

Hearing Officer Transmittal Checklist

Hearing Date
February 2, 2016
Agenda Item No.

5

Project Number: R2015-02379-(2)
Case: Conditional Use Permit Case No. 201500097
Planner: Anthony Curzi

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

Reviewed By: 



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

PROJECT NUMBER

R2015-02379-(2)

HEARING DATE

February 2, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500097
Environmental Assessment No. 201500164

PROJECT SUMMARY

OWNER / APPLICANT

Second Benevolent Baptist Church / SBA 2012 TC Assets, LLC

MAP/EXHIBIT DATE

July 21, 2015

PROJECT OVERVIEW

The applicant requests a conditional use permit (CUP) to reauthorize the operation and maintenance of an existing 62-foot-tall monopine wireless telecommunication facility (WTF) in the R-3 (Limited Density Multiple Residence) Zone. The WTF is located in a church parking lot. The WTF was established by CUP No. 200400063 on September 6, 2005. That permit expired on August 2, 2015. No modifications are proposed at this time.

LOCATION

2237 East El Segundo Boulevard, Willowbrook

ACCESS

El Segundo Boulevard

ASSESSORS PARCEL NUMBER(S)

6152-003-033

SITE AREA

0.69 Acres (30,000 Square feet)

GENERAL PLAN / LOCAL PLAN

County General Plan

ZONED DISTRICT

Willowbrook - Enterprise

LAND USE DESIGNATION

H30 (Residential 30)

ZONE

R-3 (Limited Density Multiple Residence) Zone

PROPOSED UNITS

NA

MAX DENSITY/UNITS

0-30 Dwelling Units per Acre

COMMUNITY STANDARDS DISTRICT

Willowbrook

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County ("County") General Plan
- Satisfaction of the following Section(s) of Title 22 of the County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.20.290 (R-3 Uses Subject to Permit)
 - 22.44.125 (Willowbrook CSD Standards)

CASE PLANNER:

Anthony Curzi

PHONE NUMBER:

(213) 974 - 6443

E-MAIL ADDRESS:

acurzi@planning.lacounty.gov



ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the continued operation and maintenance of a wireless telecommunication facility (WTF) in the R-3 (Limited Density Multiple Residence) Zone pursuant to Los Angeles County ("County") Code Section 22.20.290.

PROJECT DESCRIPTION

The applicant, SBA 2012 TC Assets, LLC, requests a CUP to reauthorize a WTF disguised as a pine tree in the parking lot of a church. The monopine is 62 feet tall and contains six 6-foot panel antennas, two each on three sectors, mounted at 55 feet above ground level. Twelve Remote Radio Units (RRUs) are also present on the tower behind the antennas. The monopine is in a 32-foot-wide-by-27-foot, 10-inch-deep (approximately 891-square-foot) ground compound containing an 11.5-foot-wide-by-20-foot-deep equipment shelter. Cabinets and one GPS antenna are also located in this ground compound. The ground compound is surrounded by a 7-foot chain-link fence and is not visible from the street as it is directly behind a church accessory building. Furthermore, only the upper portion of the monopine is visible from street view and antennas are covered with pine socks to better conceal them.

The subject property contains two church buildings, including the main sanctuary, and 34 parking spaces (one disabled-accessible).

SITE PLAN DESCRIPTION

The site plan depicts the subject church property with the WTF located in the parking lot. The L-shaped property measures 138 feet at its widest point and 66 feet at its narrowest (toward the rear of the lot), and 280 feet at its deepest and 160 at its shallowest.

Two church buildings and appurtenant 34-space parking (with one disabled-accessible space) lot are depicted. The WTF is depicted at the eastern side of the property, including its ground-mounted compound with surrounding 7-foot fence. Elevations depict the 62-foot-tall monopine tower with six 6-foot panel antennas, two each on three sectors and 12 RRUs.

EXISTING ZONING

The subject property is zoned R-3.

Surrounding properties are zoned as follows:

North: R-3, R-1 (Single-Family Residence), R-3-29U-DP (Limited Density Multiple Residence – 29 Units Per Acre – Development Program)

South: R-3, R-1, C-3 (General Commercial)

East: R-3, C-3

West: R-3

EXISTING LAND USES

The subject property is developed with a church and the subject WTF in the parking lot.

Surrounding properties are developed as follows:

North: Family and child care centers, vacant land, single- and two-family residences

South: Single-, two-family, and multi-family residences; church; parking lot; restaurant; and light industrial uses

East: Post office, County community school, Metro Blue Line light rail right-of-way, auto shop, warehouse, multi-family residential and light industrial uses.

West: Multi-family residences

PREVIOUS CASES/ZONING HISTORY

The existing WTF was established by CUP No. 200400063 on September 6, 2005.

The Willowbrook Community Standards District (CSD) was established through Ordinance No. 94-0019 on March 15, 1994.

Plot Plan 25475 approved a lobby extension on October 25, 1989.

The subject site's R-3 zoning was established through Ordinance No. 3264 on December 20, 1938.

ENVIRONMENTAL DETERMINATION

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 62-foot-tall monopine WTF has existed at the site for many years and no modifications or improvements are proposed at this time. 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 H30 (Residential 30 [0 to 30 dwelling units per acre]) land use category of the County General Plan. This residential designation is intended for medium-density residential properties such as apartment houses. The church with WTF is a use permitted provided a conditional use permit is first obtained. The WTF in the church parking lot provides a local service to residents of the area and is, therefore, consistent with the permitted uses of the underlying land use category. Furthermore, there are a variety of buildings other than multi-family residences in the vicinity, so the church with WTF disguised as a pine tree is not incompatible or out-of-character with surrounding land uses.

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

- *Policy PS/F 6.1: Ensure efficient and cost-effective wireless telecommunication infrastructure.*

The WTF has existed and provided telecommunication service to the area for approximately 10 years without negative impacts. The monopine has space for co-location if additional carriers wish to locate there, thereby increasing the efficiency of the WTF.

- *Policy PS/F 6.3: Expand access to wireless technology networks, while minimizing visual impacts through co-location and design.*

The WTF is concealed as a pine tree and is 62 feet tall, which is typical of pine trees, and which minimizes visual impacts. The ground-based equipment compound is hidden behind a church building and only the upper portions of the monopine are visible from street level.

Zoning Ordinance and Development Standards Compliance

Title 22 of the County Code does not explicitly specify "WTF" as a use. The use most consistent with a WTF specified in the County Code is "radio or television stations and towers". Pursuant to Section 22.20.290 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone R-3, provided that a CUP is first obtained.

Pursuant to Section of the County Code, establishments in the R-3 Zone are subject to the following development standards:

- Yard requirements
- Parking requirements

The property meets yard and parking requirements. Parking is based on the occupant load for the church use, and a minimum of 34 parking spaces, with one disabled-accessible space, are present on the property.

Pursuant to Section 22.44.125 of the County Code, establishments in the Willowbrook CSD are subject to the following development standards:

- The CSD contains development standards pertaining district-wide regarding parking, signs, security fencing, and clotheslines.
- The CSD has R-3 Zone-specific development standards pertaining to maximum building height, landscaping, lot coverage, and fence types.

The church facility was established previous to the adoption of the CSD, but nevertheless meets many district-wide and zone-specific development standards. The R-3 landscaping requirements pertain to residential structures, which the church is not.

Site Visit

The Project planner visited the subject site on September 14, 2015. The church and WTF were clean and neat and the property matched the site plan. Staff also observed that there was sufficient parking on the subject site for the once-monthly WTF maintenance vehicle.

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 believes that the applicant has met the burden of proof.

The health, peace, comfort, or welfare of persons residing or working in the surrounding area will not be adversely affected by the proposed project. The facility does not generate noise, odor, waste, hazardous materials, and generates only negligible amounts of traffic for the maintenance personnel. The facility will remain as it is has been for the past 10 years, will not introduce a new land use to the area, and will remain

unobtrusive in its appearance and operation. The WTF has not had any violations and its concealment as a 62-foot pine tree helps render it compatible with the community.

Therefore, the proposed use with the attached conditions will be consistent with the adopted General Plan.

Other persons located in the vicinity of the site will not notice any difference from what is currently existing and operating at the site. The proposed project will in no way jeopardize, endanger, or constitute a menace to the public health, safety or general welfare.

Therefore, 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.

The site is 30,000 square feet and easily accommodates the WTF and the church's facilities and meets all applicable development standards. The project is well served by all applicable and necessary infrastructure, including roads and electricity.

Therefore, 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.

Vehicular access to the property is via El Segundo Boulevard, a 100-foot-wide arterial to the south. Sidewalks are present at the subject site and Class II bike lanes are proposed as part of the 2011 County Bicycle Master Plan. The continued operation and maintenance of the WTF will not impair pedestrian, bicycle, or vehicular use.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

Staff believes that the applicant has met the burden of proof because the proposed use is consistent with the general plan for the area, will not adversely affect the surrounding area, will not be detrimental to property or the enjoyment thereof, will not constitute a menace to health, is adequate in size to accommodate all requirements, and is well served by necessary infrastructures and services.

Neighborhood Impact/Land Use Compatibility

Staff believes the WTF in the church parking lot is compatible with the neighborhood. The WTF is well disguised as a pine tree, is well-maintained, and provides important telecommunication service in the neighborhood. The church, while not a residential use,

serves an important need in the community and the WTF, as an accessory use to the church, helps maintain telecommunication service in the area.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

No comments were received from County Departments.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2015-02397-(2), Conditional Use Permit Number 201500097, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER 201500097 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Anthony Curzi, Regional Planning Assistant II, Zoning Permits North Section
Reviewed by Robert Glaser, Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Aerial Image

PROJECT NO. R2015-02379-(2)
CONDITIONAL USE PERMIT NO. 201500097

STAFF ANALYSIS
PAGE 6 OF 6

Site Plan, Land Use Map

RG:AMC
January 20, 2016

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02379-(2)
CONDITIONAL USE PERMIT NO. 201500097**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500097 ("CUP") on February 2, 2016.
2. The permittee, SBA 2012 TC Assets ("permittee"), requests the CUP to authorize the reauthorization of an existing wireless telecommunication facility (WTF) consisting of a 62-foot-tall monopine in a church parking lot ("Project") on a property located at 2237 East El Segundo Boulevard in the unincorporated community of Willowbrook ("Project Site") in the R-3 (Limited Density Multiple Residence) Zone pursuant to Los Angeles County Code ("County Code") Section 22.20.290.
3. The Project Site is 0.69 gross acres (30,000 square feet) in size and consists of four legal lots. The Project Site is irregular in shape with flat topography and is developed with a church comprised of a main sanctuary and an accessory building and appurtenant 34-space parking lot.
4. The Project Site is located in the Willowbrook - Enterprise Zoned District and is currently zoned R-3.
5. The Project Site is located within the H30 (Residential 30) land use category of the County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: R-3, R-1 (Single-Family Residence), R-3-29U-DP (Limited Density Multiple Residence – 29 Units Per Acre – Development Program)
 - South: R-3, R-1, C-3 (General Commercial)
 - East: R-3, C-3
 - West: R-3
7. Surrounding land uses within a 500-foot radius include:
 - North: Family and child care centers, vacant land, single- and two-family residences
 - South: Single-, two-family, and multi-family residences; church; parking lot; restaurant; and light industrial uses
 - East: Post office, County community school, Metro Blue Line light rail right-of-way, auto shop, warehouse, multi-family residential and light industrial uses
 - West: Multi-family residences
8. The existing WTF was established by CUP No. 200400063 on September 6, 2005.

The Willowbrook Community Standards District (CSD) was established through Ordinance No. 94-0019 on March 15, 1994.

Plot Plan 25475 approved a lobby extension on October 25, 1989.

The subject site's R-3 zoning was established through Ordinance No. 3264 on December 20, 1938.

9. The site plan for the Project depicts the subject church property with the WTF located in the parking lot. The L-shaped property measures 138 feet at its widest point and 66 feet at its narrowest (toward the rear of the lot), and 280 feet at its deepest and 160 at its shallowest. Two church buildings and appurtenant 34-space parking (with one disabled-accessible space) lot are depicted.

The WTF is depicted at the eastern side of the property, including its approximately 891-square-foot ground-mounted compound with surrounding 7-foot fence. Elevations depict the 62-foot-tall monopine tower with six 6-foot panel antennas, two each on three sectors and 12 RRUs.

10. The Project Site is accessible via El Segundo Boulevard to the south. Primary access to the Project Site will be via an entrance/exit on El Segundo Boulevard.
11. The Project provides a total of 34 parking spaces, one of which is disabled-accessible.
12. No comments were received from County Departments regarding the Project.
13. 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 62-foot-tall monopine WTF has existed at the site for many years and no modifications or improvements are proposed at this time. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.
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 at this time from the public.
16. *To be inserted after the public hearing to reflect hearing proceedings.*
17. The Hearing Officer finds that the project site is consistent within the H30 (Residential 30 [0 to 30 dwelling units per acre]) land use category of the County General Plan. This residential designation is intended for medium-density residential properties such as apartment houses. The church with WTF is a use permitted provided a conditional use permit is first obtained. The WTF in the church parking

lot provides a local service to residents of the area and is, therefore, consistent with the permitted uses of the underlying land use category. Furthermore, there are a variety of buildings other than multi-family residences in the vicinity, so the church with WTF is not incompatible or out-of-character with surrounding land uses.

18. The Hearing Officer finds that the Project is consistent with the zoning designation of the property. Title 22 of the County Code does not explicitly specify "WTF" as a use. The use most consistent with a WTF specified in the County Code is "radio or television stations and towers". Pursuant to Section 22.20.290 of the County Code, development of radio and television stations and towers is a permitted use of property in R-3 Zone provided that a CUP is first obtained.

19. The health, peace, comfort, or welfare of persons residing or working in the surrounding area will not be adversely affected by the proposed project. The facility does not generate noise, odor, waste, hazardous materials, and generates only negligible amounts of traffic for the maintenance personnel. The facility will remain as it is has been for the past 10 years, will not introduce a new land use to the area, and will remain unobtrusive in its appearance and operation. The WTF has not had any violations and its concealment as a 62-foot pine tree helps render it compatible with the community.

Therefore the Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.

20. Other persons located in the vicinity of the site will not notice any difference from what is currently existing and operating at the site. The proposed project will in no way jeopardize, endanger, or constitute a menace to the public health, safety or general welfare.

Therefore the Hearing Officer finds that 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.

21. The site is 30,000 square feet and easily accommodates the WTF and the church's facilities and meets all applicable development standards. The project is well served by all applicable and necessary infrastructure, including roads and electricity.

22. Therefore 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

23. Vehicular access to the property is via El Segundo Boulevard, a 100-foot-wide arterial to the south. Sidewalks are present at the subject site and Class II bike

lanes are proposed as part of the 2011 County Bicycle Master Plan. The continued operation and maintenance of the WTF will not impair pedestrian, bicycle, or vehicular use

24. Therefore the Hearing Officer finds that Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.
25. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP 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 Willowbrook community. On December 23, 2015, a total of 72 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.
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.
- 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 pedestrian, bicycle,

and vehicle 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. 201500097, subject to the attached findings and conditions.

ACTION DATE: February 2, 2016

RG:AMC
January 21, 2016

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02379-(2)
CONDITIONAL USE PERMIT NO. 201500097**

PROJECT DESCRIPTION

The project is a request for a Conditional Use Permit (CUP) for the reauthorization for the continued operation and maintenance of an existing wireless telecommunication facility (WTF) comprised of a 62-foot-tall monopine tower with an approximately 891-square-foot equipment ground compound in a church parking lot, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 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 February 2, 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 CUP 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 and maintenance 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 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 **April 2, 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 (WTF)

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. 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.
21. 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.
22. All structures shall conform to the requirements of Public Works Division of Building and Safety or other appropriate agency.
23. Pole-mounted lighting is prohibited on the leasehold. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
24. Placement and height of all pole-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A".
25. 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.

26. The maximum height of the facility shall not exceed 62 feet above finished grade.
27. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
28. 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.
29. 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.
30. 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.
31. 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.
32. The facility shall be secured by fencing, gates and/or locks.
33. 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.
34. New equipment added to the facility shall not compromise the stealth design of the facility.
35. 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.
36. A minimum of 34 on-site parking spaces shall be provided and continuously maintained as shown on the approved Exhibit "A". All parking spaces shall remain free and clear of debris, shall be continuously available for vehicular parking only and shall not be used for storage, vehicle repair, or any other unauthorized use.

PROJECT SITE SPECIFIC CONDITIONS

37. This grant shall authorize the continued operation and maintenance of a WTF comprised of a 62-foot-tall monopine tower with a ground-based equipment compound.



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 will not affect the health or safety of the surrounding community because the project does not include any alteration to existing conditions at the project site. The project will not result in an increase in noise, odor, dust, glare, or shadows because applicant does not propose any changes to existing conditions. The project presents no additional risk of fire hazard because project proponents do not intend to alter the site in any way.

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 zoning ordinance does not address WTFs, however, the proposed project complies with the subdivision and zoning ordinance policy no. 01-2010, which is reflected in the narrative document accompanying this application. none of the post-2005 updates to the adopted general plan for the area affect the existing facility's conformance with those rules. Finally, the site is surrounded by a mix of residential and nonresidential properties (i.e. church, school, usps, etc.) that the project design provides a natural aesthetics to the surrounding areas.

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 proposed project will not increase the flow of traffic or impact parking because the applicant proposes no changes or alterations to the existing site. The site is visited on average once a month for maintenance. The frequency of these visits is not projected to change.

Date: 6.22.15

TO: Los Angeles County Planning Commission

RE: Conditional Use Permit for site CA-7734B SIBRE PARK

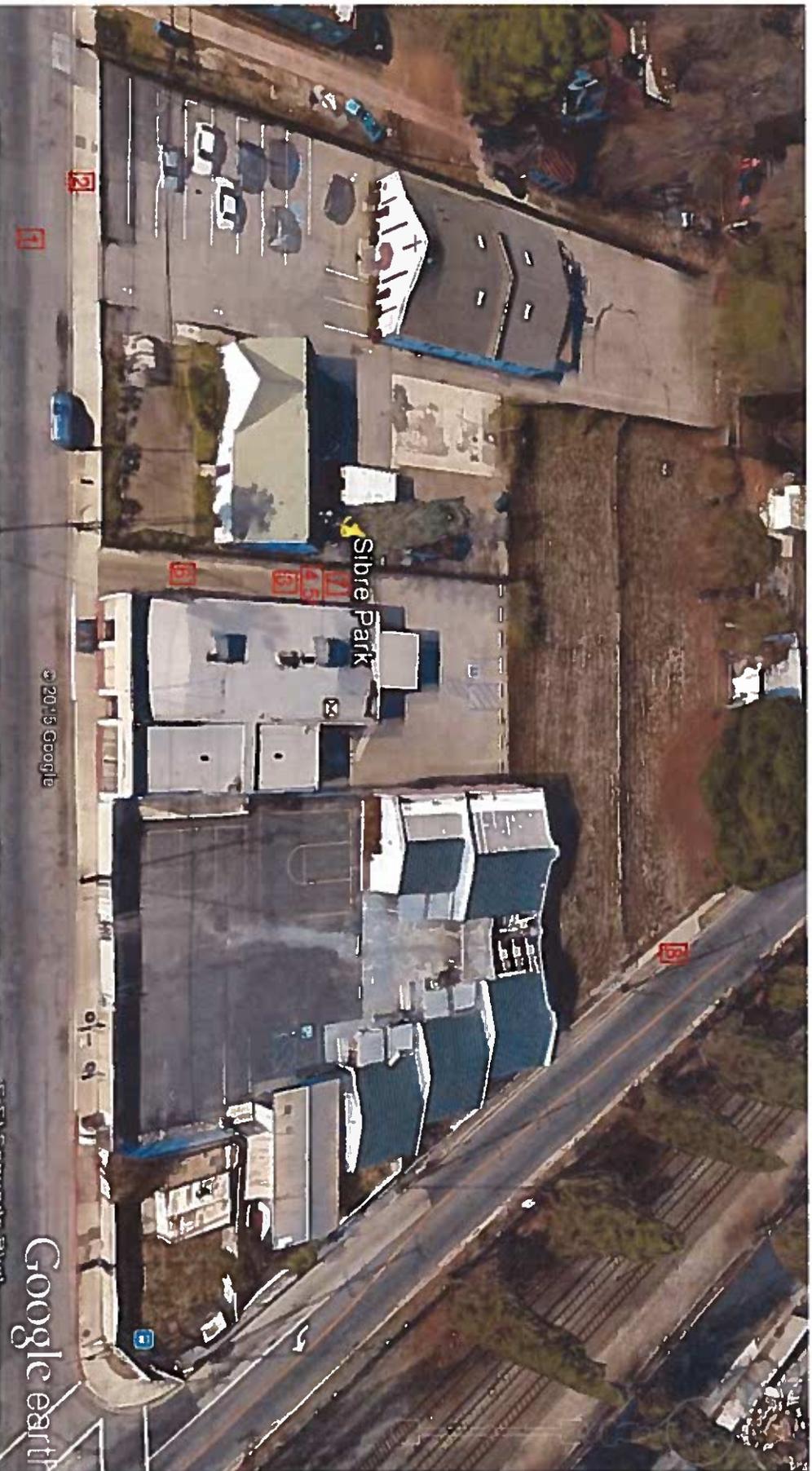


Photo Key:

1. Photos 1 & 2: These photos were taken from E El Segundo Blvd on the southwest side of the property facing north, toward the monopine.





2. Photo 3: This photo was taken from the alley way located behind the Church building providing a long angle of the monopine with the antennas.



3. Photos 4, 5, & 6: The photos were taken from the alley way located behind the Church building. The photos depict the equipment shelter and the lower portion of the tower. The top of the tower is also shown.





 **VSW**
VIRTUAL SITE WALK

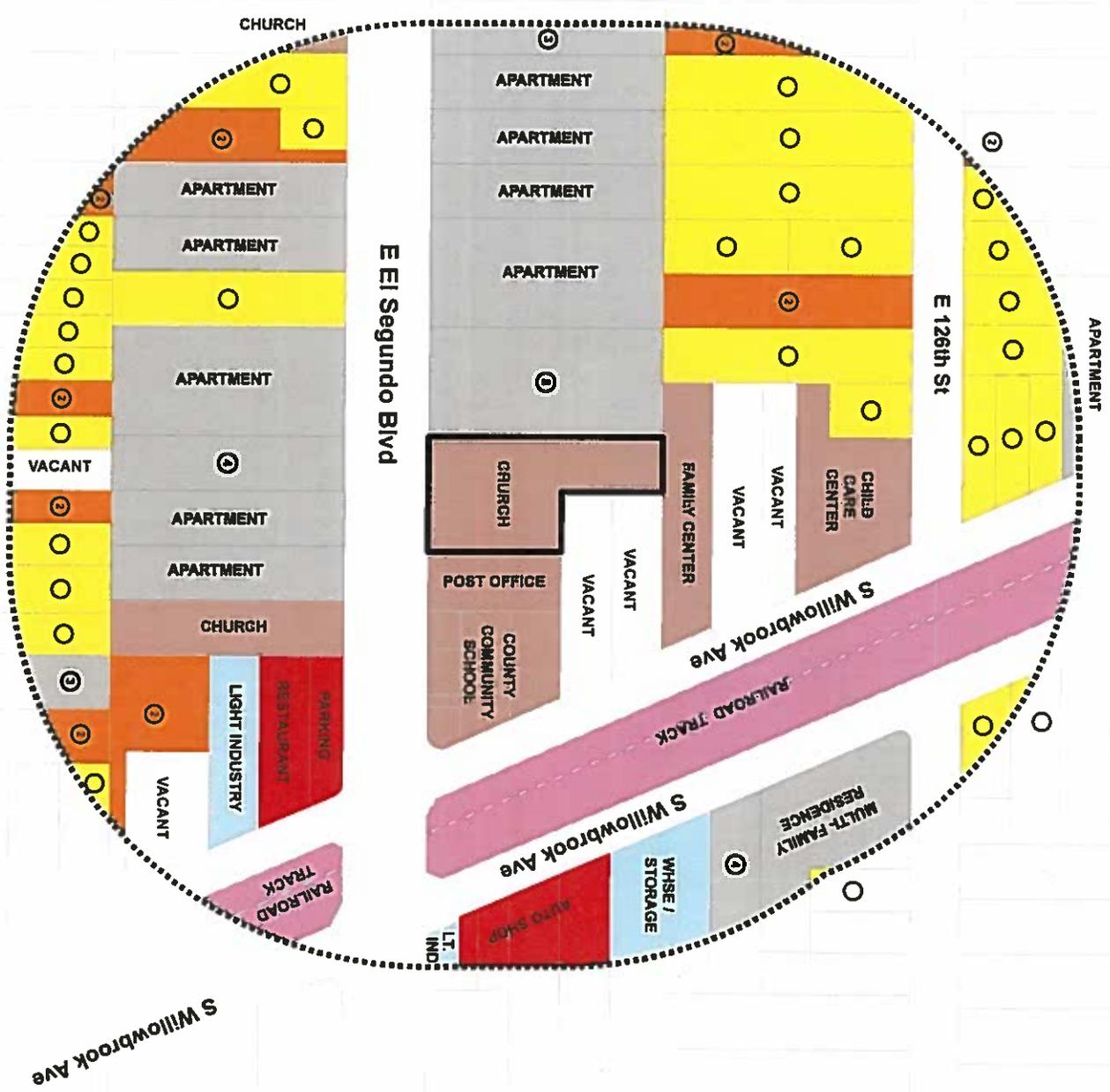


VIRTUAL SITE WALK

5. This picture shows the monopine and entire project site from the sidewalk along Willowbrook Ave, facing southwest.



LAND USE



LAND USE 500 FOOT RADIUS MAP

Proj. R2015-02379 (2)
RCUP 2015-00097

Legend

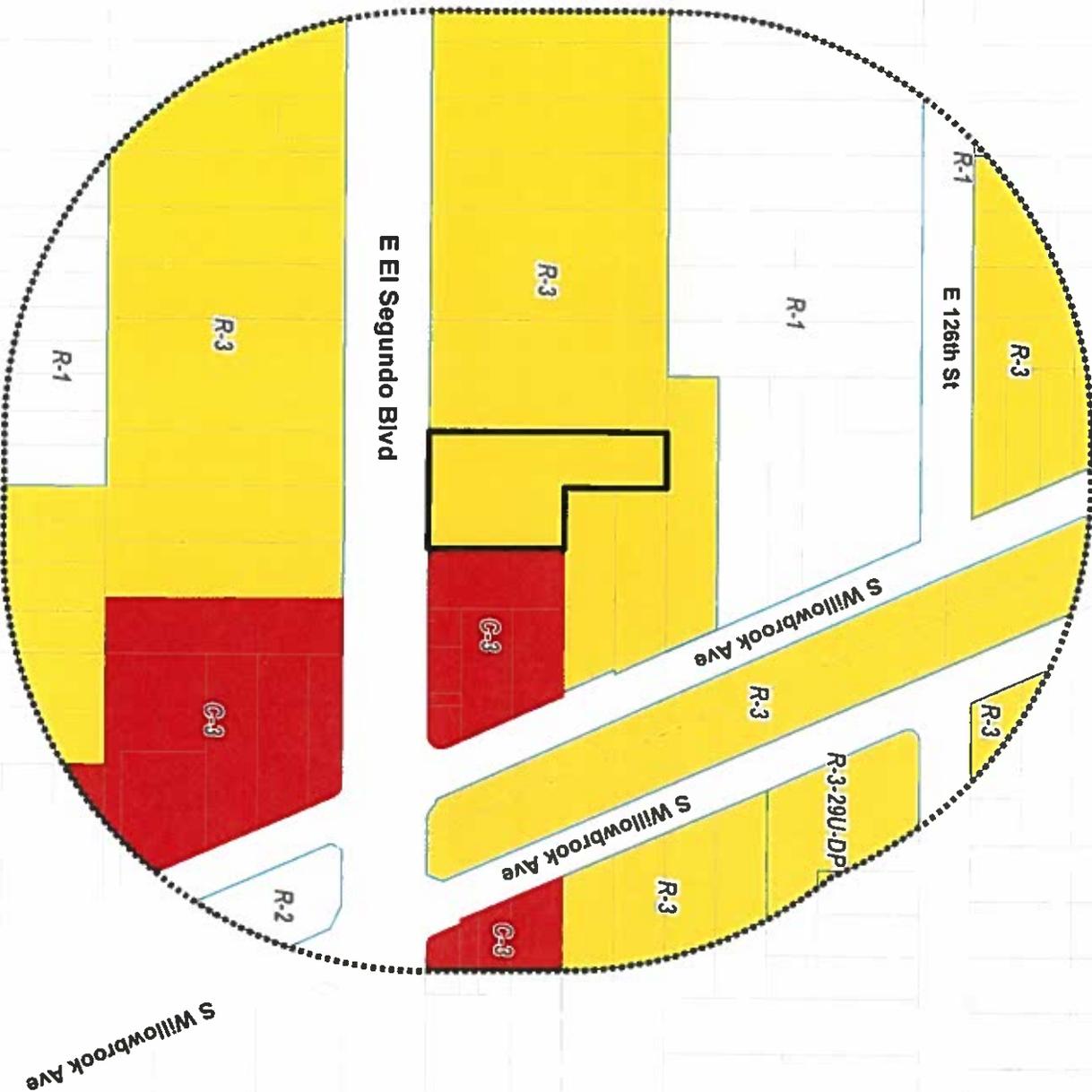
- SINGLE-FAMILY RESIDENCE
- ⊙ MULTI-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- TWO-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- INSTITUTION / PUBLIC FACILITY
- COMMERCIAL
- LIGHT INDUSTRY
- PUBLIC UTILITY
- VACANT

VICINITY MAP



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

ZONING



ZONING 500 FOOT RADIUS MAP

Proj. R2015-02379 (2)
RCUP 2015-00097

Legend

- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3-(U) - Limited Density Multiple Residence
- C-3 - General Commercial

VICINITY MAP

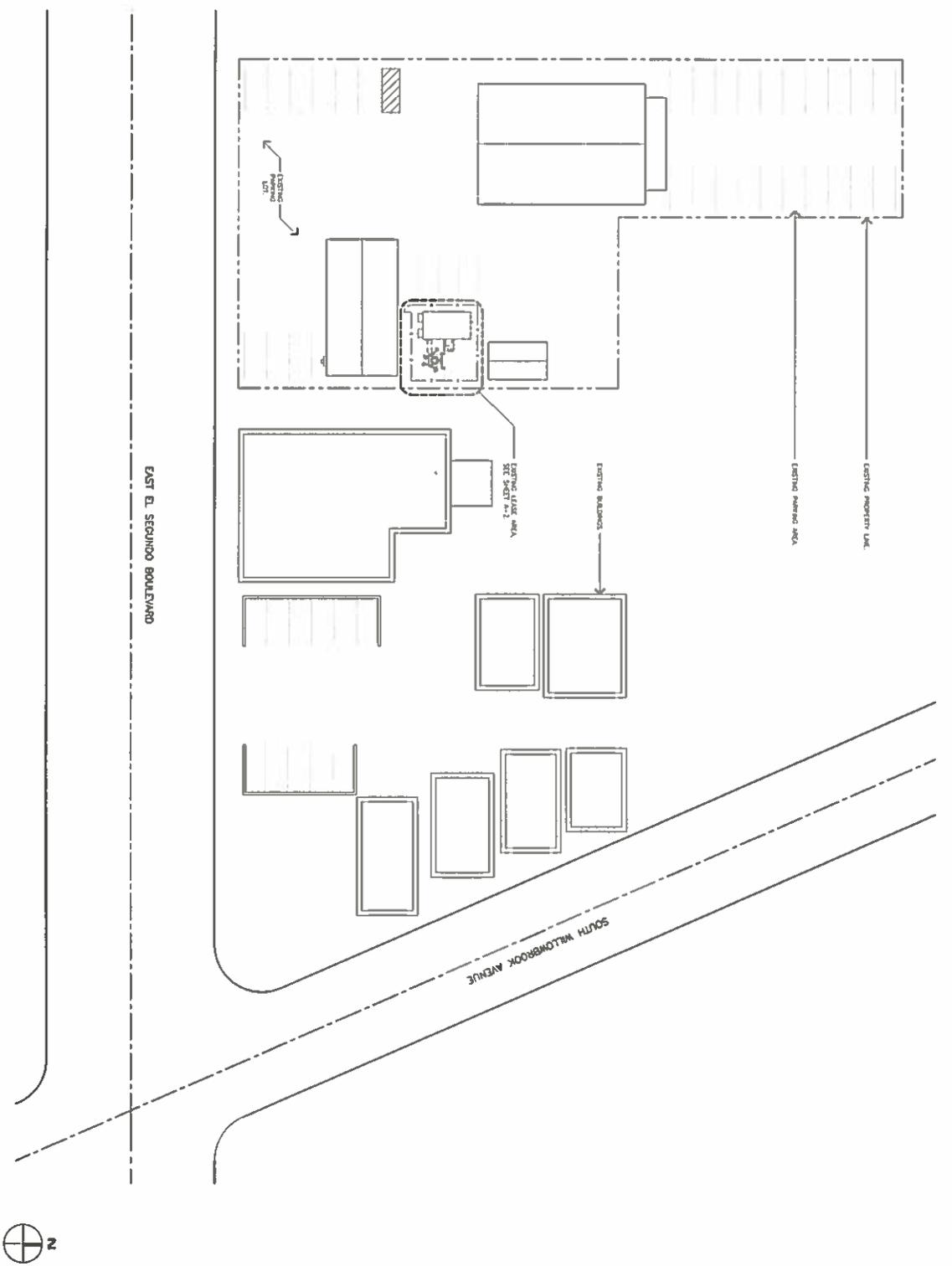


LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

SITE PLAN

11817 SCALE: 1"=40'
 24248 SCALE: 1"=20'

0 10 20 40'
 1



SITE PLAN

PROJECT NUMBER
A-1

SBA SITE CATERA SIBRE PARK
SIBRE PARK
 APN: 8152-003-033
 2237 EAST EL SEGUNDO BOULEVARD
 COSTA MESA, CALIFORNIA 92626

SITE INFORMATION

NOT FOR CONSTRUCTION PURPOSES
 UNLESS SO INDICATED

NO.	DATE	DESCRIPTION	BY
1	7/15/15	REV 2075	LS
2	7/21/15	REV 2275	LS

REVISIONS

Jeffrey Bernal ASSOCIATES
 ARCHITECTS & ENGINEERS
 27111 Avenida de las Arroyos, Suite 102
 Irvine, California 92612
 949.764.2979 | www.jba.com

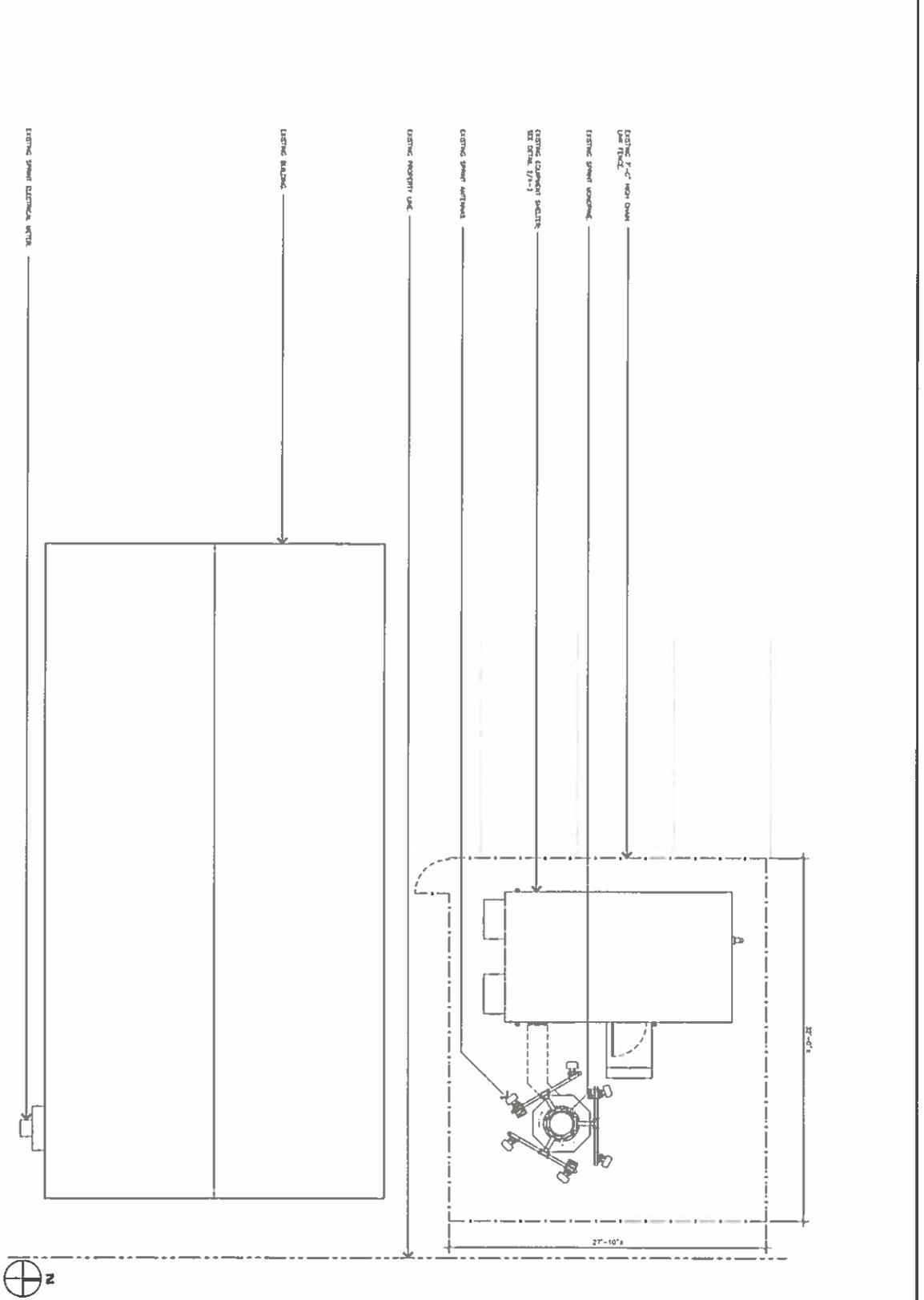
SBA

9600 ROCKSWELL, SUITE 210
 IRVINE, CALIFORNIA 92618
 (949) 226-9433

ENLARGED SITE PLAN

1/16" SCALE 1/8"=1'-0"
 1/32" SCALE 1/4"=1'-0"

1



ENLARGED SITE PLAN
 SHEET NUMBER
A-2

SBA SITE: CATYLA SIBRE PARK
SIBRE PARK
 APN: 6152-003-033
 2377 LANE D, SIBRE PARK, CALIFORNIA
 LOS ANGELES COUNTY

SITE INFORMATION
 NOT FOR CONSTRUCTION UNLESS
 LABELED AS CONSTRUCTION SET

NO.	DATE	DESCRIPTION	BY
1	1/15/13	REV 20'S	LS
2	1/21/13	100% 20'S	LS

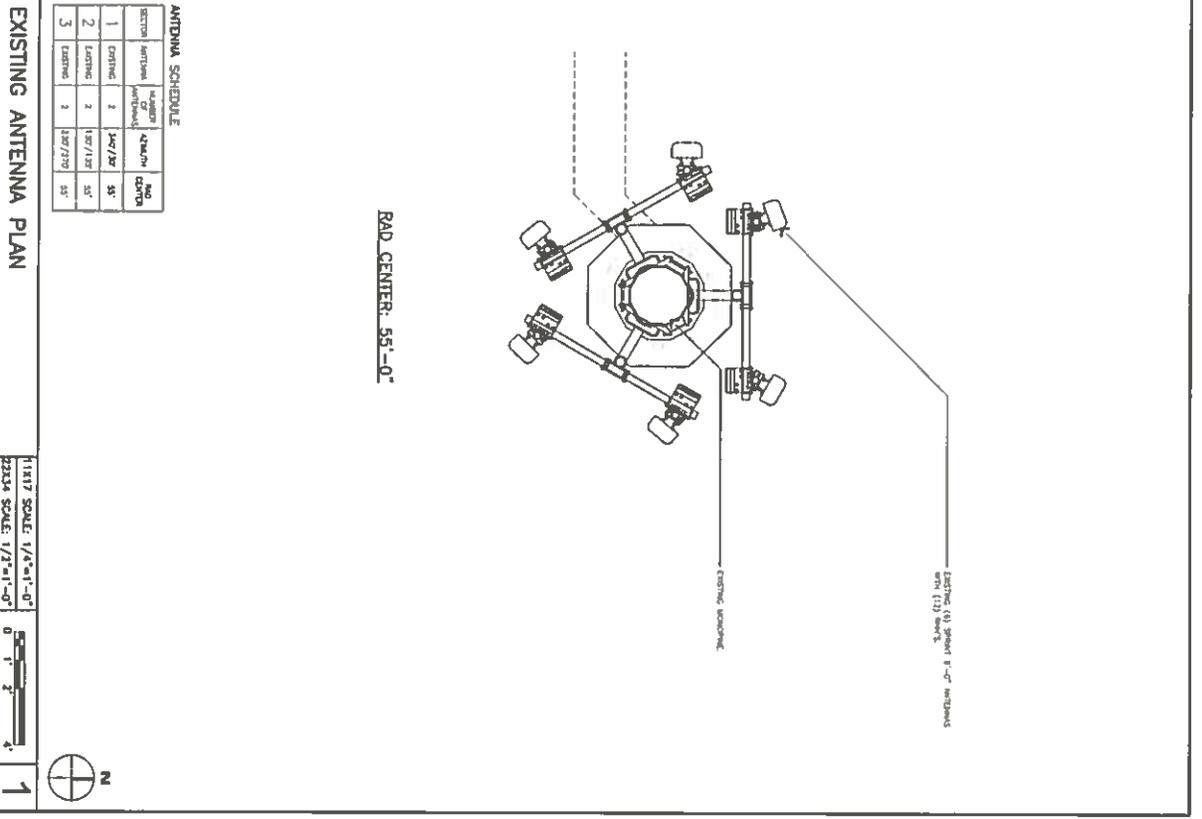
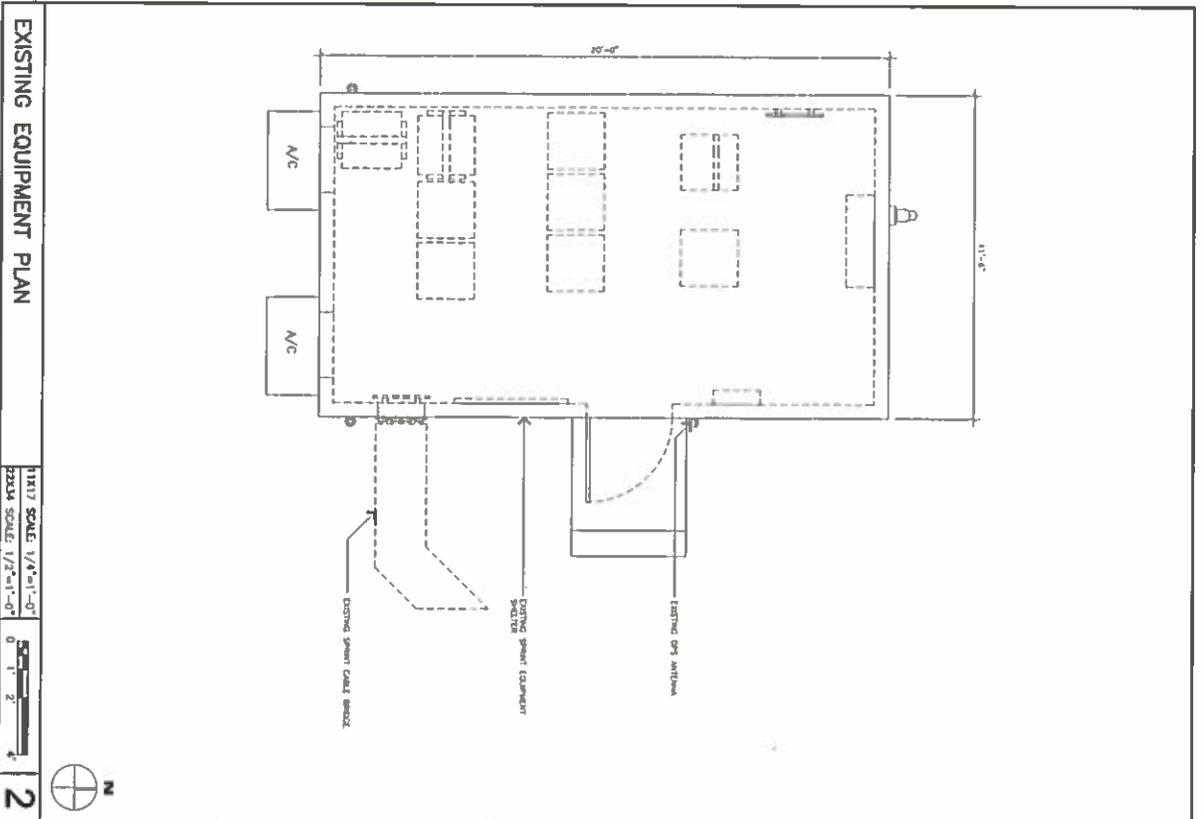
REVISIONS



Jeffrey Stone Associates
 Architecture & Interiors
 4115 Resurrection Blvd., Suite 100
 Dallas, TX 75246-2212
 Tel: (972) 258-9433
 Fax: (972) 258-9433



SBA
 960 ROSSVILLE, SUITE 110
 DALLAS, TEXAS 75246
 (214) 228-8433



ANTENNA SCHEDULE

SECTION	ANTENNA	NUMBER OF ANTENNAS	MAKE/NO.	NO. CENTER
1	EXISTING	2	240/20	55'
2	EXISTING	2	150/11 BE	55'
3	EXISTING	2	150/210	55'

EXISTING EQUIPMENT PLAN **EXISTING ANTENNA PLAN**

1/11/17 SCALE: 1/4"=1'-0" 1/11/17 SCALE: 1/4"=1'-0"

22/13/16 SCALE: 1/2"=1'-0" 22/13/16 SCALE: 1/2"=1'-0"

0 1' 2' 4' 0 1' 2' 4'

2 **1**

960 ROOSEVELT, SUITE 210
MILPITAS, CA 95035
(408) 258-9433

Jettley Jones | ASSOCIATES
ARCHITECTURE & INTERIORS
1111 W. 14TH STREET, SUITE 110
MILPITAS, CA 95035
TEL: (408) 258-9433
WWW.JETTLEYJONES.COM

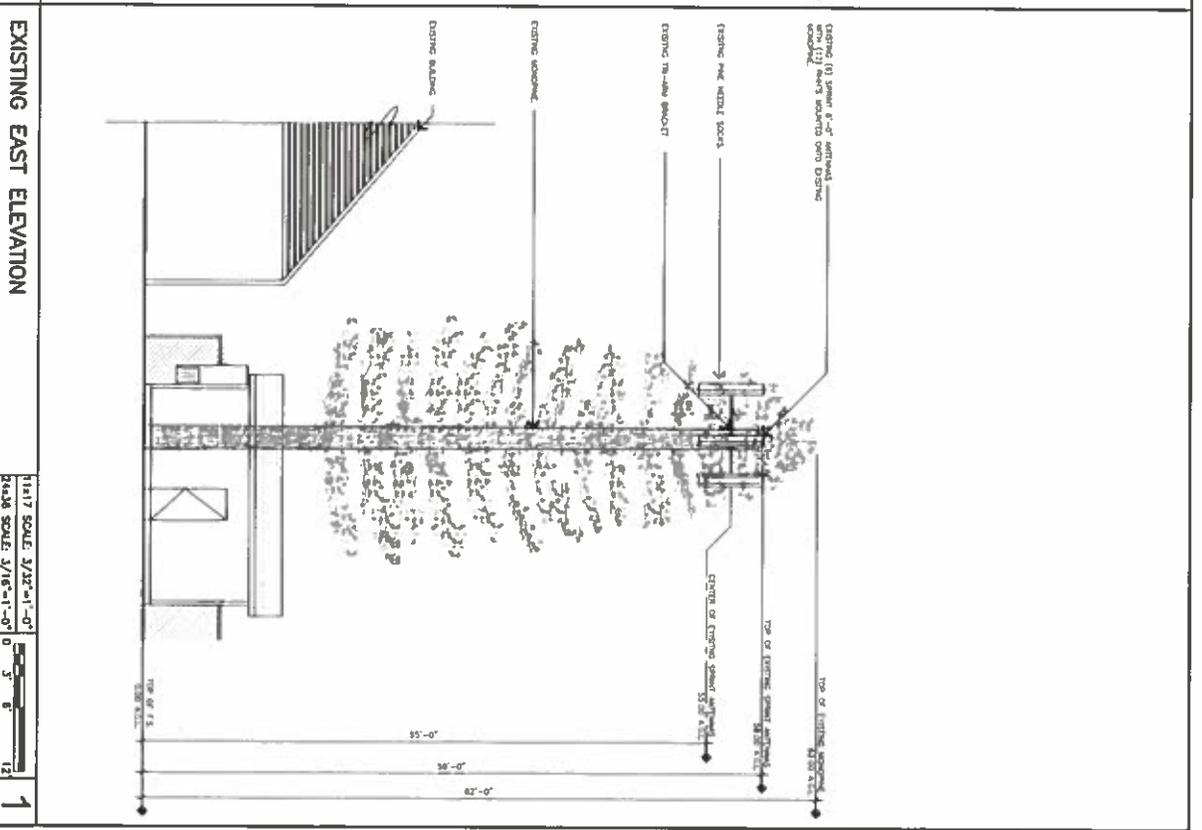
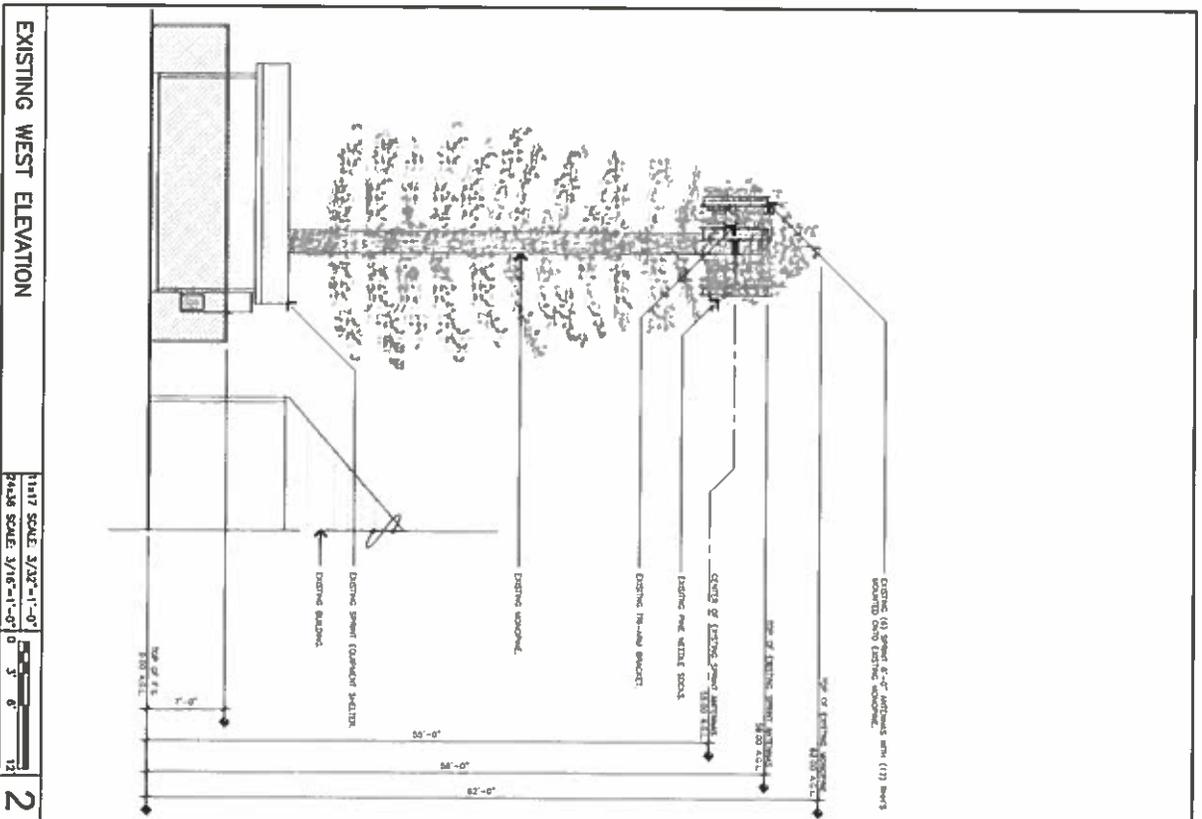
REVISIONS

REV	DATE	DESCRIPTION	BY
4	1/11/17	90% 20%	LS
3	1/27/15	100% 20%	LS

SMA SITE: CATTIA SPRING PARK
SIBRE PARK
APN: 6152-003-033
2211 LOT 6, SIBRE ROAD
CATTIA SPRING, CALIFORNIA 95222
OSI HEALTH CORP.

SHEET TITLE
EQUIPMENT & ANTENNA PLAN

SHEET NUMBER
A-3



EXISTING WEST ELEVATION

1:117 SCALE 3/16"=1'-0"

PLATE SCALE 3/16"=1'-0"

2

EXISTING EAST ELEVATION

1:117 SCALE 3/16"=1'-0"

PLATE SCALE 3/16"=1'-0"

1

REVISIONS

NO.	DATE	DESCRIPTION	BY
A	1/15/13	50% 20%	LS
B	1/21/13	100% 20%	LS

JEFFREY ROME ASSOCIATES

ARCHITECTURE | INTERIORS | LANDSCAPE

1111 EAST 14TH STREET, SUITE 210
 ANNE ARBOR, MI 48106
 TEL: (734) 229-9433
 FAX: (734) 229-9434

SBA

960 CROSS-VILL, SUITE 210
 ANN ARBOR, MI 48106
 TEL: (734) 229-9433

SBA SITE: CA7734 SIBRE PARK

SIBRE PARK

APR#: 6152-003-033

2377 EAST G. SCOBIO BLVD
 ANN ARBOR, MI 48106
 15% FINISHED DESIGN

PROJECT NUMBER

ELEVATIONS

A-4.1



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl AICP
Director of Planning

October 18, 2005

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Norm MacLeod
Nextel Communications
310 Commerce
Irvine, CA 92602

RE: PROJECT NO. R2004-00740-(2)
CONDITIONAL USE PERMIT CASE NO. T200400063
To authorize installation, operation and maintenance of an unmanned wireless telecommunications facility within a church parking lot.
2237 E. El Segundo Boulevard, Compton

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 3 requires that the permittee must file an affidavit accepting the conditions before this grant becomes 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, California 90012. Contact the commission's secretary for the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to this approval, please contact the Zoning Permits Section II at (213) 974-6435.

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant is requesting a Conditional Use Permit to authorize the installation, operation and maintenance of an unmanned wireless

telecommunications facility within a church parking lot.

FACTUAL SUMMARY:

August 2, 2005 Public Hearing

A duly noted public hearing was held on August 2, 2005. Two persons were sworn in to testify, the applicant's representative and a Sprint representative. The applicant's representative testified in favor of the request; the Sprint representative testified regarding co-locating at the facility. The Hearing Officer expressed concerns regarding the site plan not showing the required parking spaces. The Hearing Officer continued the case until September 6, 2005 to give the applicant time to update the site plan.

September 6, 2005 Public Hearing

A continued public hearing was held on September 6, 2005. The applicant presented an updated site plan that depicted the required parking.

No additional testimony was taken. The Hearing Officer closed the public hearing and stated his intent to approve the project.

Findings

1. The applicant, Nextel Communications, is requesting a Conditional Use Permit to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility in a church parking lot. Nextel is proposing a 62-foot tall monopine (monopole disguised as a pine tree). Sprint will be co-locating on the monopine.
2. The subject property is located at 2237 E. El Segundo Boulevard, Compton, and in the Willowbrook-Enterprise Zoned District.
3. The subject property is zoned R-3 (Limited Multiple Residential).
4. Surrounding properties are all zoned as follows: north: R-1 (Single-Family Residential), south: R-3 and C-3 (Unlimited Commercial), east: R-3, west: R-3.
5. The site is developed with a church, accessory building, parking and landscaping.
6. Surrounding properties are used as follows: north: Family Center, south: single and multi-family residential, east: vacant, commercial uses, west: multi-family residential.
7. There are no previous zoning cases noted on the subject property. Plot Plan 25475 was approved on the subject property on October 25, 1989; the plot plan approved additions to the church on the subject property.
8. The subject property is designated as "3" medium Density Residential within the

- Countywide General Plan. Medium Density Residential areas are suitable for multiple unit development including garden apartments and multiplex development in addition to high density townhouse developers. Such areas are typically located along major transportation corridors, in or near urban community centers. Development generally does not exceed two stories in height, and ranges in density from 12 to 22 units per acre.
9. There are no specific policies related to wireless telecommunications facility in the Plan. However, the proposed project will require only placement of minimal sized structures on the subject property.
 10. The site plan depicts the entire church facility; the existing sanctuary and accessory building are shown. The accessory building is located on the southeast corner of the property. The proposed 11'6" X 20'0" equipment shelter is depicted north of the accessory building; the shelter will be shared by Nextel and Sprint. The proposed 62-foot monopine is also depicted north of the accessory building. The equipment shelter is shown with a pitched roof painted and textured to match the roofs on the existing buildings. A 10-foot square, 7-foot high chain link fence surrounds the monopine. Access to the property is via E. El Segundo Boulevard to the south.
 11. The site plan depicts 34 parking spaces; the 34 parking spaces were required by Plot Plan 25475 approved on the subject property on October 25, 1989. The monopine and equipment shelter will be placed where four parking spaces currently exist; the four parking spaces will be relocated directly west of the telecommunications facility. There is adequate access and back-up space for the relocated parking.
 12. The applicant's elevations depict the southern and eastern elevations of the facility. The monopine is 62'0" high from grade to the top of the monopine; the antennas are depicted 55'0" high and 45'0" from grade to the centerline of the antennas.
 13. A wireless telecommunications facility is a use not specified in Title 22 of the Los Angeles County Code (Zoning Ordinance). However, the proposed use may be considered a utility. Furthermore, until such times as the County of Los Angeles adopts a telecommunication provisions to the existing Zoning Ordinance, the County of Los Angeles requires a conditional use permit for such a use.
 14. On June 27, 2005, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding the proposed development and concluded that the Initial Study was prepared in compliance with the California Environmental Quality Act Guidelines and the environmental procedures of the County of Los Angeles. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation for this project under California Environment Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance

with the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment.

15. A total of 83 public hearing notices were mailed out to property owners within 500' of the subject property and 13 notices were sent to residents and community groups on the Willowbrook-Enterprise Zoned District courtesy list on June 29, 2005 regarding the subject request. The notice was published in the Los Angeles Sentinel and La Opinion on June 30, 2005. The property was posted on June 30, 2005, which would meet the 30-day required posting.
16. The project applicant is proposing to construct an unmanned wireless telecommunications facility in order to improve wireless telecommunications service provisions in the local area. The proposed facility is small in nature and visually unobtrusive; the installation of a monopole disguised as a pine tree will make it less obtrusive. The equipment shelter has been designed to match an adjacent accessory building.
17. The proposed use, as conditioned, is consistent with the zoning, general plan and surrounding land uses.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

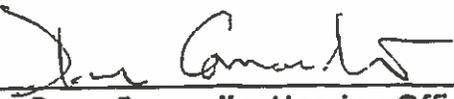
AND THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit, as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Negative Declaration together with any

comments received during the public review process, finds on the basis on the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.

2. In view of the findings of fact presented above, Project No. R2004-00740-(2)/ Conditional Use Permit Case No. T200400063 is **APPROVED**, subject to the attached conditions.

BY:  DATE: 10/20/05
Dave Cowardin, 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 the installation, operation and maintenance of an unmanned wireless telecommunications facility consisting of a 62-foot monopole disguised as a pine tree with twelve antennas and an equipment shelter as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
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 Nos. 10 and 11.
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 limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
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 in accordance with Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to 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 terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant will terminate on August 2, 2015.** 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, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this permit, whether or not any modification of the use is requested 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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$750.00. These monies 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, including adherence to development in accordance with the approved site plan on file. The fund provides for 5 biennial inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any 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 the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).

11. Within five (5) days of the approval date, remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is *de*

minimus in its effect on fish and wildlife and a \$25 processing fee must be paid to the Los Angeles County Clerk to accompany the Certificate of Fee Exemption pursuant to Section 711.4 of the Fish and Game Code. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. 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.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.
15. 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. 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.
17. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
18. Said facility shall be removed if in disuse for more than six months.
19. 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.
20. The panel antennas shall be painted to match the existing tower and the equipment cabinets shall be painted a neutral color, excluding black, to match the finish of the tower and shall be maintained in good condition at all times.

21. 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.
22. 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.
23. 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.
24. The operator 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.
25. A minimum of 34 on-site parking spaces shall be provided and continuously maintained as shown on the approved Exhibit "A". All parking spaces shall remain free and clear of debris, shall be continuously available for vehicular parking only and shall not be used for storage, vehicle repair, or any other unauthorized uses.
26. Within thirty (30) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a revised Exhibit "A" similar to that presented at the public hearing, that clearly depicts all required project changes including: 1) all landscaping, 2) all parking, 3) label all structures on the property. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.



Date: June 10, 2015

TO: Los Angeles County Planning Commission

RE: Conditional Use Permit Renewal for site CA7734B SIBRE PARK

ORIGINAL CUP NUMBER: T200400063, Project R2004-00740-(2)

ADDRESS: 2237 E. El Segundo Blvd., Compton, CA 90222

APN: 6152-003-033

Introduction:

SBA 2012 TC Assets, LLC, herein referenced as Applicant, proposes no alteration to its existing monopine wireless facility in a church parking lot located at 2237 E. El Segundo Blvd., Compton, CA. The monopine is co-located and includes two groups of antennas. The 12 antennas located in the crown of the tree are operated by Nextel Communications. There are six additional antennas wrapped around the mid-section of the tree are operated by Sprint. Ancillary equipment is screened and protected by an equipment shelter. This department approved the project as constructed in 2005 and implemented CUP conditions to ensure that it was completed using the least intrusive means necessary. The following statement discusses how the project also meets the criteria set forth in the Los Angeles County Department of Regional Planning Policy No. 01-2010 and Title 22, of the Los Angeles County Code.

Subdivision & Ordinance Policy No. 01-2010: Wireless Telecommunications Facilities

Development Guidelines

Height

- A. A structure-mounted wireless facility shall not exceed the maximum height allowed in the applicable zone, or 16 feet above the building roof line, whichever is higher.
 - B. If the proposed wireless facility is located in a CSD, the height shall not exceed the applicable height limit for the CSD, and any CSD area height standards that apply to the subject property. If the proposed facility is not within a CSD, Height A shall apply.
 - C. A ground-mounted wireless facility, not located on a public right-of-way, shall not exceed the maximum height allowed in the applicable zone. The maximum permitted height is 75 feet.
 - D. For wireless facilities located within public rights-of-ways, see Development Guidelines for Highways and Rights-of-Way below.
-
- A. N/A. This is a ground-mounted wireless facility on an existing monopine.
 - B. The site is zoned R-3 (Limited Multiple Residential). According to CUP T200400063, finding 8, the subject property is designated as "3" medium Density Residential within the Countywide General Plan. Medium Density Residential areas are suitable for multiple unit development including garden apartments and multiplex development in addition to high density townhouse developers. Such areas are typically located along major transportation corridors, in or near urban community centers. Development generally does not exceed two stories in height, and ranges in



density from 12 to 22 units per acre. However, the height limit has not changed since this department's approval of this project as built in 2005.

- C. The site is located in the R-3 Zone with the Countywide General Plan. Based on the definition of the public right-of-way provided in Policy No. 01-2010, the project site is not within a right-of-way. The constructed monopine is 62 feet tall. The project will not alter the height of the previously approved pole.
- D. N/A. The project is not located in a right-of-way.

Setback Requirements for Structure-Mounted Facilities

- A. Unless screened, the wireless facility and equipment boxes are to be set back from the roof's edges and parapet walls to the maximum extent possible to minimize their visual impact from public rights-of-way and adjacent properties.

A. N/A

Roof Coverage Limits for Structure-Mounted Facilities

- A. Unless screened and not visible from ground level, the total of all structure-mounted wireless facilities (antennae and equipment) located on one roof shall not cover more than 10 percent of the total area of the roof.

A. N/A

Design

- A. All wireless facilities shall use camouflage techniques to minimize visual impacts and provide appropriate screening.
- B. Depending on the proposed site and surroundings, certain camouflage techniques may be deemed by the Director as ineffective or inappropriate and alternate techniques may be required.
- C. The following is a menu of camouflage techniques that should be considered; this list is not all inclusive monopole, flagpole, monotree, monorock, bell or clock tower, steeple, penthouse, monument sign, finish, and underground placement of appurtenant equipment. A wireless facility that proposes to use one of these techniques as listed below shall comply with the following design standards:
 - 1. **Monopole:** A monopole installation shall be situated so as to utilize existing natural or man-made features including topography, vegetation, buildings or other structures to provide the greatest amount of visual screening.
 - 2. **Flagpole:** A wireless facility may be mounted upon a flagpole that bears the national, state, and/or local government flags. Flagpole wireless sites that fly the national flag shall comply with United States Code Title 4, Chapter 1 as to flag maintenance and lighting. All other flags, signs, pennants, banners, streamers, balloons, graphic markings, and other attention-getting devices on a wireless facility shall be prohibited, with the exception of public safety devices required by law.
 - 3. **Monotree:** It shall be of a type of tree compatible with those existing in the immediate area of the installation. If no trees exist within the immediate area, the applicant shall create a landscape setting that integrates the monotree with added trees of similar height and type. 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. Additional camouflage may be required, depending on the type and design of mono-tree proposed.
 - 4. **Monorock:** The proposed screen shall match in color and scale other rock outcroppings in the general vicinity of the proposed project site. A monorock screen may not be considered appropriate in areas that do not have natural rock outcroppings.
 - 5. **Finish:** The finished surface of the wireless facility shall not be glossy or reflective in nature unless such a 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.

- A. and C. (3): This project does not increase visual blight in the surrounding area because the applicant proposes no changes to the existing site. The location where the antennas are mounted onto the monopine blends in with landscaping in the area, which includes a mix of trees. Other poles of a similar height in the vicinity include utility poles and street lighting, so the monopine is more natural and aesthetically pleasing than its counterparts. The Nextel antennas are located towards the crown of the tree and painted the same color green as the monopine branches. The Sprint antennas are also painted the same green as the monopine branches. The antennas are flush with the tree and the mount equipment is not visible.
- D. *Structure-Mounted*: A structure-mounted wireless facility may be required to be integrated into the building's or structure's architecture through design, color, and texture and/or be fully screened.
- D. N/A
- E. *Ground-Mounted*: Appurtenant equipment boxes shall be screened or camouflaged.
- E. The project site includes an 11 foot 6 inch tall appurtenant equipment shelter located to the north of the church's accessory building. The equipment shelter is screened and camouflaged from the surrounding area as it has a pitched roof painted and textured to match the roofs on the existing buildings on the church property.

Underground Requirement

- A. Wireless facilities located along a scenic highway, in an SEA, within 250 feet of an SEA, or on a significant ridgeline are discouraged, however if they are to be placed in these locations, they shall be placed underground, unless the applicant provides documentation to the Director that undergrounding is infeasible. If undergrounding is infeasible, the facility shall be fully screened with landscaping and/or other camouflaging techniques and designed in a way not to impact biotic resources in the area.
- A. The only SEA that the county has adopted since 2005 is the Santa Clarita Valley Site Plan. The project site is not within 250 feet of this SEA or any others. The project site is not located along a scenic highway, nor is it near a ridgeline.

Co-Location

- A. Newly installed monopoles and towers shall be constructed so as to physically and structurally allow co-location of at least one other wireless facility.
- B. On co-located wireless facilities, the electric meters for all of the facilities shall be placed on one pedestal or at one location, whenever possible.
- C. Co-locations shall use screening methods similar to those used on the existing wireless facility.
- A. N/A. The monopine is pre-existing and co-located.
- B. The electric meters are all located within the equipment shelter.
- C. N/A. This project involves no new construction.



Security

- A. Provide fencing, gates, and/or locks to secure the wireless facility from access by all persons other than authorized personnel.

A. The equipment cabinets and shelter secure all of the ground equipment. The ground equipment is behind a locked enclosure where only authorized personnel will be able to access.

Fencing and Walls

- A. All fencing or walls used for screen or securing a wireless 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.
- B. When the wireless facility's fences or walls are visible from the public right-of-way, landscaping shall be provided to screen the fence or wall from the street. A minimum planter width of five feet shall be provided.

A. The monopine is secured with a 7 foot high chain link fence.

B. According to the definition provided in Policy No. 01-2010, the equipment shelter is not visible from a public right-of-way.

Lighting

- A. Any exterior lighting for wireless facilities shall be fully shielded.
- B. Antenna lighting is prohibited.
- C. Beacon lights are prohibited unless required by the FAA.

A. There is no known exterior lighting for the existing wireless facility.

B. The antennas on the monopine do not include lights.

C. N/A

Sensitive Use

- A. Any wireless facility located on school grounds, a day care facility, or in a park or recreational area, shall be isolated from and not intrusive on the educational or recreational activities at such location. Whenever practicable, the facility shall be located the furthest distance from the center of activity of the use on the lot.
- B. The applicant shall provide the name, address, and telephone number of the service provider, which shall be displayed on the grounds of the property of the sensitive use where the wireless facility is located.

A. The existing wireless facility is not located in a sensitive area.

B. N/A

Displacement of Required Parking

- A. Placement of a wireless facility in a parking lot or parking structure may not cause a reduction in the required parking spaces to below the number required for the existing use on the subject property.



A. The existing wireless facility is located within a church parking lot. However, CUP T200400063, finding 11, addressed the 34 parking spaces (as required by Plot Plan 25475) and had the 4 parking spaces that had been used to locate the wireless facility be relocated. As such, the 4 parking spaces were relocated directly west of the wireless facility, resulting in no change in the number of existing parking spaces. Also, no additional parking spaces should be affected as the applicant is proposing no changes to the existing wireless facility.

Maintenance

- A. All wireless facilities shall be maintained in good condition and repair, and shall remain free of general dirt and grease, chipping, fading, peeling or cracked paint, and free of cracks, dents, blemishes and discoloration.
 - B. Rust and corrosion shall not be visible on any unpainted metal areas.
 - C. All landscaping provided as screening shall be maintained at all times and shall be promptly replaced if needed.
- A. thru C.: Applicant's personnel visit the project site once per month to perform as-needed electrical, cosmetic, and landscaping maintenance.

Graffiti

- A. The wireless facility shall remain free of graffiti. Any and all graffiti shall be removed by the operator or property owner within 48 hours.
- A. Applicant agrees to continue complying with all cosmetic and other maintenance requirements.

Removal

- A. The operator of a wireless facility shall remove such facility within six months after its lawful operation has ceased, and restore the site as nearly as practicable to its original condition.
- A. Applicant agrees to comply with the removal requirements.

Compliance Reports

- A. The applicant shall submit on an annual basis, reports to the Department to show compliance with the maintenance and removal conditions.
- A. Applicant will submit compliance reports on an annual basis.

Federal Communications Commission (FCC)

- A. Upon completion of construction of all wireless facilities, the applicant shall submit 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.
- A. Applicant submitted the applicable FCC written certification when the site was originally constructed. The applicant is not proposing any changes in the use or technology with this application. No construction or change in RF signal will result, so no radio emissions report is being submitted.



Compliance with the adopted general plan for the area

The applicant is not proposing any changes to the existing use. CUP T200400063, finding 17, found that the proposed use (wireless telecommunications facility) was consistent with the zoning, general plan and surrounding land uses. Since there was no specific policies related to wireless telecommunications facilities in the Plan and the applicant is not proposing any new construction or alterations, this project should still be consistent with the adopted general plan for the area.

Finally, the continued use of the wireless telecommunications facility will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the existing site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.

Thank you,

Jacob Hamilton

Virtual Site Walk LLC

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Phone: 619-341-9208

www.virtualsitewalk.com



Date: 6/10/15

RE: Conditional Use Permit for site CA-7734B Sibre Park – WTF site and design analysis

TO: Los Angeles County Planning Commission

SITE ANALYSIS

1. **Feasibility to co-locate on existing facilities within 1/4 mile**
 - Sprint Wireless and Nextel Communications are co-located on this facility. The project does not involve the addition of any antennas or equipment.
2. **Non-co-location sites considered and why not selected**
 - No new co-location or construction of a WTF is proposed at this time.
3. **Description of why proposed site is the least visually intrusive site considered**
 - The wireless telecommunications facility is already constructed and this project proposal does not involve any changes. The monopine design was selected to resemble other landscaping in the area and provides a natural aesthetic in a mix commercial-residential area.

DESIGN ANALYSIS

1. **Proposed facility is designed to minimize the visual impact to the surrounding area**
 - The monopine design was selected to resemble other landscaping in the area and provides a sense of green space in a mix commercial-residential area. Other poles of a similar height in the vicinity include utility poles and street lighting, so the monopine is more natural and aesthetically pleasing than its counterparts. The Sprint & Nextel antennas are located in the middle and top of the tree, respectively. The antennas are painted the same color green as the monopine branches. They are flush with the tree and the mount equipment is not visible. A 10-foot square, 7-foot high chain link fence surrounds the monopine. The equipment shelter is located on the north side of the accessory building on the church property with a pitched roof painted and textured to match the roofs on the existing buildings.
2. **Alternative designed that were considered and why they were deemed infeasible**
 - No alternative designs were considered for this proposal because changing the design of the existing facility would involve construction and disruption to surrounding businesses and residents. Alternative designs would be more industrial in nature, such as a utility pole or street light.
3. **Color Photo Simulations of “before” and “after.”**
 - There are no photo simulations of “before” and “after” included since the facility is existing and the Applicant is not proposing any changes to the existing design of the facility.
4. **Name of WTF Carrier**
 - SBA 2012 TC Assets, LLC is the tower owner. The WTF Carrier is Sprint Nextel Corporation (310 Commerce Ave., Irvine, CA 92602; PH: 714-368-3500).



Thank you,

Jacob Hamilton

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