



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

October 25, 2010

TO: Librarian  
Graham County Library  
1900 E. Firestone Blvd.  
Los Angeles, CA 90001

FROM: Robert Glaser   
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**SUBJECT: CONDITIONAL USE PERMIT NO. 201000035**

Conditional Use Permit No. 201000035 is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on December 7, 2010.

Please have the materials listed below available to the public through December 21, 2010.

If you have any questions regarding this matter, please contact **Robert Glaser** of the Department of Regional Planning at (213) 974-4971.

Thank you.

Attachments:

1. Notice of Public Hearing/ Vicinity Map
2. Staff Report (abbreviated)
3. Burden of Proof
4. Site Plan
5. Land Use Map

THE DEPARTMENT OF REGIONAL PLANNING  
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING

The Los Angeles County Hearing Officer will conduct a public hearing on the following project. The project is exempt from the California Environmental Quality Act (CEQA). You will have an opportunity to testify or submit written comments.

**Date and Time:** Tuesday, December 7, 2010 at 9:00 a.m.

**Hearing Location:** Room 150, 320 West Temple Street, Los Angeles, CA 90012

**Permit(s):** 99266 - (2), RCUP 201000035

**Project Location:** 8145 Beach Street Florence-Firestone

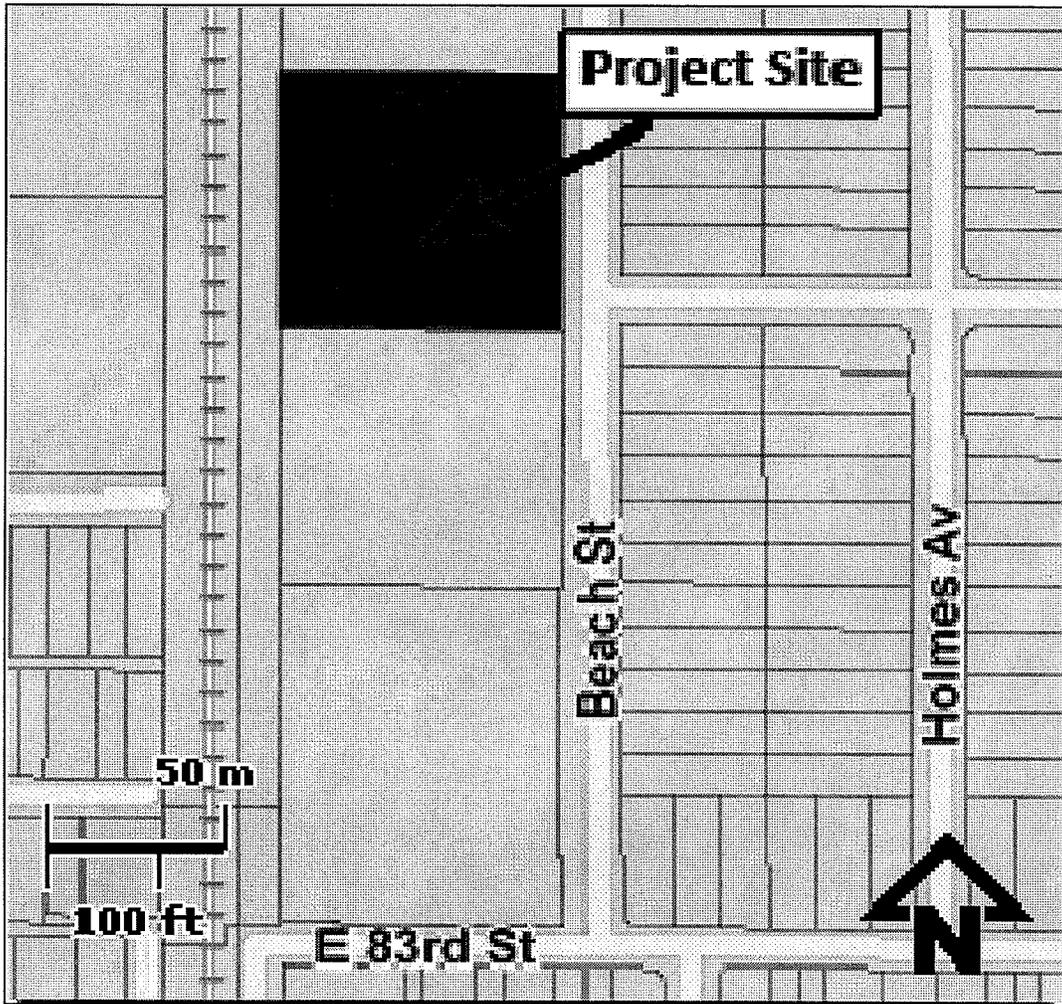
**Description:** The applicant, Royal Street Communications California, is requesting a Conditional Use Permit (CUP) to continue the operation and maintenance of an existing unmanned wireless telecommunication facility (WTF) in the Light Manufacturing (M-1) zone. As part of the same CUP the applicant is requesting to install additional antennae to the existing monopole for collocation purposes and expand the lease area at the base of the monopole to install additional appurtenant equipment. No changes to the height of the monopole are proposed. A telecommunication facility is a use subject to a CUP pursuant to Section 22.32.070 of the Los Angeles County Code.

**Add'l Info:** Review case materials online at <http://planning.lacounty.gov/case> or at  
Graham Library  
1900 E. Firestone Blvd.  
Los Angeles CA 90001  
(323) 582-2903

**Contact:** Rob Glaser  
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012  
Telephone: 213-974-4971 Fax: 213-626-0434  
E-mail: Rglaser@planning.lacounty.gov

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

**Si necesita más información por favor llame al 213-974-6466.**



**STAFF REPORT**  
**PROJECT NUMBER 99266 – (2)**  
**CONDITIONAL USE PERMIT NUMBER 201000035**

**REQUIRED ENTITLEMENTS**

The applicant, Royal Street Communications California, is requesting a Conditional Use Permit (CUP) to continue the operation and maintenance of an existing unmanned wireless telecommunication facility (WTF) in the Light Manufacturing (M-1) zone. As part of the same CUP the applicant is requesting to install additional antennae to the existing monopole for collocation purposes and expand the lease area at the base of the monopole to install additional appurtenant equipment. No changes to the height of the monopole are proposed. A telecommunication facility is a use subject to a CUP pursuant to Section 22.32.070 of the Los Angeles County Code.

**REPRESENTATIVE:** Jennifer Navarro-Yhap, co/ MetroPCS  
**OWNER:** Leon Elster, Inc., Stuart Alan Elster, Rachel Elster

**SITE PLAN DESCRIPTION**

The site plan depicts an existing WTF located on two separate 1.53 acre parcels developed with manufacturing uses. The existing WTF consist of a 60 foot high monopole with two separate antenna arrays attached to the pole with appurtenant equipment located at the base of the monopole in an enclosed lease area. An additional antenna array and a microwave dish are proposed to be installed to the existing monopole. In addition, the lease area at the base of the monopole would be expanded to accommodate additional appurtenant equipment for the new antenna array. The equipment lease area is enclosed within a six foot high chain link fence with an access gate. The lease area is surrounded by several bollards to protect the equipment shelter. Access to the site is via Beach Street to the east.

**LOCATION**

The subject property is located at 8145 Beach Street, in the unincorporated community of Florence-Firestone within the Roosevelt Park Zoned District.

**Assessor's Parcel Numbers:** 6027-015-003 and 6027-015-004.

**EXISTING ZONING**

**Subject Property:** The subject property is zoned M-1 (Light Manufacturing) zone.

**Surrounding Zoning:**

- North: M-1 (Light Manufacturing) zone.
- East: R-2 (Two-Family Residence) zone.
- South: M-1 zone.
- West: M-1 and R-3 (Limited Multiple Residence) zones.

**Community Standards District (CSD):** Florence-Firestone CSD.

**Transit Oriented Development (TOD):** Firestone Station TOD.

**Town Council/ Homeowners Association:** None.

**SITE DESCRIPTION:**

The existing WTF is located on a flat, rectangular shaped subject property. The subject property is adjacent to the Metro Blue Line rail corridor. Access to the site is via Beach Street to the east.

**ENVIRONMENTAL DETERMINATION**

The Department of Regional Planning has determined that a Categorical Exemption, Class 3 Categorical Exemption – New Construction or Conversion of Small Structures, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project will include a minor alteration to an existing monopole by adding additional antennae to the monopole for collocation purposes and installing additional appurtenant equipment. No changes to the height of the monopole are proposed.



## 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.

CUP - case # 99-266 (2) collocation wireless project remains unoccupied, only require a single maintenance visit per month and utilize existing roads for access. the project noise level is minimal, the noise level around the equipment is less than the ambient noise level in the surrounding area. the radio equipment is located within a chain link fence behind the existing building and is out of site from most view. this wireless facility improve the public safety and welfare by providing wireless communications services to the community. this facility has no effect on property values.

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.

CUP - case # 99-266 (2) collocation wireless project is located in the dead zone of the parking lot behind the existing building. this is an unused portion of the property. the antennas will be attached to the existing tower and the facility avoids parking and circulation impact. the facility provides the necessary wireless services with no impact to landscaped areas. existing access is adequate in serving the parking needs during maintenance visits since parking exists on the property

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.

cup - case #99-266 (2) collocation wireless project site is located on the south side of beach street. beach street is a fully paved street and is capable of supporting traffic generated by the wireless facility as well as existing traffic on the road without impeding the public right-of-way. the existing collocation wireless facility does not generate any amount of traffic. at this facility construction is completed and in service. this wireless facility only require one maintenance visit per month by a technician in light truck or van. the wireless facility serve the conditional use