

Hearing Officer Transmittal Checklist

Hearing Date 08/04/2015
Agenda Item No. 7

Project Number: R2015-00884-(4)
Case(s): Conditional Use Permit No. 201500037
Environmental Case Assessment No. 201500063
Planner: Carl Nadela

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement
- Environmental Documentation (ND)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Previous Permit Approval (CUP 04-204)

Reviewed By: 



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

PROJECT NUMBER **HEARING DATE**

R2015-00884-(4) 08/04/2015

REQUESTED ENTITLEMENTS

RCUP 201500037
 RENV 201500063

PROJECT SUMMARY

OWNER / APPLICANT

T-Mobile West Corporation

MAP/EXHIBIT DATE

2/10/2015

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit for the continued operation with minor modifications of an existing Wireless Telecommunication Facility at a Southern California Edison facility.

LOCATION

16532 E. Colima Road., Hacienda Heights

ACCESS

Colima Road

ASSESSORS PARCEL NUMBER(S)

8294-030-800

SITE AREA

3.72 ac

GENERAL PLAN / LOCAL PLAN

General Plan/Hacienda Heights Community Plan

ZONED DISTRICT

HACIENDA HEIGHTS

LAND USE DESIGNATION

P-UF (Public and Semi-public - Facilities and Utilities)

ZONE

A-1 (LIGHT AGRICULTURAL ZONE)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

NONE

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption-Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and the Hacienda Heights Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Zoning Code
 - 22.56.040 (Conditional Use Permit Burden of Proof)
 - 22.24.110 (A-1 Development Standards)

STAFF RECOMMENDATION

Approval

CASE PLANNER:

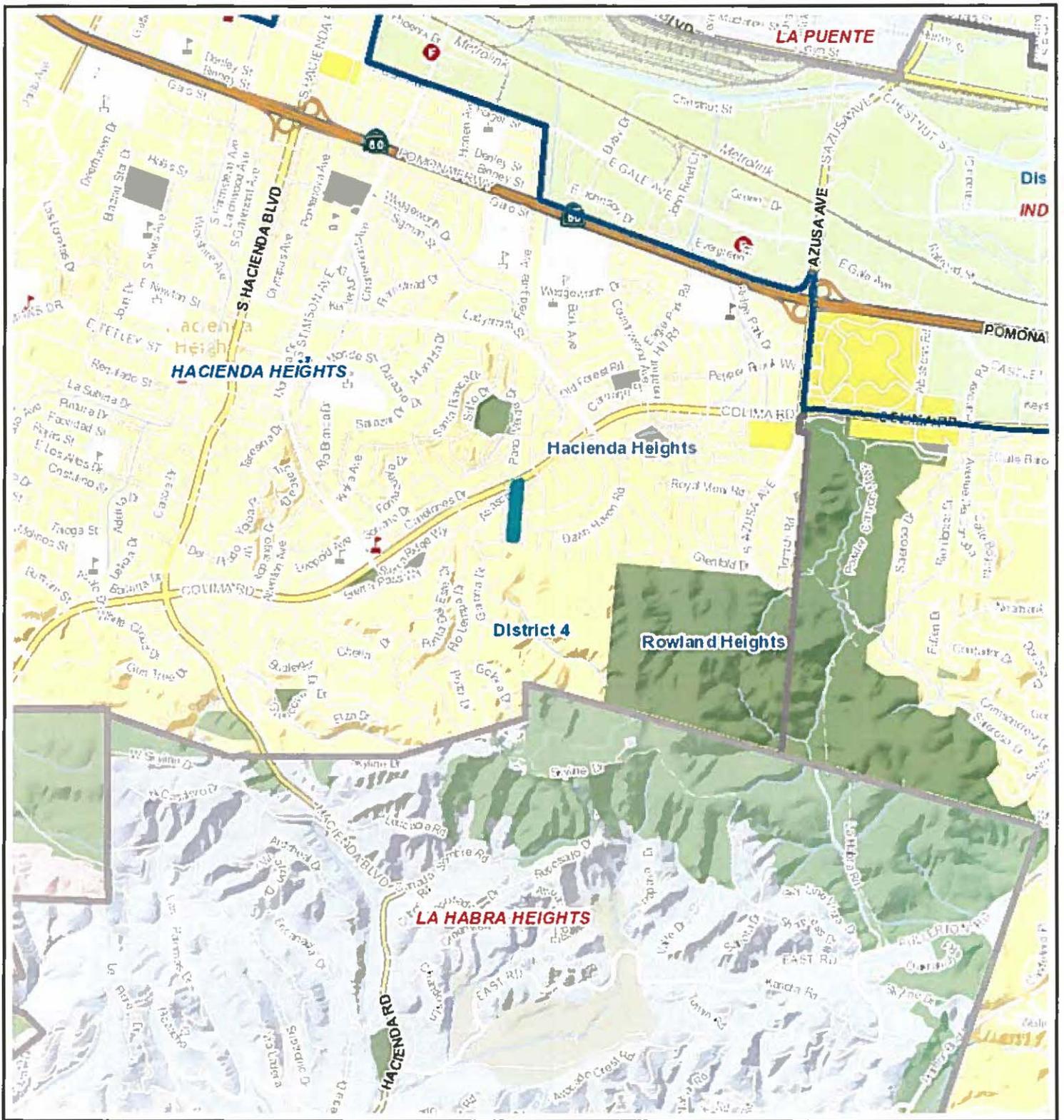
Carl Nadela

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R2015-00884-(4)

Location Map

Printed: May 18, 2015



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ENTITLEMENTS REQUESTED

- The applicant is requesting a Conditional Use Permit for the continued operation and minor modification of an existing Wireless Telecommunication Facility (WTF) mounted on a Southern California Edison (SCE) tower.

PROJECT DESCRIPTION

The applicant is requesting a Conditional Use Permit for the continued operation of an existing WTF and to modify it with the following: add three (3) new 6' tall dual 700 MHz antennas to the existing antenna structure; add three (3) new 700 MHz RRUS11B12 to the existing antenna structure; install XMU; use spare HCS fiber and power capacity; upgrade DC power in cabinet and remove existing microwave dish antenna and coaxial cable.

The WTF is located on a Southern California Edison (SCE) tower located in the northern portion of the site. The whole lot is utilized as an easement for SCE tower and transmission lines, with a plant nursery underneath.

EXISTING ZONING

The subject property is zoned A-1 (Light Agricultural Zone).

Surrounding properties are zoned as follows:

North: A-1, R-A (Residential Agricultural Zone), R-A-10000 (Residential Agricultural Zone – Ten Thousand Square Feet Minimum Required Lot Area)

South: IT (Institutional Zone), R-1-9000 (Single Family Residence Zone – Nine Thousand Square Feet Minimum Required Lot Area), RPD-6000-7U (Residential Planned Development – Six Thousand Square Feet Minimum Required Lot Area – Maximum 7 dwelling units per acre), R-A-1 (Residential Agriculture – 1 acre Minimum Required Lot Area)

East: RPD-6000-7U

West: R-1-9000

EXISTING LAND USES

The subject property is developed with SCE towers and transmission lines with a plant nursery underneath.

Surrounding properties are developed as follows:

North: SCE towers and transmission lines/plant nursery, single family residences

South: SCE towers and transmission lines/plant nursery, single family residences, vacant land

East: Single family residences

West: Single family residences

PREVIOUS CASES/ZONING HISTORY

Conditional Use Permit CUP 04-204 approved the establishment of a Cingular Wireless WTF at the site in October 21, 2004. This permit expired on October 19, 2014 and is being renewed with the CUP application.

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 Class 1 Exemption allows for minor alterations to existing structures which involve negligible or no expansion of use beyond the original approval. This project is for the continued operation of an existing WTF and only authorizes minor modifications. 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 P-UF (Public and Semi-public - Facilities and Utilities) land use category of the Hacienda Heights Community Plan ("Community Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). This designation is intended for major facilities, including landfills, solid and liquid waste disposal sites, multiple use stormwater treatment facilities and utilities. The SCE towers, transmission lines and plant nursery, as well as the WTF and accessory equipment, are consistent with the intention of the P-UF designation and are therefore consistent with the permitted uses of the underlying land use category.

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

- *Policy 54: Promote the full use of existing service systems in order to gain maximum benefit from previous investment.*

The existing WTF has direct access to existing transportation infrastructure and public utilities to service the facility.

- *Policy 57: Improve the quality and accessibility of critical urban services including crime control, health, recreational and educational services.*
- *Policy 58: Maintain high quality emergency response services.*

The existing WTF provides wireless phone service to the neighborhood and to the nearby roadways, which is often used to make emergency calls. The project will ensure that such service will continue to be available to the residents, workers and commuters in the area.

The following goals and policies of the Community Plan are applicable to the proposed project:

- *Goal PS-7: A wireless infrastructure network that provides residents with telecommunications, internet and other services that is sensitive to scenic and environmental impacts.*

- *Policy PS 7.2: When feasible, require transmission towers, lines and equipment to be co-located with existing towers, lines and equipment, or along existing transmission corridors.*
- *Policy PS 7.4 Require that any screening or camouflaging devices used are consistent with the existing environment.*

The WTF provides wireless phone coverage for the area while being sensitive to the scenic and environmental features of the area. The antennas and equipment are located at existing SCE towers and transmission lines and are adequately screened from view of the general public. This is consistent with the goals and policies of the Community Plan.

Zoning Ordinance and Development Standards Compliance

Wireless telecommunications facilities are not a recognized use in the Zoning Code. However, the use that is most closely related to a wireless telecommunication facility in the Zoning Code is a radio or television tower. Pursuant to Section 22.24.100 of the Zoning Code, radio and television towers are permitted in the A-1 Zone provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit.

For uses where the parking requirements are not specified in the Zoning Code, Section 22.52.1220 stipulates that parking shall be provided in an amount which the director find adequate to prevent traffic congestion and excessive on-street parking. The existing WTF is unmanned and will only require periodic maintenance visits. There are ample parking spaces available at the site to accommodate the necessary routine maintenance vehicles for this facility. The existing WTF also does not increase the height of the existing tower nor results in any outdoor display or storage. Thus, the existing WTF is also in compliance with the development standards of the A-1 Zone.

Site Visits

A site visit was conducted by staff on May 21, 2015. The site was well-maintained. The wireless facility was in good order and the equipment shelter had no graffiti on the walls.

Burden of Proof

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

Neighborhood Impact/Land Use Compatibility

The subject property consists of existing SCE towers and transmission lines. Surrounding land uses consist primarily of single family residences to the north, south, east and west of the site. The use is consistent and compatible with the surrounding community.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

No comments were requested or received from the County Departments at this time.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, 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 R2015-00884-(4), Conditional Use Permit Number 201500037, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201500038 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Carl Nadela, AICP, Zoning Permits East Section
Reviewed by Maria Masis, AICP, Supervising Regional Planner, Zoning Permits East

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

MM: CN
05/18/2015

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00884-(4)
CONDITIONAL USE PERMIT NO. 201500037**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500037 ("CUP") on August 4, 2015.
2. The permittee, T-Mobile West Corporation ("permittee"), requests the CUP to authorize the continued operation with minor modifications of an existing Wireless Telecommunication Facility ("Project") on a property located at 16532 E. Colima Road in the unincorporated community of Hacienda Heights ("Project Site") in the A-1 zone pursuant to Los Angeles County Code ("County Code") section 22.24.100.
3. The Project Site is 3.72 net acres in size and consists of one legal lot. The Project Site is mostly rectangular in shape with gentle-sloping topography and is developed with SCE towers and transmission lines with a plant nursery underneath.
4. The Project Site is located in the Hacienda Heights Zoned District and is currently zoned A-1 (Light Agricultural).
5. The Project Site is located within the P-UF (Public and Semi-Public – Facilities and Utilities) land use category of the Hacienda Heights Community Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1, R-A (Residential Agricultural Zone), R-A-10000 (Residential Agricultural Zone – Ten Thousand Square Feet Minimum Required Lot Area)
 - South: IT (Institutional Zone), R-1-9000 (Single-Family Residence Zone – Nine Thousand Square Feet Minimum Required Lot Area), RPD-6000-7U (Residential Planned Development – Six Thousand Square Feet Minimum Required Lot Area – Maximum 7 dwelling units per acre), R-A-1 (Residential Agriculture – 1 acre Minimum Required Lot Area)
 - East: RPD-6000-7U
 - West: R-1-9000
7. Surrounding land uses within a 500-foot radius include:
 - North: SCE towers and transmission lines/plant nursery, single family residences
 - South: SCE towers and transmission lines/plant nursery, single family residences, vacant land
 - East: Single family residences
 - West: Single family residences

8. Conditional Use Permit CUP 04-204 approved the establishment of a Cingular Wireless WTF at the site in October 21, 2004. This permit expired on October 19, 2014 and is being renewed with this CUP application.
9. The site plan for the Project depicts the subject property with the access road from Colima Road. It shows two SCE towers and several overhead power lines, as well as the existing T-Mobile equipment shelter and lease area.
10. The Project Site is accessible via Colima Road to the north. Primary access to the Project Site is via an entrance/exit on Colima Road. Secondary access to the Project Site will be via an entrance/exit on Circle Hill Lane.
11. No formal parking spaces are indicated on the site plan. However, there is ample vacant areas at the site to serve the parking needs of the existing SCE tower, transmission lines, plant nursery and the WTF located at the site.
12. Several alternative sites were considered for the project, including two sites directly north and south of the project site, both on SCE easements, as well as another site to the southeast of the project site on open space land. This project site was deemed most feasible since it is located on an existing SCE tower and is adjacent to a major road, Colima Road.
13. Wireless phone coverage maps submitted by the applicant indicate that this facility is necessary to ensure that there are no significant gaps in the applicant's wireless phone coverage in the area.
14. An RF Compliance Report prepared by Environmental Assessment Specialist, Inc. dated February 27, 2015 has been prepared and submitted for the site indicating that the facility is in compliance with FCC limits and guidelines on RF emissions.
15. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation of an existing WTF with only minor modifications to what was previously existing.
16. 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.
17. No comments have been received from the public at this time.
18. *To be inserted after the public hearing to reflect hearing proceedings.*
19. The Hearing Officer finds that the existing SCE towers, transmission lines and plant nursery, as well as the WTF and accessory equipments, are consistent with the P-

UF (Public and Semi-public – Facilities and Utilities) land use category of the Hacienda Heights Community Plan.

This designation is intended for major facilities, including landfills, solid and liquid waste disposal sites, multiple use stormwater treatment facilities and utilities. The SCE towers, transmission lines and plant nursery are consistent with the intention of the P-UF designation and are therefore consistent with the permitted uses of the underlying land use category. The existing WTF is an accessory use to the primary use of an SCE facility and is also consistent with the underlying land use designation. The existing WTF also supports the goals and policies of the Hacienda Heights Community Plan by providing wireless phone service to help in emergency communications.

20. The Hearing Officer finds that the existing SCE towers, transmission lines and plant nursery, as well as the WTF and accessory equipment, are consistent with the A-1 Zone pursuant to sections 22.24.070 to 22.24.110 of the County Code.
21. The Hearing Officer finds that the proposed project meets the Conditional Use Permit Burden of Proof requirements pursuant to section 22.56.040 of the County Code.
22. The Hearing Officer finds that the requested use at this location will not adversely affect the health, peace, comfort or welfare of persons residing, working or commuting in the 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 health, safety or general welfare of the public.

The WTF provides necessary wireless telecommunication service to the area that helps promote the safety, security and general welfare of the residents, workers and commuters in the area. Furthermore, being located on an existing SCE tower, the WTF is of adequate distance and screening from public areas.

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

The project site is approximately 3.72 acres which easily accommodates the existing WTF. The WTF is located on an existing SCE tower and is adequately screened and set back from public areas.

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

The existing SCE facility and plant nursery, as well as the WTF, are directly adjacent to Colima Road, a major roadway, and have access to energy and other public utilities

25. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 15 years.
26. 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 Hacienda Heights community. On June 17, 2015, a total of 174 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Hacienda Heights Zoned District and to any additional interested parties.
27. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and Hacienda Heights Community 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. 201500037, subject to the attached conditions.

ACTION DATE: August 4, 2015

MM:CN
5/18/2015

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00884-(4)
CONDITIONAL USE PERMIT NO. 201500037**

PROJECT DESCRIPTION

The project is an authorization for the continued operation and minor modification of an existing Wireless Telecommunication Facility (WTF) mounted on a Southern California Edison (SCE) tower 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 August 4, 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 WTF 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, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **October 4, 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 (WTF)

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.

24. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
25. Construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
26. Placement and height of all antenna and equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
27. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
28. The maximum height of the facility shall not exceed 42 feet above the top of the existing concrete base of the SCE tower, as shown on the Exhibit A.
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 have a color that blends in with the immediately surrounding environment.
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 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 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.
35. This grant entitles the permittee to install the wireless telecommunications facilities on the existing or a replacement electric transmission tower ("tower") but does not entitle the permittee to retain the tower for its sole use or to install a new tower for its facilities in the event the existing tower is removed, such as to accommodate the undergrounding of utilities. Notwithstanding the provision of Condition #8, if the existing tower is removed prior to the termination date of this grant, this grant shall thereupon terminate. The permittee will be required to either obtain a new conditional use permit to relocate its facilities or to install a new tower and continue the use at the present location. Application for a conditional use permit at such time shall be subject to the regulations then in effect.
36. This grant shall authorize the continued operation with minor modifications of an existing Wireless Telecommunication Facility at a Southern California Edison facility.



IE05384A

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

~~The proposed project consists of modifying the existing wireless facility mounted on the existing SCE tower by adding 3 new antennas, 3 new RRUs, installing XMU (For CA), upgrading DC power in existing cabinet, and removing existing Microwave Dish Antenna and Coax Cable. Because the wireless site is existing and is on an SCE tower, it is not publicly accessible and cannot easily be seen from any public right of way, there will not be an impact to health, peace, comfort or welfare to the surrounding area~~

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 site is existing, originally approved by CUP 04-204 (4). Because only minor modifications will be made to the antennas and equipment within the existing equipment enclosure, the site remains adequate in size, and shape to accommodate all of the necessary development standards. Although the existing facility and proposed modifications are not directly listed as approved uses within the General Plan land use designation, the Planning Commission had previously determined it to be compatible with approved uses.~~

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 wireless telecommunications facility and the SCE tower on which it is mounted, already exist. Therefore, all public and private roads and services exist and are already in operation. Additionally, the site is accessed by a single road. Therefore, there will be very limited traffic trips generated by the wireless site, and only for the purposes of construction of the minor modifications and occasional site maintenance.~~

Photographs for R2015-00884/CUP No. 201500037

View of SCE Towers and WTF



Close up view of antennas



View of north fence line along Colima Road



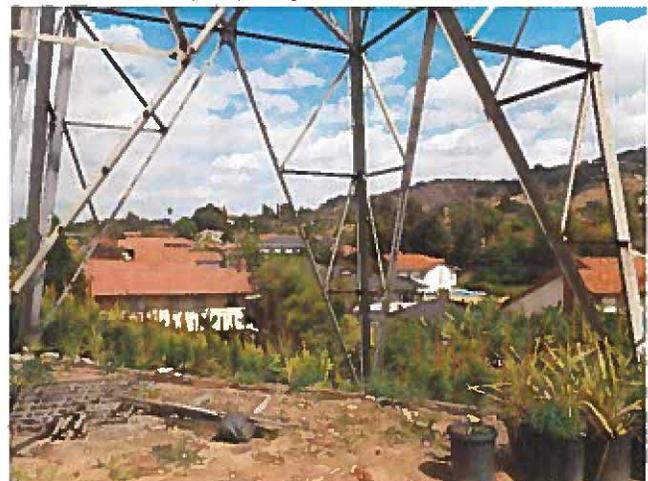
View southern portion of lot ^{of} A

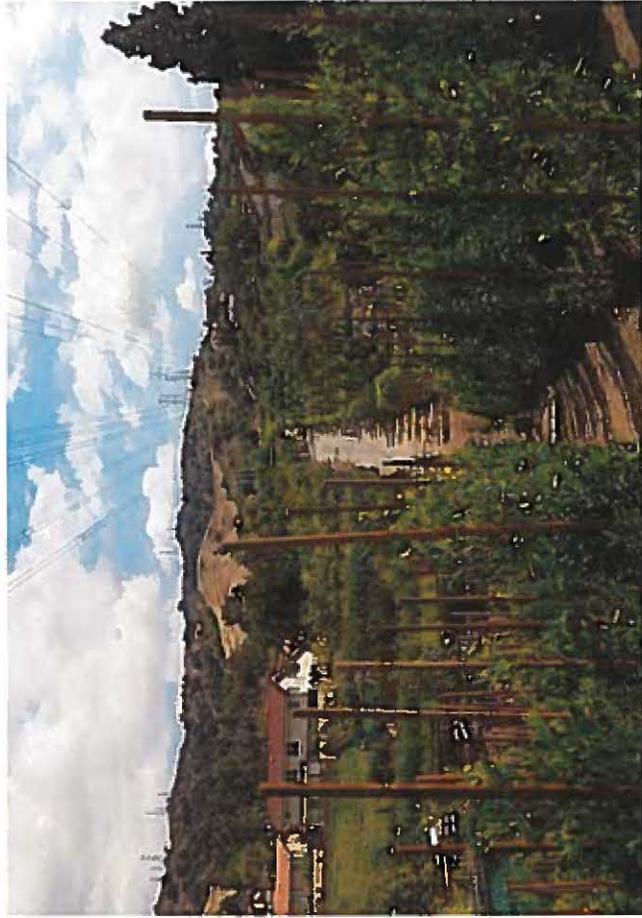


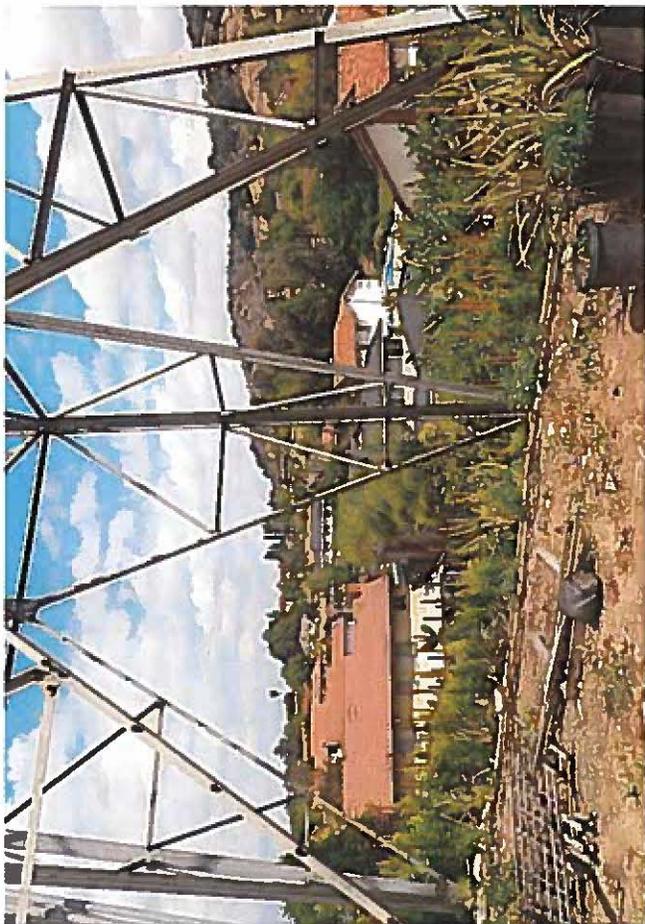
View of west property line



View of east property line





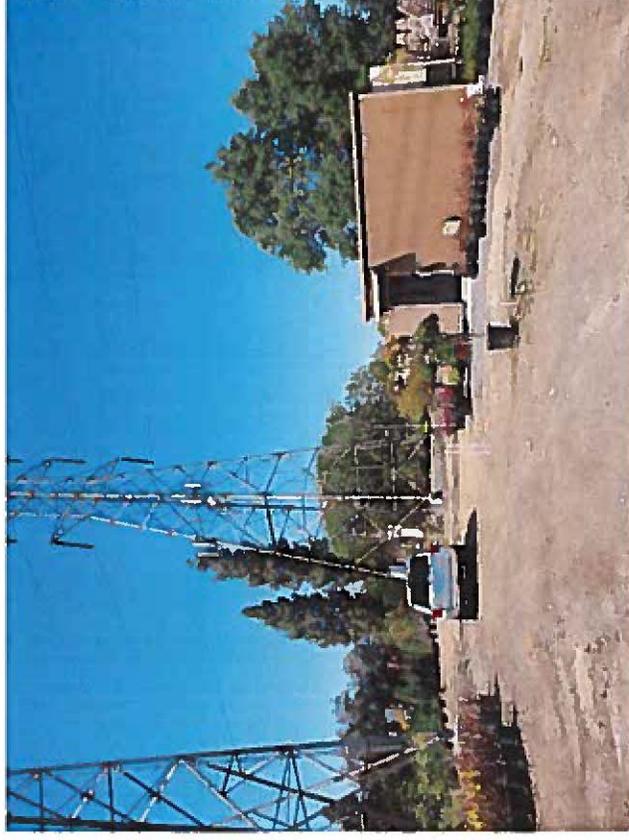


Site Photos

Full Site View



Full Site View

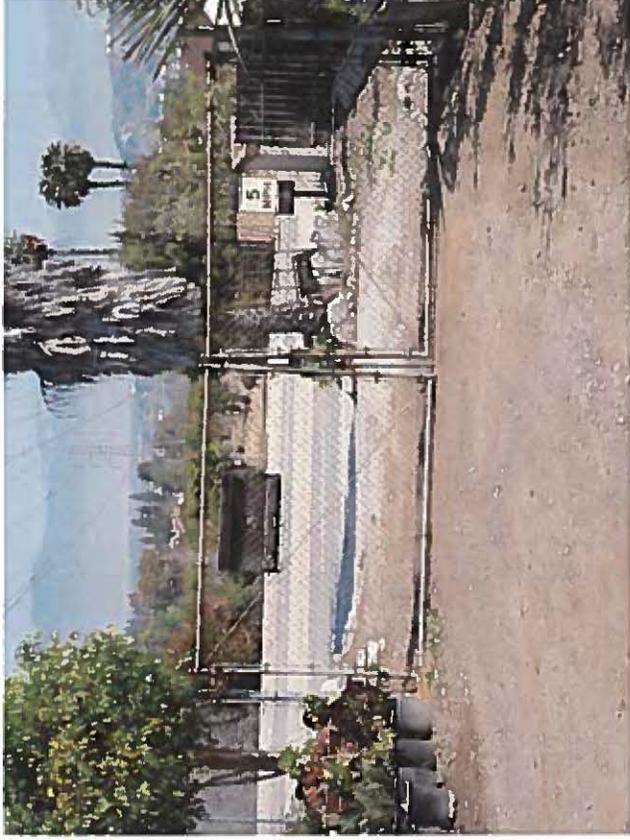


Site Photos

Site Access



Site Access

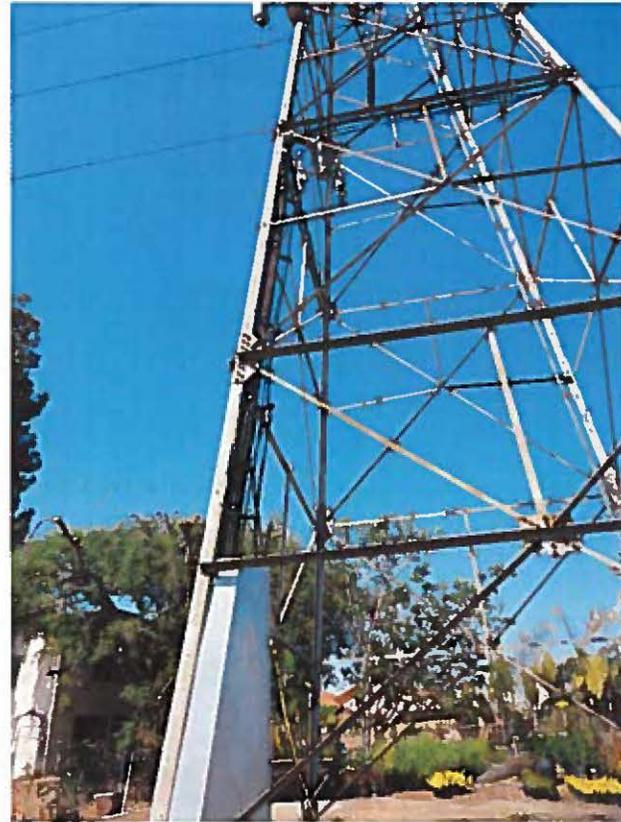


Coax Photos

Cable tray or conduit at BTS



Route to antennas



Antenna Photos - Tower

Full view of structure



Full view of structure

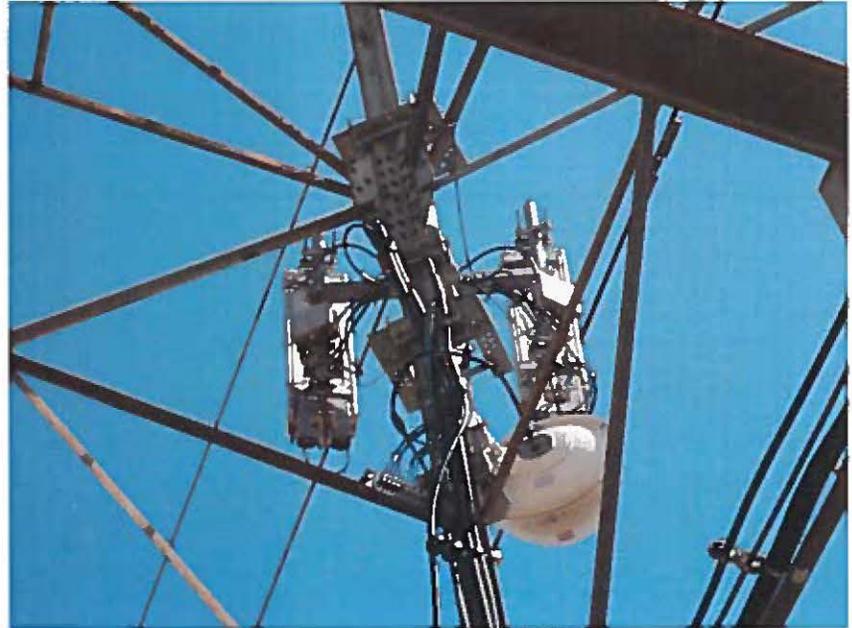


Antenna Photos – Sector A

Front of antennas – Full view

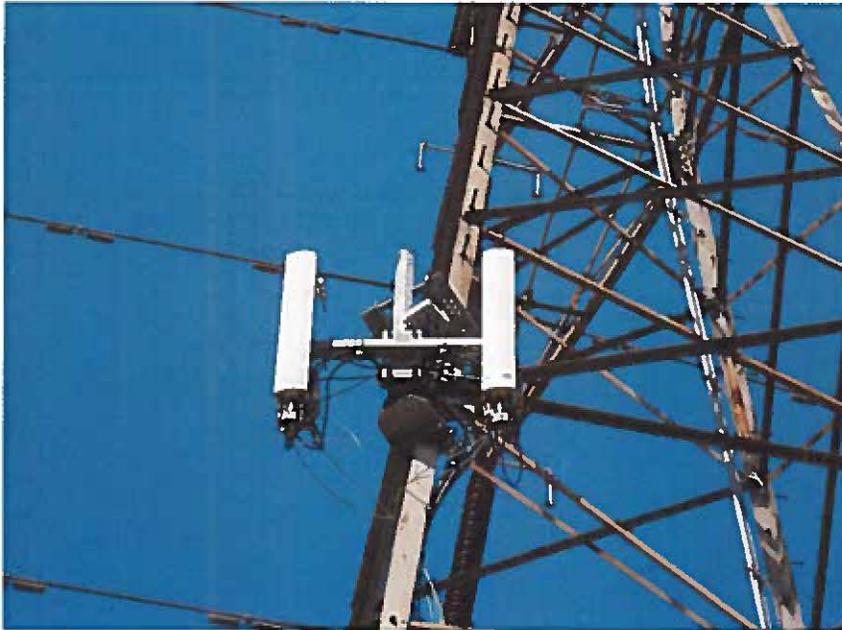


Back of antennas – Full view

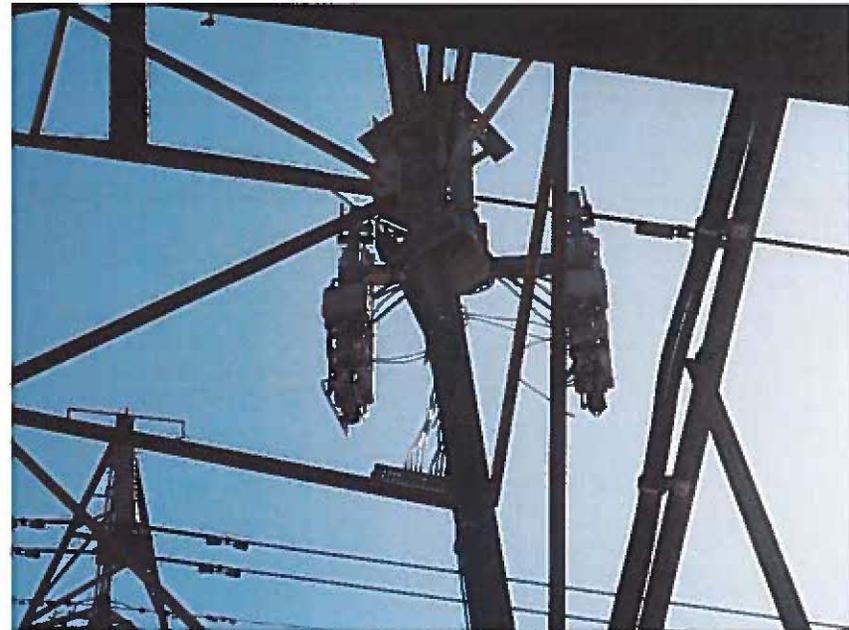


Antenna Photos – Sector B

**Front of antennas – Full
View**

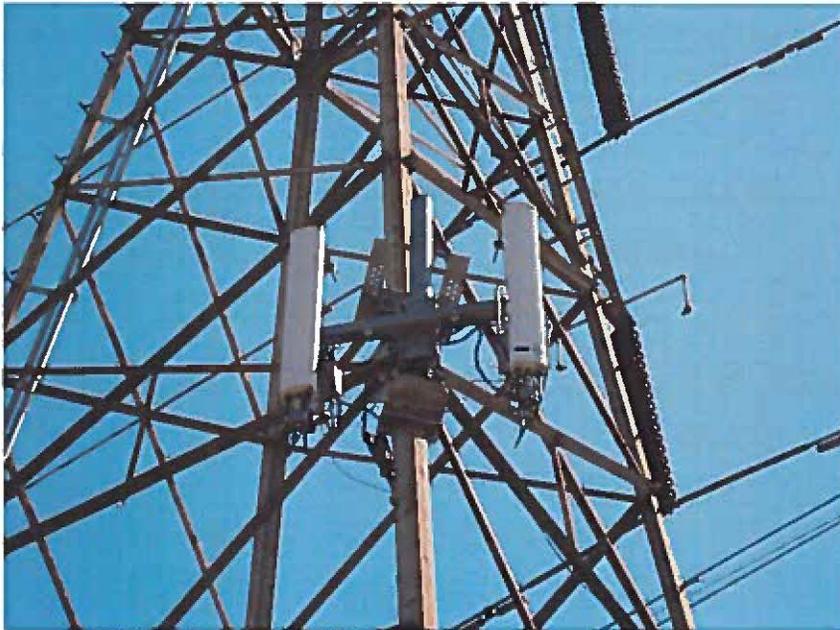


Back of antennas – Full View

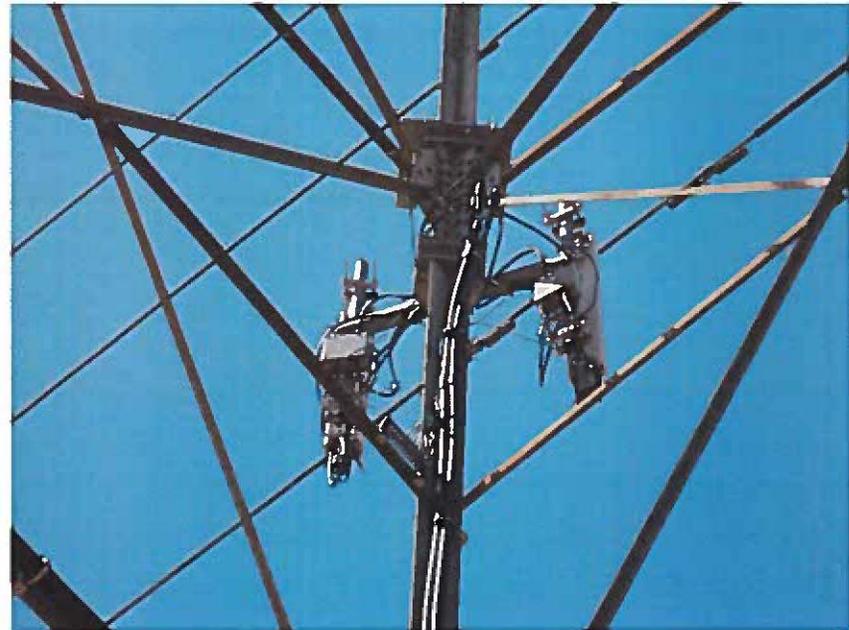


Antenna Photos – Sector C

**Front of antennas – Full
View**



Back of antennas – Full View



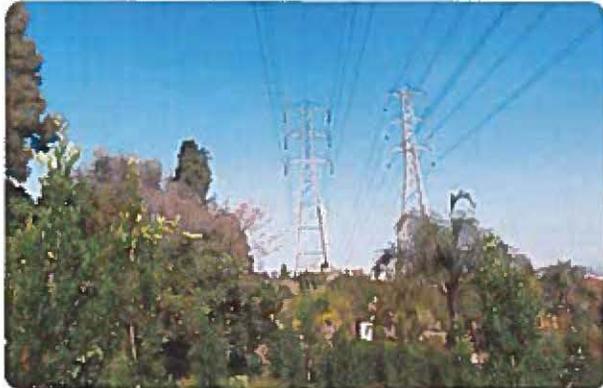
LOCATION

Microsoft® Virtual Earth™

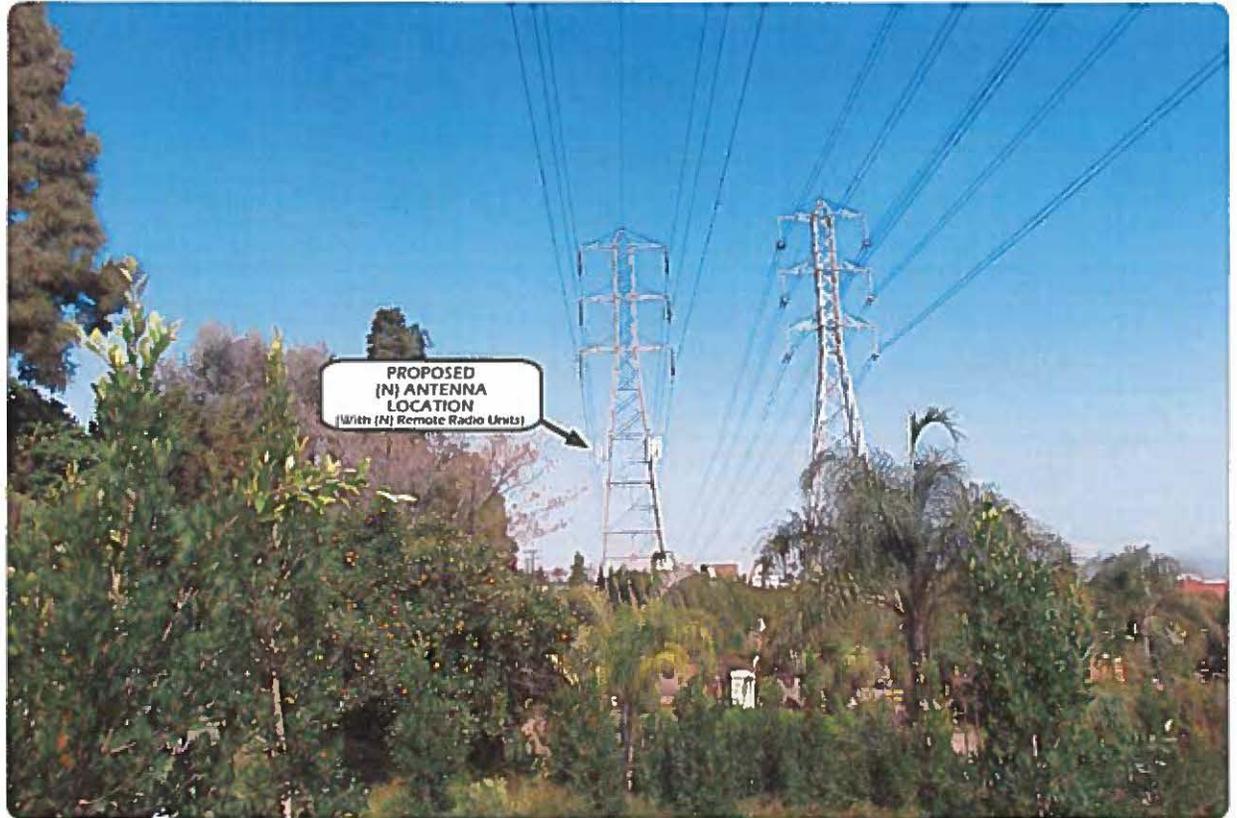


View from the South looking North

EXISTING



PROPOSED



Completed February 24, 2015

IE05384A
SC384 Mesa-Walnut SCE
16532 East Colima Road
Hacienda Heights, CA 91745

VIEW 1

APPLICANT

T-Mobile
2008 McGaw Avenue
Irvine, CA 92614

CONTACT

Cortel, LLC
Suzanne Iselt
p 310.382.4622



BLUE WATER DESIGN

bluewater-design.net
michelle@bluewater-design.net

p 714.473.2942
f 949.271.2560

LOCATION

Microsoft® Virtual Earth™

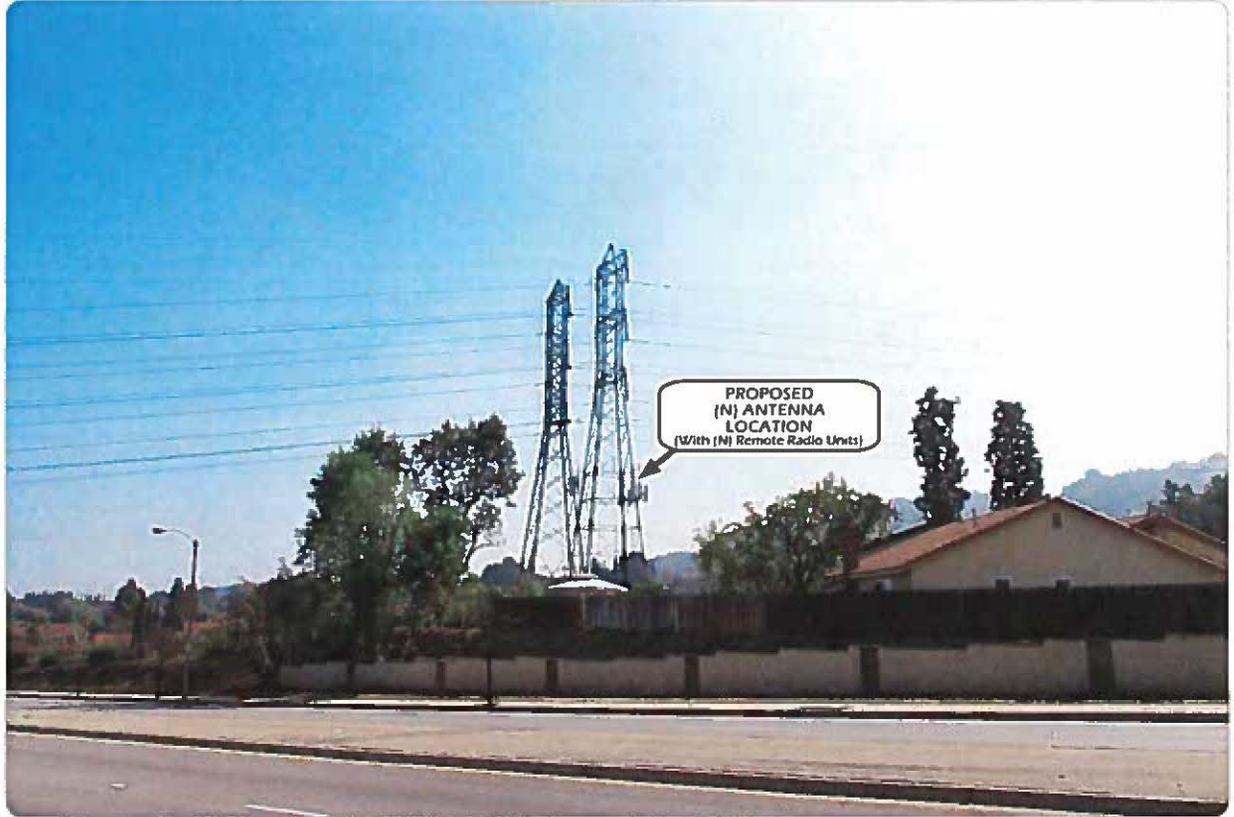


View from the Northwest looking Southeast

EXISTING



PROPOSED



Completed February 24, 2015

IE05384A
SC384 Mesa-Walnut SCE
16532 East Colima Road
Hacienda Heights, CA 91745

VIEW 2

APPLICANT
T-Mobile
2008 McGaw Avenue
Irvine, CA 92614

CONTACT
Cortel, LLC
Suzanne Iselt
p 310.382.4622



BLUE WATER DESIGN
bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.271.2560

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

LOCATION

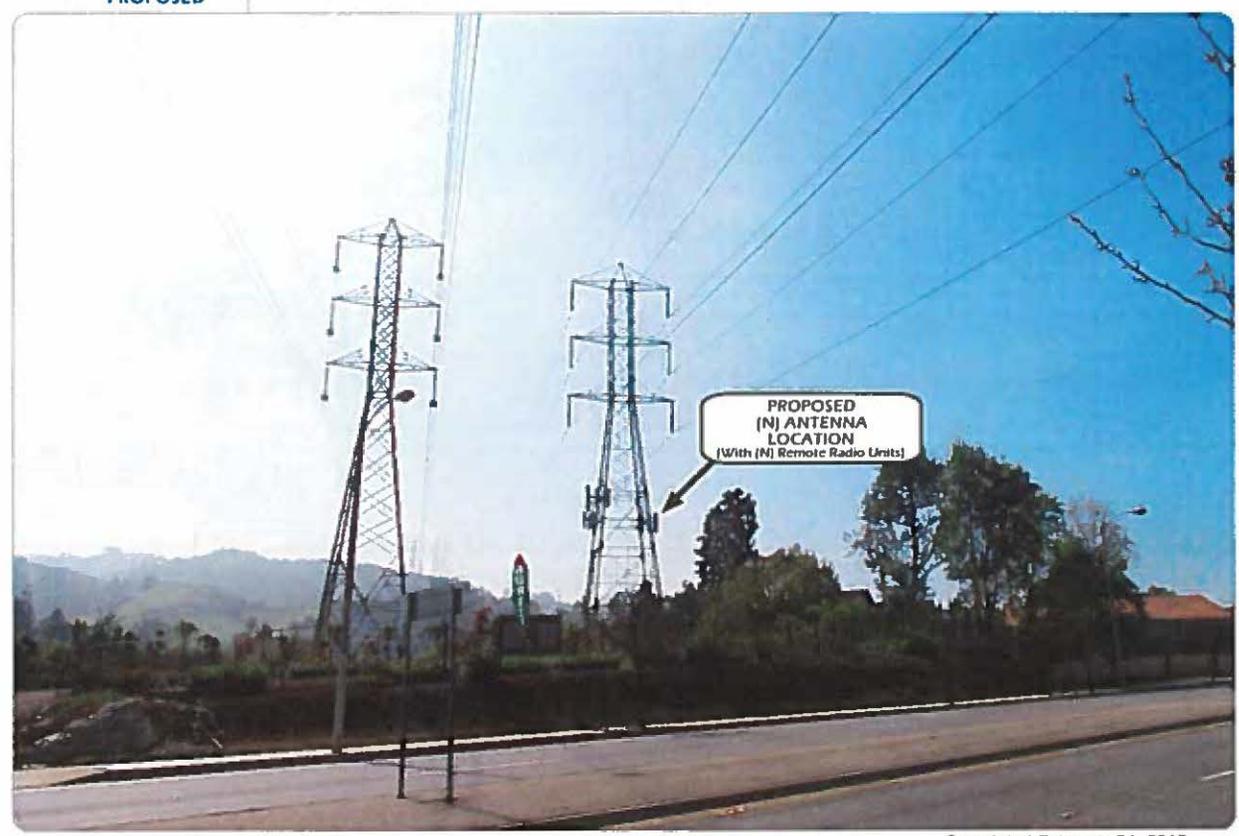


View from the Northeast looking Southwest

EXISTING



PROPOSED



PROPOSED (N) ANTENNA LOCATION (With (N) Remote Radio Units)

Completed February 24, 2015

IE05384A
SC384 Mesa-Walnut SCE
16532 East Colima Road
Hacienda Heights, CA 91745

VIEW 3

APPLICANT
T-Mobile
2008 McGaw Avenue
Irvine, CA 92614

CONTACT
Cortal, LLC
Suzanne Iselt
p 310.382.4622



BLUE WATER DESIGN
bluewater-design.net
michelle@bluewater-design.net
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f 949.271.2560

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.



R2015-00884-(4)

Aerial Image

Printed: May 18, 2015



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Los Angeles County
 Department of Regional Planning
 Director of Planning James F. Hartl, AICP



October 21, 2004

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Kathleen Hill
 Infranext
 6280 Manchester Boulevard, #209
 Buena Park, California 90621

RE: CONDITIONAL USE PERMIT 04-204-(4)
 16400 BLOCK OF COLIMA ROAD, HACIENDA HEIGHTS

To authorize Cingular Wireless to construct, operate and maintain an unmanned wireless telecommunications facility on and underneath an existing Southern California Edison transmission tower.

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, CA 90012. Contact the commission's secretary for the necessary fee at (213) 974-6409. The appeal must be postmarked within 15 calendar days after this notice is received by the applicant. The appeal may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or approvals, please contact Nooshin Paidar in the Zoning Department at (213) 974-6435.

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

CUP 04-204-(4) NP Linda Vetter

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P		

Sent To: **Infranext, Inc.,**
 Attn: Kathleen Hill
 6280 Manchester Boulevard, #209
 Buena Park, CA 90261

MAILED
 OCT 25 2004

9827 0717 0000 0152 0007

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: To authorize Cingular Wireless to construct, operate and maintain an unmanned wireless telecommunications facility on and underneath an existing Southern California Edison transmission tower.

PROCEEDINGS BEFORE THE HEARING OFFICER:October 19, 2004 Public Hearing

A duly noticed public hearing was held on October 19, 2004. The applicant's representative was sworn in and testified in favor of the project. The applicant's representative confirmed that she 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 approve installation, operation and maintenance of the subject wireless telecommunications facility, subject to the conditions recommended by staff, and directed staff to prepare the findings and conditions for approval.

Findings

1. Cingular Wireless is requesting authorization to construct, operate and maintain an unmanned wireless telecommunications facility on and around an existing 132-foot high Southern California Edison (SCE) transmission tower. The project includes installation of six panel antennas at 58 feet above grade and a microwave dish at approximately 44 feet above grade. The 232-square foot associated equipment shelter will be placed on the ground at the southeastern leg of the subject transmission tower within the 620 square foot lease area. The project will be located within SCE easement adjacent to a commercial nursery. The property is surrounded by single-family homes in all directions.
2. The subject property is located on the 16400 block of Colima Road, between Colima Road and Country Canyon Road within the unincorporated community of Hacienda Heights and in the Hacienda Heights Zoned District.
3. The subject property is zoned A-1-5 (Light Agriculture-5 acre minimum lot size).
4. The surrounding properties are zoned as follows:
 - North: A-1-5 (Light Agriculture, 5 acre minimum lot size), A-1-6,000 (Light Agriculture, 6,000 square foot minimum lot size), R-A-10,000 (Residential Agriculture, 10,000 square foot minimum lot size)
 - East: RPD-6,000-7U (Residential Planned Development, 6,000 square foot minimum lot size, 7 dwelling units per acre)
 - South: A-1-5 (Light Agriculture, 5 acre minimum lot size)
 - West: R-1-9,000 (Single-Family Residence, 9,000 square foot minimum lot size),

C-2-BE (Neighborhood Business, Billboard Exclusion)

5. Land uses within 500 feet of the subject property consist of single-family residences. The SCE utility easement continues south of the lot.
6. Case documents indicate that the SCE easement was recorded in 1957. It is unknown when the array of electrical towers on this easement were established. The subject property does not have a history of any known zoning violations.
7. The subject property is designated U2 (Urban Residential) with an average density of 3.3 to 6.0 dwelling units per acre in the Hacienda Heights Community Plan. The Hacienda Heights Community Plan does not specify Urban Residential land use policies, but does provide general land use policies such as allowing for the development of residential, commercial, recreational, public and supporting land uses at varying densities and intensities; encouraging the elimination of non-conforming uses and buildings; and monitoring the impact and intensity of land uses on the existing transportation and circulation systems.

The wireless facility will be minor in nature relative to the array of electrical towers that were established before the Hacienda Heights Community Plan was adopted in 1978. The proposed facility will be accessory to the subject property's primary use as an electrical utility. The proposed facility will not affect density levels as it does not reduce land available for housing development, and will not impact existing circulation systems as the unmanned facility will only require periodic servicing and maintenance.

8. The site plan depicts two 132-foot tall SCE electrical towers on the subject property. The wireless facility will be located on the tower that is closest to the western property line, and will be accessed by an existing paved road from Colima Road. Six panel antennas will be mounted at 58 feet above grade, and a microwave dish will be mounted at 43.5 feet above grade. An associated 20'x11.5'x10'9" equipment shelter with GPS and Omni antennas will be placed 46 feet northeast of the tower within the 20'X31' lease area.
9. 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 22.24.100, development of radio and television stations and towers in A-1 (Light Agricultural) zone requires filing of a conditional use permit.

Section 22.52.1430 of the Zoning Ordinance provides the following development standards for installation and maintenance of antennas:

B. Permitted Height.

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).

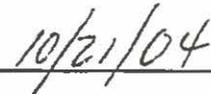
HEARING OFFICER ACTION:

1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15301 of the State CEQA Guidelines and Class 3 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
2. In view of the findings of facts presented above, Conditional Use Permit 04-204-(4) is **APPROVED**, subject to the attached conditions.

BY:



DATE:



LEE STARK, 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 the use of the subject property for construction, operation and maintenance of an unmanned wireless telecommunications facility on and around an existing Southern California Edison transmission tower., 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;

- 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; and
 - k. The operator shall provide satisfactory safeguards to prevent unauthorized access to the tower enclosure.
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 October 19, 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
10/12/04