



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

February 24, 2016

Core Development Services
Attn: Maree Hoeger
2749 Saturn Street
Brea, CA 92821

**REGARDING: PROJECT NO. R2014-02389-(4)
CONDITIONAL USE PERMIT NO. 201400111
2356 FULLERTON ROAD (8268-017-035)**

The Regional Planning Commission, by its action of **February 24, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **March 9, 2016**. **Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Michele Bush of the Zoning Permits East Section at (213) 974-6435, or by email at mbush@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Maria Masis, Supervising Regional Planner
Zoning Permits East Section

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

c: DPW (Building and Safety); Zoning Enforcement

MM:MRB

CC 060412

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02389-(4)
CONDITIONAL USE PERMIT NO. 201400111**

1. The Los Angeles County ("County") Regional Planning Commission conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400111 ("CUP") on February 24, 2016.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction and maintenance of a 50-foot-high unmanned monoecalyptus wireless telecommunications facility ("Project") on a property located at 2356 Fullerton Road in the unincorporated community of Rowland Heights ("Project Site") in the A-1-6,000 (Light Agricultural-6,000sf minimum lot) Zone pursuant to Los Angeles County Code ("County Code") Section 22.24.100.
3. The Project Site is 0.49 gross acres in size and consists of two legal lots. The Project Site is irregular in shape with relatively flat topography and is developed with an existing Chevron gas station with parking lot.
4. The Project Site is located in the Puente Zoned District and is currently zoned A-1-6,000 to the north and along a portion to the southeast, and C-1 (Restricted Business) along a portion to the southwest. The wireless telecommunications facility will be located within the A-1 Zone to the north.
5. The Project Site is located within the U2-Urban 2 (3.3 to 6.0 du/ac) land use category of the Rowland Heights Community Plan.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1-6,000
 - South: C-1
 - East: A-1-6,000
 - West: R-A-9,000 (Residential Agricultural)
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-Family Residential
 - South: Commercial
 - East: Single-Family Residential
 - West: Single-Family Residential
8. The subject property has existed as a gas station use (Arco and Chevron) for more than 20 years. Several building permits have been issued for the existing use.
9. The site plan for the Project depicts the project site developed with an existing gas station. The Chevron gas station occupies the southern half of the property. The northern portion of the property, where the wireless telecommunications facility will be located, is used for parking. Adequate parking will be maintained to serve the gas station use. The wireless telecommunications facility will be located along the

northern boundary of the property along Fullerton Road and Bellorita Street. The wireless telecommunications facility consists of a 50-foot-high unmanned monoecalyptus wireless telecommunications facility to include 12 panel antennas, one (1) microwave dish, two (2) fiber demarcation boxes and 12 RRUs. Verizon wireless will also install three (3) equipment cabinets, two (2) battery cabinets and one (1) stand-by generator within a CMU enclosure. Two (2) GPS antennas will be mounted to the proposed equipment cabinets. The wireless telecommunications facility will be located within a 690.33-square-foot lease area.

10. The Project Site is accessible via Fullerton Road and Mescal Street to the west and south.
11. Adequate parking is provided to serve the gas station use. Two existing parking spaces will be relocated on-site to accommodate the wireless telecommunications facility. One parking space is necessary for site visits done on a monthly basis by maintenance personnel. The project site provides parking to meet this requirement.
12. Based on a letter from the County of Los Angeles Department of Public Works, dated January 14, 2015, Public Works recommends approval of this conditional use permit.
13. Based on a letter from Rowland Heights Community Coordinating Council, Inc. (RHCCC), dated October 21, 2015, the Rowland Heights Community Coordinating Council disagrees with the finding of the Hearing Officer at the August 18, 2015 public hearing. The letter stated the RHCCC joins with petitioners living in and around the immediate vicinity of the project in opposing its construction at the proposed location. The RHCCC stated they contend the project should be denied for any one, if not all, of the following reasons:
 - Applicant failed to demonstrate the site of the proposed facility is the least intrusive feasible means of reducing the coverage gap
 - Failure of applicant to provide all project data and documentation required by the Permit Application
 - The project does not comply with the aesthetic requirements of LA County Policy No. 01-2010 Wireless Telecommunication Facilities
 - Project does not comply with the intent of Rowland Height Community Plan, Goals, Aesthetics and Scenic Highway Element
 - Project does not comply with Rowland Heights Community Standards for Landscaping and Setbacks

Based on an additional letter from Rowland Heights Community Coordinating Council, Inc. (RHCCC), dated January 9, 2016, the RHCCC joins with a large number of residents in continuing to oppose the construction of the wireless facility at this address and respectfully requests the Regional Planning Commission deny the request as proposed.

14. Prior to the Regional Planning Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County because the Project involved the installation of a new wireless telecommunications facility.
15. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, property posting, library posting and DRP website posting.
16. Prior to the Regional Planning Commission's public hearing, during the Hearing Officer's hearing, the Department of Regional Planning ("Regional Planning") staff received one email in support of the project request, one phone call, one letter and a petition including 67 signatures, in opposition.
17. A duly noticed public hearing was held on August 18, 2015 before Hearing Officer Gina Natoli. The applicant's representative, Ross Miletich, was present to answer questions regarding the project. The Hearing Officer asked for a more detailed explanation of the possible alternative sites submitted by the applicant. Michelle Nicolaus spoke in opposition to the project, highlighting concerns with better alternatives for the wireless facility. There being no further testimony, the Hearing Officer, being of the opinion that the proposed site was the best option for the wireless telecommunication facility and there is a lack of feasible alternative sites, closed the public hearing and approved the project.

On August 26, 2015, during the meeting of the Regional Planning Commission, in light of continued community opposition to the project, Commissioner Pedersen requested the project be called up for review by the Regional Planning Commission. On November 4, 2015, the public hearing for the subject project was continued to December 9, 2015, to allow the applicant time to meet with the Rowland Heights Community Coordinating Council and conduct additional community outreach.

A duly noticed public hearing was held on December 9, 2015 before the Regional Planning Commission. The applicant's representative, Maree Hoeger, and Verizon Wireless staff member, Mark Kay, were present to speak in favor of and answer questions regarding the project. Commissioner Pedersen had specific questions regarding alternate sites and the applicant's determination that those sites are cost prohibitive and rent exorbitant. Following further discussion, Commissioner Pedersen moved to continue the hearing to January 20, 2016, to allow the applicant time to prepare supporting documentation in response to the Commission's concerns regarding the feasibility of alternative sites.

A continued public hearing was held on January 20, 2016 before the Regional Planning Commission. The applicant's representatives, Maree Hoeger and Ashley Whinnery, were present to speak in favor of and answer questions regarding the project. Ms. Hoeger read a letter prepared in response to the Commission's request for additional information regarding the cost prohibitive aspect of alternative sites within County parks, during the public hearing held on December 9, 2015.

Commissioner Pedersen expressed concern with the lack of time given for staff to review the additional information submitted by the applicant and indicated more time would be needed to allow staff to confirm and verify contract terms with the County of Los Angeles Department of Parks and Recreation. Following further discussion, Commissioner Pedersen moved to continue the hearing to February 24, 2016.

A continued public hearing was held on February 24, 2016 before the Regional Planning Commission. The applicant's representatives, Maree Hoeger and Mike Watson, were present to speak in favor of and answer questions regarding the project. Following further discussion, Commissioner Pedersen moved to approve the project. Commissioner Modugno seconded the motion with some reluctance regarding the difference between policy and land use issues. Based on the land use review the Commission approved the project unanimously.

18. The Regional Planning Commission finds that the Project is consistent with the goals and policies of the Rowland Heights Community Plan. The subject project is located within the U2 – Urban 2 (3.3 to 6.0 du/ac) land use designation. While the primary use of land within the U2 designation is urban low-density residential, all urban classifications, within the Rowland Heights Community Plan, may include such services and facilities as schools, utility stations and churches, subject to necessary permit procedures.
19. The Regional Planning Commission finds that the Project is consistent with the Zoning Code. A wireless telecommunications facility is a use not specified in the Zoning Ordinance. The closest described uses are radio and television towers. Pursuant to Section 22.24.100 of Title 22 of the Los Angeles County Code, these are permissible uses in the A-1 (Light Agricultural) Zone, provided a conditional use permit has first been obtained.
20. Verizon wireless facilities are regulated by the Federal Communications Commission (FCC). The disguised nature of the facility as a eucalyptus tree and its location towards the rear of the property allow the gas station to be used just as it is currently. It will not affect vehicular circulation within the customer parking lot. No discernible noises, smells, light, glare or traffic will be produced by the proposed facility. The equipment will be fully secured by an enclosure and will provide needed voice, data and 911 services to the area. Allowing the wireless telecommunications facility to be built and operate will ensure that local cellular service will remain readily available in the vicinity. Any concern raised regarding the potential health effects for residents, from radio frequency emissions from the facility antennas, is not an issue that can be used for case determination. Section 704 of Title 7 of the Federal Telecommunications Act of 1996 contains the following stipulation:

"IV. No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emission."

As a condition of approval for this case, the applicant will have to comply with emission standards of the Public Utilities Commission of the State of California

(CPUC). Accordingly, the Regional Planning Commission finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.

21. The proposed wireless facility will be located in the northwestern portion of the property. The proposed 50-foot monoecalyptus and associated equipment will be surrounded by an eight-foot-tall CMU wall. The total lease area is 690 square feet. This proposed project can physically occupy the property without negatively impacting its current and surrounding uses. Accordingly, the Regional Planning Commission finds that the Project site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
22. The proposed project is an unmanned wireless telecommunications facility that will only require a once-per-month visit by a maintenance technician and will not generate any significant changes to the existing traffic. Accordingly, the Regional Planning Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public private service facilities as are required.
23. The Regional Planning Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 20 years.
24. The Regional Planning Commission 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 the Rowland Heights Library located in the vicinity of Rowland Heights community. On September 14, 2015, a total of 114 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, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.
25. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
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 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 REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
- 2. Approves Conditional Use Permit 201400111, subject to the attached conditions.

ACTION DATE: February 24, 2016

VOTE:

Concurring: Pincetl, Smith, Louie, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

MM:MRB

02/24/16

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02389-(4)
CONDITIONAL USE PERMIT NO. 201400111**

PROJECT DESCRIPTION

The project is a request to authorize the construction and maintenance of an unmanned 50-foot-high monoecalyptus wireless telecommunications facility and appurtenant equipment, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 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 10 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 February 24, 2036.** 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 by February 24, 2018. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,200.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate

Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eleven (11) (one the first year and ten 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"), after conducting a public hearing, revoke or modify this grant, if the Commission 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 the Fire department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall adhere to the requirements contained in Title 12, Chapter 12.08 of the Los Angeles County Noise Control Ordinance.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **April 25, 2016**.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

20. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
21. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
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. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
26. Construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
27. Placement and height of all pole-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
28. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
29. The maximum height of the facility shall not exceed 50 feet above finished grade.
30. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
31. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
32. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice.
33. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
34. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
35. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. The facility's fences or walls are visible

from the public right-of-way, therefore landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.

36. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
37. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease-of-operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.
38. New equipment added to the facility shall not compromise the stealth design of the facility.
39. Antennas shall be painted or covered to match their background (branches or trunk). The antennas shall not extend beyond the monotree branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective paint to match the bark.
40. Appurtenant equipment boxes shall be screened or camouflaged.

PROJECT SITE SPECIFIC CONDITIONS

41. This grant shall authorize the construction and maintenance of an unmanned 50-foot-high monoecalyptus wireless telecommunications facility and appurtenant equipment.
42. Within sixty (60) days of approval of the subject project, the applicant shall submit three copies of the site plan with required landscaping shown (see condition #35).
43. Submit plans to the County of Los Angeles Department of Public Works, Building and Safety Division, La Puente District Office for review and permit issuance.
44. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works letter dated January 14, 2015.

Attachments:

Public Works Department Letter dated January 14, 2015

02/24/16



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO
P O BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 14, 2015

IN REPLY PLEASE
REFER TO FILE **LD-2**

TO: Maria Masis
Zoning Permits East Section
Department of Regional Planning

Attention Michelle Bush

FROM: Art Vander Vis 
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201400111
PROJECT NO. R2014-02389-(1)
2356 FULLERTON ROAD
ASSESSOR'S MAP BOOK NO. 8268, PAGE 17, PARCEL NOS. 35 AND 54
UNINCORPORATED COUNTY COMMUNITY OF ROWLAND HEIGHTS**

We reviewed the CUP for the proposed project located at 2356 Fullerton Road in the unincorporated County community of Rowland Heights. The proposed project includes the construction and maintenance of a 50-foot-high, monoecalyptus antenna with appurtenant equipment.

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

Upon approval of the CUP, we recommend the following condition:

1. Building and Safety

- 1.1 Submit plans to Public Works' Building and Safety Division, La Puente District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee of Building and Safety Division at (626) 458-3154 or cllee@dpw.lacounty.gov.

For any questions or if you require additional information, please contact Juan Sarda of Public Works' Land Development Division at (626) 458-4921 or jsarda@dpw.lacounty.gov

JS:tb