

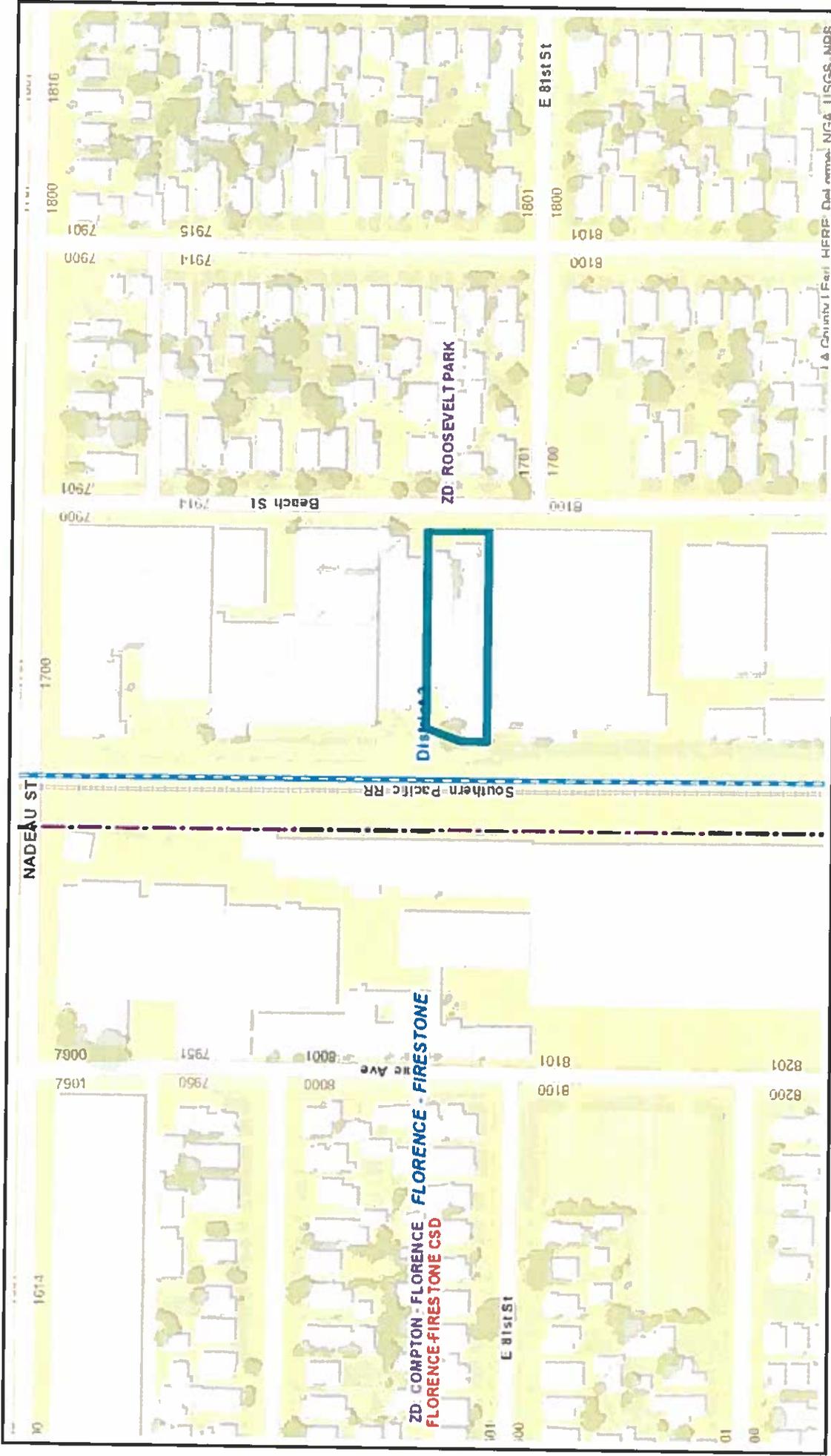
Hearing Officer Transmittal Checklist

Hearing Date
07/05/2016
Agenda Item No.
2

Project Number: R2015-03737-(2)
Case(s): Conditional Use Permit Case No. 201500132
Environmental Assessment Case No. 201500251
Planner: Greg Mirza-Avakyan

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Burden of Proof Statement(s)
- Correspondence
- Photographs
- Aerial Image(s)
- Photo Simulations
- Land Use/Zoning Map
- Site Plan / Floor Plans / Elevations

Reviewed By: 

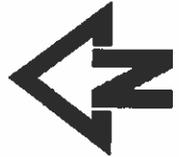


Project Location Map

8019 Beach Stl. (APN: 6027-016-005)

Printed: Jun 21, 2016

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

PROJECT NUMBER
 R2015-03737

HEARING DATE
 July 5, 2016

PROJECT SUMMARY

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500132
 Environmental Assessment No. 201500251

OWNER / APPLICANT

Walter's Storage III

MAP/EXHIBIT DATE

02/29/2016

PROJECT OVERVIEW

The applicant, Walters Storage III, requests a conditional use permit to authorize the construction, operation, and maintenance of an unmanned wireless telecommunications facility (WTF) consisting of a new 70-foot tall ground-mounted monopole, nine (9) antennas camouflaged by fiberglass panels, appurtenant radio cabinets, electrical panel, and coaxial cables located on a 900-square-foot lease area in the M-1 (Light Manufacturing) Zone. The parcel is developed with a 12,840 square-foot industrial warehouse facility. Ingress and egress to the project site is provided by an existing driveway that is approximately 15 feet wide and shared with the parcel to the North. This WTF is intended to replace a wireless tower of a similar height and bulk 610 feet to the south on the same block.

LOCATION

8019 Beach Street

ACCESS

Beach Street

ASSESSORS PARCEL NUMBER(S)

6027-016-005

SITE AREA

900 square-foot lease area

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Roosevelt Park

LAND USE DESIGNATION

IL – Light Industrial

ZONE

M-1 (Light Manufacturing)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Florence-Firestone

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

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)
 - 22.44.138 (Florence-Firestone CSD requirements)
 - 22.32.080 (M-1 Zone Development Standards)

CASE PLANNER:

Greg Mirza-Avakyan

PHONE NUMBER:

(213) 974 - 6462

E-MAIL ADDRESS:

Gmirza-avakyan@planning.lacounty.gov

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) to authorize the construction, operation, and maintenance of an unmanned wireless telecommunications facility (WTF) in the M-1 (Light Manufacturing) Zone. 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 M-1 Zone pursuant to County Code Section 22.32.070.

PROJECT DESCRIPTION

The project is a request for a CUP to authorize the construction, operation, and maintenance of a WTF consisting of a new 70-foot-tall ground-mounted monopole, one tier of nine (9) antennas camouflaged by fiberglass panels, appurtenant radio cabinets, electrical panel, and coaxial cables. The project site is an approximately 900-square-foot lease area contained entirely within a 19,151-square-foot parcel. The parcel is irregular in shape and is developed with a 12,840-square-foot industrial warehouse facility. Ingress and egress to the project site is provided by an existing driveway that is approximately 15 feet wide and is shared with the parcel to the North. The project site is enclosed with a six-foot-high wrought-iron fence. This WTF is intended to replace a wireless tower of a similar height and bulk 610 feet to the South on the same block. The project is located at 8019 Beach Street in the unincorporated community of Florence-Firestone.

EXISTING ZONING

The subject property is zoned M-1 (Light Industrial).

Surrounding properties are zoned as follows:

North: M-1; C-2 (Neighborhood Business)

South: M-1

East: R-2 (Two-Family Residence)

West: M-1; M-2 (Heavy Manufacturing); R-3 (Unlimited Density Multiple Residence)

EXISTING LAND USES

The subject property is developed with an industrial warehouse building.

Surrounding properties are developed as follows:

North: Industrial warehouse, restaurant, multi-family residences

South: Industrial warehouse

East: Single-family residences

West: Railroad tracks, industrial warehouse, institutional, single-family residences

PREVIOUS CASES/ZONING HISTORY

The 12,840 square-foot warehouse structure on the project site was legally established in 1950, when the western 160 feet of the property was zoned M-2. On June 22, 2004, the Regional Planning Commission adopted Zone Change Ordinance 2004-0033Z and Zoning Case No. 02-085 (1 & 2) establishing M-1 zoning for the project site. There are no previous planning approvals for the project site.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff determined that this project is categorically exempt (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and County environmental guidelines. The project is a request to construct a wireless facility that will occupy a 900 square-foot lease area, which is considered a small structure that qualifies for a Class 3 exemption. The project is also not located in an environmentally sensitive area. Therefore, staff recommends that the Hearing Officer find that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the IL (Light Industrial) land use category of the Los Angeles County General Plan. This designation is intended for light industrial uses, including light manufacturing, assembly, warehousing, and distribution. The land uses in the 500-foot buffer of the subject property include CG (General Commercial) and H-18 (Residential – 0-18 du/acre). The proposed wireless telecommunications facility is consistent with the land use designation because it is a utility that will improve the communications infrastructure in an area with a mix of industrial, commercial and residential uses. Therefore, the proposed Project is consistent with the Los Angeles County General Plan.

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 will allow the wireless carrier to fill a gap in the coverage of wireless service in the area.

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

The proposed WTF will expand access to a wireless technology network by filling a gap in coverage for the wireless network in the area. The WTF antennas are proposed to be screened with an architectural element constructed of fiberglass to minimize visual impact. The monopole is capable of collocating additional carriers in the future.

- *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 are one of the primary methods the public uses for communication and the dissemination of information. The proposed project will fill a gap in wireless coverage, which will improve the ability of the public to communicate in an emergency.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.32.080 of the County Code, establishments in the M-1 Zone are subject to the following development standards:

- Parking – Per Section 22.52.1220 of the County Code, for uses not specified, the director determines the required parking necessary to prevent traffic congestion and excessive on-street parking. Because the WTF requires only periodic maintenance, it is not expected to generate traffic and congestion. When maintenance is needed, the vehicle can park on the paved area adjacent to the lease area. No designated parking space is required.

Pursuant to Section 22.44.138 of the County Code, establishments in the Florence-Firestone Community Standards District (CSD) are subject to the following development standards:

- Material Colors – The CDS requires that black or other similar dark color shall not be used as the primary base color for any wall or structure. The WTF complies with this requirement because the proposed WTF facilities are grey in color, as depicted on the elevation drawings and photo simulations submitted with the application.
- Graffiti – All structures, walls, or fences that are publicly visible will be conditioned to remain free of graffiti. Any graffiti shall be removed within 72 hours of receiving written notice from a zoning enforcement officer. Paint used to cover graffiti shall match the color of the surrounding surfaces.
- Maintenance – Any areas of the property that are publicly visible, including front yards, sidewalks, and rear alleys, shall remain free of trash and other debris.

Wireless Telecommunication Facilities Standards

Pursuant to Subdivision & Zoning Ordinance Policy No. 01-2010, Wireless Telecommunication Facilities are subject to the following development guidelines:

- Height – The maximum permitted height for wireless facilities is 75 feet, unless height is further limited by Community Standards District (CSD) or the M-1 Zone development standards. The M-1 Zone has no height limit per 22.32.080 of the County Code, and the Florence Firestone CSD limits structures within the M-1 zone to 45 feet in height if located within 250 feet of a residential zone. The proposed development is outside said distance, and therefore, the standard does not apply. The proposed WTF 70 feet at its highest point, and therefore meets this development guideline.
- Design – All WTF facilities shall use camouflage techniques to minimize visual impacts and provide appropriate screening. The antennas located on the proposed monopole are screened with fiberglass panels to minimize visual impacts and provide appropriate screening. All other appurtenant equipment will not be visible from the street, as the project site is located towards the back of

the parcel and is screened by the warehouse building and gate. Therefore, the proposed facility meets the development guidelines for design.

- Collocation – Newly installed monopoles shall be constructed so as to physically and structurally allow collocation of at least one other wireless facility. The monopole is proposed to allow the possibility of future collocation of additional wireless facilities. Therefore, the proposed facility meets this development guideline.
- Security – Fencing, gates, and/or locks to secure the wireless facility from access by all persons other than the authorized personnel shall be provided. The fencing used shall be composed of wood, vinyl, stone, concrete, stucco, or wrought iron. A six-foot-high wrought-iron fence is proposed to be constructed on the perimeter of the lease area of the WTF to prevent access by all persons other than authorized personnel. Therefore, the proposed facility meets this development guideline.

Site Visit

Staff conducted a site visit on February 17, 2016. From Beach Street, the site appeared consistent with the submitted plans. The interior of the parcel was obstructed by a gate that stretches the width of the shared driveway. The applicant has provided sufficient documentation indicating access rights granted by the property owner to the operator of the proposed WTF. Subsequent to the site visit, staff verified the interior layout of the site using aerial imagery.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 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. This WTF is proposed to be built in an area of mixed residential, commercial, and industrial uses. The aesthetic impacts of the project have been appropriately addressed by disguising the structure with fiberglass screening, and locating it as far from residential uses as possible on the subject lot. Alternative sites were considered, and the project site was chosen to be the least visually intrusive, and to have the most compatible access and layout. Therefore, the Project is not expected to adversely affect the surrounding area. Furthermore, the project meets the development standards of Title 22 and the Wireless Telecommunications Facility Policy Memo. Therefore, the Project is adequate in size and shape to accommodate required development features and is well-integrated into the surrounding area. No new infrastructure is required because the project is not expected to cause congestion on existing roads and will not require dedicated parking. Therefore, the Project is adequately served by the existing infrastructure.

The proposed project will replace an existing 70-foot-tall monopole approximately 610 feet to the south on the same block, which will be demolished as a part of an approved project that involves the construction of an educational institution. The impact of the proposed monopole is reduced in comparison to the wireless facility that it will replace.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Los Angeles County Departments of Public Works (DPW) and Fire were consulted on this permit request. Fire had no requirements for the proposed project. DPW cleared the project for public hearing with a condition of approval related to aviation regulations.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Staff has not received any comments.

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 R2015-03737, Conditional Use Permit No. 201500132, 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, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201500132 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Greg Mirza-Avakyan, Regional Planning Assistant II, Zoning Permits West, Section

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

PROJECT NO. R2015-03737-(2)
CONDITIONAL USE PERMIT NO. 201500132

STAFF ANALYSIS
PAGE 6 OF 6

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

MKK:GAM
June 20, 2016

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-03737-(2)
CONDITIONAL USE PERMIT NO. 201500132**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500132 ("CUP") on August 2, 2016.
2. The permittee, Walters Storage III, requests the CUP to authorize the construction, operation, and maintenance of a wireless telecommunications facility ("Project") on an approximately 900-square-foot lease area within a property located at 8019 Beach Street in the unincorporated community of West Rancho Dominguez – Victoria ("Project Site") in the M-1 (Light Manufacturing) Zone pursuant to Los Angeles County Code ("County Code") section 22.32.070.
3. The Project Site is located on a on a flat, irregularly-shaped parcel, which is 19,151 feet in size and is developed a 12,840-square-foot industrial warehouse facility.
4. The Project Site is located in the Roosevelt Park Zoned District and is currently zoned M-1.
5. The Project Site is located within the IL (Light Industrial) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: M-1(Light Manufacturing); C-2 (Neighborhood Business)
 - South: M-1
 - East: R-2 (Two-Family Residence)
 - West: M-1; M-2 (Heavy Manufacturing); R-3 (Unlimited Density Multiple Residence)
7. Surrounding land uses within a 500-foot radius include:
 - North: Industrial warehouse, restaurant, multi-family residences.
 - South: Industrial warehouse.
 - East: Single-family residences.
 - West: Railroad tracks, industrial warehouse, institutional, single-family residences.
8. The 12,840 square-foot warehouse structure on the parcel was legally established in 1950, when the western 160 feet of the parcel was zoned M-2. On June 22, 2004, the Regional Planning Commission adopted zone change Ordinance 2004-0033Z and Zoning Case 02-085 (1 & 2), establishing M-1 zoning in an area that includes the Project Site parcel. There are no previous planning approvals for the Project Site.

9. The site plan for the Project depicts an unmanned wireless telecommunications facility (WTF) consisting of a new 70-foot tall ground-mounted monopole, one tier of nine (9) panel antennas camouflaged by fiberglass panels, appurtenant radio cabinets, electrical panel, and coaxial cables. The Project Site is located at the west side of the 19,151-square-foot parcel, west of the existing warehouse building. Ingress and egress to the Project Site is provided through by an existing driveway that is approximately 15 feet wide and is shared with the parcel to the North. The lease area is enclosed with a six-foot-high wrought-iron fence, is approximately 900 square feet in size, and is located entirely within the subject parcel.
10. The Project Site is accessible via Beach Street to the East.
11. Per Section 22.52.1220 of the County Code, for uses not specified, the director makes the decision on the required parking necessary to prevent traffic congestion and excessive on-street parking. Because the wireless facility requires only periodic maintenance and the maintenance vehicle can use the paved area adjacent to the facility, no designated parking is required to be provided.
12. On June 15, prior to the Hearing Officer's public hearing on the Project, the permittee performed public outreach in the community in the form of informational sheets sent to the property owners in the vicinity of the project on the nature of the proposal. The information was provided in both English and Spanish.
13. Los Angeles County Departments of Public Works (DPW) and Fire were consulted on this permit request. Fire had no requirements for the proposed project. DPW cleared the project for public hearing with a condition of approval related to aviation regulations.
14. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, 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 construct a wireless telecommunications facility that will occupy a 900-square-foot lease area, which is considered a small structure that qualifies for a Class 3 exemption. The Project is not in an environmentally sensitive area.
15. 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.
16. Staff has not received any comments from the public at this time.
17. [Reserved for Hearing Proceedings]
18. The Hearing Officer finds that the project is consistent with the General Plan and is supported by Policies S/F 6.2 and 6.3 (Public Services and Facilities) of the Los

Angeles County General Plan 2035, which support the improvement of wireless telecommunications infrastructure and access to wireless technology while minimizing visual impacts through design. Furthermore, the project is consistent with Policy S 4.1 (Safety) of the General Plan, which calls for increased readiness and response capabilities in an emergency, as well as dissemination of public information.

19. The Hearing Officer finds the Project is consistent with the Zoning Code requirements for the M-1 Zone and for the Florence-Firestone CSD. The use of the proposed wireless facility on an approximately 900-square-foot lease area on the same parcel as a legally established building is consistent with the M-1 Zone requirements. Per Section 22.52.1220, a designated parking space is not required for a maintenance vehicle as only periodic maintenance is required and the vehicle can park on the paved area adjacent to the facility. The proposed height of the facility is consistent with the requirements of the Florence-Firestone Community Standards District at 70 feet at the highest point, because the 45-foot maximum height applies to structures in the M-1 Zone within 250 feet of a residential zone.
20. The Hearing Officer finds that the Project is consistent with the Subdivision & Zoning Ordinance Policy No. 01-2010 – Wireless Telecommunications Facilities Interpretation and Procedure Memo. The aesthetic impacts of the project have been appropriately addressed by camouflaging the proposed WTF antennas. The maximum height of the structure will be at 70 feet, which is below the maximum allowed height of 75 feet above grade. Furthermore, the WTF is capable of future collocations on the proposed monopole.
21. The Hearing Officer finds the 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. The proposed facility will be unmanned, and will have no adverse impact on traffic or adjacent land uses.
21. 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. The WTF is proposed to be placed in the rear of a property that is developed with an industrial warehouse building, within an approximately 900-square-foot lease area, where it would be accessible through a driveway shared with the property to the North. The portion of the WTF visible from the street will include adequate screening.
22. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. Project is located in a developed urban area along Beach Street and that the proposed WTF is unmanned and will not generate additional traffic.

22. 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.
23. 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 Florence-Firestone community. On May 10, 2016, a total of 71 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 1 notice to those on the courtesy mailing list for the Roosevelt Park Zoned District and to any additional interested parties.
24. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves Conditional Use Permit 201500132, subject to the attached conditions.

ACTION DATE: August 2, 2016

MKK: GAM
June 20, 2016

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-03737-(2)
CONDITIONAL USE PERMIT NO. 201500132**

PROJECT DESCRIPTION

The project a request for a CUP to authorize the construction, operation, and maintenance of a wireless telecommunications facility, 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 July 5, 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 two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to

determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one 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." 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 **September 5, 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. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.

25. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
26. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
27. 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.
28. 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.
29. 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.
30. 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.
31. The facility shall be secured by fencing, gates and/or locks.
32. 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.

PROJECT SITE SPECIFIC CONDITIONS

33. This grant shall authorize the construction, operation, and maintenance of a wireless telecommunications facility.
34. The wireless telecommunications facility shall be screened through stealth design as depicted on the approved "Exhibit A."
35. New equipment added to the facility shall not compromise the stealth design of the facility.

36. The maximum height of the facility shall not exceed 70 feet above finished grade.
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 comply with all conditions set forth in the attached County Public Works Department Letter dated May 24, 2016.

Attachments:

Public Works Department Letter dated May 24, 2016.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

May 24, 2016

IN REPLY PLEASE
REFER TO FILE **LD-2**

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Greg Mirza-Avakyan

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201500132
PROJECT NO. R2015-03737
8019 BEACH STREET
ASSESSOR'S MAP BOOK NO. 6027, PAGE 16, PARCEL NO. 5
UNINCORPORATED COUNTY COMMUNITY OF FLORENCE/FIRESTONE

Thank you for the opportunity to review the zoning permit application and site plan for the proposed project located at 8019 Beach Street in the unincorporated County community of Florence/Firestone. The proposed project includes the construction, maintenance, and operation of a wireless telecommunications facility consisting of a 70-foot monopole structure and appurtenant ground-mounted equipment within a 900-square-foot, leased area located on private property. The monopole is capable of collocating two additional carriers. The driveway access is shared with the adjacent property.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Aviation

- 1.1 Comply with all California Department of Transportation Division of Aeronautics (Caltrans) and Federal Aviation Administration (FAA) protocols and regulations.

For more information regarding Caltrans and FAA requirements, the applicant shall contact the following:

Federal Aviation Division
Western Pacific Region
Airports Division
(310) 725-3608

California Department of Transportation
Division of Aeronautics
(916) 654-4959

For questions regarding the aviation condition, please contact Jason Morgan of Public Works' Aviation Division at (323) 820-6500 or jmorgan@dpw.lacounty.gov.

2. Building and Safety

2.1 Submit building plans to Building and Safety Division, Southwest District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Curtis Herbert of Building and Safety Division at (323) 820-6500 or cherbert@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Max Rodriguez of Public Works' Land Development Division at (626) 458-6967 or mrodrique@dpw.lacounty.gov.

MR:tb



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.

See attached

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.

See attached

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.

See attached.

In addition to the information required in the application, the Applicant shall substantiate to the satisfaction of the Zoning Board and/or the Commission, the following facts:

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

1. **Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area,**

No New or Net Visual Impact: There is no new or net increase in visual intrusion from the Replacement WTF when viewed along the entire length of Beach Street when compared to the Existing WTF. The setback to the Replacement WTF is 109 ft further from residences (250 for Replacement WTF vs. 141 for Existing WTF).

Federal Compliance: The Replacement WTF must comply with all federal rules, regulations and policies regarding impermissible interference and health risk. The Replacement WTF is regulated by the FCC in regards to frequency and power and cannot deviate from the licensed criteria; the Replacement WTF must comply with the health risk levels established by the FCC for the Controlled and Uncontrolled environments. Compliance is mandated for workers onsite, workers in general along Beach St., residents and school participants.

Emergency Response Services: WTF carriers will continue to be a part of emergency communications. Consistent with GP Policy 58 to maintain high quality emergency response services- the Replacement WTF will continue to provide cellular services currently provided by the Existing WTF to this neighborhood and such services are used to make emergency calls and to notify subscribers of emergency situations.

2. **Be materially detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the site,**

Continued co-location: This is a site that can handle future collocation for additional wireless carriers and eliminates the need for multiple free-standing WTFs in several locations.

General Plan Compliance: The collocated WTF use will not adversely affect any element of the General Plan in that the primary use of the subject site as industrial will remain unchanged. Neither the WTF construction or operation will generate any smoke, odor, or other adverse impact to the adjacent land uses.

No Traffic-Parking Impacts: Being unmanned, the WTF requires no parking, and has no impact on traffic, or circulation.

3. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

Provision of Wireless Services: The Replacement WTF will facilitate the continued provision of important local serving wireless technology that is often not provide at a sufficient level of coverage or capacity to mixed use and economically disadvantaged communities.

Federal Compliance: The Replacement WTF must comply with all federal rules, regulations and policies regarding impermissible interference and health risk. The Replacement WTF is regulated by the FCC in regards to frequency and power and cannot deviate from the licensed criteria; the towers must continue to comply with the health risk levels established by the FCC for the Controlled and Uncontrolled environments. Compliance is mandated for workers onsite, workers in general along Beach St., residents and school participants.

- 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.**

No Impact on Main Use: The unmanned WTF will be collocated in the upper northwest corner of the 0.44 ac industrial property and will not interfere with the passive storage of household and commercial furnishings stored on site for varying lengths of time inside the warehouse structure.

Security: The site will continue to be appropriately secured with fencing and gated access and the WTF does not present as an attractive nuisance.

C. That the proposed use 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**

No Traffic-Parking Impacts: The unmanned use will not generate significant new traffic trips or create circulation needs that impact the carrying capacity of public parking or use of Beach St.

- 2. By other public or private service facilities as are required.**

No Significant Service Upgrades: The proposed WTF can be served by existing private and public services – minor utility upgrades for telephone and electricity can be accommodated with upgrades.

Adequate Police and Fire Services: County Fire Department has reviewed the use in relation to fire/life safety, occupancy and access and will not present any unmitigated impacts on the provision of fire services or increase the need for such services. No increased sheriff services will be needed.

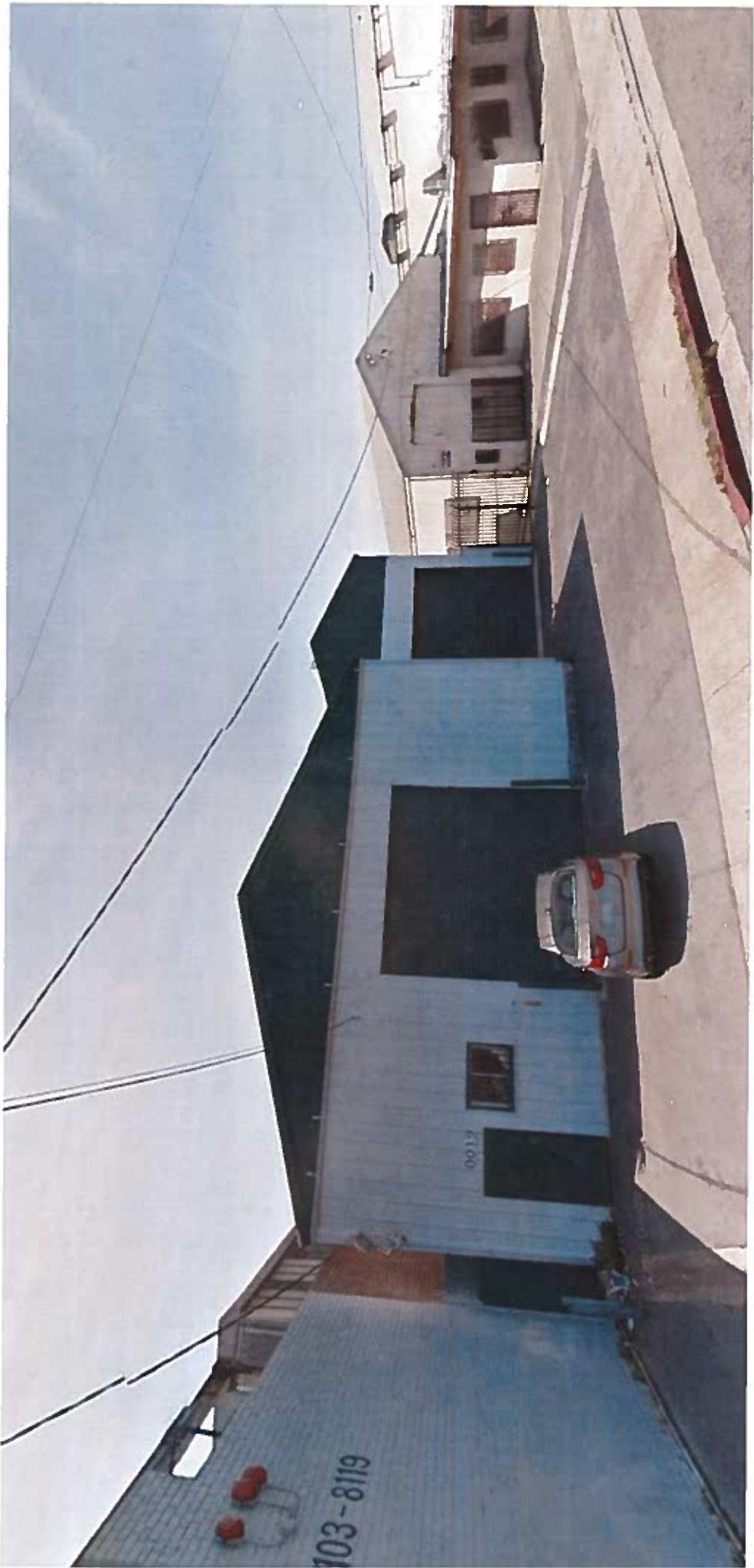


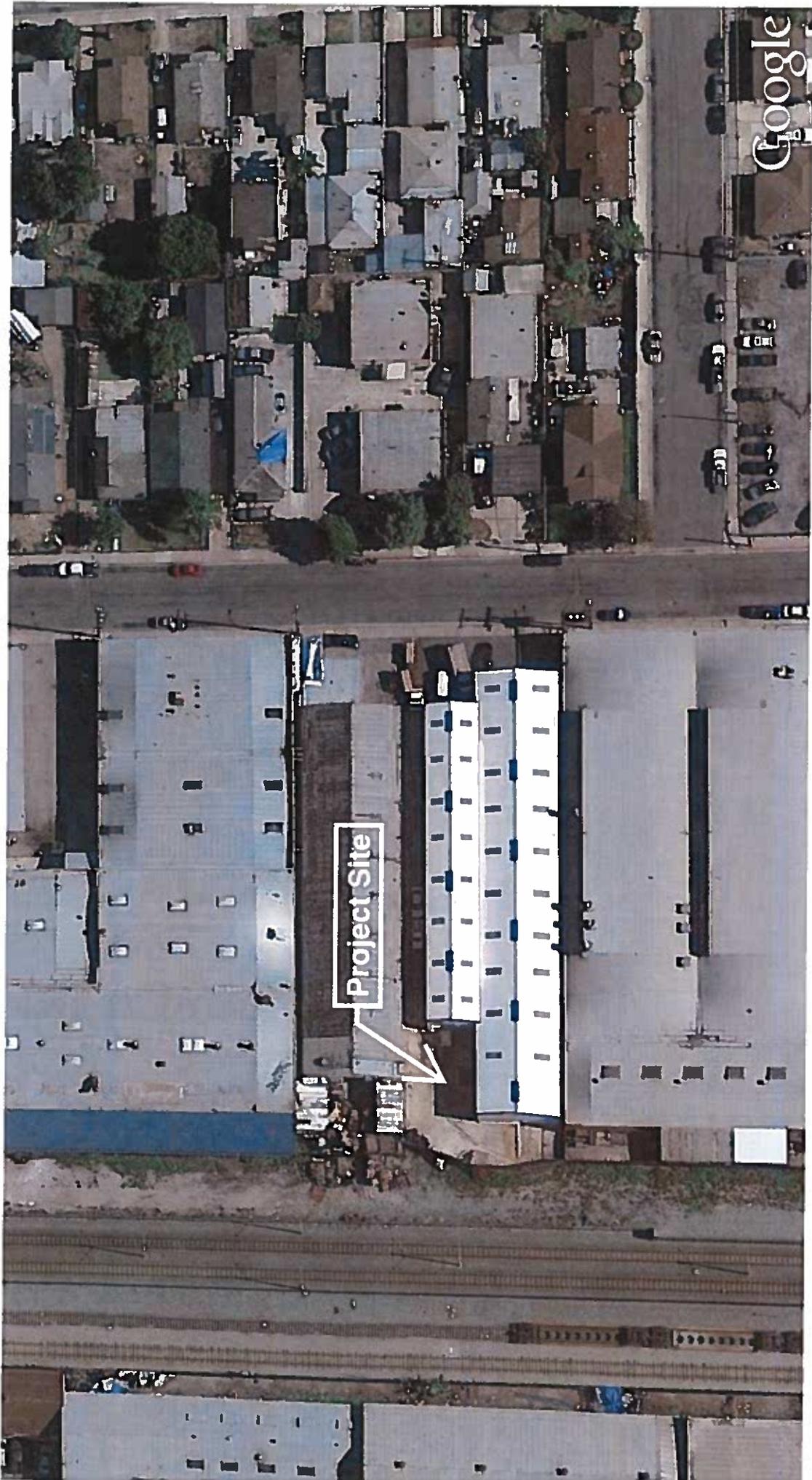


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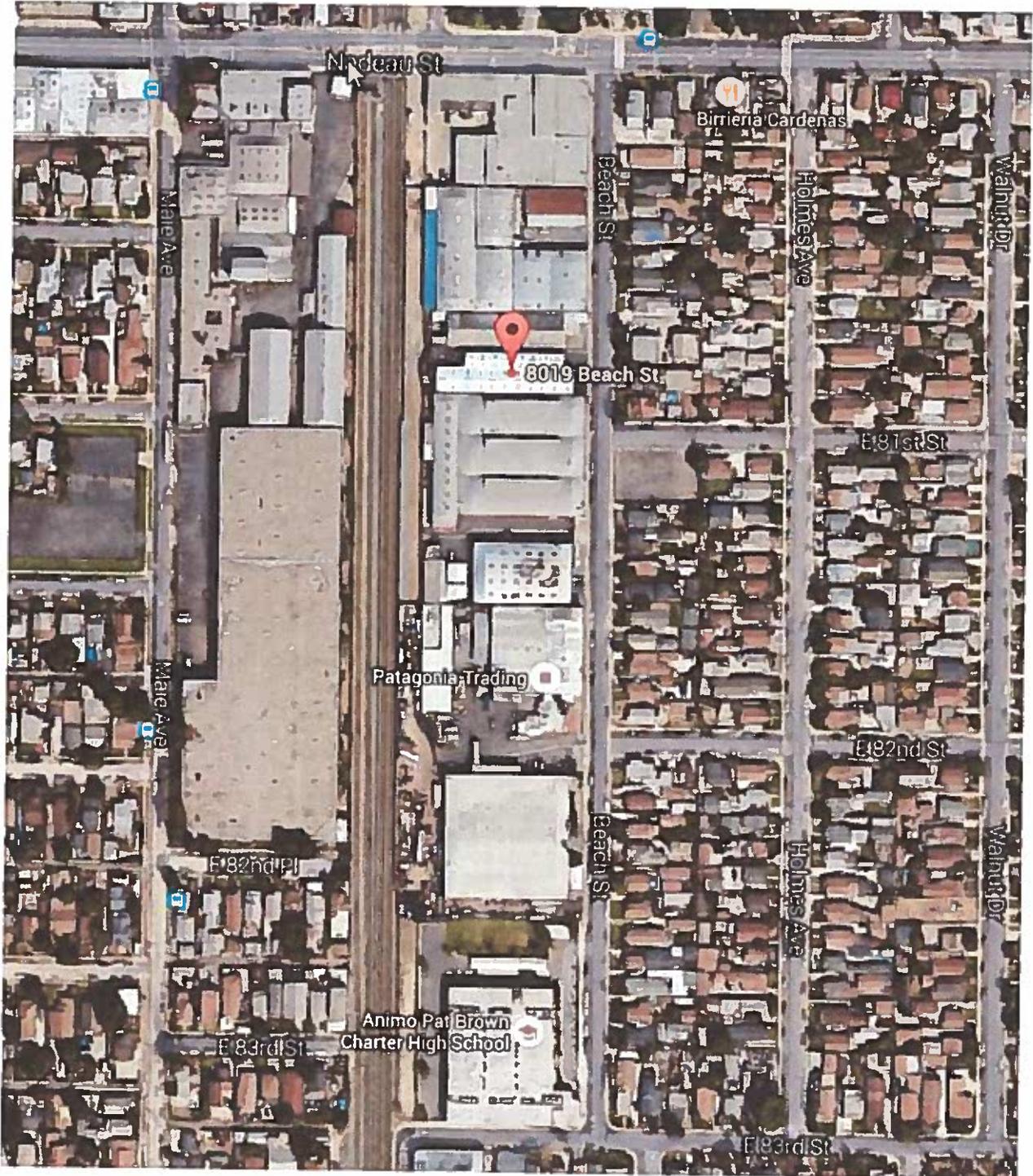
WPRO





- Regional Location Map

Beach Street and Environs



Visual Analysis and Project Description

Visual Analysis

This Analysis has been updated to (i) include photosimulations showing camouflage proposed to mask the appearance of monopole-mounted antennas and (ii) assist Regional Planning Staff and interested third parties with review of the proposed construction of a Replacement WTF on an existing industrially zoned and used property ("WTF Existing Site") along the north side of Beach Street and Holmes Street approximately 600 ft north, to another industrially zoned and used property ("WTF Replacement Site"). The Applicant requests a CUP for the WTF Replacement Site located at 8019 Beach Street, Los Angeles, CA 90001.

Project Description:

The Applicant proposes to (i) demolish the existing WTF on the WTF Existing Site in preparation for the construction by Green Dot Public Schools of a new public charter high school that has obtained a CUP and for which construction financing has been appropriated, and (ii) construct a new WTF at the WTF Replacement Site as follows:

- 1) **WTF Existing Site:** The following describes the proposed changes to the WTF Existing Site:
 - a) **Removal:** Remove the 70 ft tall monopole, all related electrical and coaxial cabling and improvements, above ground shelters, the concrete foundation, and the fence around the 900 sq ft Existing WTF Site lease area.
 - b) **Relocate/Recycle:** Relocate or recycle the existing equipment shelters, three levels of wireless antennas and radio cabinets to the WTF Replacement Site or to an offsite non Beach St. location.
 - c) **Timing:** Demolition, recycling, and relocation actions may take place in a different time frame than the construction of the WTF Replacement Site. Some activities such as demolition may take place as part of the demolition and construction activities related to the public charter high school.
- 2) **WTF Replacement Site:** The following improvements is proposed:
 - a) Construct a new or relocated 70 ft tall self-supporting monopole.
 - b) Install a six ft chain link fence around a 900 sq ft paved lease area.
 - c) Install one tier of antennas < 70 ft AGL and build the monopole to be able to collocate additional wireless carriers at lower levels with an expected 10 ft (approx) separation between levels but in general so that the top tier does not extend above the 70 ft level. County staff will determine upon a request for a collocation by a second or additional carrier whether the entitlement required is an additional CUP or a Revised Exhibit A to the existing CUP.
 - d) Install camouflage of three fiberglass panels - structurally attached to the monopole to mask the appearance of the proposed cellular panel antennas. The applicant has presented photo-simulations that indicate that there is less bulk, mass and visual intrusion without installation of the camouflage panels when viewed from offsite industrial and residential vantages.
 - e) Place ground-mounted radio cabinets in approximate locations shown on the plans on concrete pads or other surface materials deemed by LADPW as adequate for the size and weight. No cabinets shall be visible from offsite public vantages. Maximum cabinet height is expected to be six ft or less.



VIEW E1 – Existing WTF - Facing North/Northwest
(Beach St. – Distance = 150 ft. approx.)

- Existing one story industrial building to be demolished to facilitate the construction of a new public charter high school.
- Existing 70 ft tall self supporting three carrier monopole is readily visible from off-site vantages from industrial uses along the west side and residential land uses along the east side of Beach St.
- Visual appearance and scale of the existing WTF has been in peaceful coexistence with surrounding land uses since 1999.
- The 70 ft height is consistent with existing visual intrusions from the same vantage point.



VIEW R1 – Replacement WTF Site Facing Northwest
(Distance = 260 ft. approx.)

- WTF Replacement Site is a warehouse land use on industrially-zoned property.
- The Replacement WTF monopole will be set back 230 ft from the west curb of Beach St and will be located east of the existing Southern Pacific Railroad property and tracks.
- The Existing WTF monopole is set back 141 ft from the west curb - 109 ft closer to the nearest residences.



VIEW RS1 – Replacement WTF Simulation - Facing Northwest
(Distance = 260 ft. approx.)

- The 70 ft Replacement Site monopole will be identical in height to the Existing WTF Site monopole.
- The Replacement WTF Site monopole will be set back 109 ft further west away (250 ft) from the existing residences to the east than the Existing WTF Site monopole.
- There will be no net increase in visual intrusion of the Replacement WTF Site when viewed from any offsite public or private vantage point but it is the role of Staff and the hearing body to determine if the camouflage panels do or do not add additional bulk and mass.
- There will be a reduction in the visual intrusion when viewing the Replacement WTF Site monopole vs. the Existing WTF Site monopole from vantages along Beach St.



VIEW R2 – Replacement WTF Site - Facing Southwest
(Distance = 330 ft. approx.)

- Property north of the WTF Replacement Site is industrially zoned and used.
- The Replacement WTF Site monopole will be set back 109 ft further west away from the existing residences to the east than the existing monopole.
- When looking southwest there will continue to be significant visual intrusion from existing utility improvements that are similar in height and mass to that created by the Replacement WTF Site monopole.



VIEW RS2 – Replacement WTF Simulation - Facing Southwest
(Distance = 330 ft. approx.)

- The 70 ft Replacement Site monopole will be identical in height and appearance to the Existing WTF Site monopole.
- The Replacement WTF Site monopole will be set back 109 ft further west away from the existing residences to the east than the existing monopole.
- There will be no net increase in visual intrusion of the Replacement WTF Site monopole when viewed from any offsite public or private vantage point but it is the role of Staff and the hearing body to determine if the camouflage panels do or do not add additional bulk and mass.
- Visual appearance and scale of the Replacement WTF Site monopole will be consistent with the visual intrusion and scale of existing utility poles/lines, light standards, and high-tension power lines/towers.



VIEW R3 – Replacement WTF Site - Facing West
(Distance = 240 ft. approx.)

- Property to the south of the WTF Replacement Site is also industrially zoned and used.
- The Replacement WTF Site monopole will be set back 109 ft further west away from the existing residences to the east than the Existing WTF Site monopole.



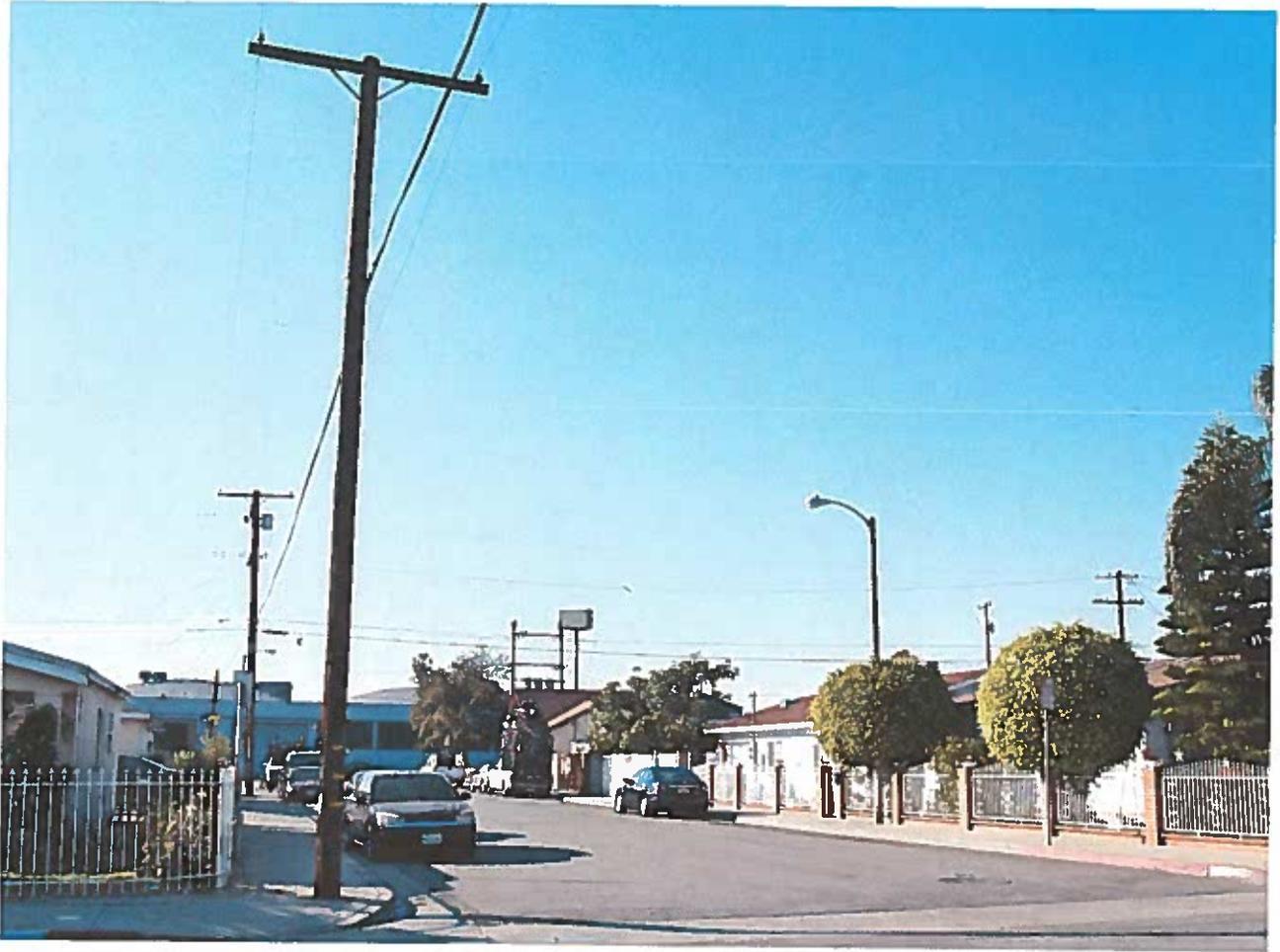
VIEW RS3 – Replacement WTF Simulation - Facing West
(Distance = 240 ft. approx.)

- The Replacement Site 70 ft monopole will be identical in height and appearance to the Existing WTF Site monopole.
- There will be no net increase in visual intrusion of the Replacement WTF monopole when viewed from any offsite public or private vantage point but it is the role of Staff and the hearing body to determine if the camouflage panels do or do not add additional bulk and mass.
- Visual appearance and scale of the Replacement WTF will be consistent with the visual intrusion and scale of existing utility poles/lines, light standards, and high-tension power lines/towers.
- The Replacement WTF monopole will be in line with the roof pitch of the adjacent structures.



VIEW R5 – Replacement WTF Site - Facing Northwest
(Distance = 608 ft. approx.)

- This view is facing where the WTF Relocation Site will be constructed.
- Views from direction are dominated by existing utility poles and lines.



VIEW RS5 – Replacement WTF Simulation - Facing Northwest
(Distance = 608 ft. approx.)

- This is the simulated view of the WTF Relocation Site.
- The view of the WTF Relocation Site shows that the monopole will be significantly below the apparent height of existing utility poles and lines.



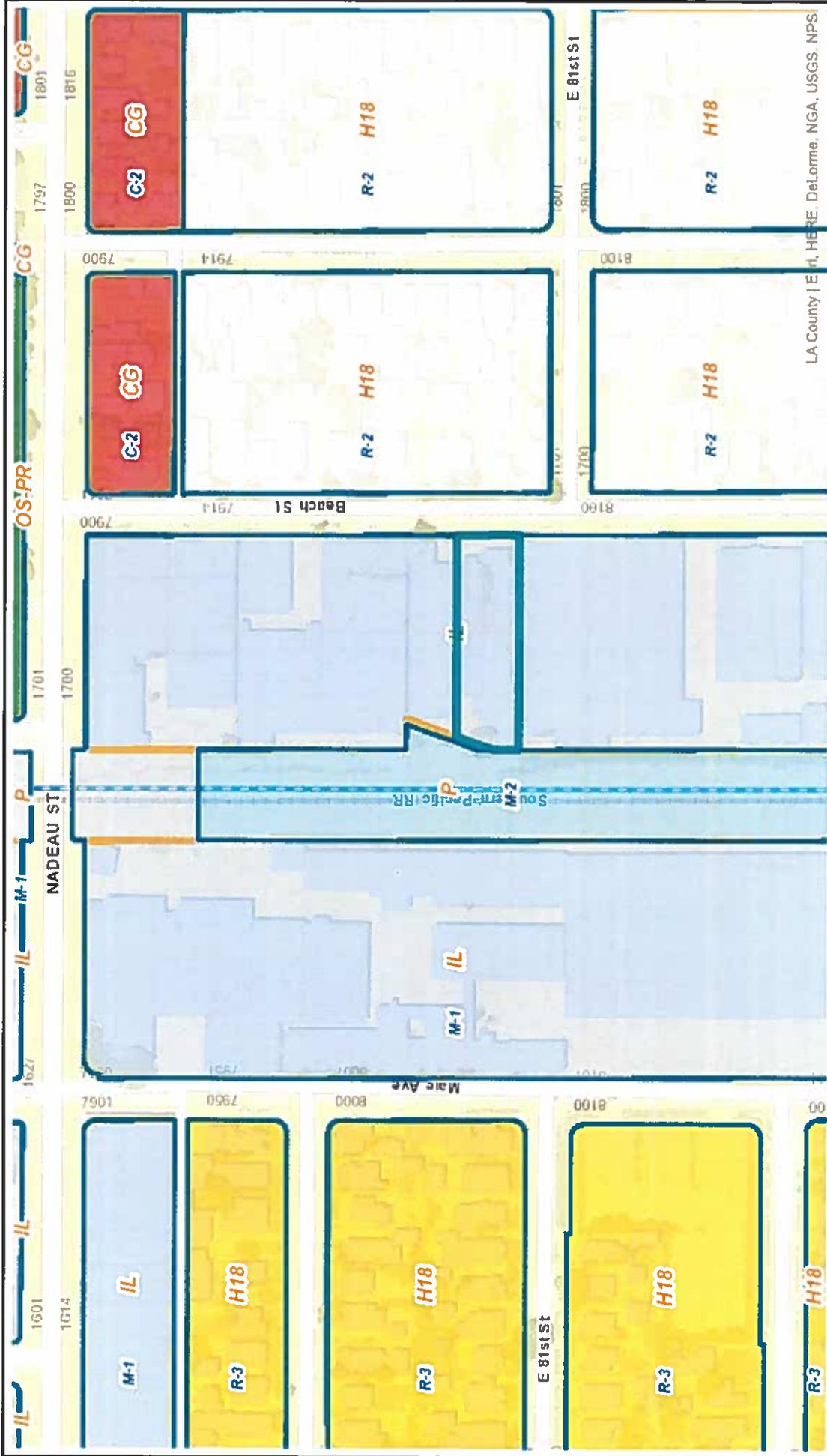
VIEW R6 – Replacement WTF Site - Facing west
(Distance = 580 ft. approx.)

- This view is from Holmes Street facing west towards the WTF Replacement Site.



VIEW RS6 – Replacement WTF Simulation - Facing West
(Distance = 580 ft. approx.)

- This is the simulated view from Holmes St. facing west towards the WTF Replacement Site.
- The simulation shows that the visual appearance and scale will be consistent with the visual intrusion and scale of existing utility poles/lines, light standards.



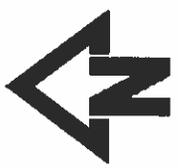
LA County | EIR, HERE, DeLorme, NGA, USGS, NPS

Zoning / Land Use

8019 Beach St. (APN: 6027-016-005)

Printed: Jun 20, 2016

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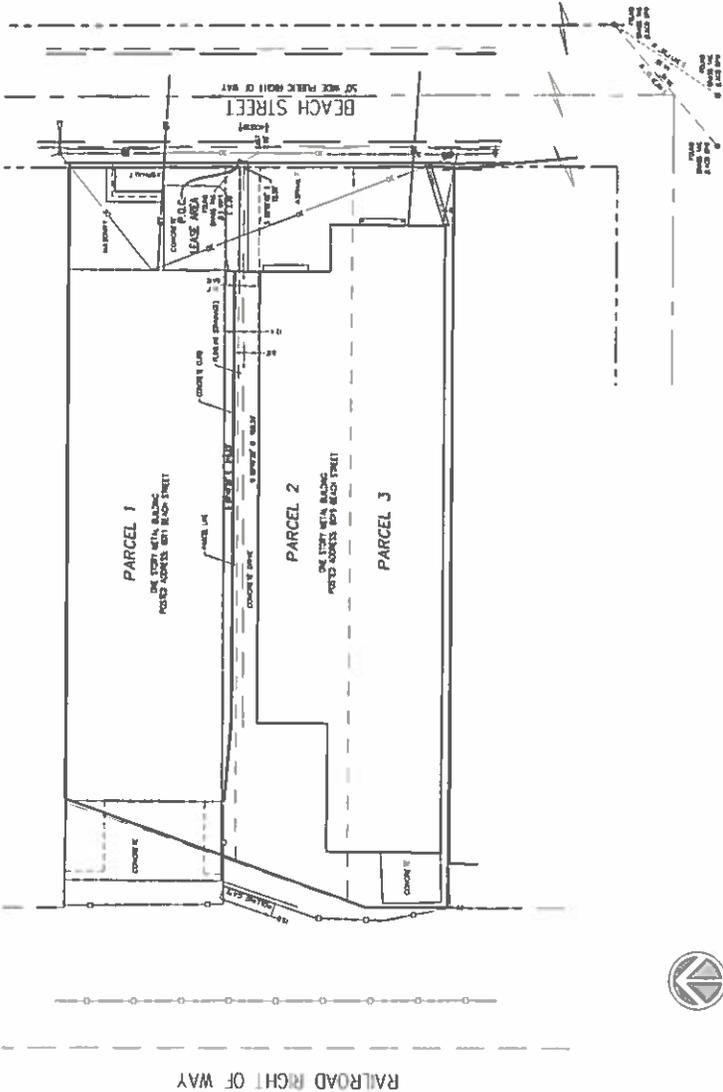


MISCELLANEOUS NOTES

1. This drawing is the final plan for the described parcel, including all easements, encroachments, and other matters affecting the title to the parcel.
2. The boundaries of all adjoining parcels are shown as they appear on the latest recorded plat, including all easements, encroachments, and other matters affecting the title to the parcel.
3. The boundaries of all adjoining parcels are shown as they appear on the latest recorded plat, including all easements, encroachments, and other matters affecting the title to the parcel.
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VICINITY MAP
NOT TO SCALE



TITLE COMMITMENT LEGAL DESCRIPTION

The land shown in this plan is situated in the City of Los Angeles, in the County of Los Angeles, State of California, and is described as follows:

Parcel 1, 1000 sq ft, more or less, being a portion of the property described in the City of Los Angeles, State of California, as shown on the map of the City of Los Angeles, State of California, and is described as follows:

FLOOD NOTE

The subject property is not located in a flood-prone area as shown on the Flood Hazard Map of the City of Los Angeles.

BASIS OF BEARINGS

The bearings shown on this plan were obtained from the Surveyor General's Office of the State of California, and are based on the true meridian.

AS SURVEYED TOTAL LAND AREA

The total land area surveyed and shown on this plan is 3000 square feet, more or less.

NOTES CORRESPONDING TO SCHEDULE D

The conditions for this mortgage are as follows: (1) The mortgagor shall pay to the mortgagee the principal amount of the loan, with interest thereon, as provided in the mortgage instrument.

SURVEYOR CERTIFICATE

I, the undersigned, being duly qualified and sworn as a Surveyor in the State of California, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land, and that the same conform to the requirements of the laws of the State of California relating to surveys.

Surveyor's Name: _____
 License No.: _____
 Date: _____



Drawn By: J.C.
 Checked By: E.S.

DATE	NO.	DATE	DESCRIPTION

SURVEYOR
CSSI
 Commercial Surveying Specialists, Inc.
 1000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Phone: (213) 480-1000

SURVEYOR BEARING NUMBER
 201495

SHEET TITLE
 2011 ALTA-SUBDIVISION MAP

PREPARED FOR
AMERICAN TOWER CORP.
 10 Presidential Way
 Boston, MA 02101

PROJECT NUMBER
 201495

SHEET NUMBER
 8011 BEACH STREET
 LOS ANGELES, CA 90001

REGISTERED PROFESSIONAL ENGINEER
COX LEVIN
 1000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Phone: (213) 480-1000

ENGINEER NAME
 DREW MIDDLE SCHOOL CA

SHEET NUMBER
 A-102

