

# Hearing Officer Transmittal Checklist

Hearing Date  
04/19/2016  
Agenda Item No.  
10

Project Number: R2014-02172-(2)  
Case(s): Conditional Use Permit Case No. 2014-00096  
Environmental Assessment Case No. 2014-00169  
Planner: Phillip Smith

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Findings and conditions of Previous permit

Reviewed By: 



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

**PROJECT NUMBER**  
 R2014-02172

**HEARING DATE**  
 04/19/2016

# PROJECT SUMMARY

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201400096  
 Environmental Assessment No. 201400169

**OWNER / APPLICANT**

Verizon Wireless/Delta Groups Engineering

**MAP/EXHIBIT DATE**

May 9, 2015

**PROJECT OVERVIEW**

The project seeks to authorize the installation and operation of an unmanned wireless telecommunications facility, consisting of 12 panel antennas, 12 RRU's, 2 raycaps, and a microwave dish mounted onto a 49'-0" ft. tall facility designed as a monopalm. The lease area is 450 sq. ft.. Three RPS antennas, associated utility equipment, and a standby generator are mounted on a concrete slab inside a new CMU wall enclosure.

**LOCATION**

2121 Nadeau Street, Los Angeles

**ACCESS**

Nadeau Street

**ASSESSORS PARCEL NUMBER(S)**

6025-025-038

**SITE AREA**

1.02 Acres

**GENERAL PLAN / LOCAL PLAN**

Florence-Firestone

**ZONED DISTRICT**

Roosevelt Park

**LAND USE DESIGNATION**

I-Major industrial

**ZONE**

M-2

**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 code section)
  - 22.32.200 (M-2 Zone development standards)

**CASE PLANNER:**

Phillip Smith

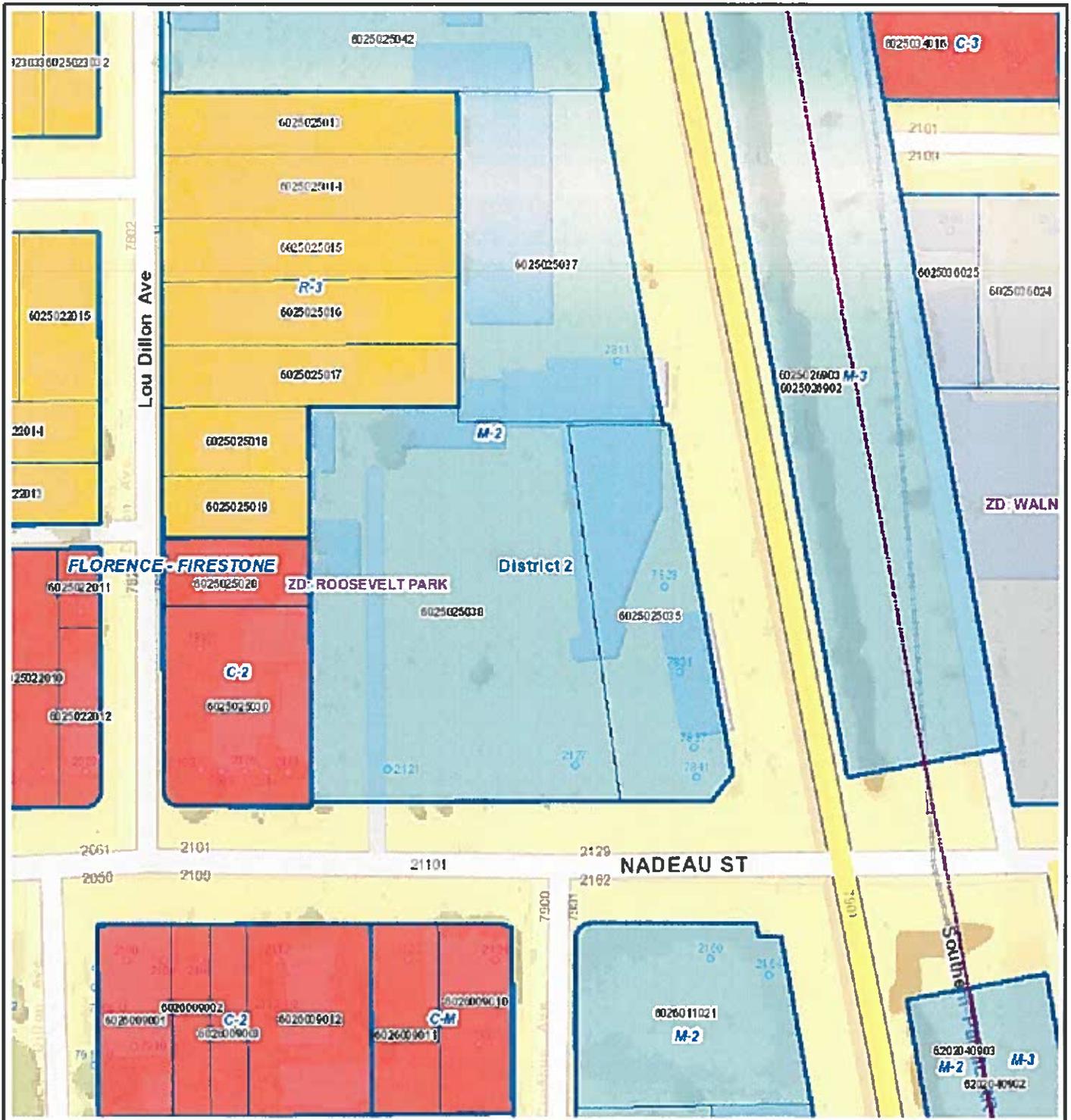
**PHONE NUMBER:**

(213) 974 - 6454

**E-MAIL ADDRESS:**

psmith@planning.lacounty.gov





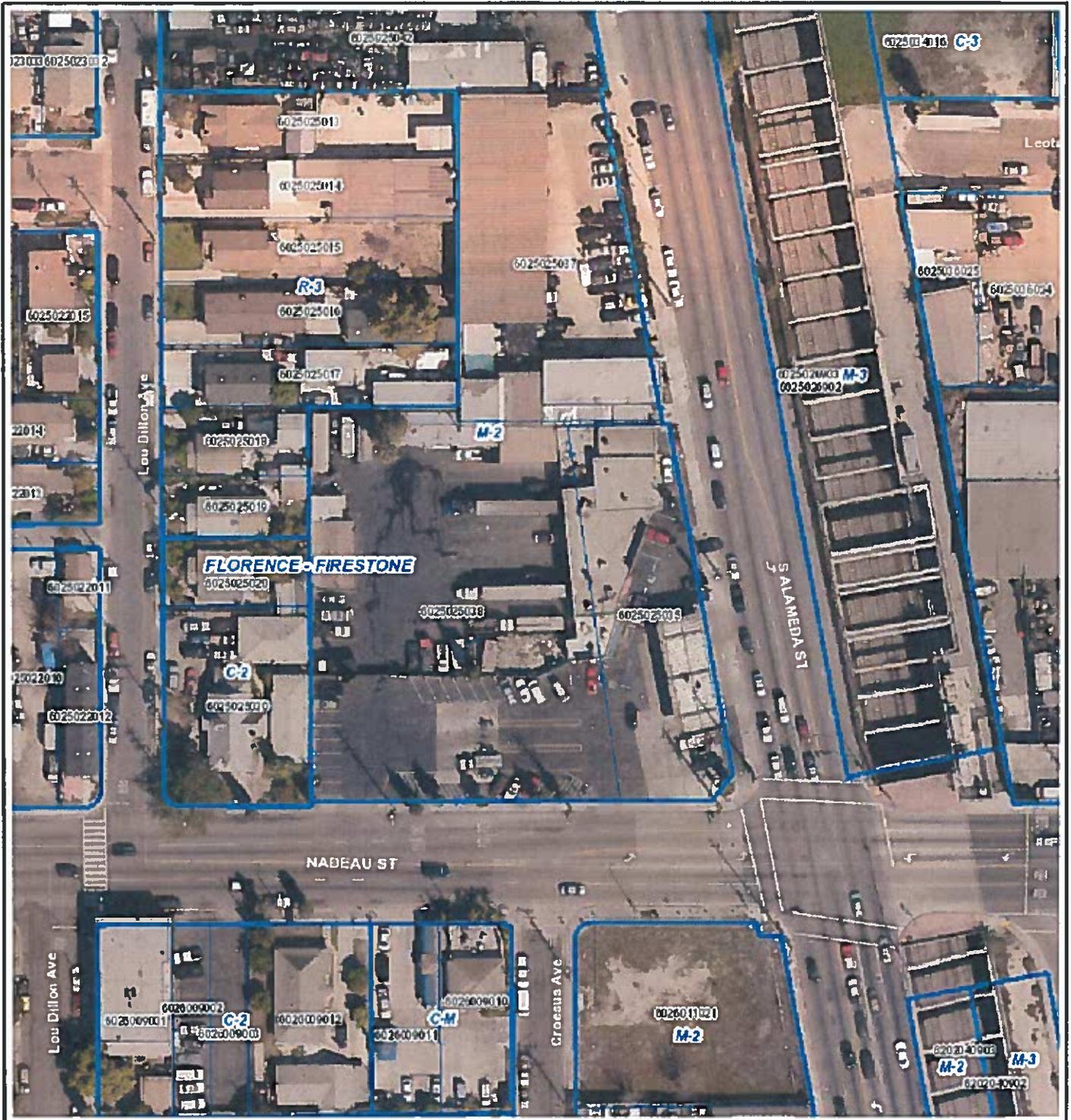
# 2121 Nadeau Street Zoning

Printed: Apr 05, 2016



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section.  
 Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement.  
 Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.





# 2121 Nadeau Street Aerial

Printed: Apr 05, 2016



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section.  
 Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement.  
 Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



**ENTITLEMENTS REQUESTED**

- A Conditional Use Permit (CUP) to authorize the establishment and maintenance of a 49-foot wireless telecommunication facility (WTF) in the M-2 (Heavy Manufacturing) Zone pursuant to County Code Section 22.32.190.

**PROJECT DESCRIPTION**

Installation and operation of a WTF, specifically the installation of 12 panel antennas, 12 RRU's and two raycaps and a microwave dish mounted on a new 49-foot mono-palm in a 450 square foot lease area. Additionally, three RPS antennas, associated utility equipment, and a standby generator are to be mounted on a concrete slab inside a new 8-foot CMU wall enclosure. The project location is at 2121 Nadeau Street and is zoned M-2 (Heavy Manufacturing) in the Florence-Firestone Community Standards District. The property is currently developed as a truck storage yard and is in close proximity to a residential neighborhood.

**EXISTING ZONING**

The subject property is zoned M-2 (Heavy Manufacturing).

Surrounding properties are zoned as follows:

North: R-3 (Limited Density Multiple Residence), M-2 (Heavy Manufacturing)

South: C-2(Neighborhood Business), C-M (Commercial Manufacturing), M-2

East: M-2

West: C-2, R-3

**EXISTING LAND USES**

The subject property is developed with a commercial trucking yard, a 1900-square-foot gas station with pump stations and a 5700-square-foot convenience store, all are built along the property line going into the neighboring property which has the same property owner. The site has 47 parking spaces with 25 being dedicated towards customers of the convenient store and gas station. On the truck yard itself there is also an 1150-square-foot house, a 890-square-foot office and a 350-square-foot storage room.

Surrounding properties are developed as follows:

North: Auto Repair

South: Parking Lot; Residence; Vacant Lot

East: Railroad Corridor; Auto; Truck Repair

West: Residence

**PREVIOUS CASES/ZONING HISTORY**

A portion of the property was previously zoned M-1 (Light Manufacturing) but was rezoned to M-2 (Heavy Manufacturing) when the new General Plan which was adopted on October 6, 2015.

### **ENVIRONMENTAL DETERMINATION**

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project location is an urbanized area that is not environmentally sensitive. The addition of the wireless facility to an existing developed industrial operation does not significantly alter the current use of the site and is in line with current land use, zoning, and infrastructure for the area. The facility is proposed to be unmanned and would not generate an increase in daily traffic or other activity to the area. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

### **STAFF EVALUATION**

#### General Plan/Community Plan Consistency

The project site is located within the Major Industrial (I) land use category of the Los Angeles County General Plan. This designation is intended for areas that are generally appropriate for major industrial uses including manufacturing, warehousing and storage. The existing and proposed project is a WTF and is consistent with the land use category. The WTF is part of the larger communications infrastructure that is permitted in industrial zones and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- General Policy 58: "maintain high quality emergency response services" (page I-25).

The proposed facility is consistent with this policy, as it will increase wireless services in the area. The applicant contends that the proposed WTF will improve wireless coverage for the area. The applicant has provided existing and predicted coverage areas showing that the proposed project will improve the wireless network for indoor, outdoor and in-vehicle coverage areas.

#### Zoning Ordinance and Development Standards Compliance

- There are no applicable development standards in the M-2 zone that are applicable to this project. However the project is subject to the wireless telecommunication facility (WTF) policy memo.
- In accordance with the WTF policy memo the proposed facility complies with the height requirement, is adequately screened, secured and camouflaged through a mono-tree design and does not displace any required parking for the site.

Pursuant to Section 22.44.138(D)(9) of the County Code, establishments in the Florence-Firestone Community Standards District (CSD) are subject to the following development standards:

- Properties that adjoin a residential zone or sensitive use as described in subsection D.6.a. of this section shall have a minimum 8-foot high solid wall or solid fence along the common property line in compliance with Section 22.52.610.

The WTF complies with all applicable development standards for the zone WTF policy and the CSD. The proposed wall surrounding the lease area is 8 feet in height.

#### Site Visit

Staff conducted a site visit on December 4<sup>th</sup>, 2014 and the premises appeared to be well maintained.

#### Burden of Proof

The applicant is required to substantiate all facts identified by Section 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

The project is located in an urbanized area developed with industrial uses and low density residential uses. The construction of a new WTF is compatible with the surrounding land uses. The WTF is to be camouflaged as a palm tree, blending with the existing palm trees in the landscaped setback of the industrial facility. The lease area is located toward the rear of the property and contains all the necessary equipment for the functioning of the WTF. At over 200 feet away from the front property line and located closer to the adjacent industrial properties, the facility is minimally visible from the residential uses across the street and nearer to the neighboring industrial uses, ensuring its compatibility with the proximate uses. Further, the lease area is delineated by a block wall within a larger fenced area for the industrial facility. The design has specified the use of palm fronds that will extend 12" beyond the antennas, adequately screening the antennas of the WTF. Access to the facility is provided by a driveway that leads directly to the lease area providing ease of access for maintenance purposes. The project is not expected to have a negative effect on the environment or to impact existing public service and utility systems. Staff is of the opinion that this facility is compatible with the surrounding neighborhood.

#### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The County Department of Public Health cleared the project on October 20, 2015 but commented that the project must comply with the Toxics- Epidemiology Program and the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12. The Fire department cleared the project on September 21, 2015 with no comments or conditions. Public Works cleared the project on November 3, 2015 with the condition imposed that the project must obtain building permits from the Building and Safety Division.

**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 R2014-02172, Condition Use Permit Number 201400096, 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 R2014-00096 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Phillip Smith, RPA II, Zoning Enforcement West Section  
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

**Attachments:**

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

PS: MK  
January 28, 2016

**DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02172-(SUP DISTRICT 2)  
CONDITIONAL USE PERMIT NO. 2014-00096**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on April 19, 2016, in the matter of Conditional Use Permit No. 201400096 ("CUP").
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the establishment and maintenance of a 49-foot tall wireless telecommunication facility pursuant to County Code section 22.32.190 for a project in the M-2 (Heavy Industrial) Zone ("Project") on a property located at 2121 Nadeau St in the unincorporated community of Florence-Firestone ("Project Site").
3. The Project Site is 1.02 gross acres in size and consists of one legal lot. The Project Site is irregular in shape with generally flat topography and is developed with an existing truck storage lot, a two-story 6,570 square foot gas station with market and a one-story 850 square foot office.
4. The Project Site is located in the Roosevelt Park Zoned District and is currently zoned M-2 (Heavy Manufacturing).
5. The Project Site is located within the I-Major industrial land use category of the General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
  - North: R-3 (Limited Density Residence), M-2(Heavy Manufacturing)
  - South: C-2(Neighborhood Business); C-M (Commercial Manufacturing), M-2
  - East: M-2
  - West: C-2; R-3
7. Surrounding land uses within a 500-foot radius include:
  - North: Auto Repair
  - South: Parking Lot; Residence; Vacant Lot
  - East: Railroad corridor; Auto Truck Repair
  - West: Residence
8. The subject property was previously zoned M-1/M-2 under Ordinance 8711 which was passed October 29, 1940. The property was rezoned entirely to M-2 under the General Plan 2035 which was passed November 5, 2015.
9. The site plan for the Project depicts the project site with a new 49-foot mono-palm on a lease site of 450 square feet (15 X 30 feet). The plan depicts twelve (12) panel antennas, twelve (12) RRUs with A2 Backpack three (3) arrays, two (2) raycaps &

one (1) microwave dish mounted on a proposed 49-foot utility pole disguised as a monopalm on the north side of a 1.02 acre parcel. There is also a proposed 8'-0" utility cabinet at the base of the monopalm built on a new concrete slab at grade. The lease area is delineated with a cinder block wall enclosure. Within the enclosure will be a standby generator and two (2) raycaps mounted on the new concrete slab inside of a new CMU wall enclosure. The antennas will be painted to match the monopalm and faux bark will be applied to the support pole to resemble the trunk. Ingress and egress to the facility is available at several points along Nadeau Street.

10. The Project Site is accessible via Nadeau Street to the south. Primary access to the Project Site will be via an entrance/exit on Nadeau Street.
11. The project will not provide any dedicated parking and will rely on existing on-site parking areas for maintenance visits.
12. The County Department of Public Health cleared the project on October 20, 2015 but commented that the project must comply with the Toxics- Epidemiology Program and the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12. The Fire department cleared the project on September 21, 2015 with no comments or conditions. Public Works cleared the project on November 3, 2015 with the condition imposed that the project must obtain building permits from the Building and Safety Division.
13. Prior to the public hearing on the Project, the 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 involves construction of a facility in an existing urbanized area that will not significantly alter or impact the existing development pattern and land use of the area.
14. 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 hearing by mail, newspaper, and property posting.
15. A Florence-Firestone Community Leaders meeting was held on July 8, 2015. During the meeting a brief overview of the project was presented to community members by the applicant. No complaints were submitted to Regional Planning at that time and no calls in opposition have subsequently been made to the department.
16. Reserved for Hearing Proceedings.
17. The Hearing Officer finds that the project is consistent with the plans and policies of the Countywide General Plan. The WTF is located in an urbanized area, served by public services, and is consistent with the countywide policies encouraging the use

of existing investment in public services. As part of the communication infrastructure, the WTF is also consistent with and furthers the policy goals of maintaining high quality emergency response services.

18. The Hearing Officer finds that the Project is allowed in the subject zone category with the approval of a conditional use permit. Further, the Project is consistent with the development standards of the M-2 zone as set forth in section 22.32.190 of the County Code.
19. The Hearing Officer finds that the project is adequately camouflaged to prevent visual impacts to the surrounding neighborhood. The palm tree camouflage is consistent with the palm trees found in the landscaped setback of the property on which the Project is located.
20. The Hearing Officer finds that as an unmanned facility, the Project will not generate any significant additional activity to the area.
21. The Hearing Officer finds that the Project is adequately secured by proposed CMU wall around the lease area and existing fencing around the entire property to ensure access only to authorized personnel.
22. The Hearing Officer finds that the Project Site is adequate in size to accommodate all project components.
23. The Hearing Officer finds that the Project is adequately served by improved local roads and highways to accommodate the kind and quantity of traffic the Project would generate.
24. The Hearing Officer finds that the Project is compatible with the surrounding land uses through the location and design of the facility, placed closer to industrial uses and disguised as a palm tree, which blends in with the existing landscaping on site.
25. 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.
26. 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 Florence- Firestone community. On March 15, 2016, a total of 91 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 Florence Firestone Zoned District and to any additional interested parties.

27. 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 21000 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
- 2. Approves Conditional Use Permit No. 2014-00096, subject to the attached conditions.

**ACTION DATE: April 19, 2016**

MK:PS  
04/19/16

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02172  
CONDITIONAL USE PERMIT NO. 201400096**

**PROJECT DESCRIPTION**

The project is a request to authorize the construction and operation of a 49-foot tall wireless telecommunications facility (WTF) disguised as a monopalm. The WTF consists of twelve panel antennas, twelve RRUs with A2 Backpack, three arrays, and equipment and utility cabinets, among other necessary improvements, 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 fully 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 fully 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 April 19, 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 \$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 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 ("Zoning Ordinance") 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 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.
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 compliance with the plans marked Exhibit "A." If changes to the site plan 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 within sixty (60) days of the date of final approval which will be June 18, 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 be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
19. **PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (WIRELESS TELECOMMUNICATION FACILITY)**
20. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
21. 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.
22. 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.
23. 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.
24. 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.

25. 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. 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.
26. 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.
27. 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.
28. The maximum height of the facility shall not exceed 49 feet above finished grade.
29. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
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 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.
32. 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.
33. 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.
34. 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.

35. New equipment added to the facility shall not compromise the stealth design of the facility.
36. Antennas shall be painted or covered to match their background (branches or trunk). The antennas shall not extend beyond the monotree 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.
37. Appurtenant equipment boxes shall be screened or camouflaged.
38. This grant entitles the permittee the use of a new wireless telecommunications facility built on a new mono-palm but does not entitle the permittee to retain the pole for its sole use. Notwithstanding the provision of Condition No. 9 if the existing pole is removed prior to the termination date of this grant, this grant shall thereupon terminate. The permittee will be required to either obtain a new conditional use permit to either relocate its facilities or install a new pole and continue the use at the present location. Application for a conditional use permit at such time shall be subject to the regulations then in effect.
39. Upon termination of this grant or after the construction of this facility, 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**

40. The antennas and power equipment cabinets shall be painted and maintained with a color that blends into and harmonizes with the surroundings, shall not be glossy or reflective in nature, and shall be maintained in good condition at all times.
41. No cigarette smoking shall be allowed in the vicinity of the construction area; all construction equipment and other vehicles shall be kept on the east side of the existing pole; and, a temporary construction fence shall be placed around the oak tree driplines to prevent encroachment.
42. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated October 20, 2015.

MK:PS

## Burden of Proof Statement

Verizon Wireless "Marbrisa" Communications Facility  
2121 Nadeau Street  
Los Angeles, CA 90001

### General Plan/ Community Consistency

This project site is located within the M-2 Heavy Manufacturing land use category of the Countywide General Plan. This land use category is open to all uses except some heavy industries. An area so zoned prohibits residential and schools. The proposed wireless facility provides telecommunications services to the public, and is therefore consistent with the permitted uses of the underlying land use category.

The Countywide General Plan calls for promoting the full use of existing service systems in order to gain maximum benefit from previous public investments. The proposed project has adequate access to existing transportation, energy, and utility services to service this facility and will, therefore, promote full use of the existing service systems and will benefit from previous public investments.

The Countywide General Plan (Policy 58 I-25) calls for maintaining high quality emergency response services. The proposed Verizon Wireless telecommunications facility will improve cellular telephone service, enhancing safety and standard usage in the area. The addition of this facility to the surrounding network of wireless facilities will improve signal coverage and cell phone reliability in the area, which will result in fewer dropped calls in times of emergency.

The Countywide General Plan (Policy 7, Page III-12) calls for the assurance that the proposed facility will be compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards. The location of the proposed facility is on a property which has extensive pine tree vegetation to the north of the property. The installation of a monopine structure will mimic the existing pine trees in the immediate area, minimizing the facility's visual impact. The equipment will be housed in a tan aggregate finish concrete shelter located inside a CMU wall which is consistent in size with the various other small buildings and equipment sheds on the site. The proposed CMU wall will have a small planter on the street side which will have landscape screening shrubbery plantings to further hide it from public view. The placement of the facility on the property adjacent to existing live pine trees aids in ensuring the development is compatible with the natural environment and

the design and colors of the equipment compound is compatible with similar structures in the area and is of high quality, durable construction.

## Zoning Ordinance and Development Standards Compliance

Wireless telecommunications facilities are not a specified use in the Title 22 of the Los Angeles County Code (Zoning Code). However all uses are permitted in this zone.

Guidelines for the development of wireless telecommunications facilities are provided in the Subdivision and Zoning Ordinance Policy No.1-2010 memo, dated July 26, 2010. The memo specifies that ground mounted wireless facilities, not located in a public right-of-way, shall not exceed the maximum height allowed in the applicable zone, up to 13 times buildable area. The height of the proposed monopine is 60'; therefore, it is within the required height limit.

For uses where the parking requirements are not specified in the Zoning Code, Section 22.52.1220 authorizes the director to impose an amount of parking spaces that he finds adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits, approximately once per month. There is adequate space on the subject property for onsite parking

## Neighborhood Impact/Land Use Compatibility

The proposed use of this site is visually compatible with the character of the development in the surrounding area and will not be detrimental to the use, enjoyment or valuation of properties in the vicinity. The proposed project has access to existing transportation, energy, and utility infrastructure to service the facility and 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 otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed project is served by a fully improved private street, Nadeau Street, which is sufficient in meeting the traffic needs of the proposed project; therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind of traffic such use would generate, and by other public or private service facilities as are required.

The proposed wireless telecommunications facility will improve cellular telephone service, enhancing safety and standard usage in the area. The addition of the facility to the surrounding network of wireless facilities will improve signal coverage and cellphone reliability in the area which will result in fewer calls in times of emergency. This facility will be required to operate within the regulations of the FCC and State Public Utilities Commission; therefore, the requested use at the location proposed will neither adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, nor will it be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. It will not jeopardize, endanger nor otherwise constitute a menace to the public, safety or general welfare.

## Summary

Based upon the above factors, Verizon respectfully requests that the project, as proposed, be approved for development.

---



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2014-02172

MAP DATE: 09/21/15

LOCATION: 2121 Nadeau St, Florence-Firestone

PLANNER: Philip Smith

---

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO  
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE  
FOLLOWING CONDITIONS OF APPROVAL.**

The Land Development Unit has no requirements for this project for the proposed project; however, building plans are to be submitted to Fire Department's Commerce Fire Prevention Office, (323) 890-4125, for review.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).

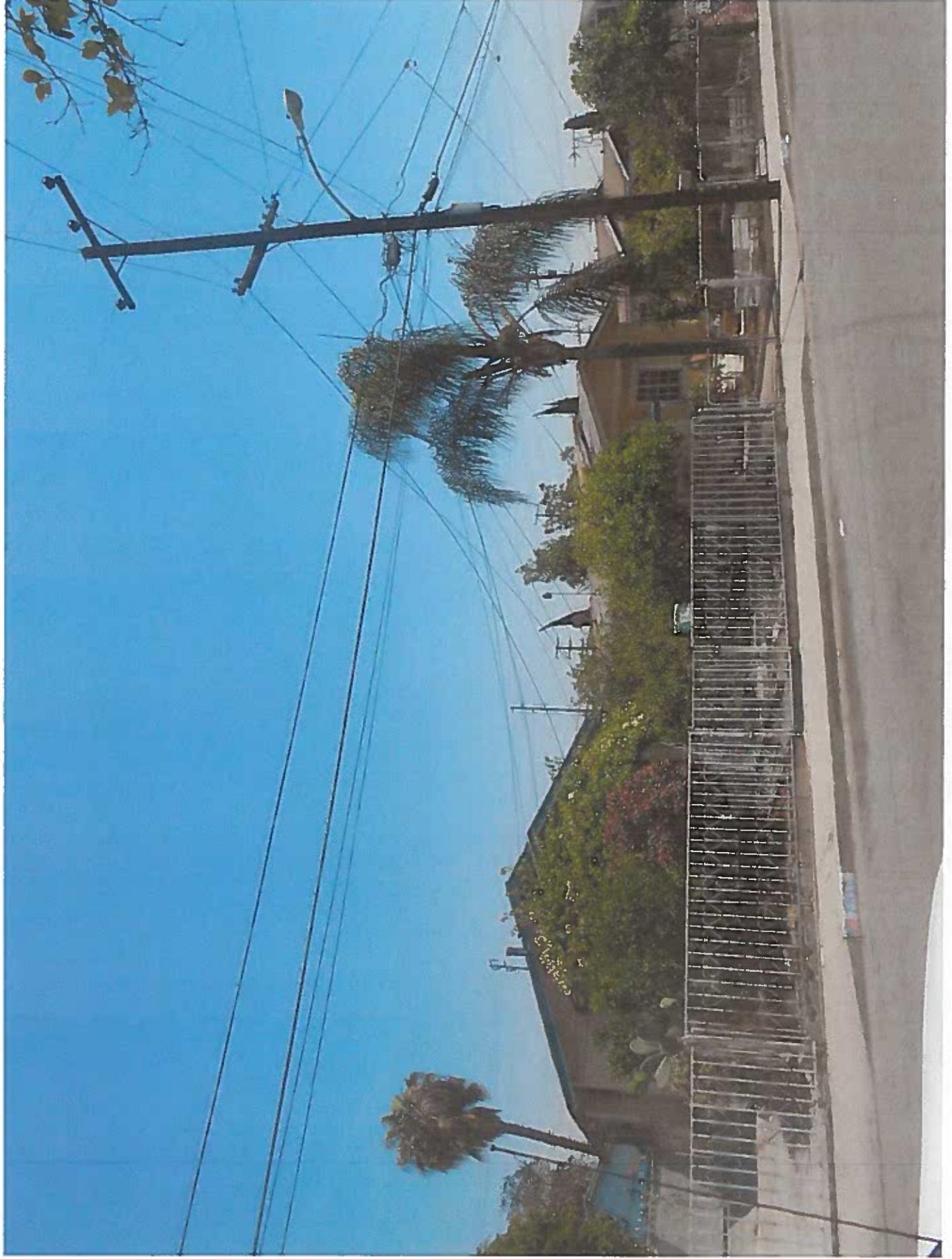


Photo Key

Verizon Site "Marbrisa"

2121 Nadeau Street

View Looking East at Site - West Elevation (Existing)



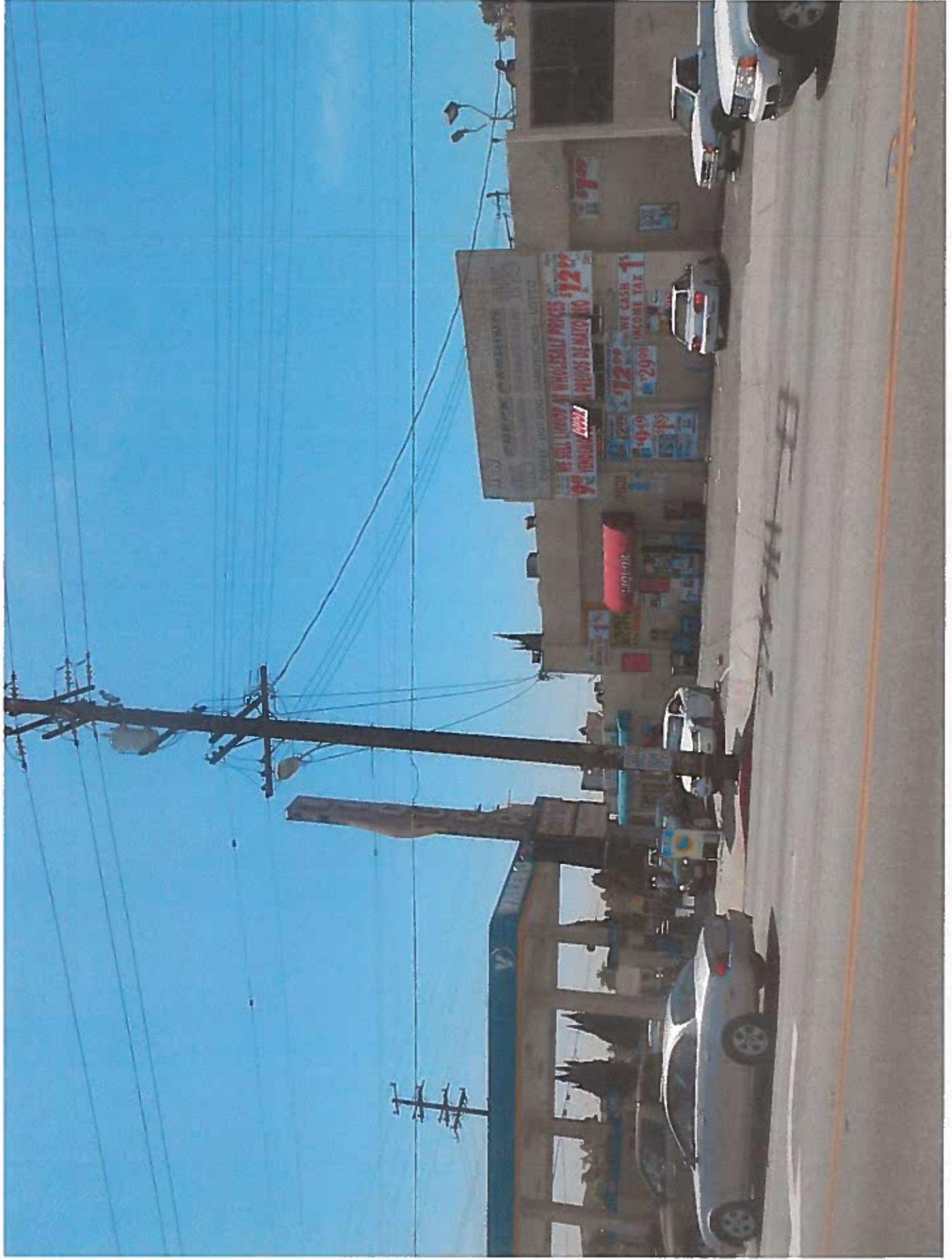
Verizon Wireless - 2121 Nadeau St., Los Angeles, CA 90001

View Looking North at Site - South Elevation (Existing)



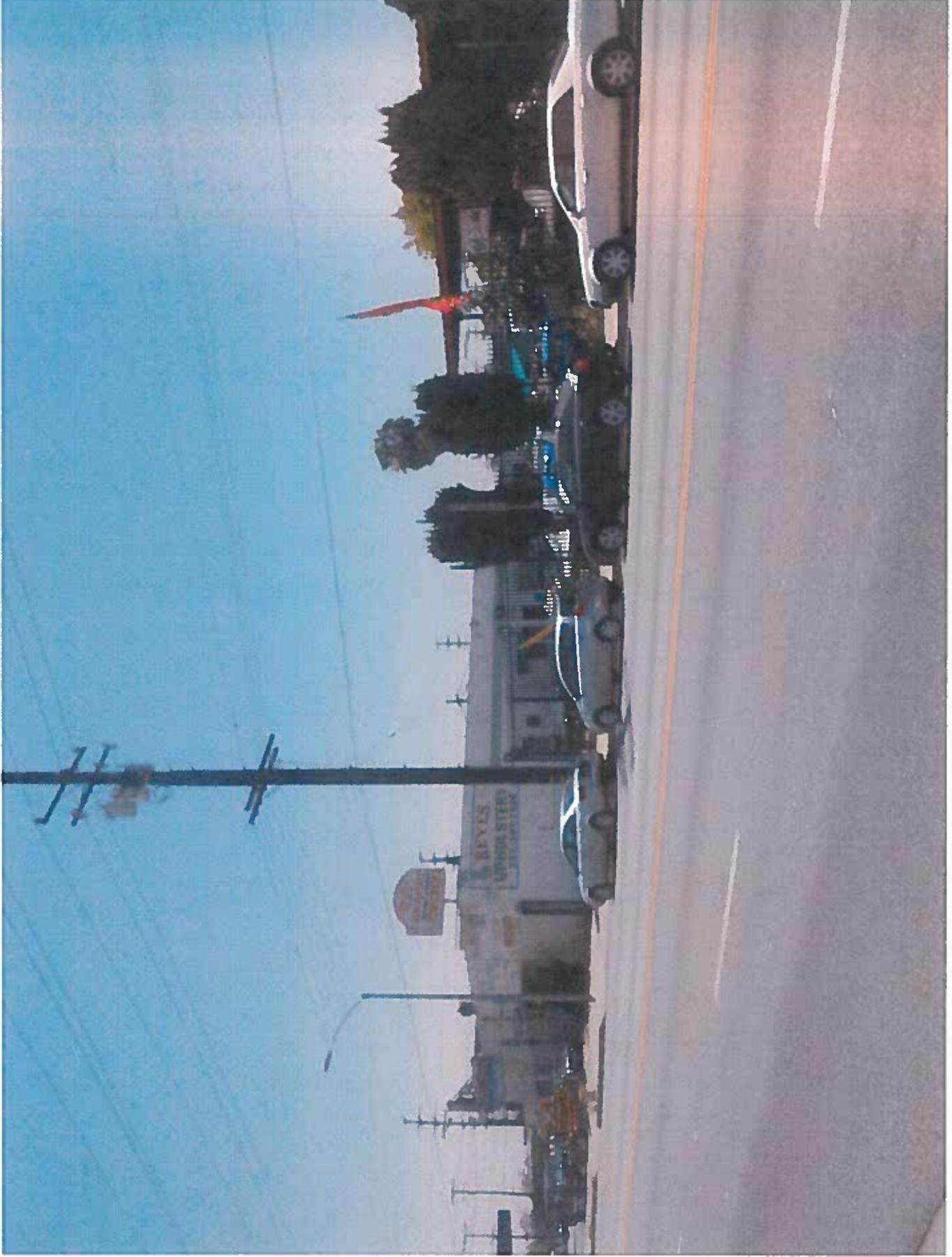
Verizon Wireless - 2121 Nadeau St., Los Angeles, CA 90001

View Looking West at Site - East Elevation (Existing)



Verizon Wireless - 2121 Nadeau St., Los Angeles, CA 90001

View Looking Southwest at Site - Northeast Elevation (Existing)



Verizon Wireless - 2121 Nadeau St., Los Angeles, CA 90001



# MARBRISA

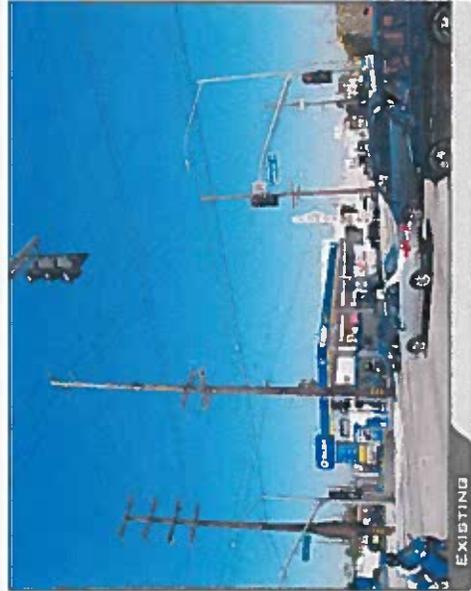
2121 NADEAU STREET LOS ANGELES CA 90001



VIEW 1



62018 Google Maps



PROPOSED LOOKING NORTHWEST FROM NADEAU STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

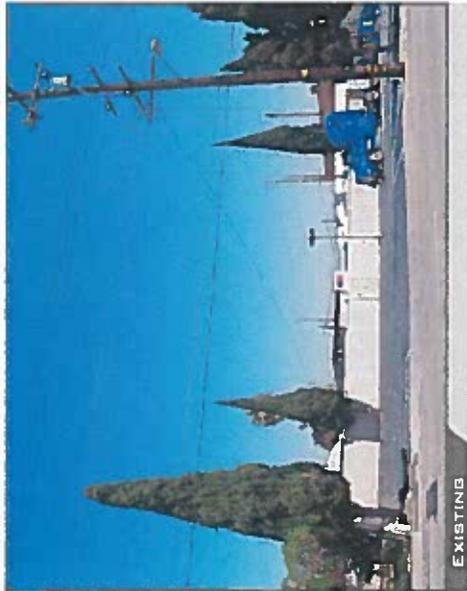
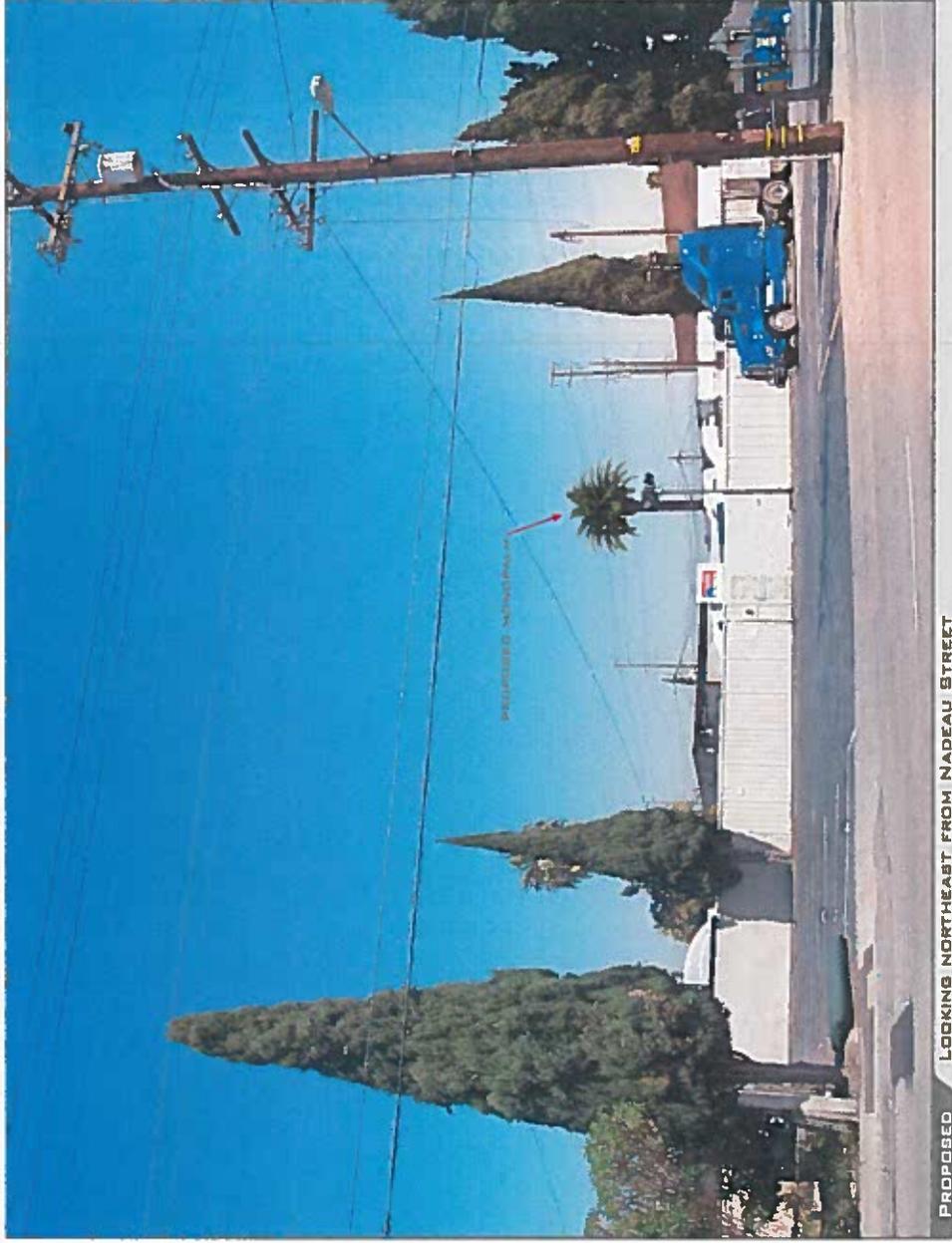


# MARBRISA

2121 NADEAU STREET LOS ANGELES CA 90001



VIEW 2



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

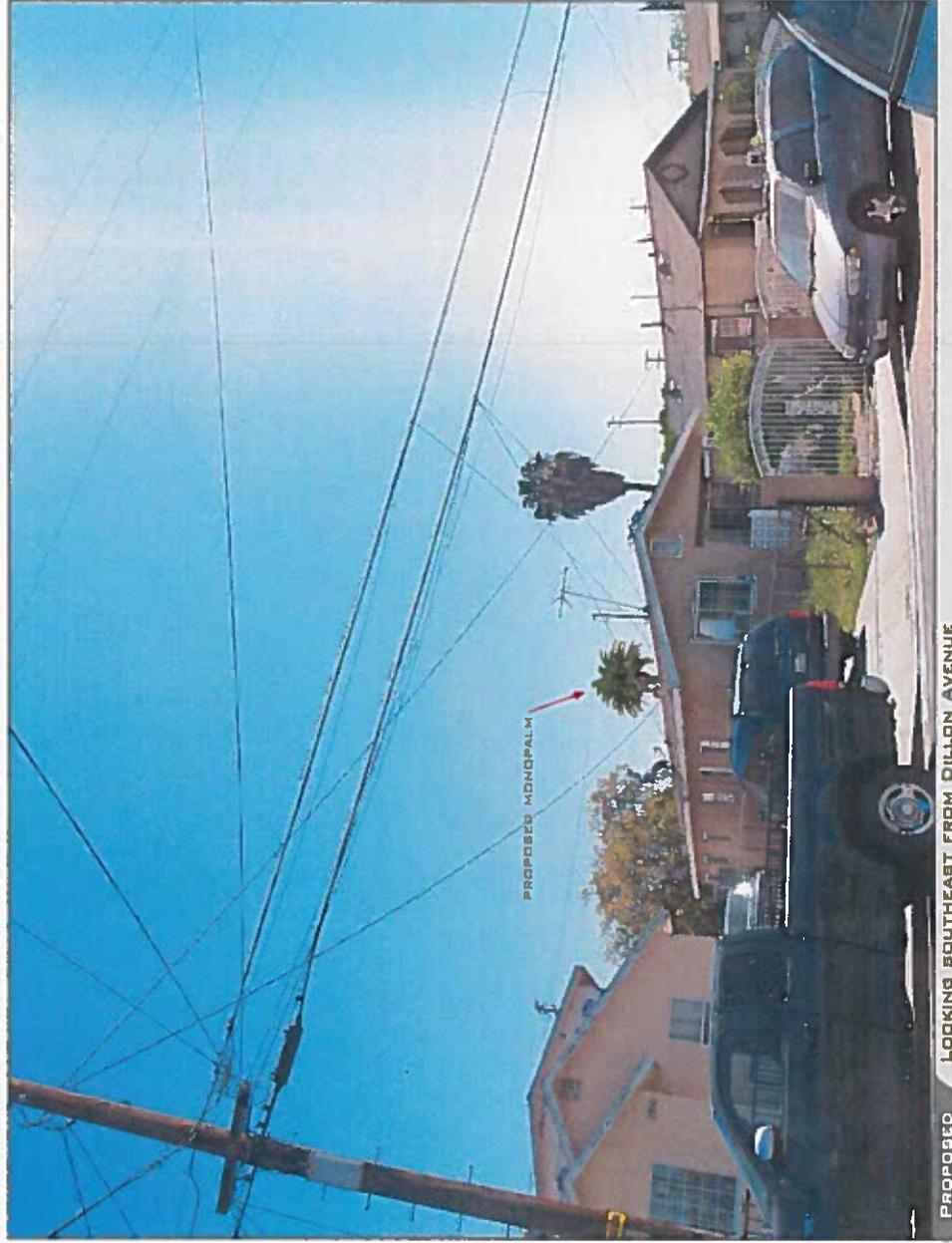
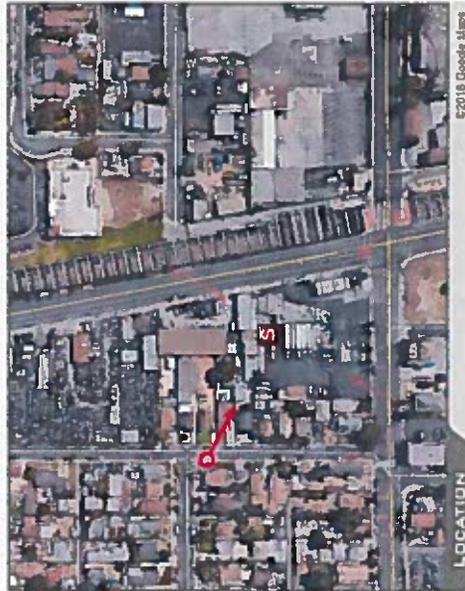


# MARBRISA

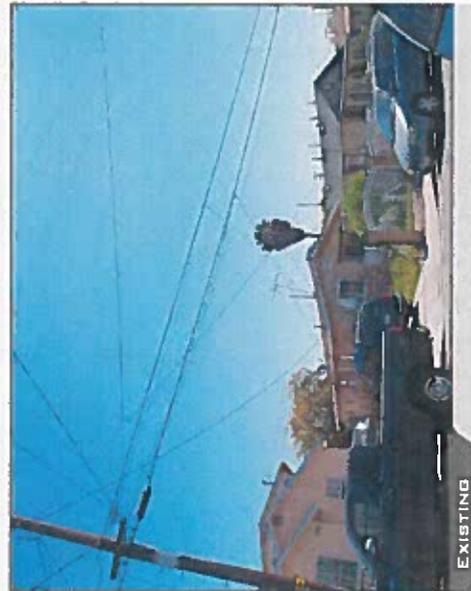
2121 NADEAU STREET LOS ANGELES CA 90001



VIEW 3



PROPOSED LOOKING SOUTHEAST FROM DILLON AVENUE



EXISTING

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



# MARBRISA

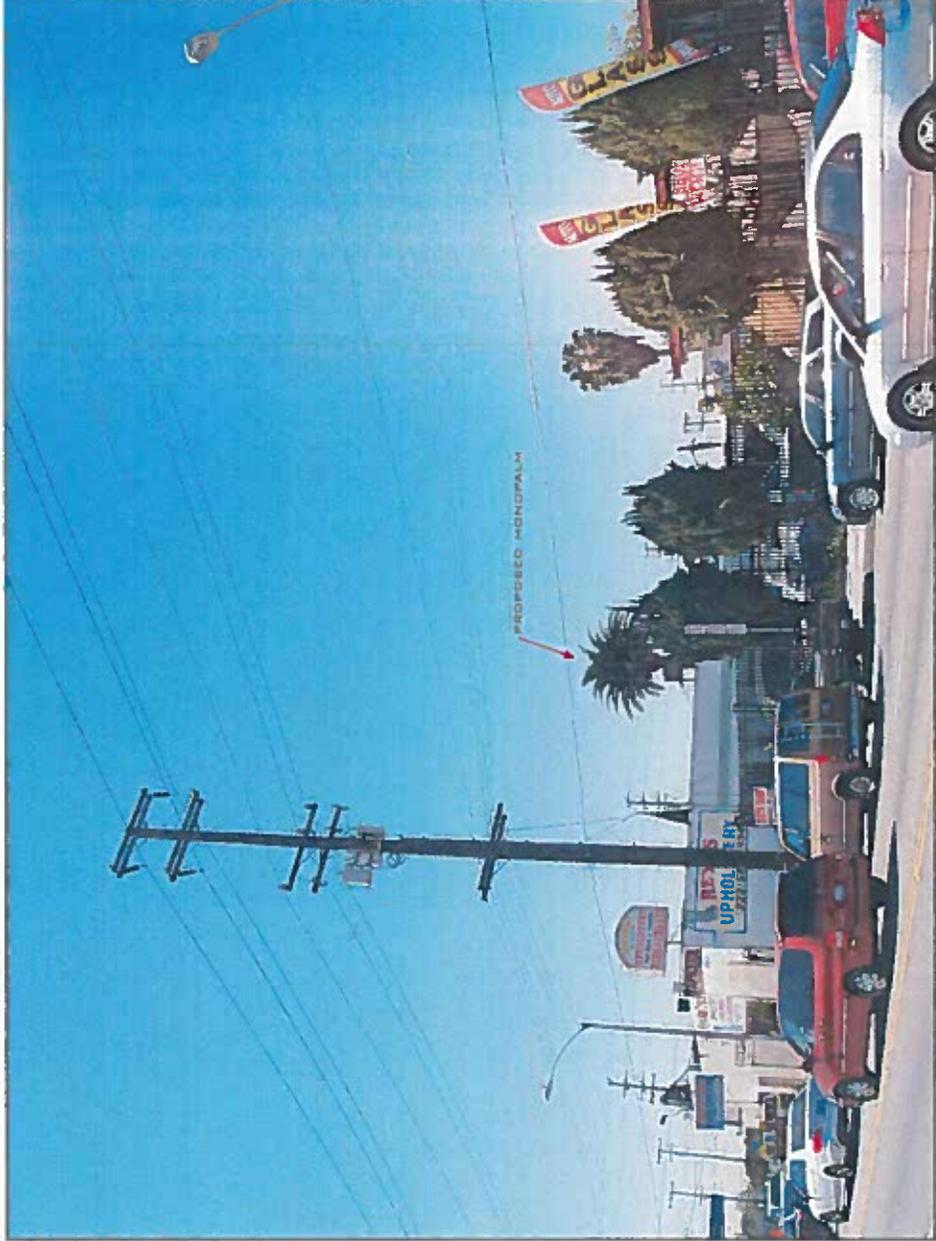
2121 NADEAU STREET LOS ANGELES CA 90001



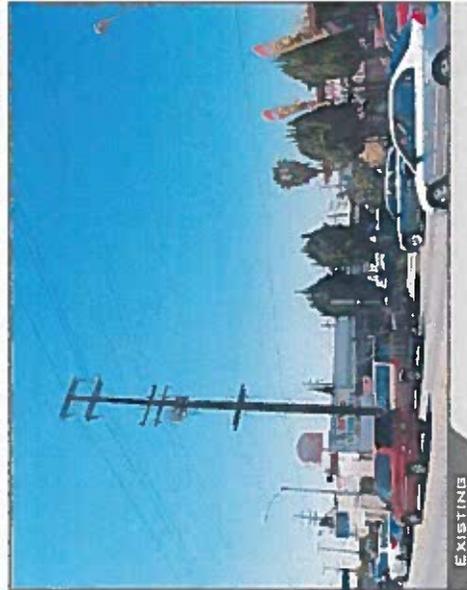
VIEW 4



©2018 Google Maps



PROPOSED LOOKING SOUTHEAST FROM ALAMEDA STREET



EXISTING

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.