

STAFF ANALYSIS

PROJECT NUMBER:

R2007-007718-(2)

CASE NUMBER:

Conditional Use Permit No. 200700066 (2)

OVERVIEW OF THE PROPOSED PROJECT

The applicants, Nextel of California, Inc. and Royal Street Communications, are requesting a Conditional Use Permit to authorize the renewal of Conditional Use Permit 95-023-(2) for continued operation and maintenance of an existing unmanned wireless telecommunications facility and associated equipment, and to authorize the construction, operation, and maintenance of an additional unmanned wireless telecommunications facility proposed by Royal Street Communications, both located on the rooftop of an existing six-story commercial building located at 11222 La Cienega Boulevard, in the Lennox Zoned District in the C-M (Commercial Manufacturing) zone.

The original Conditional Use Permit to authorize the installation, maintenance and operation of an unmanned wireless telecommunication, was approved on 02/09/95. The grant authorized by this approval terminated on 02/09/05.

The existing wireless telecommunications facility, operated by Nextel of California, consists of radio equipment inside the existing rooftop penthouse, antenna arrays concealed behind screening on two areas of the rooftop, antenna arrays mounted on three carrier walls, and antenna arrays mounted to a parapet extension on one corner of the rooftop. The existing antennas and screening materials are all painted brown to match the existing penthouse.

The new wireless telecommunications facility proposed by Royal Street Communications would consist of antenna arrays mounted on three sides of the existing penthouse and painted to match, one (1) GPS antenna mounted on the penthouse wall, one (1) microwave antenna mounted on the penthouse wall, and radio equipment installed behind the existing penthouse walls.

DESCRIPTION OF SUBJECT PROPERTY**Location**

The subject project is located on the rooftop of an existing six-story office building, located at 11222 La Cienega Boulevard, Lennox. The site is within the Lennox community in the Lennox Zoned District of unincorporated Los Angeles County.

Physical Features:

The project lease area is located on the rooftop of an existing six-story office building. The lease area for the existing telecommunications facility is approximately 126 square feet; the lease area for the proposed additional telecommunications facility is approximately 120 square feet. Access to the existing and new facility would be via the interior of the office building, which has a parking lot accessed from La Cienega Boulevard to the east. The area is relatively urbanized and is surrounded by an industrial park and parking lot to the west, the Glenn Anderson Freeway and Transit Way (105/Green Line Metro) to the south,

the San Diego Freeway (405) to the east, and a self storage building and parking lot to the north.

ENTITLEMENT REQUESTED

The applicants, Nextel of California, Inc. and Royal Street Communications, are requesting a Conditional Use Permit to authorize the renewal of Conditional Use Permit 95-023-(2) to allow the continued operations of an existing unmanned wireless telecommunications facility, and to authorize the construction, operation, and maintenance of an additional unmanned wireless telecommunications facility.

EXISTING ZONING

Subject Property

The project site is zoned C-M (Commercial Manufacturing).

Surrounding Properties

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

EXISTING LAND USES

Subject Property

The subject property is currently utilized as an office building. One other wireless carrier also maintains a facility on the building's existing rooftop

Surrounding Properties

Surrounding land uses are as follows:

North: Self storage building and parking lot

South: Glenn Anderson Freeway and Transit Way

East: San Diego Freeway

West: Industrial park and parking lot

PREVIOUS CASES/ZONING HISTORY

Previous Zoning Cases Include:

1. 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

2. 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

GENERAL PLAN

Land Use Policy Map

The project site is located within the I (Major Industrial) land use designation of the General Plan. The intent of this land use classification is for the 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.

SITE PLAN

The site plan depicts the existing and proposed wireless telecommunications facilities on the rooftop of the existing six-story office building.

Existing Wireless Telecommunications Equipment:

The site plan depicts the following existing wireless telecommunication equipment:

- Four (4) antenna sectors mounted behind a fiberglass screen on the northwest portion of the rooftop;
- Four (4) antenna sectors mounted on a carrier wall on the western portion of the rooftop;
- One (1) microwave antenna mounted on the penthouse wall on the western portion of the rooftop;
- Four (4) antenna sectors mounted on a carrier wall on the southwestern portion of the rooftop;
- Four (4) antenna sectors mounted behind a fiberglass screen on the southern portion of the rooftop;
- Four (4) antenna sectors mounted on a carrier wall on the eastern portion of the rooftop;
- Four (4) antenna sectors mounted to the parapet on the northeastern portion of the rooftop;
- Associated radio equipment located on the northwestern corner of the penthouse;
- Associated coax cable run.

New Wireless Telecommunications Equipment:

The site plan depicts the following new wireless telecommunication equipment:

- One (1) microwave antenna mounted on the penthouse wall on the western portion of the rooftop;
- One (1) GPS antenna mounted on the penthouse wall on the western portion of the rooftop;
- Two (2) antenna sectors mounted on the penthouse wall on the western portion of the rooftop;
- One (1) antenna sector mounted on the penthouse wall on the southern portion of the rooftop;
- Three (3) antenna sectors mounted on the northeastern corner of the penthouse;
- Two (2) mod cell cabinets inside the penthouse on the western portion of the rooftop;
- Two (2) battery cabinets inside the penthouse on the western portion of the rooftop;
- One (2) equipment cabinet mounted on the inside of the penthouse wall on the western portion of the rooftop; and

- Two (2) mechanical units on the northern portion of the rooftop, just outside the existing penthouse.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

The property on which the existing and proposed facilities are located is zoned C-M (Commercial Manufacturing). A wireless facility is permitted in this zoned district, subject to the issuance of a Conditional Use Permit.

Section 22.52.1220 determines parking requirements for uses that are not specified. The proposed wireless telecommunications facility will be unmanned and will be visited for a periodic maintenance only. The director may impose an amount of parking that he finds to be adequate to prevent traffic congestion and excessive on-street parking. The subject facility is unmanned and will require periodic maintenance visits only. There is an existing parking area of approximately 60 spaces on the subject property.

A wireless telecommunications facility use is not specified in Title 22 of the Los Angeles County Code (Zoning Code). The use that is most closely related to a wireless telecommunications facility specified in the Code is a radio or television tower. Per Sections 22.40.220 radio and television stations and towers are uses subject to Conditional Use Permits in the R-R-5 (Resort and Recreation) Zone, pursuant to the provisions of Part 1 of Chapter 22.56.

BURDEN OF PROOF

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Hearing Officer 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; 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.

- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, 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.

- 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 applicants' Burden of Proof responses are attached to this document.

ENVIRONMENTAL DOCUMENTATION

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.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in The Daily Breeze on October 11, 2008, and La Opinion on October 13, 2008. A total of 16 public hearing notices regarding the subject application were mailed out to the owners of properties located within the 500-foot radius of the subject property on October 7, 2008. Case-related materials were also sent to the Lennox Library. The public hearing notice was posted at the project site on October 17, 2008.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

As of the time of this report, staff has not received any public agency comments.

PUBLIC COMMENTS

As of the time of this report, staff has not received any public comments.

STAFF EVALUATION

The applicants, Nextel of California, Inc. and Royal Street Communications, are requesting a Conditional Use Permit to authorize the renewal of Conditional Use Permit 95-023-(2) for continued operation and maintenance of an existing unmanned wireless telecommunications facility and associated equipment, and to authorize the construction, operation, and maintenance of an additional unmanned wireless telecommunications facility proposed by Royal Street Communications, both located on the rooftop of an existing six-story commercial building.

The existing wireless telecommunications facility, operated by Nextel of California, consists of radio equipment inside the existing rooftop penthouse, antenna arrays concealed behind screening on two areas of the rooftop, antenna arrays mounted on three carrier walls, and antenna arrays mounted to a parapet extension on one corner of the rooftop. The existing antennas and screening materials are all painted brown to match the existing penthouse.

The new wireless telecommunications facility proposed by Royal Street Communications would consist of antenna arrays mounted on three sides of the existing penthouse and painted to match, one (1) GPS antenna mounted on the penthouse wall, one (1) microwave antenna mounted on the penthouse wall, and radio equipment installed behind the existing penthouse walls.

A wireless telecommunications facility is not a defined use in the Zoning Ordinance; however, staff has traditionally utilized the defined use of "radio and television stations and towers" as a comparable use. Radio and television stations and towers are uses subject to Conditional Use Permits.

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.

The proposed use is consistent with the general plan and provision of the zoning code. The rooftop of the office building is already well established for similar telecommunications equipment. Furthermore, the proposed project should not have an adverse visual impact on the surrounding neighborhood as the telecommunications facilities are located on an existing building, screened or painted to match the existing building, and the equipment is housed in an enclosed facility and screened from view.

FEES/DEPOSITS

If approved, the following fees will apply unless modified by the Hearing Officer:

Zoning Enforcement

Inspection fees of \$750.00 to cover the costs of 5 recommended biennial zoning enforcement inspections.

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 R2007-00718-(2), Conditional Use Permit Number 200700066-(2), subject to the attached conditions.

Prepared by Susana Franco-Rogan, Principal Regional Planning Assistant
Reviewed by Maria Masis,
Supervising Regional Planner, Zoning Permits Section II

Attachments:

- Draft Findings
- Draft Conditions of Approval
- Applicant's Burden of Proof statement
- Site Photographs
- Site Plan
- Land Use Map

MM:SFR
11/06/08