

# Hearing Officer Transmittal Checklist

Hearing Date  
September 1, 2015  
Agenda Item No.  
3

Project Number: R2014-02012-(2)  
Case(s): Conditional Use Permit Case No. 201400087  
Planner: Travis Seawards

- 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)
- Previous CUP Conditions
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- GIS Layers Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: 



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

**PROJECT NUMBER**  
 R2014-02012-(2)

**HEARING DATE**  
 September 1, 2015

# PROJECT SUMMARY

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201400087  
 Environmental Assessment No. 201400153

**OWNER / APPLICANT**

Crown Castle

**MAP/EXHIBIT DATE**

June 23, 2015

**PROJECT OVERVIEW**

The project is a request for a conditional use permit (CUP) to authorize the continued operation of a wireless telecommunications facility in the Light Manufacturing Zone (M-1) in the unincorporated community of Florence-Firestone. The wireless facility was originally approved through CUP No. 99-214-(2) on May 18, 2000 as a 79-foot-tall monopole. In 2014, CUP No. 03-394-(2) approved an 80-foot-tall monopole facility that replaced the monopole tower, and allowed an additional wireless facility through a co-location.

The existing 80-foot-tall monopole wireless facility is currently approved for a total of 12 panel antennas on each location (24 total), with associated microwave dishes, cables, and equipment cabinets. There are no proposed changes for the wireless facility with this application.

**LOCATION**

1150 E. 58<sup>th</sup> Place, Florence-Firestone

**ACCESS**

E. 58<sup>th</sup> Place

**ASSESSORS PARCEL NUMBER(S)**

6008-003-019

**SITE AREA**

0.14 Acres

**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan

**ZONED DISTRICT**

Compton-Florence

**LAND USE DESIGNATION**

Major Industrial (I)

**ZONE**

Light Manufacturing (M-1)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the 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)
  - 22.32.080 (M-1 Zone Development Standards)

**CASE PLANNER:**

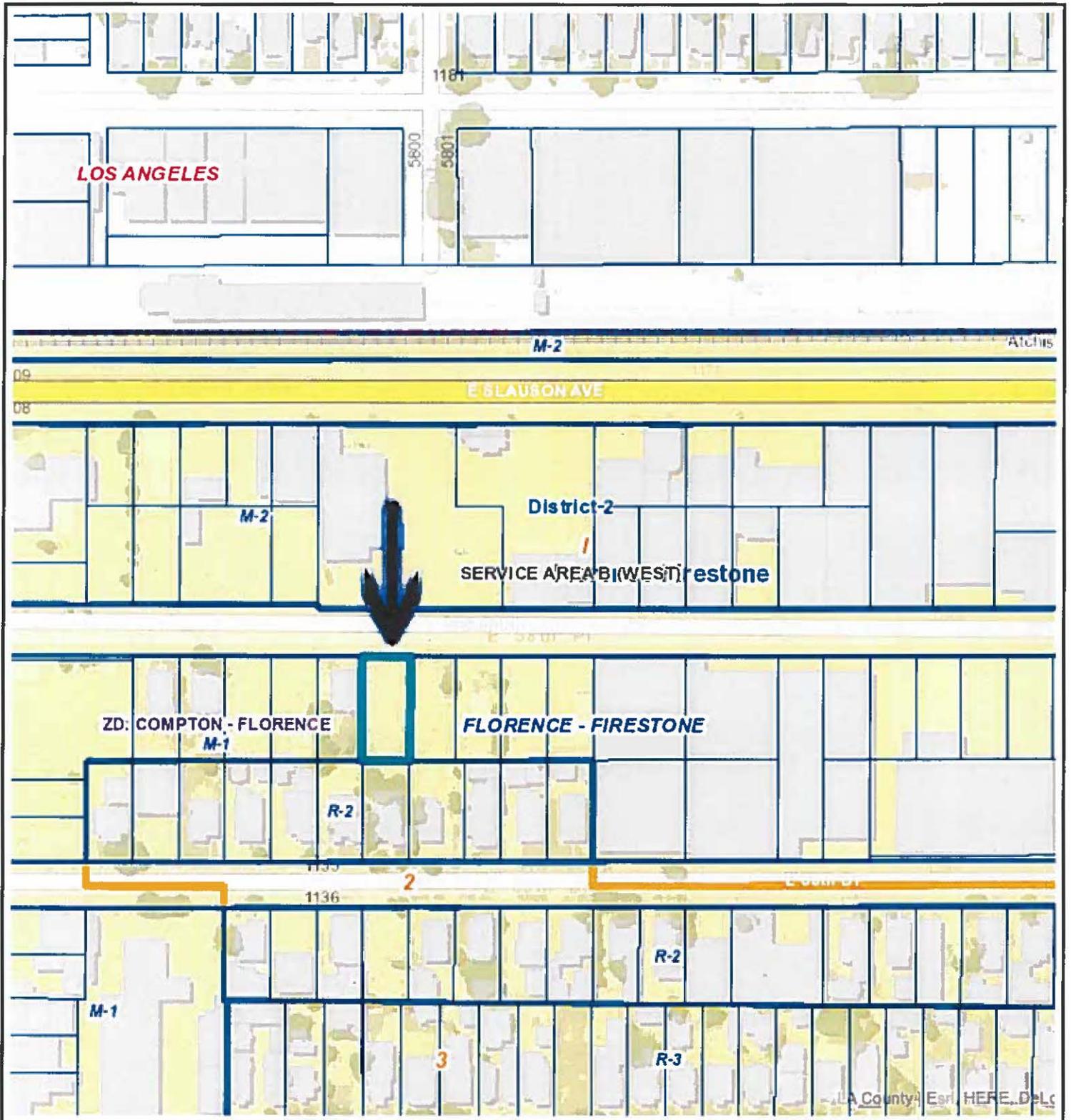
Travis Seawards

**PHONE NUMBER:**

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**E-MAIL ADDRESS:**

TSeawards@planning.lacounty.gov



**R2014-02012-(2) / CUP 201400087**

**Prop\_Location**

Printed: Aug 19, 2015



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### **ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) for the continued operation of a wireless telecommunications facility in the M-1 (Light Manufacturing) Zone pursuant to County Code Section 22.32.080. Title 22 of the County Code does not specify wireless telecommunications facilities as a use. The most similar use is a radio or television tower, which in the M-1 Zone requires a CUP.

### **PROJECT DESCRIPTION**

The project is a request for a CUP to authorize the continued operation of a wireless telecommunications facility in the Light Manufacturing Zone (M-1) in the unincorporated community of Florence-Firestone. The wireless facility was originally approved as a 79-foot-tall monopalm through CUP No. 99-214-(2) on May 18, 2000. In 2004, CUP No. 03-394-(2) approved an 80-foot-tall monopine facility that replaced the monopalm tower, and allowed an additional wireless facility through a co-location.

The existing 80-foot-tall monopine wireless facility is currently approved for a total of 12 panel antennas on each location (24 total), with associated microwave dishes, cables, and equipment cabinets. There are no proposed changes for the wireless facility with this application.

### **EXISTING ZONING**

The subject property is zoned M-2.

Surrounding properties are zoned as follows:

- North: M-2 and City of Los Angeles, developed with industrial uses
- South: M-1, R-2 (Two-Family Residence) and R-3 (Unlimited Multiple Residence)
- East: M-1
- West: M-1

### **EXISTING LAND USES**

The subject property is developed with an existing 80-foot-tall monopine wireless telecommunications facility.

Surrounding properties are developed as follows:

- North: Light and heavy industrial uses, City of Los Angeles, developed with industrial uses
- South: Single-family and multi-family residences, a public works sewer maintenance facility, and auto service uses
- East: Parking lot, industrial and warehouse uses
- West: Parking, single-family residences

### **PREVIOUS CASES/ZONING HISTORY**

The wireless telecommunications facility has five previous planning approvals.

- CUP No. 99-214-(2) approved a 79-foot-tall monopalm wireless telecommunications facility on May 18, 2000.

- CUP No. 03-394-(2) approved an 80-foot tall monopalm wireless facility with the co-location of an additional wireless facility on June 1, 2014. The 80-foot-tall monopine replaced the 79-foot-tall monopalm that was approved by CUP No. 99-241-(2) in the year 2000.
- Revised Exhibit "A" (REA) No. 200900108 approved three new panel antennas, three new microwave dishes, and an additional equipment cabinet to the existing monopine wireless facility on October 29, 2009.
- REA No. 201200019 approved the swapping of antennas and the addition of new associated wireless equipment on March 11, 2013.
- REA No. 201200273 on April 30, 2013 approved an additional antenna and associated power cables on April 30, 2013.

## ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is a request to continue the operation of a wireless telecommunications facility that is located in a heavily urbanized area with no sensitive environmental resources, and with no proposed changes to the 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 Major Industrial (I) land use category of the Los Angeles County General Plan. This designation is intended for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The existing wireless facility provides telecommunications and data network capacity for businesses and residences in the area and is therefore consistent with the intent of the underlying land use category.

### Zoning Ordinance and Development Standards Compliance

The wireless telecommunications facility is subject to the provisions and standards of the M-1 Zone, and the Department of Regional Planning development guidelines for wireless facilities.

Pursuant to Section 22.32.200 of the County Code, establishments in the M-1 Zone are subject to the following development standards:

- Outside storage or display (Section 22.32.200.A)  
The existing wireless facility is located in a lease area that screens all associated equipment within a 12-foot-tall fence, and the lease area is not used for storage or display of raw materials or finished products. Therefore the project complies with this requirement.

- Parking requirements (Section 22.32.200.B)  
Parking requirements for wireless telecommunications facilities are not listed in Part 11 of Chapter 22.52, and therefore the Director can establish the appropriate amount of parking that is needed to ensure that the use is served with adequate parking and prevents traffic congestion and excessive on-street parking. The wireless telecommunications facility is unmanned and requires only periodic, monthly, maintenance visits. The facility is located on a street that allows on-street parking, and site visits have verified there is ample on-street parking to accommodate monthly maintenance visits. Therefore the project complies with this requirement.
- Signage (22.32.200.C)  
The project is a wireless telecommunications facility with no existing or proposed signage. Therefore the project complies with this requirement.

The wireless facility is in compliance with the policy memorandum that relates to wireless telecommunications facilities (Subdivision & Zoning Ordinance Policy No. 01-2010 regarding Wireless Telecommunications Facilities dated July 26, 2010). The following standards from the memo are applicable to the project.

- Height  
The project does not propose any changes or modification to the wireless facility or 80-foot-tall monopine structure. The 80-foot-tall structure was approved by CUP No. 03-394-(2) in 2004 in an M-1 Zone, which does not have a height limit, and the approval pre-dates the passage of the Florence-Firestone Community Standards District (CSD), which limits new structures to 45 feet. Therefore the existing wireless facility on the 80-foot-tall monopine is a legally established, non-conforming structure and is not subject to the 45-foot-tall height limit.
- Design  
The project does not propose any changes to the existing wireless facility. All wireless facilities are required to use camouflage techniques to minimize visual impacts. The existing wireless facility is designed as a monopine to camouflage the antenna equipment, and all associated equipment at the ground level is screened by a 12-foot-tall fence and is not visible from the street level, which is required for all ground-mounted wireless facilities. Chain link fences are not allowed per the Department's policy memo for wireless facilities; however, the existing facility was approved in 2004, which pre-dates the policy memo, and the facility is therefore a legally established, non-conforming structure.

Previous CUP approvals of the wireless facility show that the camouflage fronds of the monopine are required to extend beyond the panel antennas. The wireless facility, as currently constructed, does not meet this design requirement. Staff has added a condition of approval that within 90 days, new camouflaging fronds will be placed on the monopine structure to meet this requirement.

Neighborhood Impact/Land Use Compatibility

A wireless facility has been operating at the project site since 2000 and there is no record of public complaints associated with the use. The project proposes no changes to the facility and will improve the structure with additional camouflaging fronds that will further conceal the panel antennas, and all associated ground-level equipment will remain fully screened from street level view. As such, the facility complies with all of the development standards and policies for wireless facilities and does not have any negative impacts on the neighborhood or surrounding area.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.090 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.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The project is a request to continue the operation of a wireless telecommunications facility with no proposed changes. Therefore, the project did not require consults or comments from County Departments.

**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 R2014-02012-(2), Conditional Use Permit Number 201400087, 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, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201400087, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Travis Seawards, Senior Regional Planner, Zoning Permits West Section  
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

**Attachments:**

Draft Findings  
Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Site Photographs,  
Photo Simulations  
Site Plan

MKK:TSS  
7/2/15

**DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02012-(2)  
CONDITIONAL USE PERMIT NO. 201400087**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400087 ("CUP") on September 1, 2014.
2. The permittee, Crown Castle ("permittee"), requests the CUP to authorize the continued operation of a wireless telecommunications facility ("Project") on a property located at 1150 E. 58<sup>th</sup> Place in the unincorporated community of Florence-Firestone ("Project Site") in the Light Manufacturing Zone (M-1) pursuant to Los Angeles County Code ("County Code") Section 22.32.080.
3. The Project Site is 0.12 gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with ground-mounted wireless telecommunications facility.
4. The Project Site is located in the Compton-Florence Zoned District and is currently zoned M-1.
5. Project Site is located within the Major Industrial (I) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
  - North: M-2 and City of Los Angeles, developed with industrial uses
  - South: M-1, R-2 (Two-Family Residence) and R-3 (Unlimited Multiple Residence)
  - East: M-1
  - West: M-1
7. Surrounding land uses within a 500-foot radius include:
  - North: Light and heavy industrial uses, City of Los Angeles, developed with industrial uses
  - South: Single-family and multi-family residences, a public works sewer maintenance facility, and auto service uses
  - East: Parking lot, industrial and warehouse uses
  - West: Parking, single-family residences
8. The wireless telecommunications facility has five previous planning approvals.
  - CUP No. 99-214-(2) approved a 79-foot-tall monopalm wireless telecommunications facility on May 18, 2000.
  - CUP No. 03-394-(2) approved an 80-foot tall monopalm wireless facility with the co-location of an additional wireless facility on June 1, 2014. The 80-foot-tall

- monopine replaced the 79-foot-tall monopalm that was approved by CUP No. 99-241-(2).
- Revised Exhibit "A" (REA) No. 200900108 approved three new panel antennas, three new microwave dishes, and an additional equipment cabinet to the existing monopine wireless facility on October 29, 2009.
  - REA No. 201200019 approved the swapping of antennas and the addition of new associated wireless equipment on March 11, 2013.
  - REA No. 201200273 on April 30, 2013 approved and additional antenna and associated power cables on April 30, 2013.
9. The site plan for the Project depicts the 0.12-acre parcel that is developed with an 80-foot-tall ground-mounted wireless telecommunications facility. The wireless facility is designed as a monopine. All associated equipment and cabinets are located at the ground level and are enclosed by a 12-foot-tall fence.
10. The Project Site is accessible via E. 58<sup>th</sup> Place to the south. Primary access to the Project Site will be via an entrance/exit on E. 58<sup>th</sup> Place.
11. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1 Categorical Exemption (Existing Facilities) 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 involves the continued operation of a wireless telecommunications facility, with no changes proposed, that is located in a heavily urbanized area with no sensitive environmental resources.
12. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
13. Staff has not received any correspondence regarding the Project.
14. The Hearing Officer finds that the Project is consistent with the General Plan and underlying land use designation. The project site is designated Major Industrial (I) by the Los Angeles County General Plan, which is intended for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The existing wireless facility provides telecommunications and data network capacity for businesses and residences in the area.
15. The Hearing Officer finds that the Project is consistent with the development standards for the M-1 Zone regarding outside storage and display and signage. The existing wireless facility is located in a lease area that screens all associated equipment within a 12-foot-tall fence, and the lease area is not used for storage or display of raw materials or finished products, and the facility has no signage.

16. The Hearing Officer finds that the Project is consistent with the development standard for required parking. Parking requirements for wireless telecommunications facilities are not listed in Part 11 of Chapter 22.52, and therefore the Director can establish the appropriate amount of parking that is needed to ensure that the use is served with adequate parking and prevents traffic congestion and excessive on-street parking. The wireless telecommunications facility is unmanned and requires only periodic, monthly, maintenance visits. The facility is located on a street that allows on-street parking, and site visits have verified there is ample on-street parking to accommodate monthly maintenance visits.
  
17. The Hearing Officer finds that the Project is a legally established, non-conforming structure and is therefore not subject to the development standards for height per the policy memorandum that relates to wireless telecommunications facilities (Subdivision & Zoning Ordinance Policy No. 01-2010 regarding Wireless Telecommunications Facilities, dated July 26, 2010). The 80-foot-tall structure was approved by CUP No. 03-394-(2) in 2004 in an M-1 Zone, which does not have a height limit, and the approval pre-dates the passage of the Florence-Firestone Community Standards District (CSD), which limits new structures to 45 feet. Therefore the existing wireless facility on the 80-foot-tall monopine is a legally established, non-conforming structure and is not subject to the 45-foot-tall height limit.
  
18. The Hearing Officer finds that the Project is compliant with the development standards for design per the policy memorandum that relates to wireless telecommunications facilities (Subdivision & Zoning Ordinance Policy No. 01-2010 regarding Wireless Telecommunications Facilities, dated July 26, 2010). All wireless facilities are required to use camouflage techniques to minimize visual impacts. The existing wireless facility is designed as a monopine to camouflage the antenna equipment, and all associated equipment at the ground level is screened by a 12-foot-tall fence and is not visible from the street level, which is required for all ground-mounted wireless facilities. Chain link fences are not allowed per the Department's policy memo for wireless facilities; however, the existing facility was approved in 2004, which pre-dates the policy memo, and the facility is therefore a legally established, non-conforming structure. Previous CUP approvals of the wireless facility show that the camouflage fronds of the monopine are required to extend beyond the panel antennas. The wireless facility, as currently constructed, does not meet this design requirement. Staff has added a condition of approval that within 90 days, new camouflaging fronds will be placed on the monopine structure to meet this requirement.
  
19. The Hearing Officer finds that the Project does not negatively affect the health, peace, comfort or welfare of persons residing or working in the area, and is not materially detrimental to the use, enjoyment, or valuation of property in the area. The wireless facility has been operating since 2000 with no record of public complaints. The facility provides communications and data network capabilities to the businesses and residences in the area, and the facility is well-screened and camouflaged so any potential visual impacts are mitigated.

20. The Hearing Officer finds that the Project meets all required development standards for the M-1 Zone. The Project Site provides adequate parking for the facility, and all ground-level equipment is screened by a 12-foot-tall fence.
21. The Hearing Officer finds that the Project does not require the need for street improvements or the need for additional public utility services. The wireless facility has been operating since 2000. The Project includes no modifications to the existing facility and thus no new infrastructure is needed to continue to operate the wireless facility.
22. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to fifteen (15) years.
23. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Florence-Firestone. On July 15, 2015, a total of 78 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, and 2 Notices were mailed to interested parties for the Compton-Florence Zoned District.
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 West Section, Department of Regional Planning.

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

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201400087, subject to the attached conditions.

**ACTION DATE: September 1, 2015**

MKK:TSS  
7/2/15

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02012-(2)  
CONDITIONAL USE PERMIT NO. 201400087**

**PROJECT DESCRIPTION**

The project is a request for a conditional use permit to authorize the continued operation of an 80-foot tall, ground-mounted monopine wireless telecommunications facility, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 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 September 1, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the rooftop wireless facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken

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

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

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal

decorations or signage provided under the auspices of a civic or non-profit organization.

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

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **November 1, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### **PERMIT SPECIFIC CONDITIONS – WIRELESS TELECOMMUNICATIONS FACILITIES**

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. 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. 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. 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 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 and shall have a color that blends in with the immediately surrounding environment, as depicted in the photo simulations presented at public hearing.
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.
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. 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.
33. New equipment added to the facility shall not compromise the stealth design of the facility.

**PROJECT SITE SPECIFIC CONDITIONS**

34. This grant shall authorize the continued operation of a ground-mounted, 80-foot-tall monopine wireless telecommunications facility.
35. The maximum height of the facility shall not exceed 80 above grade.
36. The permitte shall provide additional camouflaging to meet the requirements to fully camouflage the wireless equipment on the monopine structure, as depicted on the Exhibit "A". The additional camouflaging will be completed within 90 days from approval of this grant, as agreed to by the permittee.



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 existing use does not adversely impact persons residing or working in the area, nor is it materially detrimental to persons or properties surrounding the site. the facility does not create hazardous materials, fumes, odors, light, glare, traffic, or significant noise. nothing new is being proposed as part of this application and thus, it will remain exactly the same as was last approved. the use is fully secured inside an fencing and the facility provides needed voice, data and e911 services to the community.

**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 existing site is adequate in size and shape to accommodate all of the development features prescribed in title 22. The existing use does not impact any required yards/setbacks, parking or loading facilities, fencing or landscaping. the use is enclosed and secured inside fencing. the facility has been appropriately designed and approved to integrate the use with the surrounding community. no new equipment is being proposed, thus this wtf will remain as last approved.

**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 existing use is an unmanned wireless communications facility. no additional traffic has been generated by this site due to its montly maintenance visit, nor has it caused any circulation impacts to the surrounding community. the existing wireless facility is adequately served by susana road and del amo blvd. the existing use does not require other public or private services.

**HEARING OFFICER'S FINDINGS AND ORDER:**

**REQUEST:** To authorize Cingular Wireless Services to replace an existing 79-foot tall Sprint PCS monopalm with a new 80-foot high monopine and co-locate with Sprint PCS.

**PROCEEDINGS BEFORE THE HEARING OFFICER:****June 1, 2004 Public Hearing**

A duly noticed public hearing was held on June 1, 2004. The applicant's representative was sworn in and testified in favor of the project. The applicant's representative confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

There being no further testimony, the Hearing Officer closed the public hearing, expressed his intent to adopt the Negative Declaration and approve installation, operation and maintenance of the proposed wireless telecommunications facility, subject to the conditions recommended by staff, and directed staff to prepare the findings and conditions for final approval.

Findings:

1. Cingular Wireless Services proposes to install, operate and maintain a new wireless telecommunications monopine and co-locate with Sprint PCS. The proposed 80-foot high monopine will replace an existing 79-foot tall Sprint PCS monopalm. Sprint PCS antennas array will be installed at 74 feet above grade and Cingular antennas array will be placed at 63'-8" above grade. Cingular installation will consist of three antenna sectors containing four panel antennas each for a total of 12 panel antennas. The faux branches of the monopine will screen the antennas of both providers from view. The associated BTS equipment will be kept in a 160-square foot pre-fabricated equipment shelter located within the 680-square foot leased area. The equipment shelter will be placed in the area of the previous location of the monopalm. Conditional Use Permit 99214 authorized construction of a Sprint PCS 65-foot high monopalm and appurtenant equipment on May 18, 2000. The existing tower, however, is 79 feet high.
2. The subject property is located at 1150 58<sup>th</sup> Place within the community of Florence-Firestone and in the Compton-Florence Zoned District.
3. The subject property is zoned M-1 (Light Manufacturing). Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television tower. Under section 22.32.070, development of radio and television stations and towers in M-1 (Light Manufacturing) zone requires filing of a conditional use permit.



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

June 1, 2004

James E. Hartl, AICP  
Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Gil Gonzalez  
SBA Network Services, Inc.  
150 Paularino Avenue, Suite A-166  
Costa Mesa, California 92626

RE: CONDITIONAL USE PERMIT CASE NO. 03-394-(2)

To authorize Cingular Wireless Services to replace an existing 79-foot tall Sprint PCS monopalm with a new 80-foot high monopine and co-locate with Sprint PCS.

Dear Applicant:

PLEASE NOTE: This document contains the Hearing Officer's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition three requires that the permittee must file an affidavit accepting the conditions before these grants become effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 calendar days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Nooshin Paidar in the Zoning Permits Section II at (213) 974-6435.

4. Section 22.52.1220 of the Zoning Ordinance determines parking requirements for uses not specified. The proposed project is subject to provision of one parking space for the purpose of maintenance visits. The site plan does not illustrate any parking spaces. The subject facility is unmanned and will require periodic maintenance visits only.
5. The proposed site is designated as Major Industrial in the Los Angeles County General Plan. The Land Use Map depicts areas that are generally appropriate for this designation, including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force. Small-scale local industrial services are not shown and may be established to serve local needs. There are no specific policies related to the proposed type of use in the General Plan. The project can be found consistent with the said designation.
6. The property is surrounded by M-1 (Light Manufacturing) zoning designation in all directions. The City of Los Angeles is located to the north and west of the property.
7. The property is bounded by industrial and commercial uses in all directions. Single and multi-family homes are situated to the south and west of the project.
8. Zoning Enforcement file EF000995 was initiated on April 4, 2000 to investigate storage of junk, salvage, inoperable automobiles and motor home on the property. The violation was clear and the case was closed on October 16, 2001.
9. The Department of Regional Planning has determined that the project qualifies for a Negative Declaration under CEQA reporting requirements. Based on the initial study, it was determined that the project will not have a significant effect on the environment.
10. The site plan depicts the proposed 80-foot high monopine located within the 680-square foot leased area. Sprint PCS antennas will be installed at 74 feet above grade and Cingular antennas will be placed at 63'-8" above grade. Cingular installation will consist of three antenna sectors (four panel antennas each) for a total of 12 panel antennas. The faux branches of the monopine will screen the antennas of both providers from view. The associated BTS equipment will be kept in a 160-square foot pre-fabricated equipment shelter, which will be placed in the area of the previous location of the monopalm. The leased area will be surrounded by a 12-foot high chain link fence. The property currently contains two palm trees. One of the palm trees will be relocated further to the south of the parcel.

11. Staff did not receive any public comments regarding this project.
12. Proposed to replace an existing facility and collocate with another provider, the subject tower will not affect the aesthetics and visual harmony of the area, will not occupy a large amount of space and will not reduce available land for housing in this area. Co-location will reduce the need for construction of new wireless towers within the community in the future.

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

- A. The proposed use is consistent with the adopted general plan for the area;
- B. 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 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;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private 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 Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

## HEARING OFFICER ACTION:

1. The Hearing Officer considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
2. In view of the findings of facts presented above, Conditional Use Permit Case No. 03-394-(2) is **APPROVED**, subject to the attached conditions.

BY:



DATE:

6-1-04

**JOHN GUTWEIN, AICP, HEARING OFFICER**  
Department of Regional Planning  
County of Los Angeles

Attachments: Conditions  
Affidavit

c: Each Commissioner, Zoning Enforcement, Building and Safety

1. This grant authorizes Cingular Wireless to use the subject property for replacement of an existing 79-foot tall Sprint PCS monopole with a new 80-foot high monopole and co-locate wireless telecommunications antennas and equipment with Sprint PCS, subject to all of the following conditions of approval:
  - a. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
  - b. Said facility shall be removed if in disuse for more than six months;
  - c. Insofar as is feasible, the operator 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;
  - d. All structures shall conform with the requirements of the Building and Safety Division of the Department of Public Works;
  - e. All equipment shall be a neutral color excluding black to blend with its surroundings and shall be maintained in good condition at all times;
  - f. The permittee shall provide 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 permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning;
  - g. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities;
  - h. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight;
  - i. The operators shall submit an annual maintenance report to the Department of Regional Planning by January 1, verifying the continued operation and maintenance of the said facility; and

- j. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.
    - k. The operator shall provide satisfactory safeguards to prevent unauthorized access to the tower enclosure.
    - l. The operator shall remove any and all graffiti within 24 hours of its application to the facility.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. 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 Department of 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. 8, and until all required monies have been paid pursuant to Condition No. 10.
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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant will terminate on June 1, 2014**, unless an application for co-location at or below the approved height is received, in which case the grant shall be extended for an additional ten (10) years. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
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. The permittee shall deposit with the County of Los Angeles the sum of \$750.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for 5 (five) biennial inspections. Inspections shall be unannounced.

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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to

development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

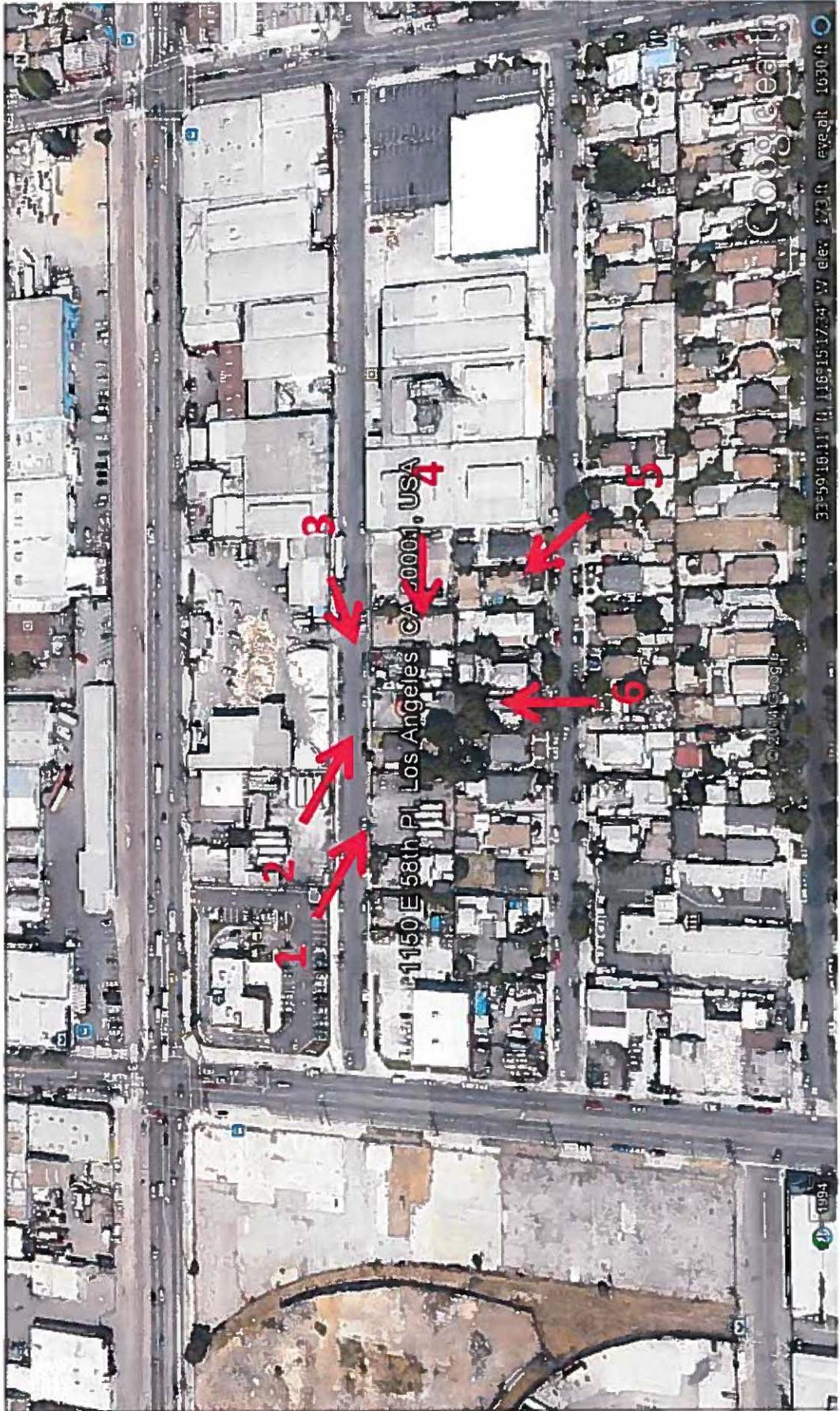
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds 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.
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. 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 facility being operated on the premises or that do not provide pertinent information about said premises.
15. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

KC:NP  
5/12/04

**Verizon Wireless  
Antenna Modification  
1150 E. 58th Place**



Photo Survey Views

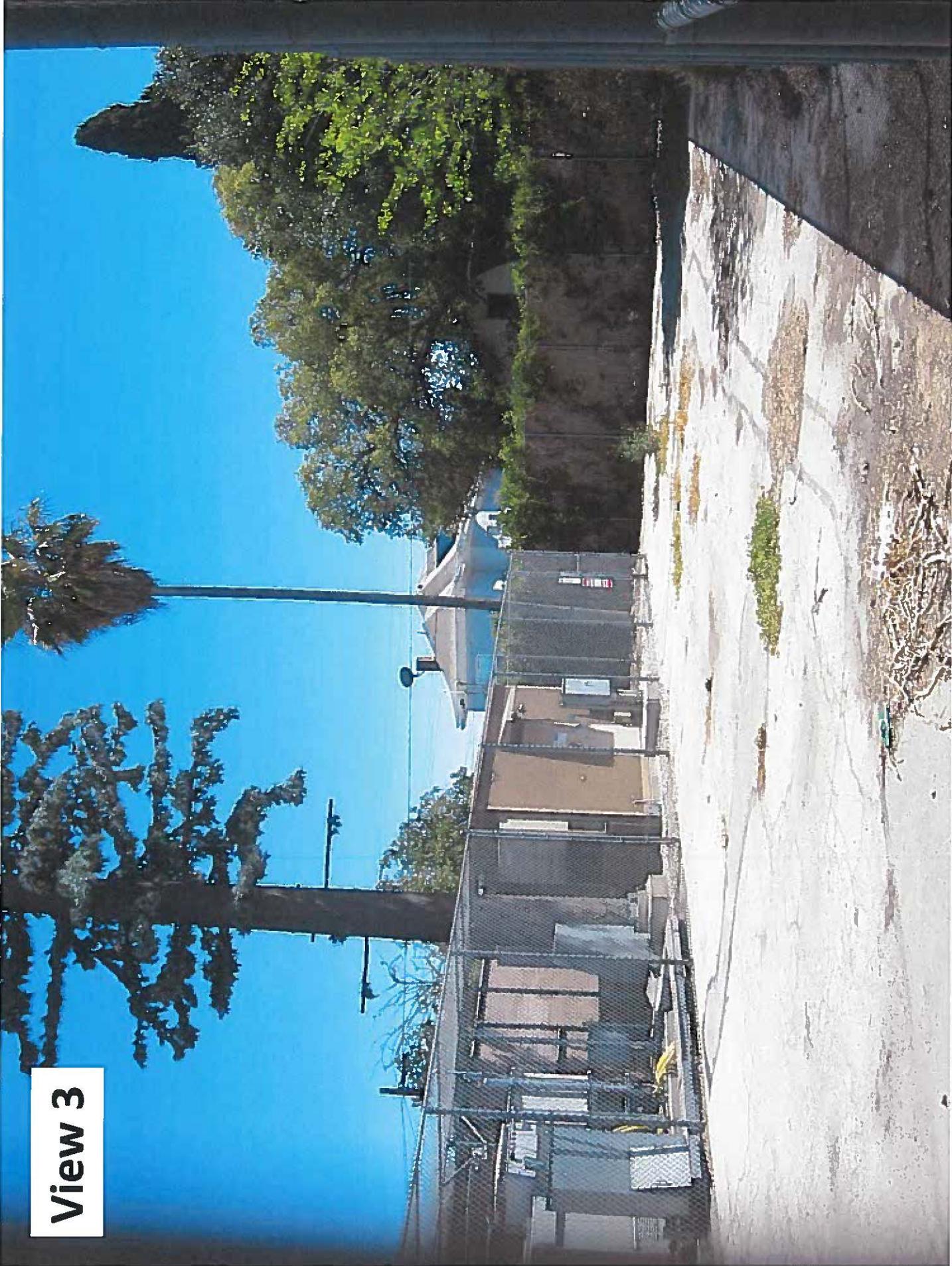




**View 1**



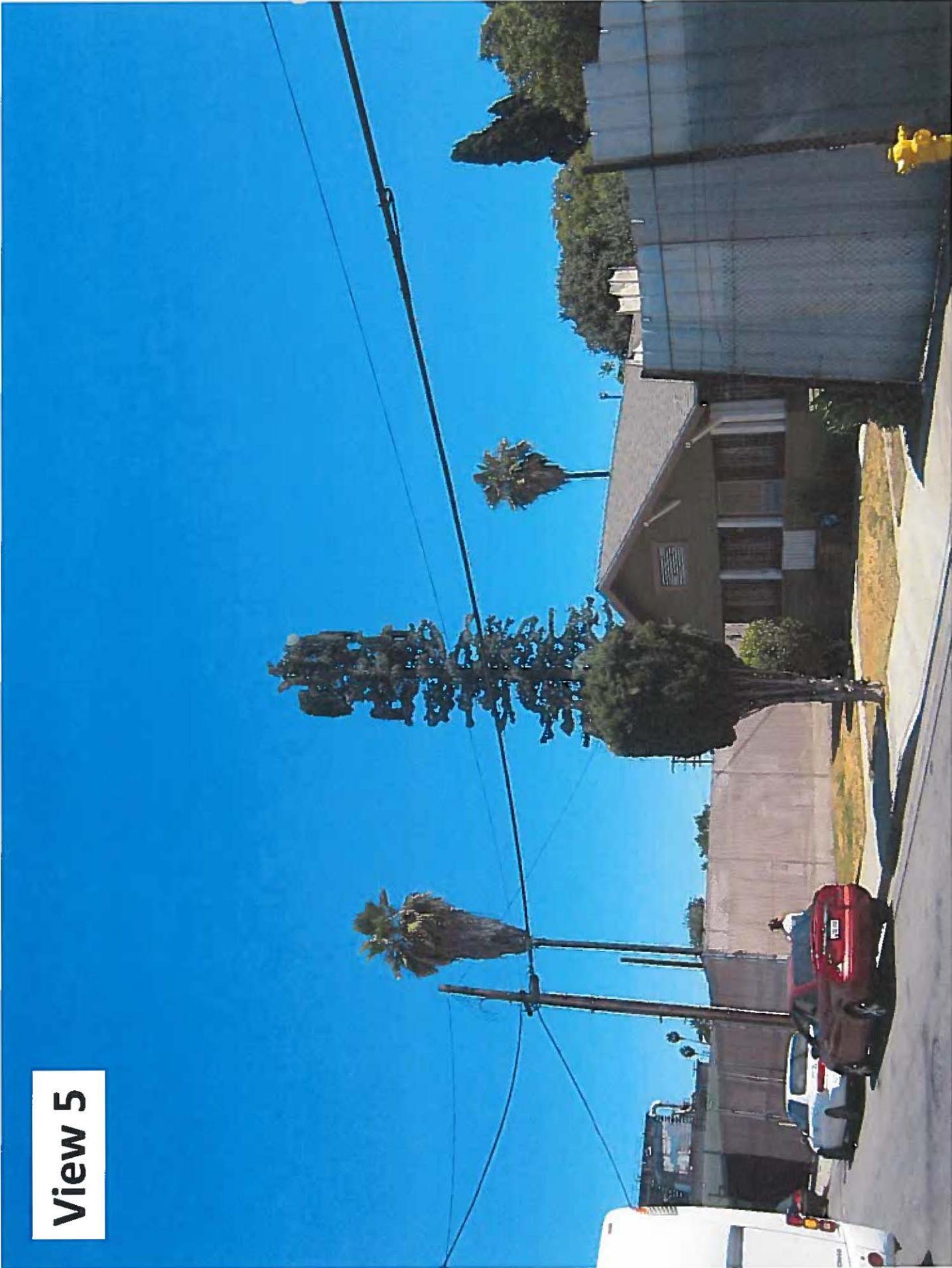
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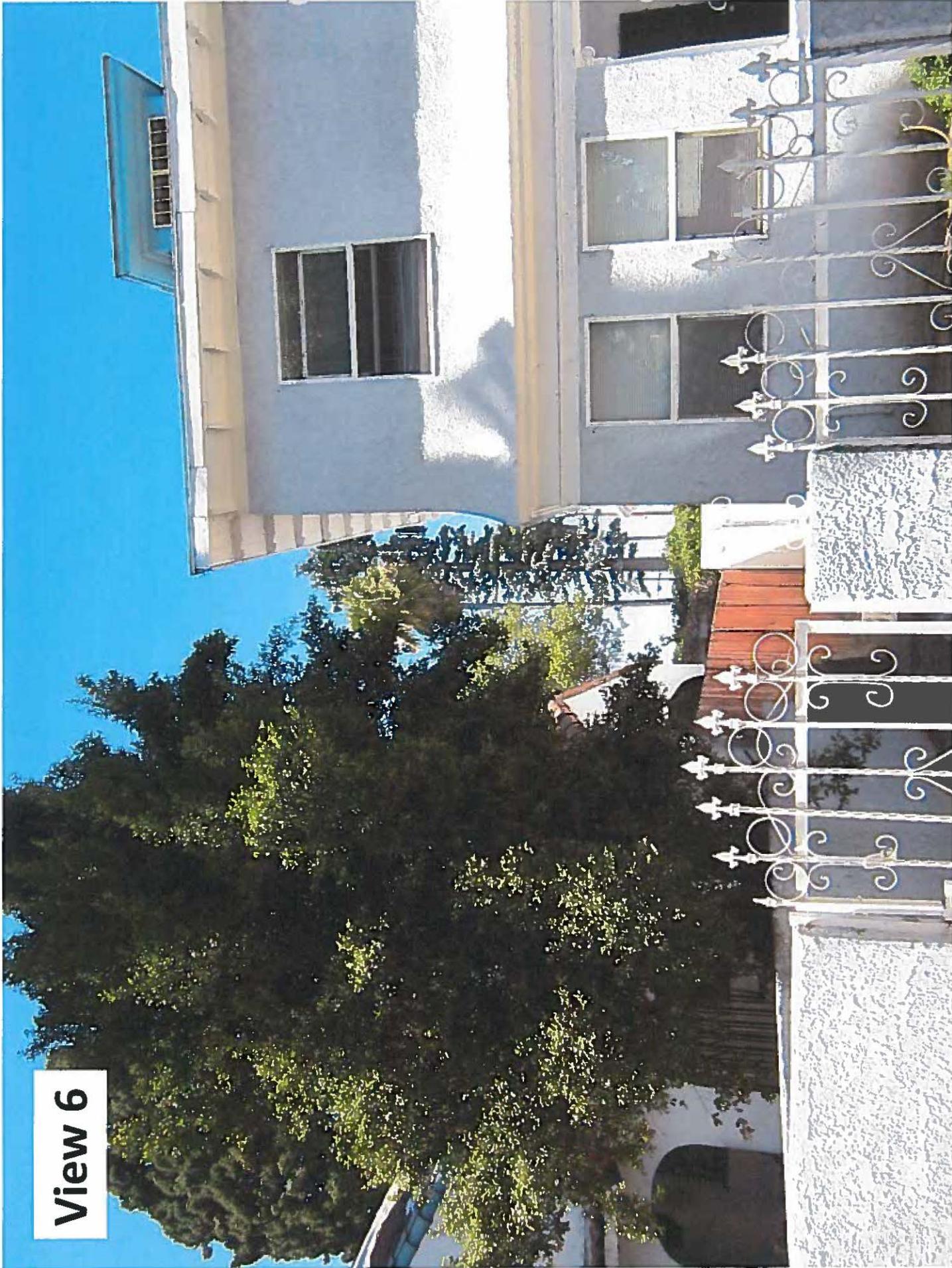
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**View 4**



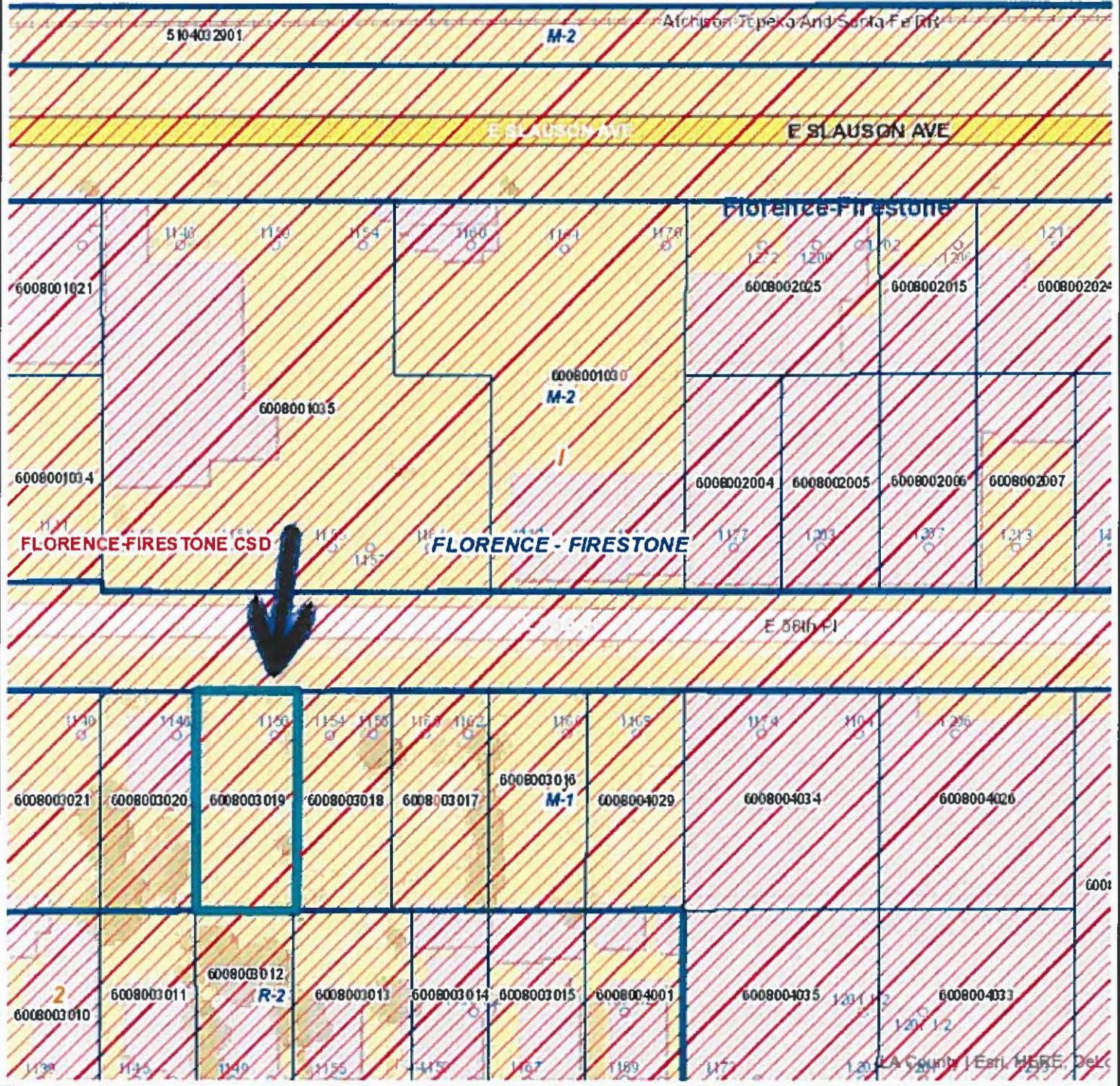
**View 5**



**View 6**

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# LOS ANGELES



## R2014-02012-(2) / CUP 201400087

### GIS Layers

Printed: Aug 19, 2015



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