



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 16, 2015

Tessie Murakami
2215 SE 37th Ave.
Portland, OR 97214

**REGARDING: PROJECT NO. R2015-00997-(1)
CONDITIONAL USE PERMIT NO. 201500044
5120 E. BEVERLY BLVD. (APN 5248-004-026)**

Hearing Officer Patricia Hachiya, by her action of **June 16, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer'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).

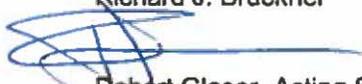
The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **June 30, 2015. Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

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 Richard Claghorn of the Zoning Permits North Section at (213) 974-6443, or by email at rclaghorn@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


Robert Glaser, Acting Supervising Regional Planner
Zoning Permits North Section

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

c: DPW (Building and Safety); Zoning Enforcement; SBA 2012 TC Assets LLC, Candelaria Leyva Trust

RG:RC

**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00997-(1)
CONDITIONAL USE PERMIT NO. 201500044**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on June 16, 2015, in the matter of Project No. R2015-00997-(1), Conditional Use Permit No. 201500044 ("CUP").
2. The applicant, SBA ("permittee"), is requesting a Conditional Use Permit to authorize the continued operation of an existing unmanned wireless telecommunications facility ("WTF") ("Project") with a 65 foot high mono-palm tower located behind a commercial building at 5120 East Beverly Boulevard ("Project Site") in the East Los Angeles Community Standards District ("CSD"). A CUP is required in the SP (Specific Plan) Zone, within the East Los Angeles 3rd Street Specific Plan, for infrastructure and utilities, including WTFs, pursuant to Section 22.46.3009.C of the Los Angeles County Code ("County Code").
3. The Project is an existing WTF that includes a 65 foot high mono-palm with six panel antennas, an equipment shelter, equipment cabinets, and appurtenant equipment. The WTF is surrounded by a CMU wall on the west side and south and a chain link fence on the north and east side. The lease area occupies the rear 20 feet of the Project Site and is located to the rear of a commercial building. No changes are proposed to the WTF.
4. The WTF was approved by CUP 200400049 on April 19, 2005. CUP 200400049 expired on May 3, 2015, and CUP 201500044 (Project R2015-000997) was filed to continue the operation of the previously authorized WTF.
5. The Project Site is a parcel containing a retail clothing store located at 5120 East Beverly Boulevard. It is located on Assessor's Parcel Number ("APN") 5248-004-026, which has an area of 5,000 square feet (0.11 acres). The topography of the Project Site is flat.
6. The Project Site is located in the Eastside Unit No. 4 Zoned District and is currently zoned SP.
7. The Project Site is located within the 3rd Street Transit Oriented District ("TOD") Zone land use category within the 3rd Street Specific Plan ("Specific Plan") Land Use Policy Map. The WTF is consistent with this category, which allows infrastructure and utilities, subject to a CUP. The 3rd Street Specific Plan is located within the East Los Angeles Community Plan area.
8. Surrounding Zoning within 500 feet of the Project Site includes:

North: SP (3rd Street TOD), SP (Low-Medium Density)
South: SP (3rd Street TOD), SP (Low-Medium Density)

East: SP (3rd Street TOD)
West: SP (3rd Street TOD)

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

North: retail, restaurants, miscellaneous commercial, hospital, light rail station, single-family residences, apartments
South: body shops, plumbing, commercial/industrial, duplexes, church
East: retail, miscellaneous commercial, restaurants, gas station, auto repair
West: restaurants, gas company, water tank, utility, church

10. The Project Site is accessible from Beverly Boulevard through an access easement across the adjoining parcel to the east.

11. Regional Planning staff determined that the Project qualifies 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 is an existing use and will remain the same.

12. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearing by mail, newspaper, and property posting.

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

14. A duly noticed public hearing was held on June 16, 2015 before the Hearing Officer. After a presentation by staff, the Hearing Officer asked the project representative, Tessie Murakami, if she had read and agreed with the draft conditions for the project. The permittee answered in the affirmative and agreed to the conditions. There being no further testimony, the Hearing Officer closed the public hearing, determined that the project is categorically exempt, and approved the Project subject to the findings and conditions.

15. The Hearing Officer finds that the Project is consistent with the goals and policies of the Los Angeles County General Plan ("General Plan"). The General Plan contains policies to ensure compatibility of development with the surrounding area.

16. The Hearing Officer finds that the following policy of the General Plan is applicable to the proposed project. *General Plan Public Services Policy 58: "Maintain high quality emergency response services."* Cellular service is often used to make emergency calls. The existing facility will ensure that such service is readily available in the area, and useable in the case of an emergency.

17. The Hearing Officer finds that the following policy of the Specific Plan is applicable to the proposed project. *Specific Plan Policy 6c: "Provide adequate public facilities and services to serve new development and maintain existing services."* The continued

operation of the subject WTF is essential to maintaining the existing level of communications services in the community. It is consistent with the relevant policies of the Specific Plan.

18. The Hearing Officer finds that the proposed use is consistent with the SP zoning classification. Infrastructure and Utilities includes WTFs, as defined in Section 22.46.3005.A.14 of the County Code, and this use is allowed in the 3rd Street TOD Zone area of the Specific Plan with a CUP, pursuant to Section 22.46.3009.C of the County Code. Uses subject to a CUP in the SP Zone are required to meet the Substantial Conformance Review burden of proof requirements of Section 22.46.3004.D.4 of the County Code, in addition to the regular CUP burden of proof requirements, pursuant to Section 22.46.3004.E of the County Code.
19. The Hearing Officer finds that the CSD has a height limit of 50 feet for communications apparatus, pursuant to Section 22.44.118.C.2 of the County Code. However, this code section allows for the modification of this height limit through a CUP. CUP 200400049 was previously approved for a height of 65 feet for the mono-palm WTF, and the permittee is not requesting any change to the height or design of the WTF.
20. The Hearing Officer finds that the project complies with applicable development standards of Subdivision and Zoning Ordinance Policy No. 01-2010 (Wireless Telecommunications Facilities) dated July 26, 2010 ("WTF Policy Memo"), except for the chain link and barbed wire fence around the equipment. The existing chain link fence and barbed wire are acceptable because the equipment and fencing are screened from outside view by the commercial building and by the existing concrete walls along the rear and side property lines. Because of the well-screened location, and because it will remain as previously approved, the existing fencing is acceptable.
21. The Hearing Officer finds that the Project satisfies the Conditional Use Permit Burden of Proof findings in Section 22.56.040 of the County Code. The Hearing Officer finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare. The existing WTF has been in operation since 2005 and it has not negatively affected the neighboring properties in the surrounding area. There is no record of any violations or complaints related to the WTF. The WTF operates well within FCC guidelines and does not generate hazardous materials, waste, odor, excessive light or glare. The facility is not detrimental to the surrounding area or the residents, workers, and other people in the area. This WTF provides a benefit to the community by providing communication services, including emergency communications. The WTF shall comply with all applicable FCC regulations and CUP conditions. No alterations to the site are proposed.

22. The Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping, and other development features as is required in order to integrate the Project into the surrounding area. No changes are proposed to the existing WTF. The facility will remain unmanned and will not generate additional traffic or require new parking or loading facilities. The subject site is adequate in size and shape to accommodate the use, and is integrated with the uses in the surrounding area. Parking for monthly visits for maintenance can be provided within the existing easement, as has been done since the establishment of this use.
23. The Hearing Officer finds that the Project is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate, and by other public or private facilities as are required. The existing facility has adequate access from Beverly Boulevard. The WTF does not generate additional traffic, and traffic for the WTF will continue to be limited to a monthly site visit for maintenance. The WTF does not require public services such as water, sewer, or waste management. The facility will be adequately served by the existing road and utility infrastructure.
24. The Hearing Officer finds that the Substantial Conformance Review Burden of Proof requirements identified by Section 22.46.3304.D.4 of the County Code are adequately satisfied. These requirements are listed as follows, with statements addressing the applicability of each item:

- a. Approval of the project conforms with the applicable provisions of this Form-Based Code and other applicable provisions of Title 22;*

Section 22.46.3002 of the County Code discusses the applicability of the Form-Based Code requirements of the Specific Plan. Legally established nonconforming uses, such as the structures existing on the Project Site may continue, subject to the requirements of Part 10 of Chapter 22.56 of the County Code. Existing uses established with a CUP shall be subject to all the conditions of approval in its respective permit. The WTF shall comply with all CUP conditions, so it will be in compliance with the Specific Plan.

- b. Approval of the project is in the interest of the public health, safety, and general welfare;*

The WTF shall continue to provide a service that will benefit the public health, safety, and general welfare by facilitating communications, particularly for emergencies and other urgent needs.

- c. Site layout, open space, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and fences are designed to provide a desirable environment within a unifying context that encourages*

increased pedestrian activity and promotes compatibility among neighboring land uses;

The existing WTF is located at the rear of the lot, and occupies only one-fifth of the lot area, which allows plentiful room for possible future redevelopment of the site. The site will not generate traffic, other than once per month maintenance visits, and the existing access easement is adequate for this purpose. The use is compatible with the surroundings in a largely commercial area.

d. Architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are designed to ensure compatibility of the development with the Form-Based Code and the character of the neighborhood;

The existing WTF shall remain at its current size and design. The equipment is adequately screened, and the use is compatible with the character of the neighborhood and the goals of the Specific Plan.

e. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment for the public. The project landscaping shall also include measures to provide for irrigation, maintenance, and protection of the landscaped areas;

No landscaping exists or is proposed on the site. The WTF is hidden behind a building and by solid walls, so even if landscaping were provided for the WTF, it would not be visible from outside the Project Site and would not provide any substantial benefit. The WTF tower is designed to resemble a palm tree, which adds the appearance of vegetation to an area with only a very limited amount of existing vegetation. The mono-palm design is arguably much more visually attractive than a plain monopole without any camouflage would be, and it is visually compatible with real palms nearby, such as the ones around the nearby Atlantic Station light rail stop.

f. Parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development; and

The project does not require parking, except for once per month maintenance visits, and the existing access easement is adequate to meet the need for parking.

g. Lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.

The T-Mobile antennas on the mono-palm do not include lights. Each of the three panel sectors for the Sprint antennas at the top of the mono-palm has a Remote Radio Head ("RRH") light. Each RRH light is top and side shielded with a full cut

off hood and faces downward. No lighting fixtures are necessary for pedestrian safety for this site.

25. The Hearing Officer finds that it is necessary to limit the term of the grant to fifteen (15) years to assure continued compatibility between the use of the Project Site allowed by this grant and surrounding land uses.
26. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was notified of the public hearing by newspaper, property posting, library posting and DRP website posting. All neighboring property owners within 500 feet of the Project Site were notified by mail, including 30 different owners. Additionally, the case materials were available on Regional Planning's website and at the East Los Angeles Library. A total of three Notices of Public Hearing were mailed to those on the courtesy mailing list for the Eastside Unit No. 4 Zoned District.
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 North 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, the East Los Angeles Community Plan, and the 3rd Street Specific 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.
- E. That the proposed site is in substantial conformance with the applicable requirements of the 3rd Street Specific Plan, including the required Burden of Proof findings.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 1, Existing Facilities); and
2. Approves Conditional Use Permit No. 201500044, subject to the attached conditions.

ACTION DATE: June 16, 2015

RG:RC
June 16, 2015

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00997-(1)
CONDITIONAL USE PERMIT NO. 201500044**

PROJECT DESCRIPTION

This grant authorizes the continued operation and maintenance of an unmanned wireless telecommunications facility ("WTF") located at 5120 East Beverly Boulevard. This grant is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on June 16, 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 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 notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."
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

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

facility is disguised as a light pole. New antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.

25. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall remain essentially as depicted in the photographs presented at the public hearing.
26. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
27. The maximum height of the facility shall not exceed 65 feet above finished grade.
28. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
29. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
30. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
31. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
32. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
33. The facility shall be secured by fencing, gates and/or locks.
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. New equipment added to the facility shall not compromise the stealth design of the facility.
36. Antennas shall be painted or covered to match their background (branches or trunk). The antennas shall not extend beyond the monotree branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective brown paint to match the bark.
37. Appurtenant equipment boxes shall be screened or camouflaged.

PROJECT SITE SPECIFIC CONDITIONS

38. This grant shall authorize the continued operation and maintenance of an unmanned WTF, including a mono-palm tower of up to 65 feet in height and related equipment.