 CURRENT ZONING: R-A-7500 (RESIDENTIAL)  
 OCCUPANCY TYPE: CHURCH/PRE-SCHOOL  
 TYPE OF CONSTRUCTION: V-B  
 ADA REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED, 2010 CBC SECTION 1103B EXCEPTION 1

**SHEET INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	LEASE AREA PLAN, SECTION & ANTENNA PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS

**COAX/ANTENNA SCHEDULE**

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	CABLE SIZE
ALPHA	100°	TBD	115'	7/8"
BETA	220°	TBD	115'	7/8"
GAMMA	340°	TBD	115'	7/8"
MW	330°	TBD	105'	7/8"
GPS	31/4	TBD	20'	1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES. CHECK BY DATA SHEET.

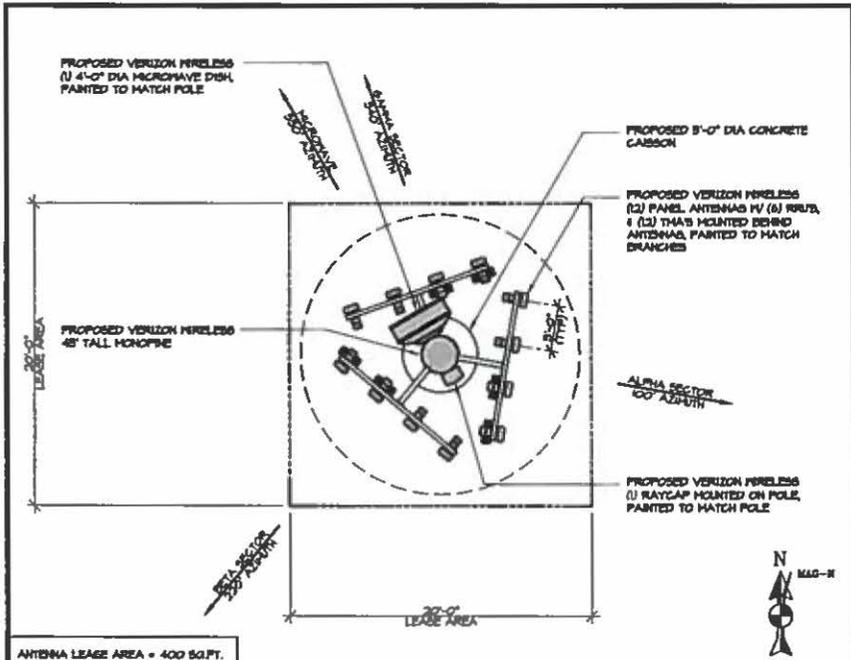
**APPROVAL**

LANDLORD: \_\_\_\_\_  
 PROJECT MANAGER: \_\_\_\_\_  
 CONSTRUCTION MANAGER: \_\_\_\_\_  
 RF ENGINEER: \_\_\_\_\_  
 SITE ACQUISITION: \_\_\_\_\_  
 ZONING MANAGER: \_\_\_\_\_  
 UTILITY COORDINATOR: \_\_\_\_\_  
 NETWORK OPERATIONS: \_\_\_\_\_





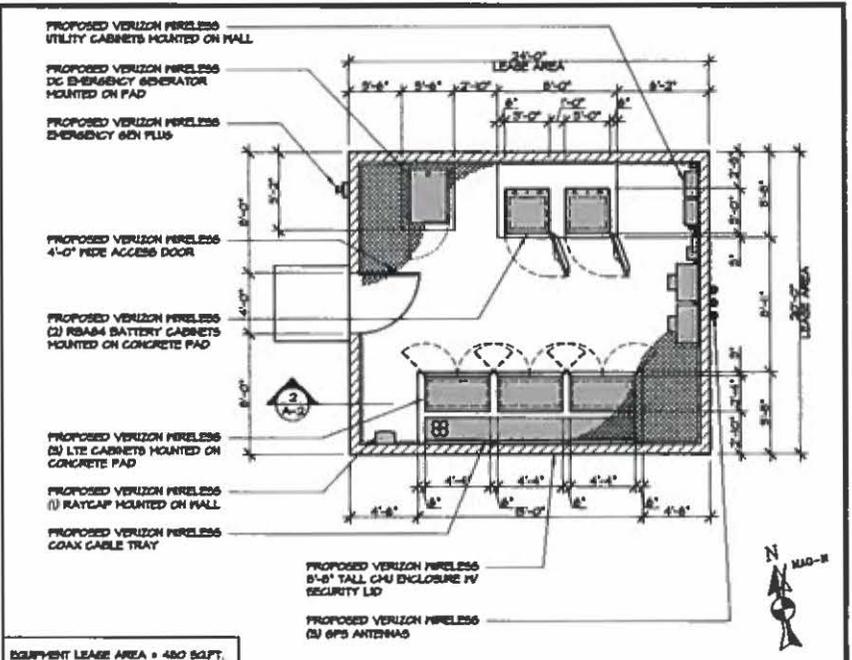




ANTENNA LEASE AREA = 400 SQ.FT.

**ANTENNA PLAN**

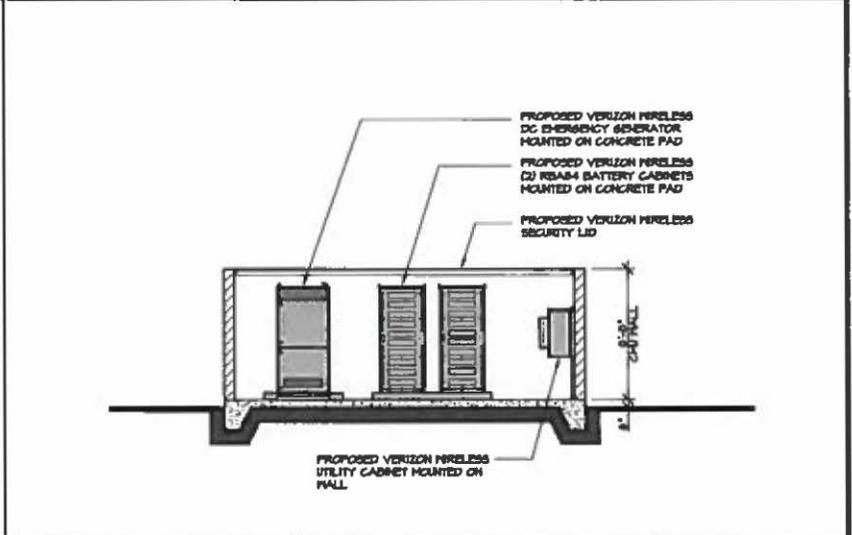
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SCALE @ 3/16"=1'-0" (1/2"=1'-0")



EQUIPMENT LEASE AREA = 480 SQ.FT.

**LEASE AREA PLAN**

SCALE @ 1/8"=1'-0" (1/4"=1'-0")  
SCALE @ 3/16"=1'-0" (1/2"=1'-0")



**SECTION**

SCALE @ 1/8"=1'-0" (1/4"=1'-0")  
SCALE @ 3/16"=1'-0" (1/2"=1'-0")

15505 SAND CANYON AVE.  
BUILDING D' 1st FLOOR  
IRVINE, CA 92618

**FULSANG**  
**ARCHITECTURE**

3400 VIA OPORTO, SUITE 204  
REDWOOD BLVD, CA 92663  
PHONE: (949) 838-1139

SEAL

ISSUED FOR: ZONING REVIEW  
ISSUE DATE: 02/13/2014  
PROJECT No. FA131110  
DRAWN BY: MP CHECKED BY: EF

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	02/03/14	ZONING REVIEW	MP
1	02/13/14	CLIENT COMMENTS	MP

GHENT  
444 RAMONA AVE.  
LA VERNE, CA 91750

SHEET TITLE  
**LEASE AREA PLAN,  
SECTION & ANTENNA  
PLAN**

SHEET NUMBER  
**A-2**

**verizon**wireless  
 15505 SAND CANYON AVE.  
 BUILDING 0 1st FLOOR  
 IRVINE, CA 92618

**FULSANG**  
**ARCHITECTURE**  
 3400 VIA OPORTO, SUITE 204  
 HERNDON BEACH, CA 92643  
 PHONE: (949) 838-4130

SEAL

ISSUED FOR: ZONING REVIEW  
 ISSUE DATE: 02/13/2014  
 PROJECT No. FA131110  
 DRAWN BY: MP CHECKED BY: EF

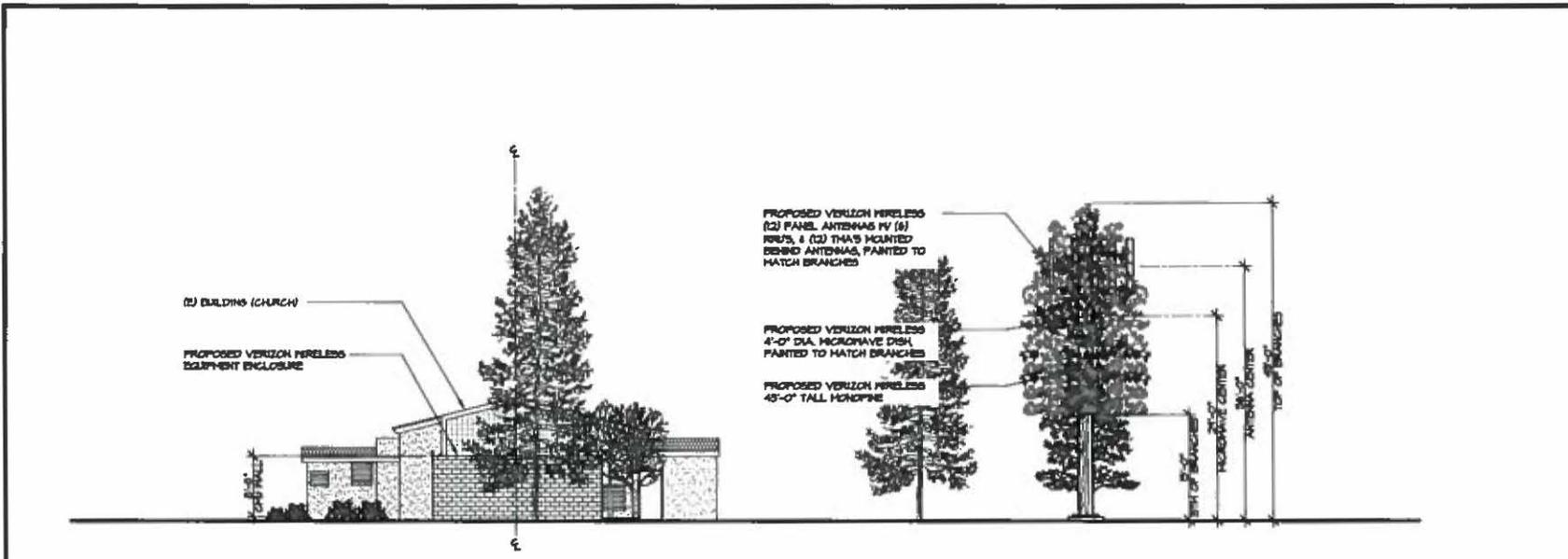
**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
0	02/03/14	ZONING REVIEW	MP
1	02/13/14	CLIENT COMMENTS	MP

**GHENT**  
 444 RAMONA AVE.  
 LA VERNE, CA 91750

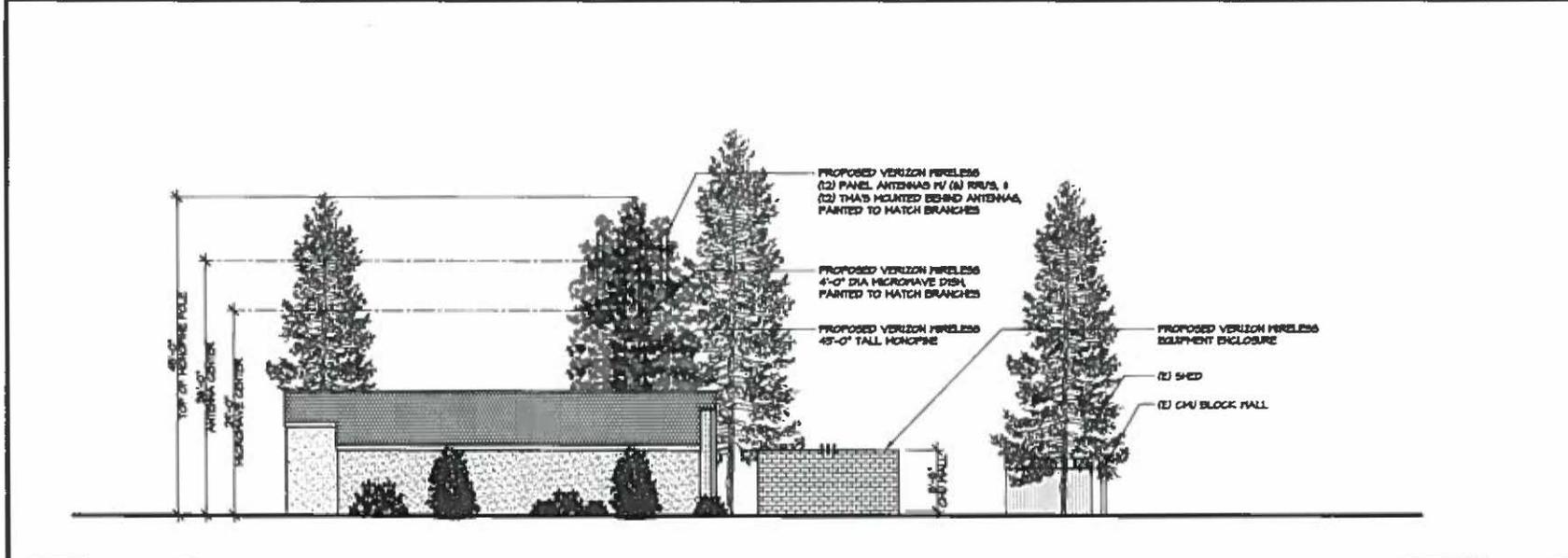
SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**A-3**



**NORTH ELEVATION**

SCALE @ 1/8"=1'-0"  
 SCALE @ 3/32"=1'-0" 1

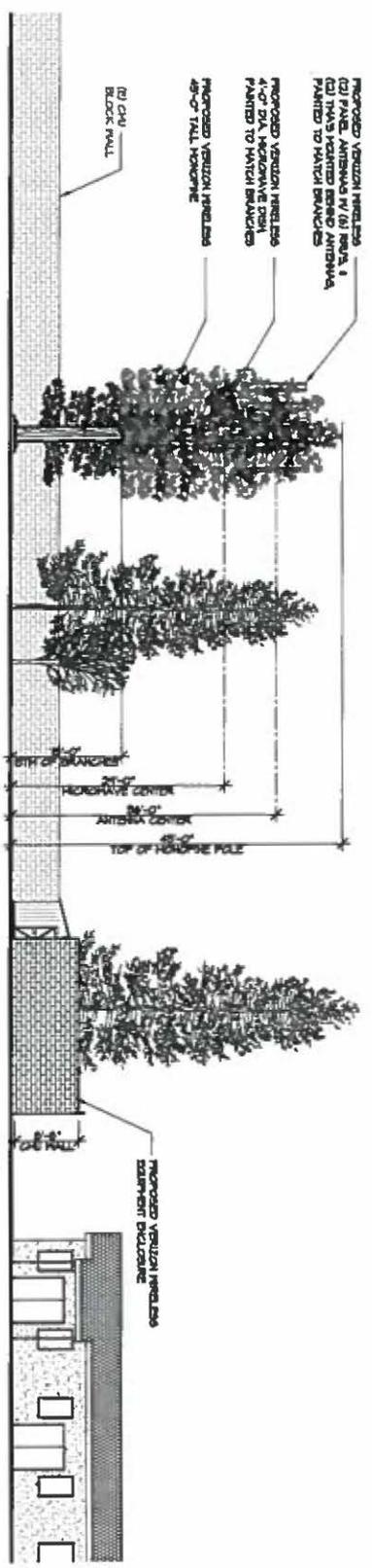


**EAST ELEVATION**

SCALE @ 1/8"=1'-0"  
 SCALE @ 3/32"=1'-0" 2

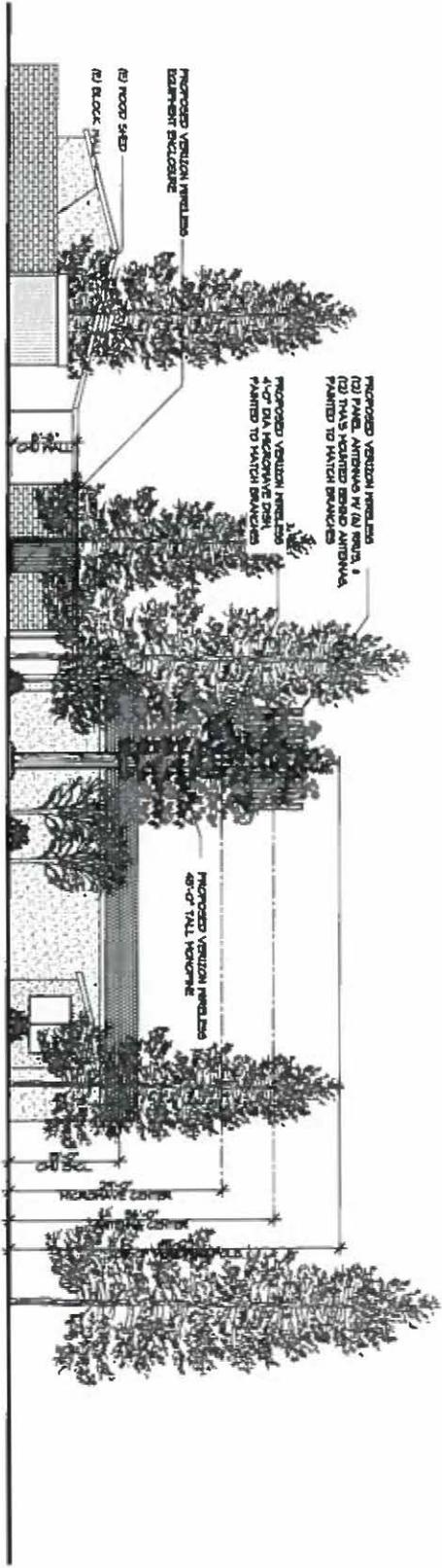
**Verizon Wireless**  
 15505 SAND CANYON AVE.  
 BUILDING 1014 FLOOR  
 RIVERSIDE, CA 92518

**U L S A N G**  
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**SOUTH ELEVATION**

SCALE: 8/16THS" 1/8" = 1'-0"  
 SCALE: 8/32ND" 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 8/16THS" 1/8" = 1'-0"  
 SCALE: 8/32ND" 1/8" = 1'-0"

**ISSUED FOR ZONING REVIEW**  
 ISSUE DATE: 02/13/2014  
 PROJECT NO.: 7A131150  
 DRAWN BY: MP CHECKED BY: BT

**SUBMITTALS**

REV	DATE	DESCRIPTION	BY
0	02/03/14	ZONING REVIEW	MP
1	02/13/14	CLIENT COMMENTS	MP

**CLIENT**  
 444 RIVINGTON AVE.  
 LA VERNE, CA 91750

**SHEET TITLE**  
 ELEVATIONS

**SHEET NUMBER**  
 A-4



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

October 16, 2012

Jennifer Stokes  
909 Juanita Avenue  
La Verne, CA 91750

**REGARDING: PROJECT NO. R2012-00289-(5)  
CONDITIONAL USE PERMIT NO. 201200027  
444 RAMONA AVENUE (8391-013-048)**

Hearing Officer Alex Garcia, by his action of **October 16, 2012**, 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 Department of Regional Planning (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 **October 30, 2012**. **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 Michele Bush of the Zoning Permits East Section at (213) 974-6435, or by email at [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

Maria Masis, Supervising Regional Planner  
Zoning Permits East Section

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

c: DPW (Building and Safety); Zoning Enforcement;  
Mary Clifton, 444 Ramona Avenue, La Verne, CA 91750

MM:mrh

CC 050412

**FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-00289-(5)  
CONDITIONAL USE PERMIT NO. 201200027**

1. **ENTITLEMENT REQUESTED.** The applicant, La Verne Parent Participation Preschool/Foundation for Early Childhood Development-San Dimas, is requesting a Conditional Use Permit (CUP) to authorize the continued operation of an existing church and two preschool facilities pursuant to County Code Section 22.20.440 in the R-A-7500 (Residential Agricultural-7,500 sq. ft. minimum lot size) Zone.
2. **HEARING DATE.** 10/16/12
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing was held on October 16, 2012 before the Hearing Officer. The applicant's representatives, Jennifer Stokes and Mary Clifton, 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 permit with findings and conditions as agreed to by the applicant.
4. **PROJECT DESCRIPTION.** The applicant is requesting a Conditional Use Permit (CUP) for the continued operation of an existing church and two preschool facilities. The previous CUP (CUP 94-081-(5)) was approved on September 18, 1995. The CUP expired September 18, 2007. No alterations or modifications are proposed as a part of this request.
5. **LOCATION.** 444 Ramona Avenue, Unincorporated La Verne, 91750
6. **SITE PLAN DESCRIPTION.** The site plan depicts a 1,240 square foot chapel with a 100 square foot office; a 1,860 square foot church office; two classroom buildings (2,178 square feet and 3,630 square feet); two signs, for the church and preschools, located on the southerly side of the property, 48 parking spaces and landscaping.
7. **EXISTING ZONING.** The subject property is zoned R-A-7500. Surrounding properties are zoned as follows:
  - North: R-A 7500 (Residential Agricultural)
  - South: City of La Verne
  - East: R-A 7500 (Residential Agricultural)
  - West: R-A 7500 (Residential Agricultural)
8. **EXISTING LAND USES.** Surrounding land uses within 500 feet include:
  - North: Single-Family Residential
  - South: Single-Family Residential
  - East: Single-Family Residential
  - West: Single-Family Residential

9. **PREVIOUS CASES/ZONING HISTORY.** The use was previously established under Conditional Use Permit Case No. 62-(1). The permit expired April 11, 1982. Enforcement action was taken regarding the expired permit. The Hearing Officer conducted a public hearing on September 18, 1995 to consider Conditional Use Permit Case No. 94-081-(5), to authorize the continued operation of an existing church and two pre-school facilities. The Hearing Officer approved the CUP.
10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The subject property is designated as "1" (Low Density Residential - 1 to 6 dwelling units per acre (du/ac) in the Countywide Land Use Plan. Within the generalized residential areas mapped, a variety of use types and intensities presently exist. Such uses typically include local commercial and industrial services, schools, churches, local parks and other community-serving public facilities. It is not the intent of General Plan policy to preclude further development or expansion of such uses within areas depicted as residential on the Land Use Policy Map.
11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The subject property is located in the R-A-7500 (Residential Agricultural) Zone. A church and preschool uses are allowed in the R-A Zone with a Conditional Use Permit.

#### Parking

Pursuant to Section 22.52.1095 of the County Code, every church, temple or other similar place used in whole or in part for the gathering together of persons for worship, deliberation or meditation shall provide, within 500 feet thereof, one parking space for each five persons based on the occupant load of the largest assembly area as determined by the County engineer. The occupant load is determined to be 125 persons, therefore the required parking is 25 spaces.

Pursuant to Section 22.52.1105 of the County Code, every child care center shall have one parking space for each staff member and any motor vehicle used directly in conducting such use. Each child care center shall have one parking space for each 20 children for whom a license has been issued by the state of California. There are ten (10) staff members and a maximum of 68 students which requires 14 additional parking spaces. The required parking for both uses is 39 spaces. The project maintains 48 parking spaces.

Pursuant to Section 22.52.1070 of the County Code, one accessible space shall be provided for a project requiring one to 40 standard parking spaces. Two handicapped accessible spaces are currently provided and will be maintained on the project site.

#### Signage

Pursuant to Section 22.52.970 of the County Code, the area permitted for civic organization signs shall not exceed 50 square feet in sign area or 100 square feet in total sign area. Signage shall not exceed 15 feet in height. There are two existing signs on the subject property, which were included in the previous project

approval. Existing signage is in compliance with the requirements of the County Code. No new signage is proposed. Any new signage will be subject to the signage provisions of the County Code.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The subject property is zoned R-A-7500 and consists of the church/preschool uses, which are allowed in the R-A Zone with an approved Conditional Use Permit. The subject property has been used as a church for more than 50 years and both preschools have been in operation for more than 30 years. Staff is of the opinion that approval of the Conditional Use Permit will not have a negative impact on the surrounding community. With the proposed conditions it will remain consistent and compatible with the surrounding area.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The County of Los Angeles Fire Department was consulted regarding the subject project. The Fire Department set no additional access and water requirements since there are no proposed changes to the existing project, and cleared the project for public hearing.

The County of Los Angeles Department of Public Works was consulted regarding the subject project. The Department had no conditions for the subject project, and cleared the project for public hearing.

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 comments were received regarding this request at the time of this report.

#### **CONDITIONAL USE PERMIT SPECIFIC FINDINGS**

16. The continued use of this parcel as a church and two preschools will not have any adverse or detrimental affects to the surrounding community or to the people who reside and work in said community. The church has been in existence on this property for over 50 years and both of the preschools have been operating on the same property for more than 30 years with no problems. The church and preschools provide a healthy, wholesome, educational environment for the community.

Therefore, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 and general welfare.

17. The site is adequate in size for all of the activities carried out with the church. The classroom facilities have been approved in the past on previous conditional use permits as large enough to accommodate 34 students at each preschool. There are no proposed changes to the yard, fences, or use of the property and buildings. The request is for a permit to allow the continued use of this site as it has been approved of and used in the last 50 years.

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

18. All vehicular access to the property is from Juanita Avenue. Nearly all traffic to the site will use either San Dimas Canyon Road or Damien Avenue to reach Juanita. These streets are all of ample width and are maintained in good condition to carry the quantity of traffic generated by use of this property. The time schedules for the schools are staggered so there will not be a traffic problem. The site is served by County rescue and law enforcement and has proper utilities.

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

19. The project site consists of an existing church and two preschool facilities. No alterations or modifications are proposed to the existing structures.

Therefore, the project qualifies as a Categorical Exemption (Class 1, Existing Facilities) 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.

20. **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 30 years.
21. **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, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

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

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

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

- 1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201200027 is Approved subject to the attached conditions.

MM:mrb  
10/16/12

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-00289-(5)  
CONDITIONAL USE PERMIT NO. 201200027**

**PROJECT DESCRIPTION**

The project is a request for a Conditional Use Permit (CUP) for the continued operation of an existing church and two preschool facilities. The previous CUP (CUP 94-081-(5)) was approved on September 18, 1995. The CUP expired September 18, 2007. No alterations or modifications are proposed as a part of this request subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on October 16, 2042.** 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 church and two preschool facilities 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 \$1,400.00. 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 seven (7) inspections, with the first inspection being conducted in the first year and six (6) inspections every five (5) years following. 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 development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
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 within sixty (60) days of the date of final approval.
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.

#### PROJECT SPECIFIC CONDITIONS

18. This grant shall authorize the continued operation of an existing church and two preschool facilities.
19. The maximum occupancy of the largest assembly area shall be limited to no more than 125 persons on-site at one time.
20. There shall be a maximum of two (2) schools utilizing the site with a maximum enrollment of 68 children. Each school shall have a maximum of 34 children.
21. The hours of operation for the preschool facilities shall be limited between 8:00 a.m. and 4:30 p.m., with no operations permitted on Saturday and Sunday.
22. The permittee shall maintain a minimum of 48 on-site automobile parking spaces, including two handicapped accessible spaces.
23. The property shall have a specific area designated and marked for off-street dropoff and pickup of the children attending the preschool.
24. The permittee shall hold no more than five special events per year. Special events include, but are not limited to, carnivals and vacation Bible schools. A maximum of two yard sales, each not exceeding three consecutive days, may be conducted within a 12-month period without a Temporary Use Permit and shall be subject to the yard sale provisions of Section 22.20.065 of the County Code.
25. The use of the facility for bingo, lotteries, dances, and carnivals, open to the public, is prohibited.
26. Use of the exterior areas for fundraisers or fairs intended to attract the general public is prohibited unless authorized by a Temporary Use Permit.

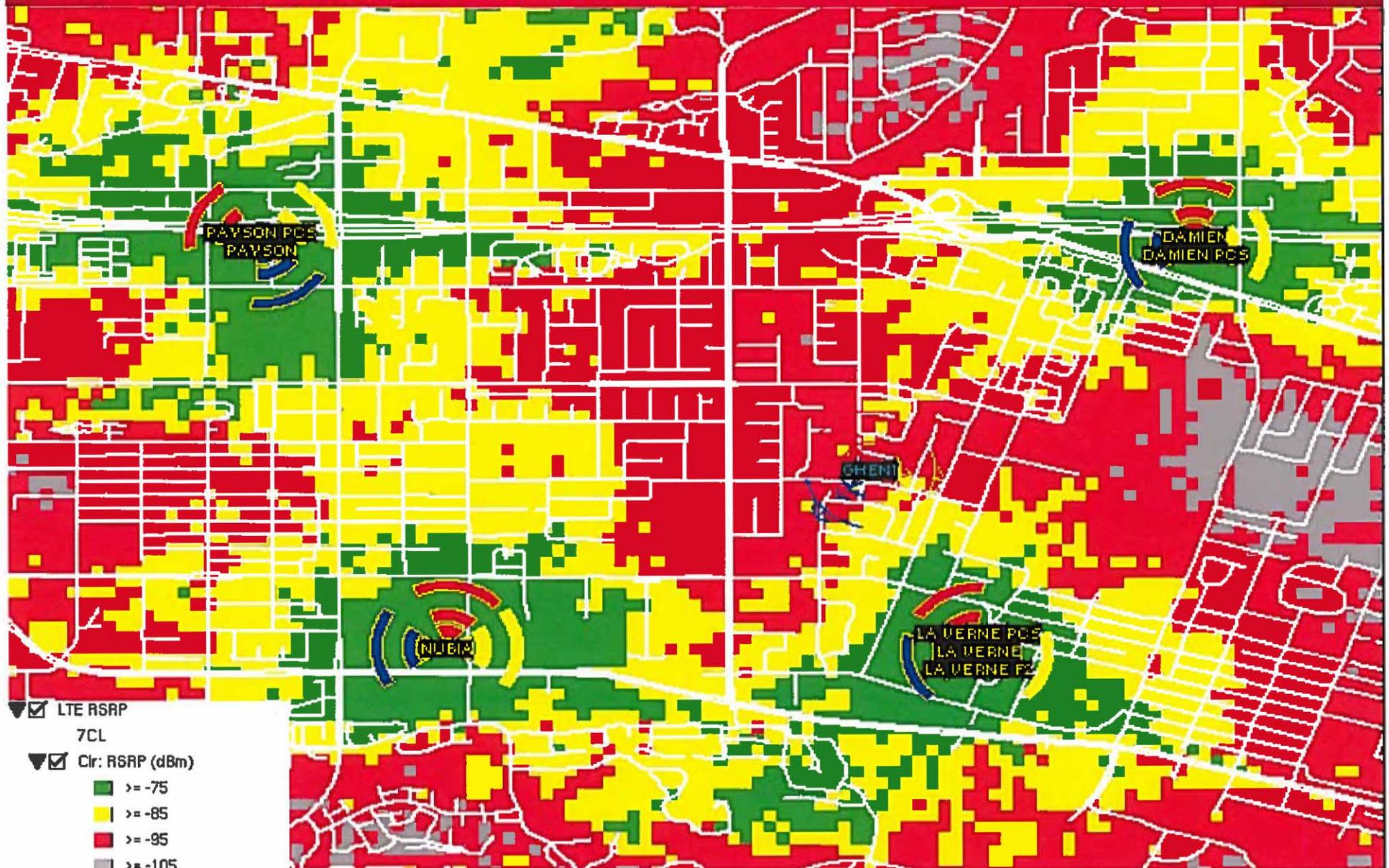
27. For the five (5) special events allowed in Condition #24, a Temporary Use Permit (TUP) is required.
28. The applicant shall comply with all requirements of the State of California Department of Social Services, Child Care Licensing Program.

**PROJECT SITE SPECIFIC CONDITIONS**

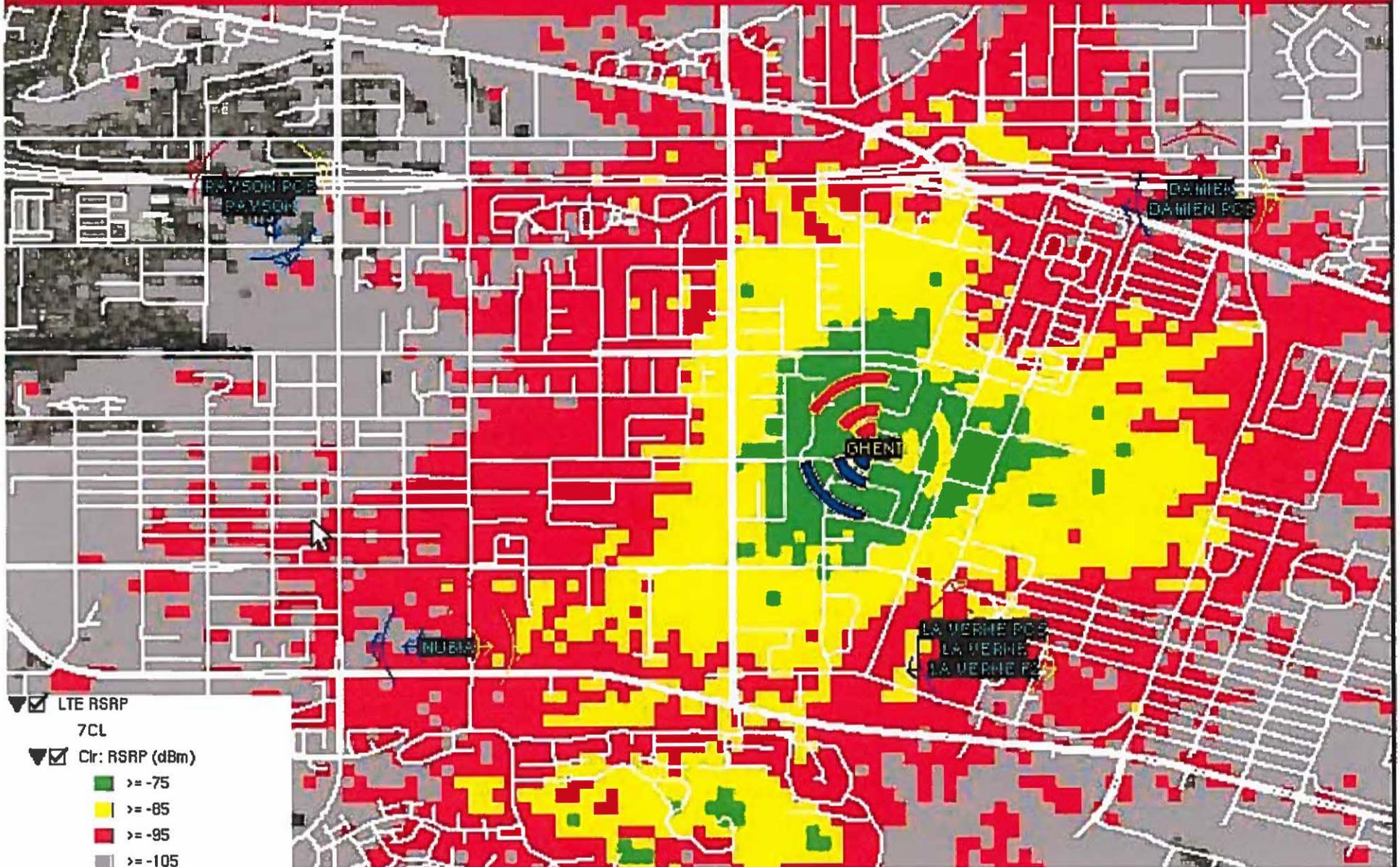
29. The permittee shall maintain the subject property in a neat and orderly fashion. All areas of the premises controlled by the permittee shall be maintained free of litter. All litter and trash shall be collected regularly from the premises.
30. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage. 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.
31. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings or signage within 24 hours following 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

MM:MRB

# Without Ghent



# Ghent Coverage – Site by itself



# Ghent and Neighboring Sites

