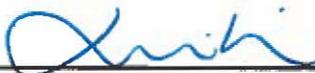


Hearing Officer Transmittal Checklist

Hearing Date 3/17/15
Agenda Item No. 7

Project Number: R2014-02324-(3)
Case(s): Conditional Use Permit Case No. 201400105
Environmental Assessment Case No. 201400182
Planner: Kevin Finkel

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

Reviewed By: 



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

PROJECT NUMBER

R2014-02324

HEARING DATE

3/17/15

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400105
 Environmental Assessment No. 201400182

PROJECT SUMMARY

OWNER / APPLICANT

Sprint Nextel

MAP/EXHIBIT DATE

2/3/15

PROJECT OVERVIEW

The applicant requests a conditional use permit to authorize the continued operation of an existing wireless telecommunications facility with no changes located on a 28-foot, 6-inch utility pole in the public right-of-way pursuant to section(s) 22.24.100 of the Los Angeles County Code. The requested entitlement replaces conditional use permit no. 03-204-(3), which originally approved this facility on July 14, 2004 and expired on July 14, 2014. The facility consists of two omni whip antennas and one radio frequency unit cabinet mounted to the existing utility pole.

LOCATION

31485 Mulholland Highway, Malibu

ACCESS

Mulholland Highway

ASSESSORS PARCEL NUMBER(S)

Adjacent to 4464-008-018

SITE AREA

N/A – Utility Pole

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains North Area Plan

ZONED DISTRICT

Malibu

LAND USE DESIGNATION

N2 – Rural Residential 2

ZONE

A-1-2 (Light Agricultural Zone)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Santa Monica Mountains North Area

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Santa Monica Mountains North Area 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)
 - 22.24.100 (A-1-2 Zone Development Standards)
 - 22.44.133 (Santa Monica Mountains North Area Community Standards District Development Standards)

CASE PLANNER:

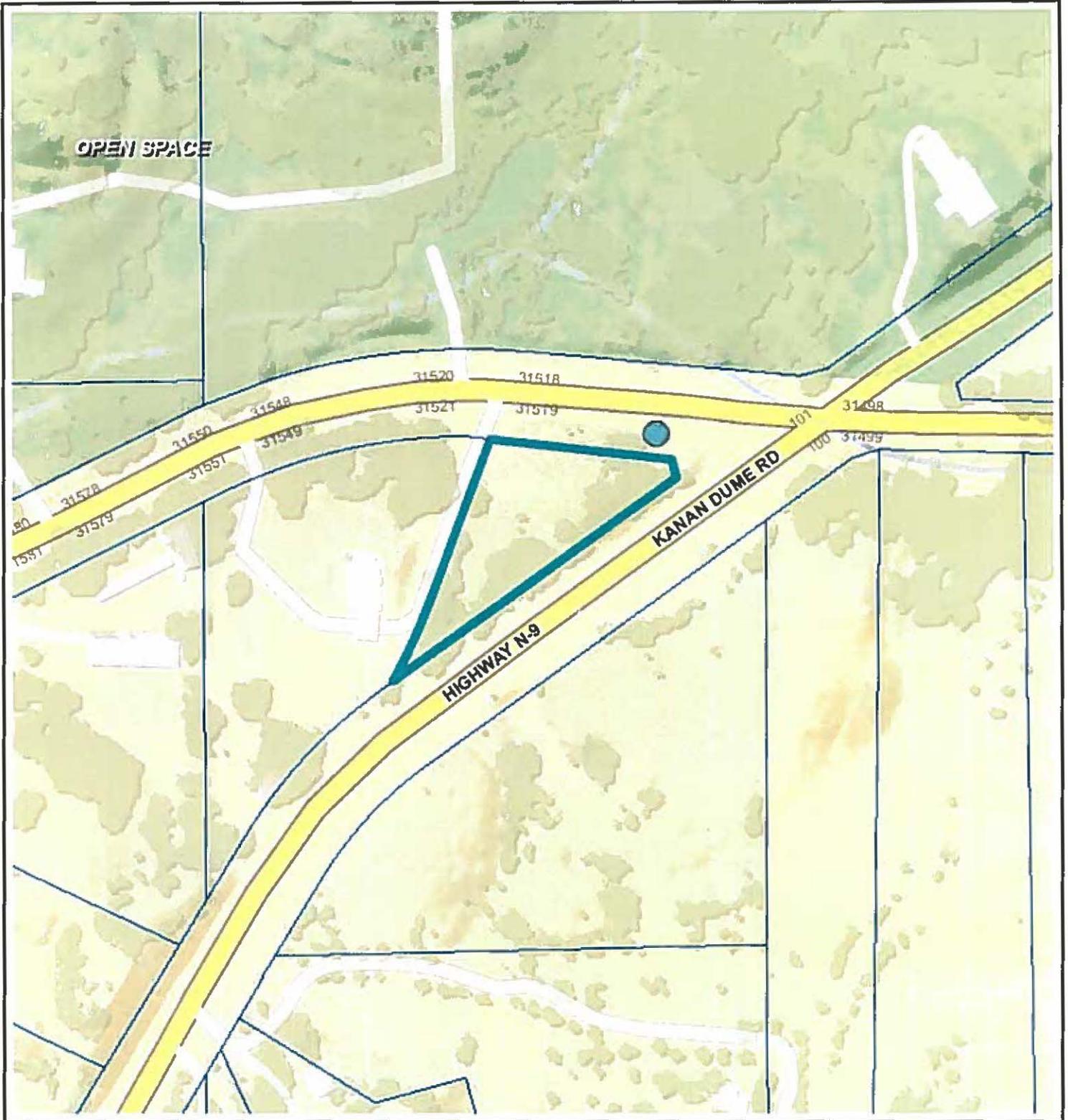
Kevin Finkel

PHONE NUMBER:

(213) 974 - 6462

E-MAIL ADDRESS:

kfinkel@planning.lacounty.gov



Vicinity Map
(Circle Depicts Approximate Location)

Printed: Feb 04, 2015



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ENTITLEMENTS REQUESTED

- Conditional Use Permit ("CUP") to authorize the continued operation of an existing wireless telecommunications facility with no changes on a utility pole in the public right-of-way in the A-1-2 zone pursuant to County Code Section 22.24.100.

PROJECT DESCRIPTION

In August of 2014, the applicant, Sprint Nextel, submitted an application requesting a CUP to authorize the continued operation of an existing unmanned wireless telecommunications facility ("WTF"). CUP No. 03-204-(3) approved the existing WTF on July 14, 2004. The WTF consists of two omni whip antennas on 8-foot cross arms and one radio frequency unit (RFU) cabinet mounted to an existing 28-foot, 6-inch utility pole. The project would replace the existing RFU with one of similar size and located at the same position on the utility pole. No additional changes are proposed. All equipment associated with the WTF will be painted brown to match the color of the utility pole.

The WTF is located in the public right-of-way at 31485 Mulholland Highway adjacent to Assessor's Parcel Number 4464-008-018 in the unincorporated Santa Monica Mountains. The WTF is located on the south side of Mulholland Highway just west of the intersection of Mulholland Highway and Kanan Dume Road. The unmanned WTF requires only monthly maintenance visits.

EXISTING ZONING

The project site is zoned A-1-2 (Light Agricultural, 2-Acre Minimum Required Lot Area) and is located in the Malibu Zoned District.

Surrounding properties are zoned as follows:

North: O-S (Open-Space)

South: A-1-10 (Light Agricultural, 10-Acre Minimum Required Lot Area)

East: A-1-10 and A-1-2

West: A-1-2 and O-S

EXISTING LAND USES

The subject WTF is located in a dirt-covered portion of the public right-of-way adjacent to the paved road shoulder and is developed with the existing WTF and utility pole

Surrounding properties are developed as follows:

North: Rocky Oaks Park and associated facilities, vacant land

South: Cielo Malibu Estate Vineyard, low-intensity, rural single-family development, vacant land

East: Low-intensity, rural single-family development, vacant land

West: Calamigos Ranch, low-intensity, rural single-family development, vacant land

PREVIOUS CASES/ZONING HISTORY

- CUP No. 03-204-(3) approved the existing WTF on an existing 28-foot, 6-inch utility pole on July 14, 2004. The CUP expired on July 14, 2014.

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 entitlement request is to authorize the continued operation and maintenance of an existing WTF with no changes. The project site is located in a rural part of the unincorporated Santa Monica Mountains. As no changes are proposed, the continued operation of the project would not adversely affect the scenic quality of the area. The WTF is unmanned and would not generate any daily increase in traffic or other activity to the area. As such, the WTF is not expected to result in any environmental impacts. 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 N2 (Rural Residential 2) land use category of the Santa Monica Mountains North Area Plan. This designation is intended to provide for low-density single-family detached housing; other uses allowed include, but not limited to, agriculture, equestrian facilities, retreats, low-intensity conference centers, schools, telecommunications facilities, and other local-serving public facilities. The WTF is consistent with the land use category as telecommunications facilities are a listed intended use. Therefore, the WTF is consistent with the underlying land use category.

The following policy of the Santa Monica Mountains North Area Plan is applicable to the proposed project:

- *Pattern and Character of Development Policy VI-31: Wireless telecommunication facility sites shall preserve the character and aesthetics of areas chosen for such uses by limiting the visual and safety impacts of such facilities through careful design, screening, and mitigation requirements. The co-location and clustering of wireless telecommunication facilities and structures shall be encouraged, wherever possible, to help avert unnecessary proliferation of such facilities in public and private property.*

The requested entitlement permits the continued operation of a WTF on a utility pole in the public right-of-way. By integrating a WTF with a minimalist design onto an existing utility pole, the impact of such a facility on the visual character and aesthetic value of the area is minimized. Therefore, the use is consistent with this policy.

Zoning Ordinance and Development Standards Compliance

The project is subject to the zoning requirements and development standards of the A-1 Zone and the Santa Monica Mountains North Area Community Standards District (CSD). The development standards that apply to this project are as follows:

A-1 Zone

- Parking: Pursuant to Part 11 of 22.52 of the County Code, establishments in the A-1 Zone are subject to the vehicle parking space requirements described therein. This section does not provide specific parking requirements for WTFs, but requires that for a use not specified, the Director shall determine the necessary quantity of parking. Because the WTF is unmanned, the project requires only minimal access for maintenance activities. The project site and the surrounding area provide ample existing parking to satisfy this need. Therefore, the project is compliant with this requirement.

Santa Monica Mountains North Area Community Standards District

While the WTF is located within the boundaries of the CSD, there are no requirements or development standards applicable to this project.

Burden of Proof

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

Neighborhood Impact/Land Use Compatibility

The project is located in a rural area of the Santa Monica Mountains. The WTF has been operational for approximately 10 years and no complaints or zoning violations have been filed during that time. The project area consists of a mix of single-family residences, vacant land, park space, commercial, and agricultural uses. WTFs are a use identified by the Santa Monica Mountains North Area Plan as being compatible with these surrounding uses. Further, the WTF is mounted to an existing utility pole in the public right-of-way and is designed to have minimal visual impact. All project components, including the antennas and RFU cabinet, are mounted to this pole thus minimizing the visual appearance associated with this type of equipment. As such, the WTF does not create a negative visual impact on nearby uses. Because the facility would continue to be unmanned and requires only one maintenance visit per month, the WTF will not generate any substantial increase in activity in the vicinity of the project site. Adequate access to the project site is provided by existing improved local streets and highways. The project is designed to mitigate environmental impacts, and as such, will not negatively impact the health, safety, and welfare of the neighborhood. Staff is of the opinion that this facility is compatible with the surrounding neighborhood.

The project is compliant with all applicable development standards of the A-1 Zone and the Santa Monica Mountains Community Standards District. The project site is served by existing public services and improved local roads and highways. Therefore, the project is not expected to have a negative effect on the environment or to impact existing public service and utility systems.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

As an existing use not proposing any changes, County Departments were not consulted.

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 CUP No. 201400105, 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 NO. 201400105, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Kevin Finkel, AICP, 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
Site Plan

MKK:KAF
2/11/15

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02324-(3)
CONDITIONAL USE PERMIT NO. 201400105**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on March 17, 2015, in the matter of Conditional Use Permit No. 201400105 ("CUP").
2. The permittee, Sprint Nextel, ("permittee"), requests the CUP to authorize the continued operation of an existing unmanned wireless telecommunications facility ("WTF") ("project") mounted to a 28-foot, 6-inch utility pole with no changes in the public right-of-way near a property located at 31485 Mulholland Highway (Assessor's Parcel Number 4464-008-018) in the unincorporated Santa Monica Mountains ("project site") in the A-1-2 (Light Agricultural, 2-Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.24.100.
3. The WTF is located on the south side of Mulholland Highway just west of the intersection of Mulholland Highway and Kanan Dume Road in a dirt-covered portion of the public right-of-way adjacent to the paved road shoulder.
4. The project site is located in the Malibu Zoned District and is currently zoned A-1-2.
5. The project site is located within the N2 (Rural Residential 2) land use category of the Santa Monica Mountains North Area Plan land use policy map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: O-S (Open Space)
 - South: A-1-10 (Light Agricultural, 10 acre minimum lot size)
 - East: A-1-10, A-1-2
 - West: A-1-2, O-S
7. Surrounding land uses within a 500-foot radius include:
 - North: Rocky Oaks Park and associated facilities, vacant land
 - South: Cielo Malibu Estate Vineyard, low-intensity, rural single-family development, vacant land
 - East: Low-intensity, rural single-family development, vacant land
 - West: Calamigos Ranch, low-intensity, rural single-family development, vacant land
8. There is one previous approval on the project site. CUP No. 03-204-(3) was approved on July 14, 2004 and permitted the construction of a WTF on an existing 28-foot, 6-inch utility pole with two omni antennas on 8-foot cross arms and one

radio frequency unit cabinet mounted to the utility pole. This CUP expired on July 14, 2014.

9. The site plan for the project depicts an existing WTF mounted to an existing 28-foot, 6-inch utility pole in the public right-of-way. The WTF consists of two omni whip antennas mounted to 8-foot cross arms, a radio frequency unit cabinet ("RFU"), and associated mechanical equipment and cables all mounted to the utility pole. The applicant proposes to replace the existing RFU with one of similar size and mounted at the same location on the utility pole. All WTF equipment will be painted brown to match the color of the utility pole.
10. The project is located in the public right-of-way at 31485 Mulholland Highway adjacent to Assessor's Parcel Number 4464-008-018 in the unincorporated Santa Monica Mountains. The WTF is located on the south side of Mulholland Highway just west of the intersection of Mulholland Highway and Kanan Dume Road. Primary access to the project will be via Mulholland Highway.
11. The project will not provide any dedicated parking and will rely on the southern shoulder of Mulholland Highway for parking related to maintenance visits.
12. Prior to the Hearing Officer's public hearing on the project, Regional Planning staff determined that the project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the project involves the continued operation of an existing unmanned WTF with no changes.
13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the project's public hearings by mail, newspaper, and property posting.
14. Prior to the Hearing Officer's public hearing, the Department of Regional Planning staff ("staff") did not receive any correspondence regarding this project.
15. The Hearing Officer finds that the project is consistent with the goals and policies of the Santa Monica Mountains North Area Plan. As the WTF is a facility mounted on an existing utility pole, the project is consistent with policies encouraging minimizing visual impacts on the character and aesthetic value of the surrounding area.
16. The Hearing Officer finds that the project is allowed in the subject zone with the approval of a conditional use permit. Further, the Hearing Officer finds that the project is consistent with all development standards of the A-1-2 Zone as set forth in section 22.24.110 of the County Code.
17. The Hearing Officer finds that the project is in compliance with the parking requirements set forth in Part 11 of Chapter 22.52 of the County Code, which allows

the Director to determine the parking requirements. Dedicated parking spaces are not required as only periodic maintenance is required for this use.

18. The Hearing Officer finds that the project is adequately camouflaged to prevent visual impacts to the surrounding neighborhood as it consists of project components off of the ground and mounted to the utility pole to minimize the visual appearance of the WTF. Further, the Hearing Officer finds that the project, as designed, is well integrated into the surrounding area.
19. The Hearing Officer finds that the project, as an existing unmanned WTF with no changes to the project's design, will not generate any substantial increase in activity in the vicinity of the project site.
20. The Hearing Officer finds that the project, as an existing WTF with no proposed changes to the design, is adequately served by improved local roads and highways to accommodate the kind and quantity of traffic the project would generate.
21. The Hearing Officer finds that the project is compatible with the uses in the surrounding rural area of the unincorporated Santa Monica Mountains. The existing camouflaging of the WTF ensures that the project will not result in a significant visual impact to the area generally and to the surrounding single-family residences, commercial, agricultural, and park uses. Further, the Hearing Officer finds that the operation of the WTF with a minimalist design integrated into an existing utility pole is compatible with the surrounding neighborhood.
22. The Hearing Officer finds that to ensure continued compatibility between the project and the surrounding land uses, it is necessary to limit the grant term of the conditional use permit to 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 the unincorporated Santa Monica Mountains. On February 9, 2015, a total of 25 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, to those on the courtesy mailing list for the Malibu Zoned District, and to any additional interested parties.
24. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits 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 Santa Monica Mountains North Area 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 21000 et seq. of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit No. 201400105, subject to the attached conditions.

ACTION DATE: MARCH 17, 2015

MKK:KAF
February 17, 2015

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02324-(3)
CONDITIONAL USE PERMIT NO. 201400105**

PROJECT DESCRIPTION

The project is a request to authorize the continued operation of an existing unmanned wireless telecommunications facility ("WTF"). The WTF consists of two omni whip antennas mounted to 8-foot cross arms, a radio frequency unit cabinet ("RFU"), and associated mechanical equipment and cables all mounted to an existing 28-foot, 6-inch utility pole and is 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 March 17, 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 wireless telecommunications facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the

permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$1,600.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial inspections. Inspections shall be unannounced.

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

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

information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **May 16, 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 - CONDITIONAL USE PERMIT (WIRELESS TELECOMMUNICATIONS FACILITY)

19. This grant shall authorize the continued operation of an existing unmanned WTF. The WTF consists of two omni whip antennas on 8-foot cross arms, an RFU cabinet, and associated mechanical equipment and cables all mounted to an existing 28-foot, 6-inch utility pole.
20. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
21. The permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
22. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.

23. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
24. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
25. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
26. If the subject property is adjacent to residences, maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
27. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
28. The maximum height of the facility shall not exceed 28 feet, 6 inches above finished grade.
29. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
30. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall maintain the brown color noted on the site plan so that it blends in with the utility pole.
31. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
32. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.

33. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
34. 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. This grant entitles the permittee to continue operating the wireless telecommunications facility on the existing utility pole but does not entitle the permittee to retain the pole for its sole use or to install a new pole for its facilities in the event the existing pole is removed, such as to accommodate the undergrounding of utilities. Notwithstanding the provision of Condition 8, if the existing pole is removed prior to the termination date of this grant, this grant shall thereupon terminate. The permittee will be required to obtain a new conditional use permit to relocate its facilities or to install a new pole or poles at the present location and continue the use at the same location. Application for a conditional use permit at such time shall be subject to the regulations then in effect.
37. Upon termination of this grant or after the construction of this facility, the facility has ceased to operate, the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of Regional Planning and any other government agency. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the permittee's expense.
38. The placement of the facility shall not interfere with the public's unobstructed use of highways, sidewalks or trails, or unobstructed access from private property to highways and other public access.
39. If Public Works requires the facility to relocate due to street improvement projects and undergrounding of utilities, the cost of relocation of wireless facilities due to such projects shall be fully borne by the owner or permittee of the wireless facilities involved.
40. If street parking is prohibited on the street where the facility is located and on nearby side streets, the permittee shall obtain an approved traffic plan for the parking of maintenance vehicles from Public Works.

41. Maintain standard Americans with Disabilities Act clearances around all above ground wireless telecommunications equipment including poles within the public right-of-way to the satisfaction of Public Works, where applicable.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



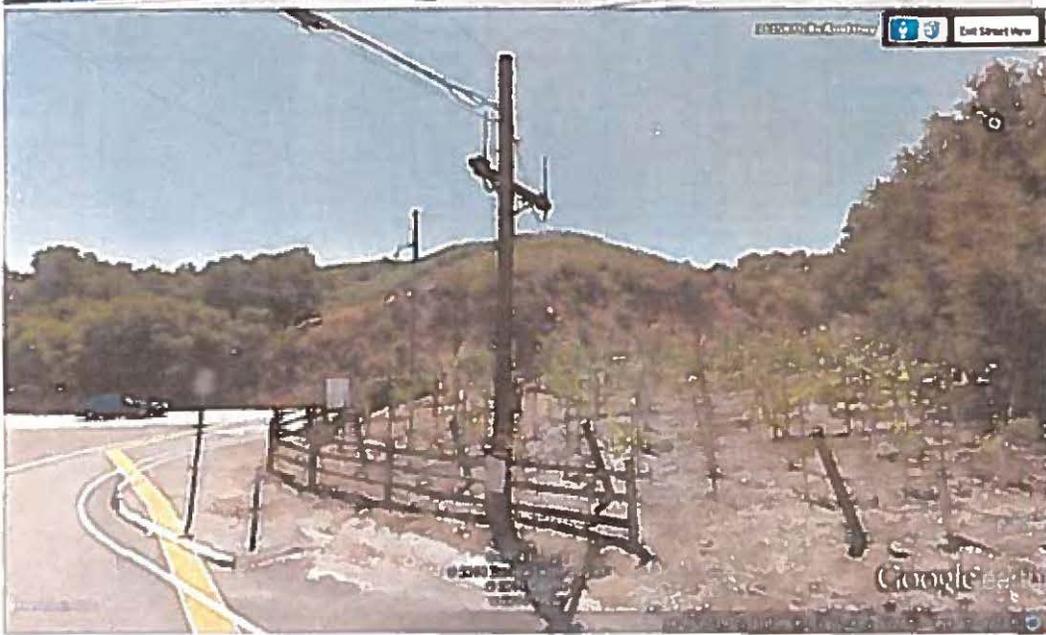
CONDITIONAL USE PERMIT BURDEN OF PROOF

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.)

<p>A. That the requested use at the location will not:</p> <ol style="list-style-type: none"> 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.
<p>The existing facility is collocated on a wooden utility pole located within the public right of way and blends in with the rural character of the area. two omni whip antenna are mounted to a wood cross arm to match the wooden utility pole; the installation is not detrimental or visually intrusive to the abutting and surrounding area; nor detrimental to the enjoyment of the surrounding owners.</p>
<p>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.</p>
<p>Due to the rural nature and charater of the area the existing facility is similar in scope, color and design of other existing wooden utility poles in the community. the site is virtually unnoticable as a wireless facility given it's diminimus design and attachment to a wooden utility pole on a property that is adequate in size.</p>
<p>C. That the proposed site is adequately served:</p> <ol style="list-style-type: none"> 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.
<p>the site's location is within the public right of way and easily accessible by fully improved roads.</p>





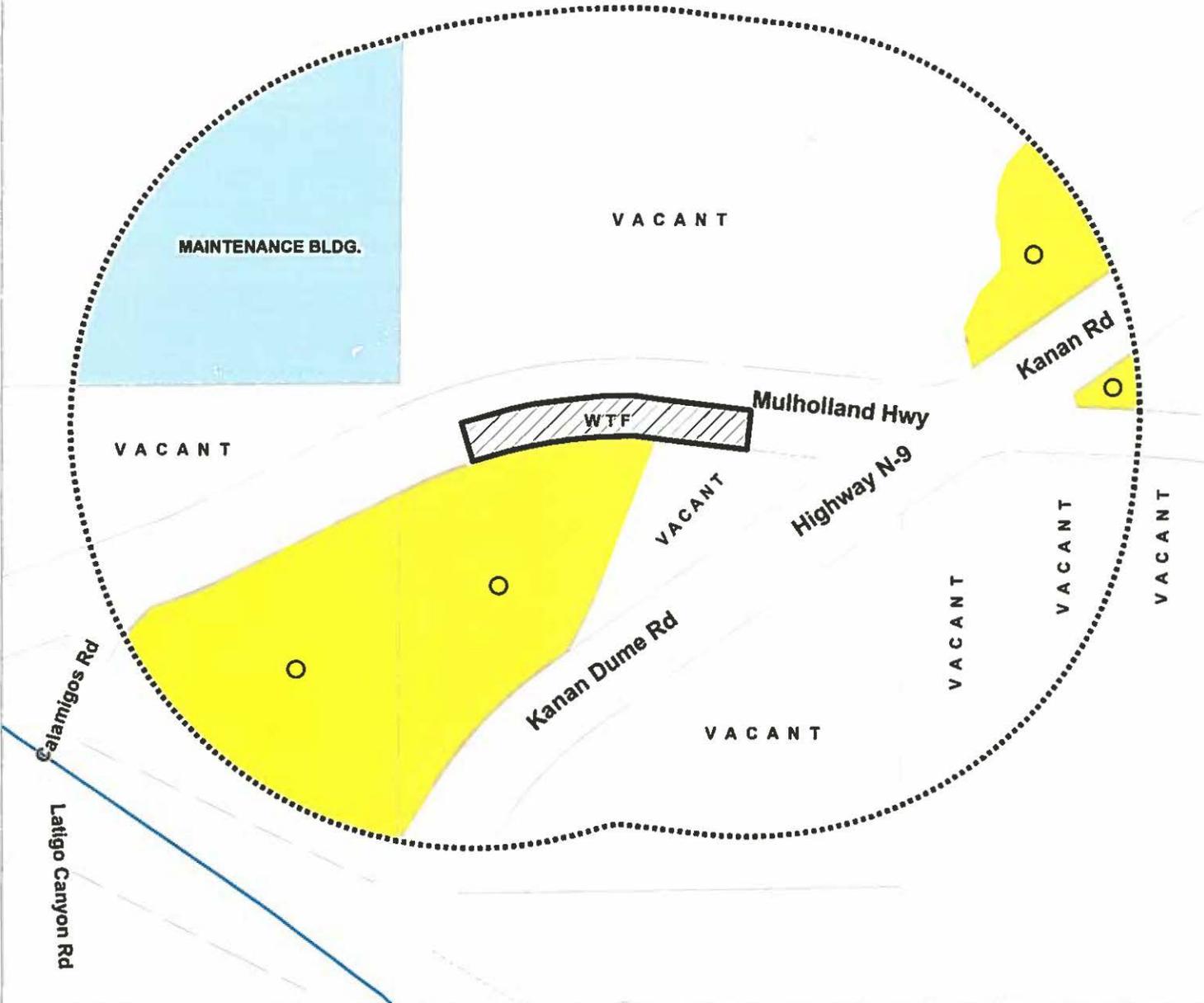
LAND USE

LAND USE 500 FOOT RADIUS MAP

Proj. R2014-02324 (3)
RCUP 2014-00105

Legend

-  SINGLE-FAMILY RESIDENCE
-  SINGLE-FAMILY RESIDENCE
-  LIGHT INDUSTRY
- VACANT



VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

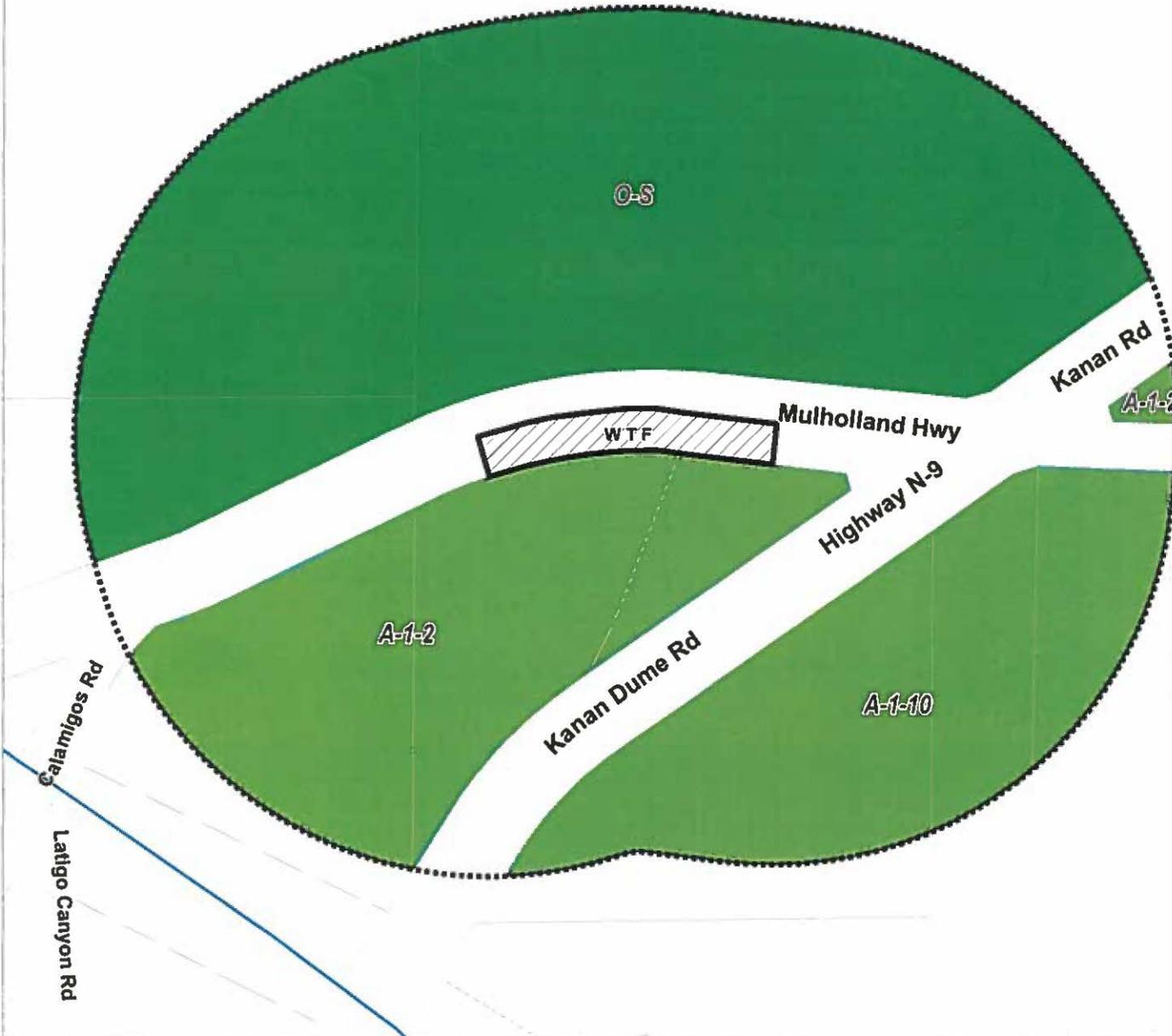
ZONING

LAND USE 500 FOOT RADIUS MAP

Proj. R2014-02324 (3)
RCUP 2014-00105

Legend

- A-1 - LIGHT AGRICULTURE
- O-S - OPEN SPACE



VICINITY MAP



0 30 60 120 180 240 Feet



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320 W. Temple St.
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