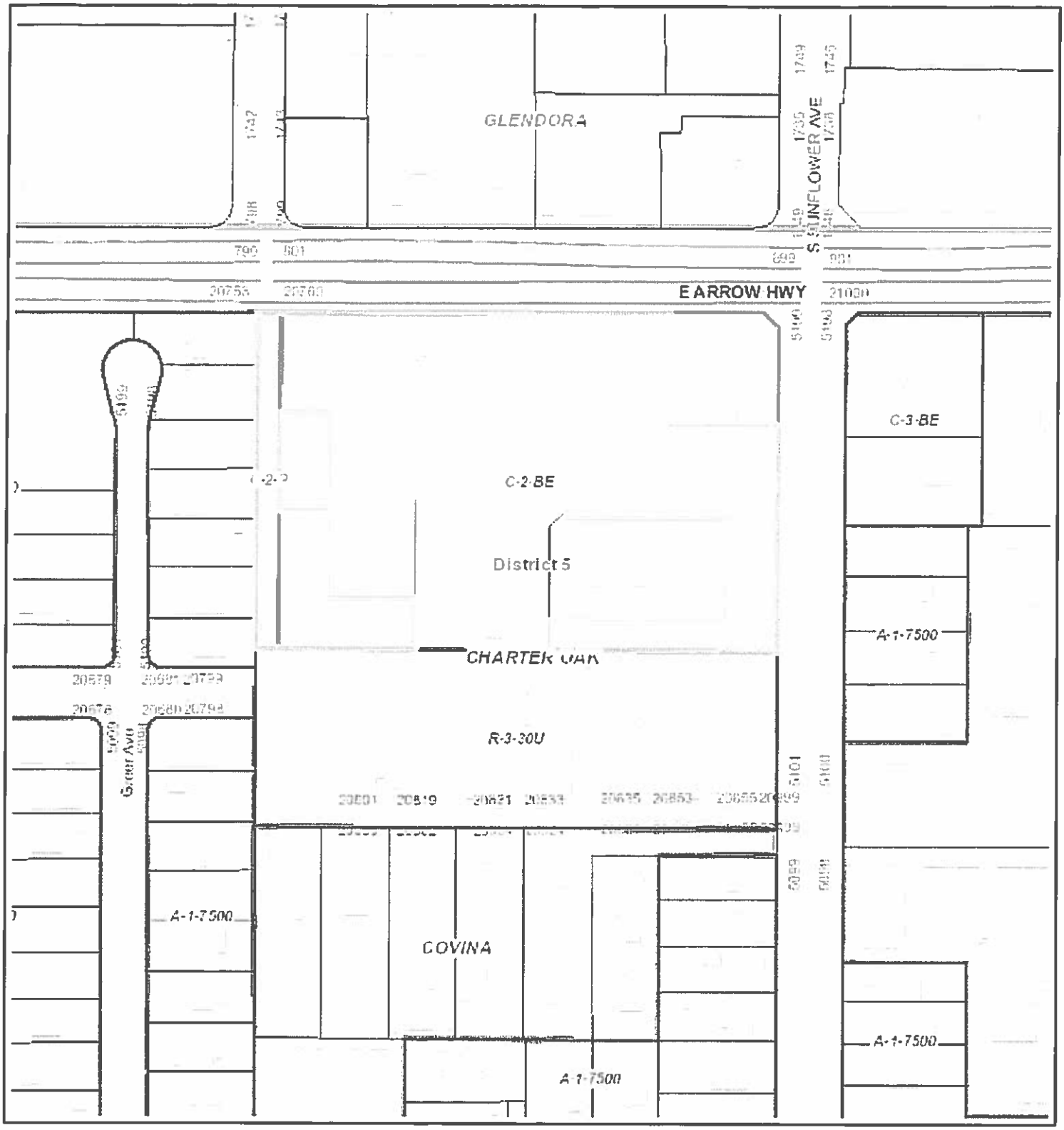
Hearing Officer Transmittal Checklist

Hearing Date
01/20/2015
Agenda Item No.
3

Project Number: R2014-01788-(1)
Case(s): Conditional Use Permit Case No. 201400070
Planner: Michele Bush

- ☒ 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:



Created in GIS-NET3

Printed: Jan 06, 2015

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Feet

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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the continued operation and maintenance of an unmanned 55-foot high monopalm wireless telecommunications facility and appurtenant equipment in the C-2-BE (Neighborhood Business-Billboard Exclusion) Zone pursuant to County Code Section 22.28.160.

PROJECT DESCRIPTION

The project is a request to authorize the continued operation and maintenance of an unmanned wireless telecommunications facility consisting of a 55-foot high monopalm and appurtenant equipment. The request also includes the installation of three new panel antennas to replace three existing, three new RRUs, two new Raycaps, three new hybrid fiber cables and a new Verizon wireless comscope equipment cabinet to replace the existing, within the lease area.

The site plan for the Project depicts the project site developed with a shopping center, consisting of a mix of commercial/retail uses. The lease area of the existing wireless telecommunications facility is located at the southern area of the parcel, behind the shopping center. The wireless telecommunications facility consists of a 55-foot high monopalm and appurtenant equipment. The request also includes the installation of three new panel antennas to replace three existing, three new RRUs, two new Raycaps, three new hybrid fiber cables and a new Verizon wireless comscope equipment cabinet to replace the existing, within the lease area.

EXISTING ZONING

The subject property is zoned C-2-BE.

Surrounding properties are zoned as follows:
North: City of Glendora
South: R-3-30 U (Limited Multiple Residence-30 units per acre)
East: C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1-7,500 (Light Agricultural-7,500sf minimum lot area)
West: A-1-7,500

EXISTING LAND USES

The subject property is developed with a commercial shopping center.

Surrounding properties are developed as follows:
North: Mixed Commercial
South: Condominiums, Single and Two-Family Residential
East: Commercial, Single-Family Residential and Multi-Family Residential
West: Single-Family Residential

PREVIOUS CASES/ZONING HISTORY

The subject property was approved for a commercial shopping center by Plot Plan 13382 on April 22, 1964. The existing 55-foot high monopalm wireless telecommunications facility and associated equipment was approved by the Hearing

Officer on April 15, 2003 (Conditional Use Permit Case No. 02-123-(5)). The previously approved permit expired on April 15, 2013.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1, Existing Facilities Exemption) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project involves the continued use and maintenance of an existing wireless telecommunications facility. 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 1-Low Density Residential (1 to 6 du/ac) land use category of 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 the General Plan policy to preclude further development or expansion of such uses within areas depicted as residential on the Land Use Policy Map.

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

- *Ensure Compatibility of Development*

  The proposed Project assures compatibility with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.

  The wireless telecommunications facility meets the development requirements of the Countywide General Plan, County Zoning Ordinance and other applicable County regulations and standards. The design of the existing monopalm ensures the project is consistent and compatible with the surrounding environment.

Zoning Ordinance and Development Standards Compliance

A wireless telecommunications facility is a use not specified in the Zoning Ordinance. The closest described uses are radio and television towers. Pursuant to Section 22.28.160 of Title 22 of the Los Angeles County Code, these are permissible uses in the C-2 (Neighborhood Business) zone, provided a Conditional Use Permit has first been obtained, subject to the following development standards:

- Pursuant to Section 22.52.1220 of the County Code, one parking space should be provided. The parking space is required for site visits done on a monthly basis by maintenance personnel. The project site provides parking to meet this requirement.

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 subject property has existed as a commercial shopping center for more than 40 years. The lease area of the existing wireless telecommunications facility is located at the southern area of the parcel, behind the shopping center. Allowing the wireless telecommunications facility to continue to operate will ensure that local cellular service will remain readily available in the vicinity.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS
County departments were consulted and no review was necessary.

OTHER AGENCY 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 R2014-01788-(1), Conditional Use Permit Number 201400070, 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 201400070 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Michele Bush, Principal Regional Planner, 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
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

MM:mrb
01/20/15

DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01788-(1)
CONDITIONAL USE PERMIT NO. 201400070

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400070 ("CUP") on January 20, 2015.

2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the continued operation and maintenance of an unmanned 55-foot high monopalm wireless telecommunications facility ("Project") on a property located at 20802 E. Arrow Highway in the unincorporated community of Charter Oak ("Project Site") in the C-2-BE (Neighborhood Business-Billboard Exclusion) zone pursuant to Los Angeles County Code ("County Code") section 22.28.160.

3. The Project Site is 4.09 gross acres in size, is irregular in shape with relatively flat topography. The Project Site is developed with an existing shopping center.

4. The Project Site is located in the Charter Oak Zoned District and is currently zoned C-2-BE.

5. The Project Site is located within the CG – General Commercial land use category of the Countywide Land Use Plan.

6. Surrounding Zoning within a 500-foot radius includes:

   North: City of Glendora
   South: R-3-30U (Limited Multiple Residence-30 units per acre)
   East: C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1-7,500 (Light Agricultural-7,500sf minimum lot area)
   West: A-1-7,500

7. Surrounding land uses within a 500-foot radius include:

   North: Mixed Commercial
   South: Condominiums, Single and Two-Family Residential
   East: Commercial, Single-Family Residential and Multi-Family Residential
   West: Single-Family Residential

8. The subject property was approved for a commercial shopping center by Plot Plan 13382 on April 22, 1964. The existing 55-foot high monopalm wireless telecommunications facility and associated equipment was approved by the Hearing Officer on April 15, 2003 (Conditional Use Permit Case No. 02-123-(5)). The previously approved permit expired on April 15, 2013.

9. The site plan for the Project depicts the project site developed with a shopping center, consisting of a mix of commercial/retail uses. The lease area of the existing wireless telecommunications facility is located at the southern area of the parcel, behind the shopping center. The wireless telecommunications facility consists of a 55-foot high monopalm and appurtenant equipment. The request also includes the installation of three new panel antennas to replace three existing, three new RRUs, two new Raycaps, three new hybrid fiber cables and a new Verizon wireless comscope equipment cabinet to replace the existing, within the lease area.

10. The Project Site is accessible via E. Arrow Highway to the north and Sunflower Avenue to the east.

11. One parking space is necessary for site visits done on a monthly basis by maintenance personnel. The project site provides parking to meet this requirement.

12. County departments were consulted and no review was necessary.

13. 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 involved the continued use and maintenance of an existing wireless telecommunications facility.

14. 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, property posting, library posting and DRP website posting.

15. No comments from the public have been received at this time.

16. *To be inserted after the public hearing to reflect hearing proceedings.*

17. The Hearing Officer finds that the Project is consistent with the goals and policies of the Countywide Land Use Plan. The subject property is located within the 1-Low Density Residential (1 to 6 du/ac) land use designation. 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 the General Plan policy to preclude further development or expansion of such uses within areas depicted as residential on the Land Use Policy Map.

18. The Hearing Officer finds that the Project is consistent with the Zoning Code. A wireless telecommunications facility is a use not specified in the Zoning Ordinance. The closest described uses are radio and television towers. Pursuant to Section 22.28.160 of Title 22 of the Los Angeles County Code, these are permissible uses in the C-2 (Neighborhood Business) zone, provided a Conditional Use Permit has first been obtained.

19. Verizon wireless facilities are regulated by the FCC. The disguised nature of the facility as a palm tree and its location toward the rear of the shopping center allows the center to be used without obstruction. Accordingly, the Hearing Officer finds that the Project 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 Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.

20. The project site is adequate in size and shape to accommodate the existing wireless telecommunications facility. Accordingly, the Hearing Officer finds that the Project 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.

21. The wireless facility is unmanned. It is only visited occasionally (about once a month) for maintenance purposes. The existing highways, streets and driveways provide adequate access to the facility. Accordingly, 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 private service facilities as are required.

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 20 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 the Charter Oak community. On November 24, 2014, a total of 174 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site.

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 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 1, Existing Facilities categorical exemption); and

2. Approves Conditional Use Permit 201400070, subject to the attached conditions.

MM:mrb
01/20/15

c: Hearing Officer, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01788-(1)
CONDITIONAL USE PERMIT NO. 201400070

PROJECT DESCRIPTION

This permit authorizes the continued operation and maintenance of an unmanned 55-foot high monopalm wireless telecommunications facility and appurtenant equipment, 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 January 20, 2035**. 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 55-foot high monopalm and appurtenant equipment 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 **$2,200.00**. 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 **eleven (11) 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 adhere to the requirements contained in Title 12, 12.08 of the Los Angeles County Noise Control Ordinance.

15. 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").

16. 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.

17. 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.

18. 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 23, 2015**.

19. 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.

PERMIT SPECIFIC CONDITIONS

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

21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.

22. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.

23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.

24. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.

25. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be modified as depicted in the photo simulations presented at the public hearing.

26. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.

27. The maximum height of the facility shall not exceed 55 feet above finished grade.

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

29. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.

30. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired 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.

31. 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.

32. 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.

33. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.

34. 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.

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

PROJECT SITE SPECIFIC CONDITIONS

37. This grant shall authorize the continued operation and maintenance of an unmanned 55-foot high monopalm wireless telecommunications facility and appurtenant equipment.

38. Submit plans to the County of Los Angeles Department of Public Works, Building and Safety Division, San Gabriel Valley Office for review and permit issuance.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

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 proposed modification of existing site will not affect health of surrounding area, we are regulated by FCC The site is stealth as a monopalm. It will not be a menace it transmits very low radio frequencies.

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 proposed is adequately shaped is located in parking lot.

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.

The site is easily accesible and located in back of shopping center.

verizon wireless

GREER

20802 E ARROW HIGHWAY COVINA, CA 91724

ARTISTIC engineering
AEsims.com
877.9AE.sims

SITE MAP

verizon wireless

GREER

20802 E ARROW HIGHWAY COVINA, CA 91724

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 1 LOOKING SOUTH FROM PARKING LOT

verizon wireless

GREER

20802 E ARROW HIGHWAY COVINA, CA 91724

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 2 LOOKING SOUTHWEST FROM PARKING LOT

verizon wireless

GREER

20802 E ARROW HIGHWAY COVINA, CA 91724

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 3 LOOKING NORTHWEST FROM SUNFLOWER AVENUE

verizon wireless

GREER

20802 E ARROW HIGHWAY COVINA, CA 91724

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 4 LOOKING NORTHEAST FROM REAR PARKING LOT

verizon wireless

GREER

20802 E ARROW HIGHWAY COVINA, CA 91724

ARTISTIC engineering
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VIEW 5 LOOKING NORTH FROM REAR PARKING LOT

verizon wireless

GREER

20802 E ARROW HIGHWAY COVINA, CA 91724

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 6 LOOKING NORTHWEST FROM REAR PARKING LOT

verizon wireless

GREER

20802 EAST ARROW HIGHWAY COVINA CA 91724

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 1

LOCATION

EXISTING

PROPOSED LOOKING SOUTHWEST FROM PARKING LOT

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

verizon wireless

GREER

20802 EAST ARROW HIGHWAY COVINA CA 91724

ARTISTIC engineering
AEsims.com
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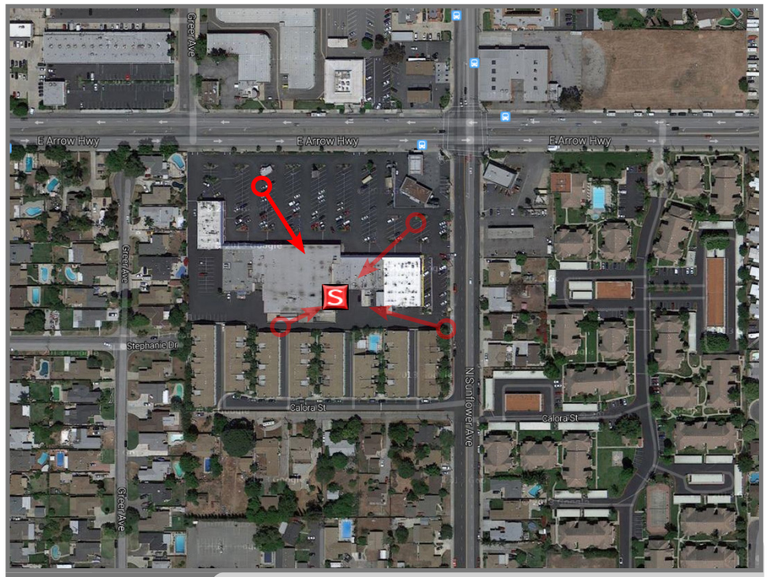
VIEW 2



LOCATION ©2014 Google Maps

EXISTING

PROPOSED LOOKING SOUTHEAST FROM PARKING LOT

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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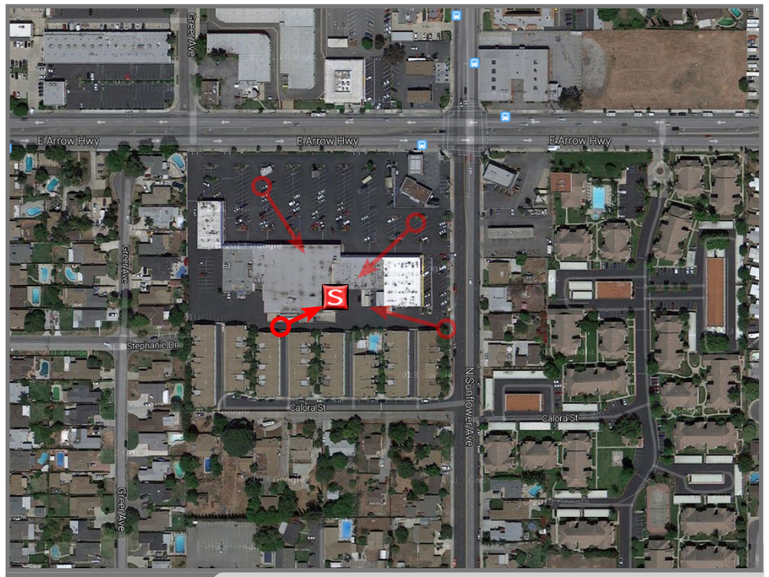
VIEW 3



LOCATION ©2014 Google Maps

EXISTING

PROPOSED LOOKING NORTHEAST FROM REAR PARKING LOT

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VIEW 4

LOCATION

EXISTING

PROPOSED LOOKING NORTHWEST FROM SUNFLOWER AVENUE

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