

**HEARING OFFICER'S FINDINGS AND ORDER:**

**REQUEST:** Pursuant to the provisions of Section 22.56, part 1 of the Los Angeles County Code, A Conditional Use Permit to authorize the continued operation of an existing unmanned wireless telecommunications facility consisting of radio equipment, and antenna arrays mounted on the rooftop of an existing six-story office building, located in the Lennox Zoned District of Los Angeles County; and, to authorize the construction, operation, and maintenance of a new unmanned wireless telecommunications facility by, consisting of six (6) antenna arrays mounted on three sides of the existing penthouse, one (1) GPS antenna mounted on the penthouse wall, one (1) microwave antenna mounted on the penthouse wall, radio equipment installed behind the existing penthouse walls, and appurtenant facilities also mounted on the existing six-story office building.

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

Findings

1. The applicants, Nextel of California, Inc. and Royal Street Communications, request a renewal for Conditional Use Permit 95-023 for an existing wireless telecommunication facility with an expansion to the existing conditions. The original Conditional Use Permit to authorize the installation, maintenance and operation of an unmanned wireless telecommunication facility located at 11222 La Cienega Boulevard, in the Lennox Zoned District, in the C-M (Commercial Manufacturing) zone expired on 02/09/05.
2. Nextel of California proposes to continue use of the existing wireless telecommunications facility consisting of radio equipment and antenna arrays mounted on the rooftop of the existing six-story office building, located at 11222 La Cienega Boulevard, in the Lennox Zoned District of unincorporated Los Angeles County.
3. Royal Street Communications proposes to construct, operate and maintain an additional wireless telecommunication facility consisting of six (6) antenna arrays mounted on the sides of the existing rooftop penthouse, one (1) GPS antenna mounted on the penthouse wall, (1) microwave antenna mounted on the penthouse wall, radio equipment, two (2) battery cabinets, two (2) mod cell cabinets, and appurtenant facilities on the rooftop of the existing six-story office building, located at 11222 La Cienega Boulevard, in the Lennox Zoned District of unincorporated Los Angeles County.
4. The project site is zoned C-M (Commercial Manufacturing).
5. Surrounding properties are zoned as follows:
  - North: M-1 (Light Manufacturing)
  - South: Glenn Anderson Freeway
  - East: San Diego Freeway
  - West: N/A City of Inglewood

6. The surrounding land uses consist of the following:  
North: Self storage building and parking lot  
South: Glenn Anderson Freeway and Transit Way  
East: San Diego Freeway  
West: Industrial park and parking lot
7. There are three previously recorded zoning entitlements on the subject property:
  - a. Conditional Use Permit No. 20008-00096-(2)  
Authorization to continue use of existing wireless telecommunications facility operated by New Cingular Wireless  
Approved November 4, 2008
  - b. Conditional Use Permit No. 95-023-(2)  
Authorization to operate two wireless telecommunications facilities, one operated by Nextel, the other by New Cingular Wireless  
Approved February 9, 1995
8. The plans and photographs submitted with the application illustrate that the sizes, heights, shapes, colors, and materials of the proposed structures integrate fairly well into the surrounding area. Panel antennas will be screened behind fiberglass walls or painted to match the existing building, and the equipment cabinets, and other appurtenant facilities will be located within the existing penthouse.
9. The Department of Regional Planning has determined that the project qualifies for a Class 3 Categorical Exemption (New construction or conversion of small structures) under the California Environmental Quality Act (CEQA) reporting requirements.
10. A total of 16 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on October 7, 2008, regarding the subject proposal. The notice was published in *The Daily Breeze* on October 11, 2008 and *La Opinion* on October 13, 2008. Case-related materials were sent also the Lennox Library. The public hearing notice was posted at the project site on October 17, 2008.
11. Staff did not receive any comments regarding the subject request from public agencies.
12. Staff did not receive any comments regarding the subject request from the public.
13. The subject property is located within the I (Industrial) land use classification in the General Plan. The intent of this land use classification is for development of a variety of manufacturing and industrial uses. There are no specific policies related to the proposed type of use in the General Plan.

14. The development standards listed in the County Code for C-M zoning indicate radio and television towers (and wireless facilities) are permitted upon issuance of a Conditional Use Permit.

**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 areas, 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 propose site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by othr public or private facilities as required.

Therefore, the information submitted by the applicant and presented at the public hearing substantiates the required finding for conditional use permits as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). 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 15301 of the State CEQA Guidelines and Class 3 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
2. In view of the findings of facts presented above, Project No. R2007-00718/ Conditional Use Permit Case No. 200700066 is **APPROVED**, subject to the attached conditions.

Attachments: Conditions  
Affidavit of Acceptance

C: Commission Services, Zoning Enforcement, Building and Safety