



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 1, 2016

Jamie Hall
8200 Wilshire Blvd., Suite 300
Beverly Hills, CA 90211

**REGARDING: PROJECT NO. R2015-02333-(2)
CONDITIONAL USE PERMIT NO. 201500094
15202 AVALON BOULEVARD (6139-002-802)**

Hearing Officer Susan Tae, by her action of November 1, 2016, 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 **November 15. 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. 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.

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. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Greg Mirza-Avakyan of the Zoning Permits West Section at (213) 974-6462, or by email at gmirza-avakyan@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


Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: DPW (Building and Safety); Zoning Enforcement
MKK:GAM

CC.060412

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02333-(2)
CONDITIONAL USE PERMIT NO. 201500094**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500094 ("CUP") on November 1, 2016.
2. The permittee, CCATT LLC ("permittee"), requests the CUP to authorize the continued operation of a wireless telecommunication facility (WTF) ("Project") on an approximately 1,500-square-foot lease area located within a Southern California Edison Substation on the southeast corner of East Compton Boulevard and Avalon Boulevard in the unincorporated community of West Rancho Dominguez ("Project Site") in the C-1 (Restricted Business) Zone pursuant to Los Angeles County Code ("County Code") section 22.28.110.
3. The Project Site is rectangular in shape with flat topography and is developed with an existing wireless telecommunications facility consisting of a 64-foot-tall monopole disguised as a pine tree ("monopine") with two tiers of panel antennas for two wireless carriers and appurtenant ground-mounted equipment.
4. The Project Site is located in the Willowbrook-Enterprise Zoned District and is currently zoned C-1 (Restricted Business).
5. The Project Site is located within the CG (General Commercial) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: C-1, M-1 (Light Manufacturing), M-1-IP (Light Manufacturing – Industrial Preservation), M-2-IP (Heavy Manufacturing – Industrial Preservation), B-1-IP (Buffer Strip, Industrial Preservation).
 - South: C-2 (Neighborhood Business), R-1 (Single-Family Residence), M-1-IP
 - East: C-1, R-1, R-3 (Limited Density Multiple Residence)
 - West: M-1-IP, M-2-IP
7. Surrounding land uses within a 500-foot radius include:
 - North: Manufacturing (steel supply, oil processing), commercial (liquor store, tavern)
 - South: Educational (early learning center), commercial (market), single-family residential, and automotive repair
 - East: Manufacturing (furniture), single-family residential
 - West: Automotive repair, shipping container storage
8. The Project Site was originally zoned R-3, as adopted by the Los Angeles County Board of Supervisors through Ordinance No. 5124 on May 25, 1948. It was

subsequently rezoned to C-1 by Ordinance No. 7884, adopted by the Regional Planning Commission on October 5, 1960.

The Project was previously approved by Conditional Use Permit No. 200400010 on August 2, 2005 for the installation, operation, and maintenance of a WTF, screened as a monopine, which is 64 feet in height from grade to the top of the fronds. The CUP approved the monopine with two wireless carriers, and all appurtenant equipment. Three (3) separate Revised Exhibit "A" applications were processed for the WTF during the grant term of the CUP, all of which included the replacement of antennas and other equipment, resulting in no substantial change to the appearance of the WTF. This CUP application for the continued use of the WTF was filed on July 30, 2015, before the expiration of CUP No. 200400010 on August 2, 2015.

9. The site plan for the Project depicts the property on the southeast corner of East Compton Boulevard and Avalon Boulevard, adjacent to Assessor's Parcel Number 6139-002-801. The property is occupied by the Southern California Edison substation with the existing WTF lease area located on the southwest corner of the property. The WTF is depicted as an existing 64-foot-tall monopine with two tiers of antennas for two collocated wireless carriers and appurtenant ground-mounted equipment, including equipment shelters and power cabinets. The lease area is 40 feet by 38 feet', enclosed by an eight-foot-tall chain-link fence with a 12-foot-wide double swing chain-link access fronting Avalon Boulevard, providing ingress and egress to the Project Site.
10. The Project Site is accessible via Avalon Boulevard to the west.
11. Per Section 22.52.1220 of the County Code, for uses not specified, the director determines the required parking necessary to prevent traffic congestion and excessive on-street parking. The wireless facility is unmanned, and should not generate traffic and congestion, as it will require only periodic maintenance. When maintenance is needed, the vehicle can utilize street parking adjacent to the access gate to the WTF lease area. No designated parking space is required.
12. Prior to the 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 is a request to continue the operation and maintenance of an existing wireless telecommunications facility with no changes proposed. The project is located in a developed, urbanized area with no sensitive environmental resources.
13. The Los Angeles County Departments of Public Works (DPW) and Fire were consulted on this permit request. Both DPW and Fire stated that their review was not required for this project.
14. 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.

15. Staff has not received any comments from the public at this time.
16. A duly noticed public hearing was held on November 1, 2016 before Hearing Officer Susan Tae. The Hearing Officer had no questions for staff, and asked if the applicant had read and agreed to the conditions of approval. The project representative, Jamie Hall, asked for a clarification of the requirements in condition 38. The Hearing Officer requested to see photos of the existing conditions, and noted that the existing screening provided by the monopine branches does not extend far enough beyond the antennas. The applicant's representative agreed with the requirement to improve the screening. The Hearing Officer closed the public hearing and approved CUP No. 201500094 with conditions.
17. The Hearing Officer finds that the Project is consistent with Policies S/F 6.2 and 6.3 (Public Services and Facilities) of the Los Angeles County General Plan 2035, which support the improvement of wireless telecommunications infrastructure and access to wireless technology while minimizing visual impacts through design. Furthermore, the Project is consistent with Policy S 4.1 (Safety) of the General Plan, which calls for increased readiness and response capabilities in an emergency, as well as dissemination of public information. Therefore, the Project is consistent with the General Plan.
18. The Hearing Officer finds that the Project is consistent with the Zoning Code requirements for the C-1 Zone and the West Rancho Dominguez – Victoria CSD. Although WTF is not a specified use in the County Zoning Code, a comparable use is a radio transmission tower, which is subject to a CUP in the C-1 Zone pursuant to County Code Section 22.28.110. No designated parking space is required for a maintenance vehicle, as only periodic maintenance is needed, and the vehicle can use the street parking available adjacent to the lease area. The height of the WTF at 64 feet does not meet the required maximum height for the C-1 zone, however the tower was authorized under CUP No. 200400010, and is therefore a legally established, non-conforming structure.
19. The Hearing Officer finds that the Project is consistent with the development guidelines for WTFs in the Subdivision and Zoning Ordinance Policy No. 01-2010 ("2010 Memo"). The existing wireless facility utilizes camouflage techniques through the monopine design to provide appropriate screening. Furthermore, two carriers are collocated on the monopine structure, and the WTF equipment is enclosed by a chain link fence with barbed wire for security purposes, ensuring access only to authorized personnel. The Project's ground-mounted equipment and fence design do not meet the design guidelines. However, the Project's authorization under CUP No. 200400010 predates the 2010 Memo, and is therefore a legally established, non-conforming structure.
20. The Hearing Officer finds that the requested use at this location 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. The operation of the existing WTF facility can be accomplished without disrupting or changing the character of the surrounding area. The visual impact of the WTF is minimized through the use of camouflage. The WTF is unmanned, so it will continue to not have an impact on traffic or any adverse impacts on adjacent land uses. The WTF facility maintains the need for emergency communications, benefitting public safety in the area, as well as the need for non-emergency communications for personal and business use.

21. The Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The existing WTF equipment is not visually intrusive, as it is disguised as a monopine and is integrated into the surrounding area. The facility is unmanned and does not require dedicated parking or loading facilities.
22. The Hearing Officer finds that the Project Site is adequately served by highways or streets 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 continued use of the WTF will not present an impact to traffic patterns, as the facility is unmanned and will only require occasional maintenance. Additionally, because the facility is unmanned, no dedicated parking is required, as the occasional maintenance vehicle can utilize street parking. The facility is adequately served by existing road and utility infrastructure.
23. 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.
24. 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 West Rancho Dominguez – Victoria community. On September 12, 2016, a total of 50 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 four notices to those on the courtesy mailing list for the Willowbrook-Enterprise Zoned District and to any additional interested parties.
25. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in 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. 201500094, subject to the attached conditions.

ACTION DATE: November 1, 2016

MKK:GAM
November 1, 2016

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02333-(2)
CONDITIONAL USE PERMIT NO. 201500094**

PROJECT DESCRIPTION

The project is for the continued operation and maintenance of an existing unmanned wireless telecommunication facility (WTF) in the C-1 (Restricted Business) Zone 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 November 1, 2031.** 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 existing wireless telecommunications facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject

property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$1600.00. 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 very 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 the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such

occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **December 31, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (WIRELESS)

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. If the subject facility is adjacent to residences, 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 pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
27. The maximum height of the facility shall not exceed 64 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 FCC Antenna Structure Registration site number, conditional use permit number, primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.
33. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.
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. Failure to remove such facility as required herein shall

constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of Regional Planning and any other government agency. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the permittee's expense.

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.

PROJECT SITE SPECIFIC CONDITIONS

37. This grant shall authorize the continued operation and maintenance of an existing WTF in the C-1 (restricted Business) Zone. The existing WTF consists of a 64-foot-tall monopine with two tiers of antennas and appurtenant equipment for two wireless carriers. The use was previously established through CUP no, 200400010, which expired on August 2, 2015.
38. Regular repair and maintenance shall be conducted to ensure that the faux branches and bark provide screening as shown on Exhibit A. Within 60 days of issuance of Conditional Use Permit No. 201500094, the WTF shall be improved to provide screening as indicated on Exhibit A. Faux branches intended to screen the antennas shall extend at least one foot beyond the exterior face of the antennas for which they are adjacent to. Such improvements may include installation of additional branches, extension of existing branches, increased faux pine needle density, or other alteration which would serve to improve the screening of the antennas. Specific attention should be made to add additional screening elements to the upper tier of the monotree. Faux branches or screening that fail to adequately screen the antennas shall be repaired or replaced in compliance with Condition No. 30.