



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

August 5, 2014

Jerry Ambrose  
3905 State Street, Suite 7-188  
Santa Barbara, CA 93105

**REGARDING: PROJECT NO. R2014-00210- (2)  
CONDITIONAL USE PERMIT NO. 2014-00010  
10417 HAWTHORNE BOULEVARD (4036-016-008)**

Hearing Officer Bruce Durbin, by his action of **August 5, 2014**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

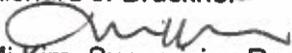
The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **August 19, 2014**. **Appeals must be delivered in person.**

**Appeals: To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Elsa M. Rodriguez of the Zoning Enforcement West Section at (213) 974-6453 or by email at [erodriguez@planning.lacounty.gov](mailto:erodriguez@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

  
Mi Kim, Supervising Regional Planner  
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

CC: DPW (Building and Safety); Zoning Enforcement

MKK:EMR

**FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-00210-(2)  
CONDITIONAL USE PERMIT NO. 201400010**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Project No. **R2014-00210-(2)**, consisting of Conditional Use Permit No. **201400010** ("CUP"), on August 5, 2014.
2. The permittee, AT&T Wireless, requests the CUP to authorize the construction, operation, and maintenance of a 59-foot wireless telecommunications facility (WTF) disguised as a "monopalm" with 12 eight-foot panel antennas, a generator, and a 20' by 11'-5" ancillary equipment shelter secured by an eight-foot wrought iron fence ("Project") on a property located at 10417 S. Hawthorne Boulevard in the unincorporated community of Lennox ("Project Site") in the C-3 (Unlimited Commercial) zone pursuant to Los Angeles County Code ("County Code") section 22.28.210.
3. The Project Site is located in Zoned District Lennox and is currently zoned C-3.
4. The Project Site is located within the Major Commercial land use category of the General Plan Land Use Policy Map.
5. Surrounding Zoning within a 500-foot radius includes:
  - North: C-3 (Unlimited Commercial), City of Inglewood
  - South: C-3
  - East: C-3 & R-3-P (Limited Multiple Residence-Parking)
  - West: R-3-P
6. Surrounding land uses within a 500-foot radius include:
  - North: Used car sales lot
  - South: Appliance "Maytag" store and churches
  - East: Market and used car sales lot
  - West: Single family and multifamily residential
7. The current site is a vacant 4,680-square-foot parcel. The proposed 59-foot monopalm wireless telecommunications facility and equipment shelter will be located in an approximately 1,000-square-foot lease area towards the rear of the parcel. A five-foot wide landscaping box will be located in front of the wrought iron fence to provide additional screening. A pending application (**RPPT201400483**), proposes to establish a "for sale" used vehicle display in the front of the property. The vehicles will be facing Hawthorne Boulevard. The establishment of this use will not affect the proposed vehicle display area because the majority of maintenance to the WTF will be done remotely. Temporary parking for the maintenance vehicle can be arranged

on the lot if necessary, a curb cut along Hawthorne Boulevard exists in case a maintenance vehicle needs to access the rear of the parcel. Otherwise, the maintenance worker can use the pedestrian access along Hawthorne Boulevard to access the WTF.

8. The Project Site is accessible via Hawthorne Boulevard.
9. The wireless facility is unmanned and only requires periodic maintenance. If necessary, on-site parking for the maintenance vehicle can be arranged behind the "for sale" vehicle display area. Otherwise, a maintenance worker can use the pedestrian access along Hawthorne Boulevard to access the WTF. No additional parking is required to be provided.
10. The Los Angeles County Departments of Public Works (DPW) and Fire were consulted on this permit request. Both DPW and Fire stated that they did not need to review this project. Therefore, there are no comments or recommendations from other County Agencies.
11. 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 facility that will occupy a 1,000-square-foot lease area for wireless telecommunications infrastructure.
12. 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.
13. Staff has not received any comments from the public.
14. A duly noticed public hearing was held on August 5, 2014 before the Regional Planning Hearing Officer. No testimony was presented for the project by the public. The applicant testified in support of the project and accepted the conditions of approval. The Hearing Officer did not propose any changes to the project description or the conditions. He asked if a site visit had been conducted and staff confirmed the site visit. Following staff's presentation the Hearing Officer closed the public hearing and approved CUP No. 201400010 with conditions.
15. Hearing Officer finds that the Los Angeles County General Plan is silent in regards to wireless telecommunications facilities being placed in commercial zones. However, the General Plan's Economic Development Element sets forth preconditions to attract new jobs and maintain existing jobs, including Policy 22 to "Support the elimination of disincentives for business and industry." The proposed WTF enhances the community's ability to support wireless communication for the day-to-day functions of major regional employment centers as well as neighborhood serving businesses. Therefore, eliminating the disincentive of unreliable wireless

capacity. In addition, Policy 22 of the General Plan seeks to "Promote compatible, environmentally sensitive development of by-passed vacant land in urban areas." The project is located on an existing vacant lot along a major thoroughfare in an urban area. The proposed facility is not located in an environmentally sensitive area and will not negatively impact the character of the community. Lastly, the General Plan has a Public Services policy (Policy 58) to "maintain high quality emergency response services." Providing reliable mobile phone service is a key component to businesses and residents when coordinating safety efforts during emergencies. Therefore, this project is consistent with the Los Angeles County General Plan.

16. Hearing Officer finds that the proposed 1,000 square foot lease area of the wireless facility will be located in the rear of an existing vacant parcel in the C-3 Zone. By disguising the proposed WTF into a monopalm, the stand alone facility will be integrated into the commercial thoroughfare along Hawthorne Boulevard and not adversely affect the community character. Both Hawthorne Boulevard and 104<sup>th</sup> Street located immediately north of the project site, have existing light poles and transmission lines. Several transmission lines along 104<sup>th</sup> Street are 80-foot tall, while other shorter light poles along Hawthorne Boulevard are approximately 40-foot tall. Furthermore, all 12 panel antennas will be painted to match the extended fronds. The extended fronds will conceal each antenna, and the equipment shelter will conceal the generator. The community of Lennox does not have a Community Standards District or a Community Plan; however, the height and strategic location of the project meets all of the requirements of the Wireless Telecommunications Facilities Interpretation and Procedure Memo.
17. Hearing Officer finds that the WTF is proposed to be a monopalm that will disguise 12 eight-foot antennas in three sectors and that the operation of the facility can be accomplished without disrupting or changing the operation of the adjacent used car lot or character of the existing commercial area. The facility does not generate any odor, noise, or block existing viewsheds. The proposed facility will be unmanned, so it will have no impact on traffic or have any adverse impact on adjacent land uses. Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
18. Hearing Officer finds that the WTF is proposed to be placed in the rear portion of a vacant parcel and that the location of the equipment will remain entirely within a shelter, secured by an eight-foot wrought iron fence and screened by a five-foot wide landscaping box. Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
19. Hearing Officer finds that the WTF is proposed to be erected in the 1,000 square feet leased space in the rear portion a 4,680 square foot vacant parcel. The WTF is accessible through an existing driveway along Hawthorne Boulevard. No new public

infrastructure is needed to construct, operate, and maintain the proposed WTF. The operating characteristics of the proposed WTF are that it is unmanned and will not generate additional traffic. Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

20. 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 to 15 years.
21. The Hearing Officer finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Lennox community. On June 26, 2014, a total of 111 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.
22. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

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

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves Conditional Use Permit **201400010**, subject to the attached conditions.

**ACTION DATE: Aug 5, 2014**

MKK:EMR  
8/5/2014

cc: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-00210-(2)  
CONDITIONAL USE PERMIT NO. 201400010**

**PROJECT DESCRIPTION**

The project is a Conditional Use Permit for a new unmanned 59-foot wireless telecommunications facility ("WTF") disguised as a monopalm in the C-3 (Unlimited Commercial) Zone. The proposed WTF consists of 12 eight-foot panel antennas, a generator, and a 20' by 11'-5" ancillary equipment shelter secured by an eight-foot wrought iron fence and screened by a five-foot wide landscaping box. The project will be located on approximately 1,000 square feet of leased spaced in the rear portion of a vacant parcel. This project is 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 August 5, 2029.** 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 \$1,600.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

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

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said 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 notification 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, four (4) copies of a modified Exhibit "A" shall be submitted to Regional Planning by **October 7, 2014**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **four (4) 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 request, the permittee shall provide 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. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
25. If the subject property is adjacent to residences, 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.
26. 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.
27. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
28. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
29. The maximum height of the facility shall not exceed 59 feet above finished grade.
30. 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. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
31. 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.
32. 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.
33. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone,

concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.

34. New equipment added to the facility shall not compromise the stealth design of the facility.
35. Antennas shall be painted or covered to match their background (branches or trunk). The antennas shall not extend beyond the monopalm branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective brown paint to match the bark.