

Hearing Officer Transmittal Checklist

Hearing Date
03/15/2016
Agenda Item No.
9.

Project Number: R2015-02956-(2)
Case(s): Conditional Use Permit Case No. 201500119
Environmental Assessment Case No. 201500210
Planner: Shaun Temple

- 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
- Previous CUP Conditions of Approval
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: 



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

PROJECT NUMBER

R2015-02956-(2)

HEARING DATE

March 15, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500119
Environmental Assessment No. 201500210

PROJECT SUMMARY

OWNER / APPLICANT

Sprint Nextel

MAP/EXHIBIT DATE

January 26, 2016

PROJECT OVERVIEW

The applicant, Sprint Nextel, requests a conditional use permit to authorize the continued operation and maintenance of a wireless telecommunications facility (WTF) camouflaged as a monopine and consisting of panel antennas and associated equipment.

LOCATION

15629 S. Atlantic Avenue, Compton

ACCESS

E. Linsley Street

ASSESSORS PARCEL NUMBER(S)

6181-026-015

LEASE AREA

612 Square Feet

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

East Compton

LAND USE DESIGNATION

General Commercial (CG)

ZONE

C-3

PROPOSED UNITS

None

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

East Compton

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.112 (East Compton CSD requirements)
 - 22.28.220 (C-3 Zone Development Standards)

CASE PLANNER:

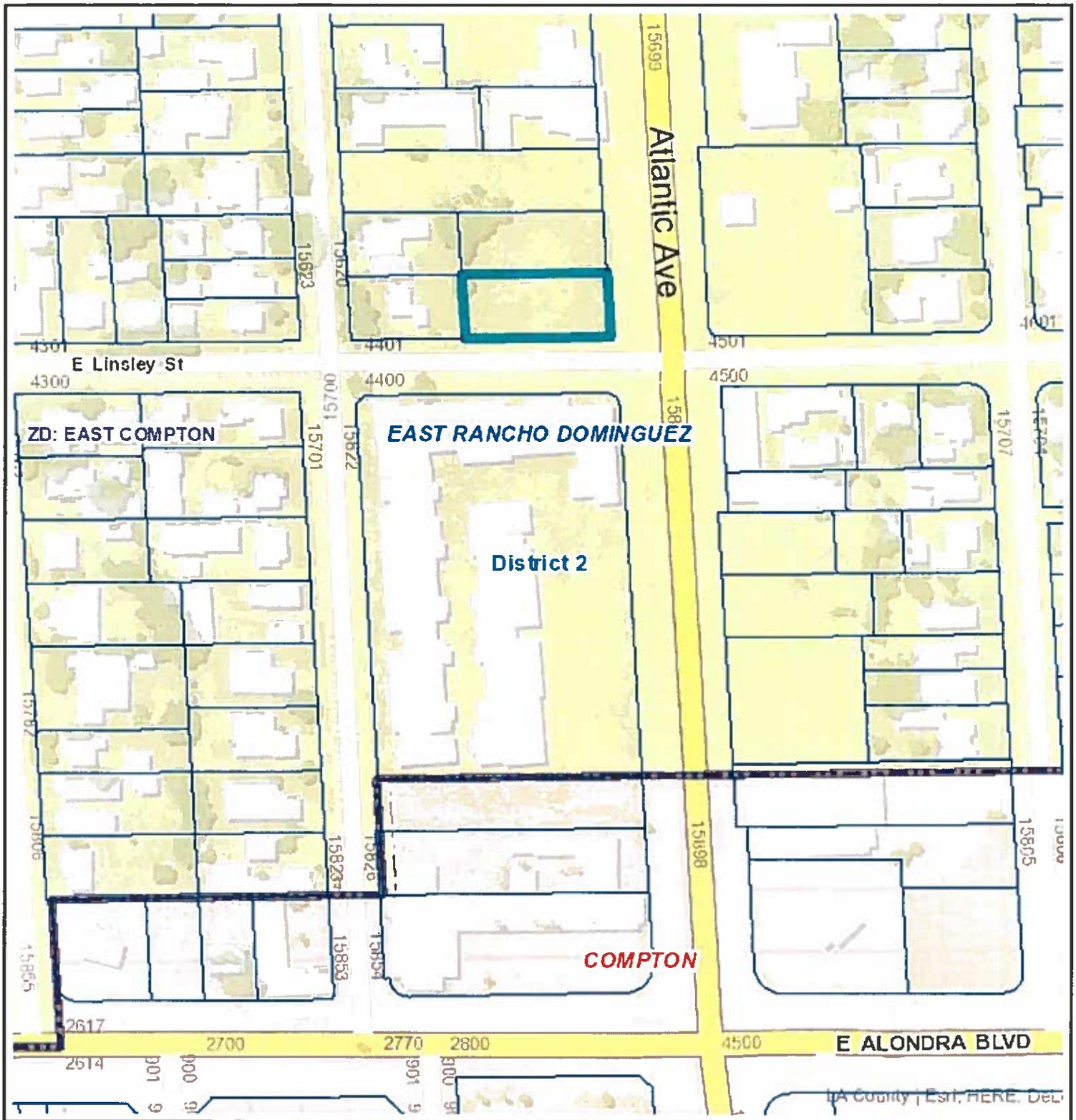
Shaun Temple

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Property Location Map

15629 S. Atlantic Ave.

Printed: Feb 29, 2016



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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the continued operation and maintenance of an existing wireless telecommunications facility (WTF). A WTF is not a specified use in the County Zoning Code. The comparable use is a radio transmission tower, which is subject to a CUP in the C-3 (General Commercial) Zone pursuant to County Code Section 22.28.210.

PROJECT DESCRIPTION

The project is a request for a CUP to authorize the continued operation and maintenance of a ground mounted WTF camouflaged as a monopine. The WTF was originally approved in 2005 under CUP200400048 and is 50 feet in height with camouflage branches extending up to 55 feet. The WTF consists of twelve panel antennas and an associated equipment shelter.

The project is located at 15629 S. Atlantic Avenue in the unincorporated community of East Rancho Dominguez. The subject parcel is 9,280 square feet in size and rectangular in shape. The parcel is undeveloped aside from the WTF, which is located in a 612 square foot lease area in the south-west corner of the property. The lease area is secured by an existing 8 foot tall concrete masonry wall on the west side and the applicant will be replacing the existing chain link fence that surrounds the other three sides of the lease area with a wrought iron fence and will place vines to cover the east side fence, providing landscaping that faces Atlantic Avenue. The original CUP approval required a row of twelve Brisbane Box trees to line the west and south sides of the lease area to provide screening to the adjacent residential uses and Linsley Street respectively. However, at the time of the application of this CUP those trees did not exist. The applicant will be required to restore those trees for landscaping and screening.

The proposed changes to the existing tower are for replacing three panel antennas with three new antennas of the same size and replacing three remote radios with three new radios of the same size and placement. All new panels and radios, one per each sector, will be mounted within the faux pine branches at the same location and elevation as the original equipment. The panels will be sheathed with pine needle socks as the existing panels are covered with the replacement radios to be painted to match the foliage of the faux pine tree.

EXISTING ZONING

The subject property is zoned C-3.

Surrounding properties are zoned as follows:

North: C-3 and M-1 (Light Manufacturing)

South: C-3-DP (General Commercial Development Program)

East: C-3 and R-1 (Single Family Residence)

West: C-3 and R-3 (Limited Density Multiple Residence)

EXISTING LAND USES

The subject property is undeveloped, except for the WTF in a 612 square foot lease area in the south-west corner of the property

Surrounding properties are developed as follows:

North: Undeveloped properties, market, recycling company, multi-family residential, and commercial retail.

South: St. John's Well Child and Family Center, Casa Dominguez Apartments.

East: Light industrial, nursery, single-family residential.

West: Single and multi-family residential.

PREVIOUS CASES/ZONING HISTORY

The existing WTF was approved by CUP No. 200400048 on July 19, 2005, which expired on July 19, 2015. On August 17, 2015, Zoning Enforcement issued a Notice of Violation for the expired permit. On September 22, 2015, the applicant submitted an application for a new CUP to authorize the continued use of the existing WTF. The parcel was zoned M-1 when the WTF was originally approved in 2005. On November 5, 2015, when the adopted updated General Plan became effective, the zone of this parcel was changed to C-3.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is a request to continue the use of an existing wireless telecommunications facility. 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 General Commercial land use category of the General Plan. This designation is intended for local serving commercial uses, including retail, restaurants, and personal and professional services; single-family and multi-family residences; and residential and commercial mixed uses. A WTF is a use associated with commercial areas and is therefore consistent with the permitted uses of the underlying land use category.

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

- *Policy PS/F 6.2 (Public Services and Facilities): Improve existing wired and wireless telecommunications infrastructure.*

The proposed project allows Spring Nextel to maintain an existing WTF with upgrades to antennas and radio units. Throughout the life of the permit, the applicant will be able to make upgrades to antennas and minor equipment through the Revised Exhibit A review process that will allow continuous improvements to wireless telecommunications infrastructure.

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

The existing WTF has been designed to allow for co-locations. By maintaining this existing WTF, other wireless service providers looking to improve coverage in this location will be required to co-locate on this facility, which will allow the expansion of wireless technology networks, while minimizing visual impacts by not constructing new WTFs in the neighborhood.

- *Policy S 4/1 (Safety): Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.*

Cell phones provide one of the primary methods in which the public engages in risk communication and the dissemination of public information. The proposed project allows the continued operation of a WTF, which provides wireless coverage to cell phone users in the neighborhood and allows the public within the area to participate in risk communication and the dissemination of public information.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.210 of the County Code, establishments in the C-3 Zone are subject to the following development standards:

- **Lot Coverage** – The WTF will occupy a 612 square foot lease area, which is 7 percent of the total area of the 9,280 square foot parcel. This is below the maximum allowable lot coverage of 90 percent in the C-3 Zone.
- **Parking** – The WTF requires only periodic maintenance and the maintenance vehicle can park on the property adjacent to the lease area. If the property is developed in the future, the maintenance vehicle will be allowed to use one of the on-site parking spaces that is provided for the developed use.

Pursuant to Section 22.44.112 of the County Code, establishments in the East Compton Community Standards District (CSD) are subject to the following development standards:

- **Front yard setback** – The WTF has a setback of approximately 110 feet from Atlantic Avenue and therefore meets the requirement of maintaining a 10 foot setback along streets containing a right-of-way width of at least 80 feet. Atlantic Avenue has a 90 foot right-of-way.
- **Security** – The applicant is removing the chain link fence around the lease area, as it is prohibited in the CSD, and is replacing it with a wrought iron fence, which is an acceptable fence material.

Wireless Telecommunication Facilities Standards

- **Design** – The WTF is camouflaged as a monopine to minimize visual impacts.
- **Co-Location** – The structure is designed to accommodate future WTF co-locations.

- Height – The WTF is 55 feet above ground level, which is below the maximum permitted height of 75 feet.

Site Visit

Staff conducted a site visit on November 17, 2015. The parcel was vacant, except for the existing WTF in the south-west corner. The WTF was camouflaged as a mono-pine with a concrete masonry fence on the east side and a chain link fence surrounding the equipment area. The chain link fence will be removed and replaced by a wrought iron fence. The row of Brisbane Box trees on the west and south portions of the lease area, which were required by CUP200400048 and existing as of January 2014, as seen by aerial photography taken at that time, were not seen or existing during the site inspection. The applicant is required to replace those trees as a condition of approval in order to provide screening to residential uses in the area.

Burden of Proof

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

Neighborhood Impact/Land Use Compatibility

Wireless facilities are found in all zones and land use categories within unincorporated Los Angeles County. They provide important communication infrastructure that supports public services and safety. The existing WTF was built in an area zoned for general commercial and has a row of trees planted along the west and south sides to screen it from neighboring residential areas, which along with the WTF itself being disguised as a monopine, appropriately addresses aesthetic impacts.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

This project is a request to continue the operation and maintenance of an existing WTF with minor changes to antennas and equipment. The Departments of Public Works, Fire, and Public Health did not require review of this project.

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 from the public.

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 R2015-02956, Conditional Use Permit Number 201400119, 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 201500119 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Shaun Temple, Senior Regional Planning Assistant, Zoning Permits West Section

Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:

Draft Findings,

Draft Conditions of Approval

Applicant's Burden of Proof statement

Site Photographs, Aerial Image

Site Plan, Land Use Map

MKK:sct

February 29, 2016

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02956-(2)
CONDITIONAL USE PERMIT NO. 201500119**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500119 ("CUP") on March 15, 2016.
2. The permittee, Sprint Nextel ("permittee"), requests the CUP to authorize the continued operation and maintenance of an existing wireless telecommunications facility ("Project") on a property located at 15629 S. Atlantic Avenue in the unincorporated community of East Rancho Dominguez ("Project Site") in the C-3 zone pursuant to Los Angeles County Code ("County Code") section 22.28.210.
3. The Project lease area of the wireless telecommunications facility (WTF) is 612 square feet and is located on a flat, rectangular parcel, which is 9,280 square feet in size and is undeveloped aside from the existing WTF.
4. The Project Site is located in the East Compton Zoned District and is currently zoned C-3 (General Commercial).
5. The Project Site is located within the General Commercial land use category of the General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: C-3 and M-1 (Light Manufacturing)
 - South: C-3-DP (General Commercial Development Program)
 - East: C-3 and R-1 (Single Family Residence)
 - West: C-3 and R-3 (Limited Density Multiple Residence)
7. Surrounding land uses within a 500-foot radius include:
 - North: Undeveloped properties, market, recycling company, multi-family residential and commercial retail.
 - South: St. John's Well Child and Family Center, Casa Dominguez Apartments.
 - East: Light Industrial, nursery, single-family residential.
 - West: Single and multi-family residential
8. The existing WTF was approved by CUP No. 200400048 on July 19, 2005, which expired on July 19, 2015. On August 17, 2015, Zoning Enforcement issued a Notice of Violation for the expired permit. On September 22, 2015, the applicant submitted an application for a new CUP to authorize the continued use of the existing WTF. The parcel was zoned M-1 when the WTF was originally approved in 2005. On November 5, 2015, when the adopted updated General Plan became effective, the zone of this parcel was changed to C-3.

9. The site plan for the Project depicts a WTF camouflaged as a monopine consisting of twelve panel antennas and associated equipment shelter. The equipment area is screened by an 8 foot tall concrete masonry wall on the west side and a proposed wrought iron fence to replace the existing chain link fence around the other three sides. Vines are proposed to cover the east side of the wrought iron fence to provide landscaping that faces Atlantic Avenue. A row of trees is shown to be planted between the WTF and Linsley Street to the south. The wireless tower with antennas is 50 feet in height with camouflage branches extending to 64 feet in height. Within 30 days of approval, the applicant will be required to submit a Revised Exhibit A that reduces the total height of the WTF, including branches, from 64 feet to 55 feet and to also include a row of trees planted to the west of the lease area to provide screening to the adjacent residential properties.
10. The WTF requires only periodic maintenance and the maintenance vehicle can park on the undeveloped area adjacent to the lease area. If the parcel is eventually developed, one parking space for maintenance vehicles will be provided. The space would not have to be dedicated solely to maintenance vehicles.
11. This project is a request to continue the operation and maintenance of an existing WTF with minor changes to antennas and equipment. The Departments of Public Works, Fire, and Public Health did not require review of this project.
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 use of an existing wireless telecommunications facility.
13. 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.
14. Staff has not received any comments from the public.
15. [Reserved for Hearing Proceedings]
16. The Hearing Officer finds that Policy PS/F 6.2 (Public Services and Facilities) of the General Plan supports the improvement of wireless telecommunications infrastructure and that Subdivision & Zoning Ordinance Policy No. 01-2010 states that a wireless facility is a use allowed in all zones with a conditional use permit. Therefore, this project is consistent with the General Plan.
17. The Hearing Officer finds that the 612 square foot lease area occupies less than the maximum allowable lot coverage of 90-percent for the subject parcel; that a designated parking space is not required for a maintenance vehicle as only periodic maintenance is required and the vehicle can park on the undeveloped parcel

adjacent to the facility; and that the provided 110 foot front yard setback exceeds the minimum 10 feet required. Therefore, the project is consistent with the Zoning Code.

18. The Hearing Officer finds that aesthetic impacts of the project have been appropriately addressed by disguising the structure as a monopine and screening the equipment shelter with a concrete masonry wall and landscaping, to include a row of Brisbane Box trees on the west and south sides of the lease area. The proposed facility will be unmanned, so will have no impact on traffic or have any adverse impact on adjacent land uses. Therefore, the requested use at the location proposed 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.
19. The Hearing Officer finds that the Project occupies a lease area of 612 square feet on a property that is 9,280 square feet. 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.
20. The Hearing Officer finds that the Project is located in a developed urban area along Atlantic Avenue and that the proposed WTF is unmanned and will not generate additional traffic. 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 traffic such use would generate, and by other public or private service facilities as are required.
21. 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.
22. 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 the East Rancho Dominguez community. On February 4, 2016, a total of 92 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 3 notices to those on the courtesy mailing list for the East Compton Zoned District and to any additional interested parties.
23. 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit 201500119, subject to the attached conditions.

ACTION DATE: March 15, 2016

MKK:sct
February 29, 2016

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02956-(2)
CONDITIONAL USE PERMIT NO. 201500119**

PROJECT DESCRIPTION

The project is for the continued operation and maintenance of an existing wireless telecommunications facility (WTF) disguised as a monopine, 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 March 15, 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 WTF and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken

on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$1,600.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of 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." The permittee shall change the Exhibit "A" to reduce the height of the WTF, including branches, from 64 feet to 55 feet, to include a row of trees planted along the west side of the lease area, and to note that vines shall cover east side fence. **Three (3) copies** of a modified Exhibit "A" with these and any further changes to any of the plans marked Exhibit "A" required as a result of instruction given at the public hearing shall be submitted to Regional Planning by **May 15, 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. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A".
26. The maximum height of the facility shall not exceed 55-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.

PROJECT SITE SPECIFIC CONDITIONS

35. This grant shall authorize the continued operation and maintenance of a wireless telecommunications facility.
36. The wireless telecommunications facility shall be disguised as a monopine. The antennas mounted on the disguised tree shall be painted or covered to match their background (branches or trunk). The antennas shall not extend beyond the tree branches and shall be properly camouflaged to blend in with the tree. There shall be ample branch coverage to hide the antennas from view as effectively as possible.
37. 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.
38. The permittee shall adhere to the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.
39. When the parcel is developed, 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.



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 existing facility is as existing faux pine tree, monopalm, designed to appear as a pine tree

in order to blend in with existing surrounding vegetation.

the existing installation is not detrimental or visually intrusive to surrounding properties or people

working or living in the area; the facility is not detrimental to the enjoyment of surrounding owners.

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 existing antenna facility is a faux pine tree on fully improved property.

the facility is virtually unnoticeable due to the size of the faux pine tree and location of the

antennas mounted to the faux tree are so mounted within the branches of the tree and painted

to match the color of the tree thereby the site is adequate to support the existing installation.

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 site's location on a fully improved property is sufficiently accessible and does not create

additional traffic nor impact any nearby public or private facilities.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



August 9, 2005

James E. Hartl AICP
Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Roger Spencer
Nextel Communications
310 Commerce
Irvine, CA 92602-1300

RE: PROJECT NO. R2004-00613-(2)
CONDITIONAL USE PERMIT NO. T200400048

To authorize construction, operation and maintenance of an unmanned wireless telecommunications facility consisting of 12 antennas installed on a new 50-foot high monopine and an associated cabinet located at the southwestern portion of a vacant property.

Dear Applicant:

PLEASE NOTE: This document contains the Hearing Officer's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition three requires that the permittee must file an affidavit accepting the conditions before these grants become effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 calendar 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 these approvals, please contact Kanika Kith in the Zoning Permits Section II at (213) 974-6435.

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: To authorize Nextel Communications to construct, operate and maintain an unmanned wireless telecommunications facility consisting of a new 50-foot high monopine and an associated equipment cabinet located at the southwestern portion of a vacant property.

PROCEEDINGS BEFORE THE HEARING OFFICER:

July 19, 2005 Public Hearing

A duly noticed public hearing was held on July 19, 2005. The applicant was sworn in and testified in favor of the project. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

There being no further testimony, the Hearing Officer closed the public hearing, expressed his intent to approve the subject project, subject to the conditions recommended by staff, and directed staff to prepare the findings and conditions for approval.

Findings

1. This is a request by Nextel Communications for a Conditional Use Permit to construct, operate and maintain a wireless telecommunications facility located at the southwestern portion of a vacant parcel. The wireless facility includes a new 50-foot high monopine with 12 antennas mounted on three sectors and a new 230 square foot equipment shelter situated within a 612 square foot lease area. The property is located the East Compton Community Standards District (CSD). The property is surrounded by light manufacturing and commercial uses to the north and east, vacant parcels to the south, and single and multi-family residential properties to the west.
2. The subject property is located at 15629 South Atlantic Avenue within an unincorporated community in East Compton and in the East Compton Zoned District.
3. The subject property is approximately 8,729 square feet of vacant land. The property is a level, rectangular-shaped parcel.
4. The subject property is zoned M-1 (Light Manufacturing). The surrounding properties are zoned M-1 (Light Manufacturing) to the north and south, M-1 and R-1 (Light Manufacturing and Single-Family Residential) to the east, and R-3 (Limited Multiple Residential) to the west.
5. One single-family residence is located immediately to the west of the subject property in the M-1 zone.

6. The subject property has a deed cut along the rear property line, which is the west boundary of the subject property. The subject property is required to obtain a Certificate of Compliance from the Department of Regional Planning.
7. There are no previous cases or zoning violations involving the subject property.
8. The proposed site is designated as Commercial in the General Plan. The Commercial areas are to be used for retail commercial, service and office uses. There are no specific policies related to wireless telecommunications facilities in the General Plan.
9. The site plan depicts the proposed wireless telecommunications facility within the lease area of a vacant parcel and three (3) oak trees located in the adjacent parcel near the lease area.
10. The lease area of the proposed facility is located approximately 10 feet from the dripline of the nearest oak tree. Therefore, the proposed project does not require an Oak Tree Permit per Section 22.56.2060, Subsection C of the County of Los Angeles Code, which defines the "protected zone" of an oak tree as an area within the dripline of the tree and extending to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater.
11. The proposed wireless facility includes a new 50-foot high monopine with a total of 12 antennas mounted on three sectors (four antennas per sector) at 45 feet above grade, an 11.5-foot high by 20-foot wide equipment shelter, and a new service pole within the 612 square foot lease area located at the southwest corner of the subject property. A new 6-foot high by 12-foot wide double access gate that swing into the subject property will be installed along the south side, in the western corner of the vacant parcel. A new 8-foot high chain link fence with 3 strands of barbed wire will be constructed along the north and east boundaries of the lease area with a 12-foot wide double gate to allow access into the lease area from the subject property. A new 8-foot high chain link fence will replace the existing chain link fence along the south boundary of the lease area.
12. In addition, a new 8-foot high solid block wall and landscaping shall be placed along the west boundary of the subject property to screen the facility from the single-family residence. Landscaping shall also be placed along the south boundary of the lease area to screen the facility from public view along Linsley Street.
13. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television tower.

14. Under Section 22.32.070 of the Zoning Ordinance, radio or television towers are permitted uses in zone M-1 (Light Manufacturing), upon the approval of a conditional use permit.
15. Section 22.32.080 provides development standards for uses in M-1 zoning designation:
 - A. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
 - B. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
 - C. Signs shall comply with the requirements of Part 10 of Chapter 22.52.
16. In accordance to the East Compton Community Standards District (CSD) requirements of the Los Angeles County Code, Title 22, Section 22.44.112, the proposed project was reported and submitted to the Los Angeles County Community Development Commission (CDC) to determine the conformity of the proposed project with the East Compton CSD. The CDC determined that the proposed wireless telecommunications facility is consistent with the East Compton CSD and has no objections to the proposed project.
17. Section 22.52.1220 determines parking requirements for uses not specified in the zoning ordinance. The proposed project is subject to provision of one parking space for the purpose of maintenance visits.

The site plan does not illustrate any parking spaces. Nevertheless, there is sufficient space available at the property that could be used for the periodic visits of the maintenance vehicle.
18. This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). As the proposed wireless telecommunications facility is relatively small and unobtrusive in nature, the project is within a class of projects which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15303 of the State CEQA Guidelines and Class 3 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
19. A site investigation was conducted on June 14, 2005 to confirm the submitted site plan and land use map. The parcel is vacant with overgrown vegetations throughout the subject property. The proposed wireless telecommunications facility will be

located in the southwestern portion of the vacant parcel. Access to the property is via two driveways on Linsley Street to the south of the subject property.

20. A total of 100 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on June 7, 2005 regarding the subject request. Six (6) notices were sent out to the local community groups and residents of the East Compton Zone District courtesy list. The notice was published in the Los Angeles Sentinel on June 9, 2005 and the La Opinion on June 9, 2005. Case-related material, including the hearing notice, factual and burden of proof were sent on June 7, 2005 to East Rancho Dominguez Library located at 4205 E. Compton Blvd. in East Rancho Dominguez. The hearing notice has been posted on the property for 30 days prior to the public hearing.
21. Staff did receive one telephone inquiry from a residential property owner questioning the location of the project. Staff did not receive any other public comments regarding this project.
22. The proposed monopine will blend in with the existing trees located nearby the subject property. The proposed facility was designed to provide efficient wireless telecommunications coverage without creating a visual impact. The project will neither occupy a large amount of space nor reduce open space or available land for development in the area.

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 uses would generate and by other public or private facilities as are required.

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. I have considered the Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of facts presented above, Project No. R2004-00613-(2) / Conditional Use Permit No. T200400048 is **APPROVED**, subject to the attached conditions.

BY:  DATE: 8-10-05

SORIN ALEXANIAN, 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 Nextel Communications to use the subject property for construction, operation and maintenance of an unmanned wireless telecommunications facility consisting of 12 panel antennas mounted on three sectors on a new 50-foot high monopine, an 11.5-foot high by 20-foot wide equipment shelter, and a new service pole within the lease area of a vacant parcel as depicted on the approved Exhibit "A," subject to all of the following conditions of approval:
 - a. 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, and the followings: 1) The proposed wireless facility within the lease area of the subject property; 2) An 8-foot high solid block wall and landscape along the west boundary of the subject property to screen the view of the facility from the adjacent single-family residence; and 3) Landscape along the south boundary of the lease area to screen the wireless facility from public view along Linsley street;
 - b. 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;
 - c. The subject property has a deed cut along the rear property line, and therefore, a Certificate of Compliance from the Department of Regional Planning is required for this subject property;
 - d. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
 - e. Said facility shall be removed if in disuse for more than six months;
 - f. 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;
 - g. All structures shall conform with the requirements of the Building and Safety Division of the Department of Public Works;
 - h. 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;

- i. 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;
 - j. The panel antennas shall be painted to match the monopine and the equipment cabinets shall be painted a neutral color, excluding black, and shall be maintained in good condition at all times;
 - k. 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;
 - l. The operators shall submit an annual maintenance report to the Department of Regional Planning by January 1, verifying the continued operation and maintenance of the said facility; and
 - m. The operator shall provide satisfactory safeguards to prevent unauthorized access to the tower enclosure.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
 3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10 and Condition No. 16.
 4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit

approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing 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 property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant will terminate on July 19, 2015.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee

intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$750.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for five (5) biennial inspections. Inspections shall be unannounced.

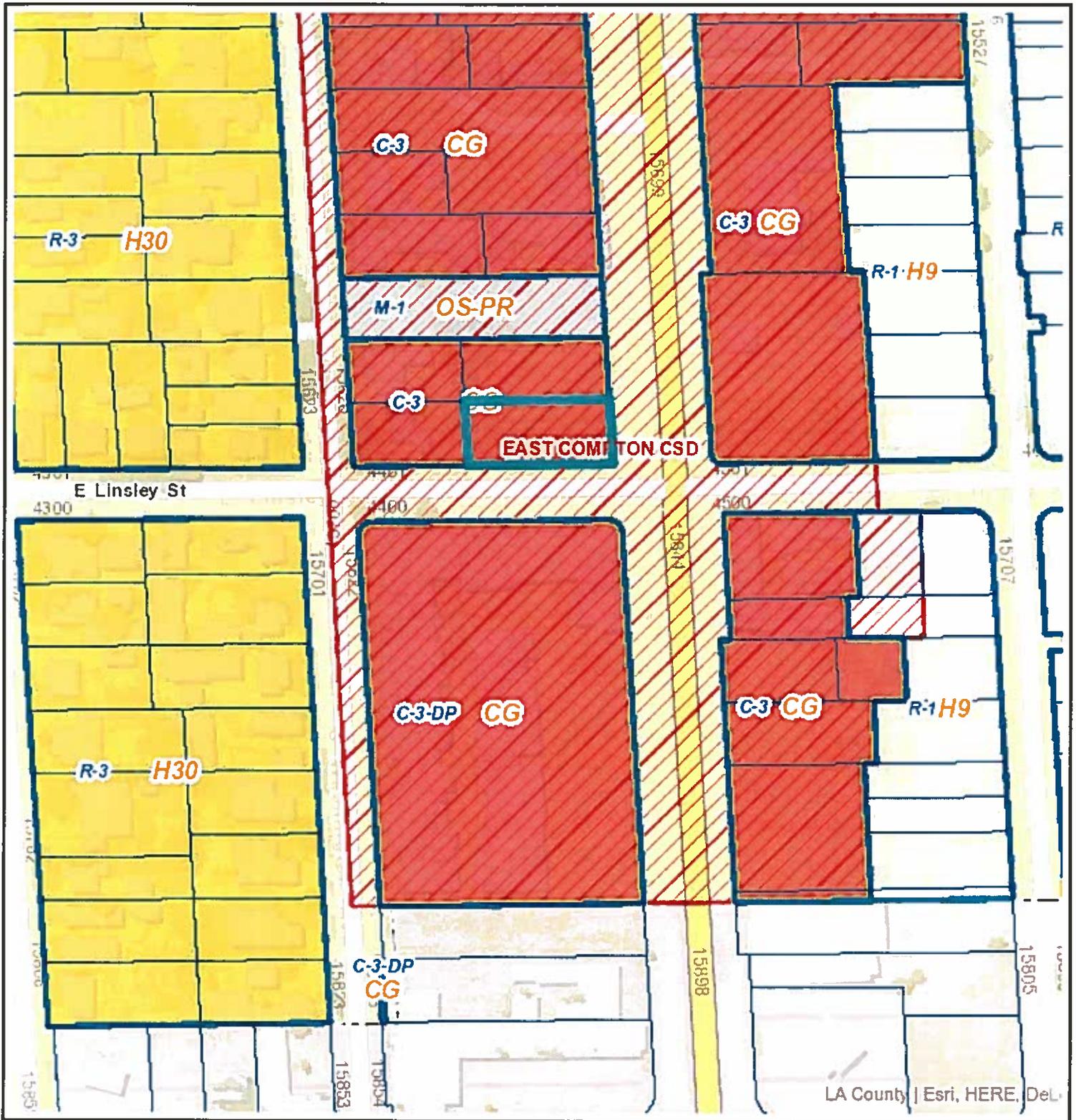
If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the

above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about said premises.

15. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. 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.

PM:kk
8/1/05



Zoning and Land Use Map

15629 S. Atlantic Ave.

Printed: Feb 29, 2016



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