

Hearing Officer Transmittal Checklist

Hearing Date
6/16/2015
Agenda Item No.
8

Project Number: R2014-02409-(2)
Case(s): Conditional Use Permit Case No. 201400112
Environmental Assessment Case No. 201400193
Planner: Adrine Arakelian

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft 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

Reviewed By: 



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

PROJECT NUMBER
 R2014-02409-(2)

HEARING DATE
 June 16, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400112
 Environmental Assessment No. 201400193

PROJECT SUMMARY

OWNER / APPLICANT

Verizon Wireless

MAP/EXHIBIT DATE

11/26/14

PROJECT OVERVIEW

The project seeks to authorize the construction of a 50-foot tall wireless telecommunications facility disguised as a monopalm in the M-1 ½ (Restricted Heavy Manufacturing) Zone in the unincorporated West Rancho Dominguez area. Industrial and residential land uses are located within 500 feet. The project is subject to the West Rancho Dominguez-Victoria CSD.

LOCATION

13951 S. Main Street, West Rancho Dominguez-Victoria

ACCESS

Main Street

ASSESSORS PARCEL NUMBER(S)

6132-043-047

SITE AREA

319 square feet

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Athens

LAND USE DESIGNATION

I – Major Industrial

ZONE

M-1½ (Restricted Heavy Manufacturing)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

West Rancho Dominguez-Victoria

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. 130 (West Rancho Dominguez-Victoria CSD requirements)
 - 22.32.140 (M-1 ½ Zone Development Standards)

CASE PLANNER:

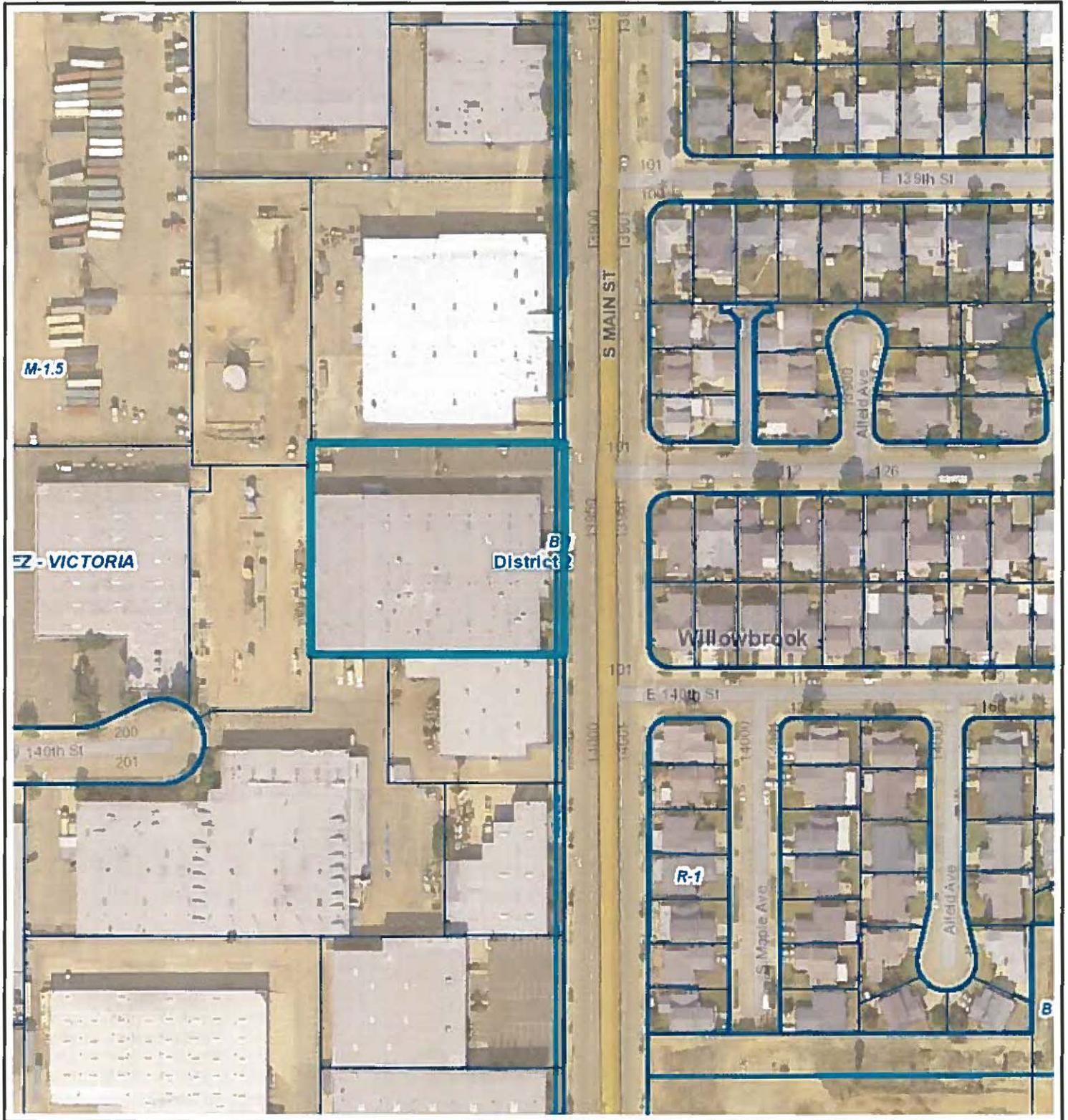
Adrine Arakelian

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Property Locator

Printed: May 27, 2015

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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for construction of a 50-foot tall wireless telecommunication facility with twelve antennas in the M-1½ (Restricted Heavy Manufacturing) Zone pursuant to County Code Section 22.32.130.

PROJECT DESCRIPTION

The project seeks to authorize the construction of a 50-foot tall wireless telecommunications facility (WTF) with twelve antennas disguised as a monopalm within a 319 square foot lease area on a privately owned parcel located at 13951 S. Main Street in the M-1 ½ (Restricted Heavy Manufacturing) Zone in the unincorporated West Rancho Dominguez area. The property is currently developed with a one-story manufacturing building. The lease area for the WTF is located approximately 208 feet from the front property line, 256 feet from the centerline of Main Street, and over 300 feet from residential zoning. The site abuts industrial properties. The project is subject to the West Rancho Dominguez-Victoria CSD.

EXISTING ZONING

The subject property is zoned M-1 ½ (Restricted Heavy Manufacturing).

Surrounding properties are zoned as follows:

North: M-2-DP (Heavy Manufacturing Development Program); M-1½

South: M-2 (Heavy Manufacturing)

East: R-1 (Single-family Residence); M-1 (Light Manufacturing), B-1 (Buffer Strip)

West: M-2

EXISTING LAND USES

The subject property is developed with a one-story manufacturing building.

Surrounding properties are developed as follows:

North: Industrial uses

South: Industrial uses

East: Single-family residential; vacant land

West: Industrial uses

PREVIOUS CASES/ZONING HISTORY

Plot Plan 200801309 approved façade improvements to the existing building and the addition of fencing around the property. The existing building was constructed in 1967, is approximately 40,000 square feet in area, and 27 feet in height.

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 uses such as, but not limited to, manufacturing, warehousing, storage, mineral extraction, research and development, and local industrial services. The WTF 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 54: Promote the full use of existing service systems to gain maximum benefit from previous public investments.*

The requested entitlement for the new WTF builds upon an existing network of facilities to close gaps within the developing communications infrastructure in an urbanized area served by existing urban infrastructure. Locating the WTF in an urbanized area within existing systems benefits and builds upon previous public investment. Therefore the project is consistent with this policy.

- *General Policy 58: Maintain high quality emergency response services.*

Verizon Wireless has demonstrated an existing gap within the wireless communications system at this location. WTFs serve the public and emergency responders in emergency situations. Closing gaps within the system ensures greater access to communications systems during emergency situations.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.32.140 of the County Code, establishments in the M-1½ Zone are subject to the following applicable development standards:

- Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

Pursuant to Section 22.44.130 of the County Code, establishments in the West Rancho Dominguez-Victoria Community Standards District (CSD) are subject to the following applicable development standards:

- Structures over 250 feet away from residential zoning are limited to 90 feet in height.

The WTF complies with all applicable development standards for the zone and the CSD. The structure is a maximum of 50 feet in height and over 300 feet away from a residential zone. Regarding parking requirements, Part 11 of Chapter 22.52 does not specify parking for WTFs but states that for unspecified uses, the Director shall determine the number of parking spaces required. In this case, the unmanned WTF is located on a large industrial property with ample existing parking to meet the needs of the occasional maintenance requirements.

Site Visit

Staff visited the site on April 28, 2015 and found the site in good condition with adequate vehicular access to the proposed lease area.

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 wrought iron fencing 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 Departments of Public Works, Public Health, and Fire were consulted, reviewed the project, and cleared the project for public hearing with minimal comments. Public Health cleared the project with no conditions on December 3, 2014 but commented that the project must comply with the County Noise Control Ordinance. Public Works cleared the project on February 24, 2015 with the condition imposed that the project must obtain building permits from the Building and Safety Division. The Fire Department cleared the project on March 13, 2015 with no comment or conditions.

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 R2014-02409-(2), Conditional Use Permit Number 201400112, 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.

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER 201400112 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Adrine Arakelian, RPA II, Zoning Permits 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
Site Photographs
Photo Simulations
Site Plan
Land Use Map

MK:AA
May 18, 2015

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02409-(2)
CONDITIONAL USE PERMIT NO. 201400112**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400112 ("CUP") on June 16, 2015.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction and maintenance of a 50-foot tall wireless telecommunications facility ("Project") on a property located at 13951 S. Main Street in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site") in the M-1½ zone pursuant to Los Angeles County Code ("County Code") section 22.32.130.
3. The Project Site is a 319 square foot lease area on the north side of a single parcel approximately 1.71 gross acres in size. The Project Site is rectangular in shape with generally flat topography. The Project Site is on the north side of and adjacent to L.A. Press, a printing operation, and is developed with a one-story, approximately 40,000 square foot industrial building.
4. The Project Site is located in the Athens Zoned District and is currently zoned M-1½ (Restricted Heavy Manufacturing).
5. The Project Site is located within the Major Industrial (I) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:

North: M-2-DP (Heavy Manufacturing Development Program); M-1½
South: M-2 (Heavy Manufacturing)
East: R-1 (Single-family Residence); M-1 (Light Manufacturing), B-1 (Buffer Strip)
West: M-2
7. Surrounding land uses within a 500-foot radius include:

North: Industrial uses
South: Industrial uses
East: Single-family residential; vacant land
West: Industrial uses
8. The existing building was constructed in 1967, is approximately 40,000 square feet in area, and 27 feet in height. In 2008, Plot Plan 200801309 approved façade improvements to the existing building and the addition of fencing around the property.

9. The site plan for the Project depicts a 319 square foot lease area (13' x 24.5') containing the 50-foot tall WTF facility, diesel generator, equipment cabinet, utility lights, and other associated equipment on the north side of a 1.71 acre parcel. The WTF is comprised of twelve (12) eight-foot tall panel antennas arranged in three (3) sectors with four (4) antennas per sector. Additionally, twelve (12) RRU's will be mounted, one behind each antennae, in addition to two (2) raycaps, and one (1) microwave dish. The facility will be disguised as a monopalm with 80 fronds to extend 12 inches beyond the antennas. 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 along Main Street via an existing 20-foot wide driveway. The lease area will be delineated with wrought iron fencing.
10. The Project Site is accessible via Main Street to the east. Primary access to the Project Site will be via an entrance/exit on Main 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 Departments of Public Works, Public Health, and Fire were consulted, reviewed the project, and recommended approval of the project with minimal comments. Public Health cleared the project with no conditions on December 3, 2014, but commented that the project must comply with the County Noise Ordinance. Public Works cleared the project on February 24, 2015 with the condition imposed that the project must obtain building permits from the Building and Safety Division. The Fire Department cleared the project on March 13, 2015 with no comment or conditions.
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 hearings by mail, newspaper, and property posting.
15. 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.

16. 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-1½ zone as set forth in section 22.32.140 of the County Code.
17. 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.
18. The Hearing Officer finds that as an unmanned facility, the Project will not generate any significant additional activity to the area.
19. The Hearing Officer finds that the Project is adequately secured by proposed fencing around the lease area and existing fencing around the entire property to ensure access only to authorized personnel.
20. The Hearing Officer finds that that Project Site is adequate in size to accommodate all project components.
21. 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.
22. 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.
23. 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.
24. 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 West Rancho Dominguez-Victoria community. On May 11, 2015, a total of 87 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 4 notices to those on the courtesy mailing list for the Athens Zoned District and to any additional interested parties.
25. 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 Los Angeles County 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 et seq. of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
- 2. Approves Conditional Use Permit No. 201400112, subject to the attached conditions.

ACTION DATE: June 16, 2015

MKK:AAA
April 30, 2015

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02409-(2)
CONDITIONAL USE PERMIT NO. 201400112**

PROJECT DESCRIPTION

The project is a request to authorize the construction and maintenance of a 50-foot tall wireless telecommunications facility (WTF) disguised as a monopalm. The WTF consists of twelve antennas, twelve RRU's, a diesel generator, 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 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 June 16, 2030.** 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 \$1600.00. 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, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **August 13, 2015**.
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 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 TELECOMMUNICATION FACILITY)

19. This grant shall authorize the construction and maintenance of a 50-foot tall WTF disguised as a monopalm. The WTF consists of twelve antennas, twelve RRU's, a diesel generator, and equipment and utility cabinets, among other necessary improvements.
20. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
21. Upon completion of construction of the facility, the permittee shall provide upon request 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. 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 50 feet above finished grade.
30. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
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 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.

35. 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.
36. Upon termination of this grant or after the construction of this facility, if 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.
37. New equipment added to the facility shall not compromise the stealth design of the facility.
38. 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.
39. Appurtenant equipment boxes shall be screened or camouflaged.
40. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated February 24, 2015.
41. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated December 3, 2014.

Attachments:

Public Works Department Letter dated February 24, 2015
Public Health Department Letter dated December 3, 2014



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

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December 3, 2014

TO: Adrine Arakelian
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA **M.T.**
Environmental Health Division
Department of Public Health

**SUBJECT: CUP CONSULTATION
PROJECT NO. R2014-02409/ CUP201400112
Wireless Facility
13951 South Main Street, West Rancho Dominguez**

- Public Health recommends approval of this CUP.
- Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the CUP request for the above referenced project. The CUP is for the installation, operation, and maintenance of a new freestanding wireless telecommunications facility disguised as a palm tree. The facility will be unmanned. The applicant shall adhere to 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 Department recommends approval of the CUP.

For any questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
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<http://dpw.lacounty.gov>

GAIL FARBER, Director

February 24, 2015

ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Adrine Arakelian

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201400112
PROJECT NO. R2014-02409
13951 SOUTH MAIN STREET
ASSESSOR'S MAP BOOK NO. 6132, PAGE 43, PARCEL NO. 47
UNINCORPORATED COUNTY COMMUNITY OF WEST RANCHO DOMINGUEZ

We reviewed the CUP for the installation of a new wireless telecommunication facility within a private property located at 13951 South Main Street in the unincorporated County of West Rancho Dominguez. The proposed wireless telecommunications facility consists of a new 50-foot, mono-pine tree with 12 panel antennas. All associated radio equipment, equipment cabinets, and the emergency back-up generator will be located within a fenced "Lease Area".

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:

1. Building and Safety

- 1.1 Submit building plans to Public Works' Building and Safety Division, Southwest District office, for review and permit issuance.

For questions regarding the building and safety conditions, please contact Clint Lee of Building and Safety Division at (626) 458-3154 or clee@dpw.lacounty.gov.

Mi Kim
February 24, 2015
Page 2

If you require additional information, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

TM:tb

P:\dpub\SUBPCHECK\Plan\CUP\CUP 201400112 -13951 SOUTH MAIN STREET\TCUP 201400112\CUP 201400112 . DPW approval Memo docx

Verizon Wireless
13951 South Main Street
Conditional Use Permit

Conditional Use Permit Case - Burden of Proof per Section 22.56.040

- 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.**

The proposed wireless telecommunications facility is unmanned and will be located on property zoned for M-1.5 (Manufacturing). The proposed wireless facility will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area insofar as the proposed use will not add to the ambient noise level, it will not generate any obnoxious odors or solid waste and will not generate a notable level of additional traffic. The proposed use will also not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site insofar as the proposed use will be unmanned and will require only periodic maintenance visits following construction of the facility. Furthermore, the proposed facility will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare insofar as the proposed facility is unmanned and is part of a regional network of antennas providing ubiquitous wireless telecommunications service.

The proposed facility is designed to provide Verizon Wireless' customers that reside, work and travel through the immediate area with improved wireless telecommunication services. Currently, Verizon's coverage in the area is substandard resulting in dropped and/or blocked calls. The proposed facility will provide improved coverage and capacity to Verizon's wireless network ensuring fewer blocked and dropped calls as well as providing customers with the latest in wireless services (LTE).

It should also be noted that wireless communications technology has proven to be convenient for personal use, necessary for business and essential during emergency situations where traditional telephone service is not available or becomes disrupted or overloaded in the event of a natural disaster. To that end, the proposed wireless telecommunications facility will contribute to the public health, safety and general welfare.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise**

Verizon Wireless
13951 South Main Street
Conditional Use Permit

required in order to integrate said use with the uses in the surrounding area.

Verizon Wireless is proposing the scope of work as follows:

- Install a new freestanding facility disguised as a palm tree.
- Install twelve (12) new 8' panel antennas, arranged in three (3) sectors. They will be painted green to match the fronds.
- Install nine (9) Remote Radio Units (RRUs) that will be mounted on the back side of the antennas.
- Install 2 raycaps (surge suppressors) on the pole and within the antenna arrays.
- Install a 2 foot microwave dish on the pole. It will be painted brown to match the pole.
- Install five (5) outdoor equipment cabinets.
- Install a backup generator.
- Install three (3) new GPS antennas.
- Install chain link to enclose the lease area.

The subject property is of adequate size to accommodate the proposed use while not impacting the current use of the property. The installation of the proposed facility will not preclude other wireless facilities from being established at this same location.

Section 22.52.1220 of the Los Angeles County Zoning Ordinance requires that one parking space be provided for the monthly maintenance site visits. The subject site has more than adequate space to allow for the parking of one or more vehicles.

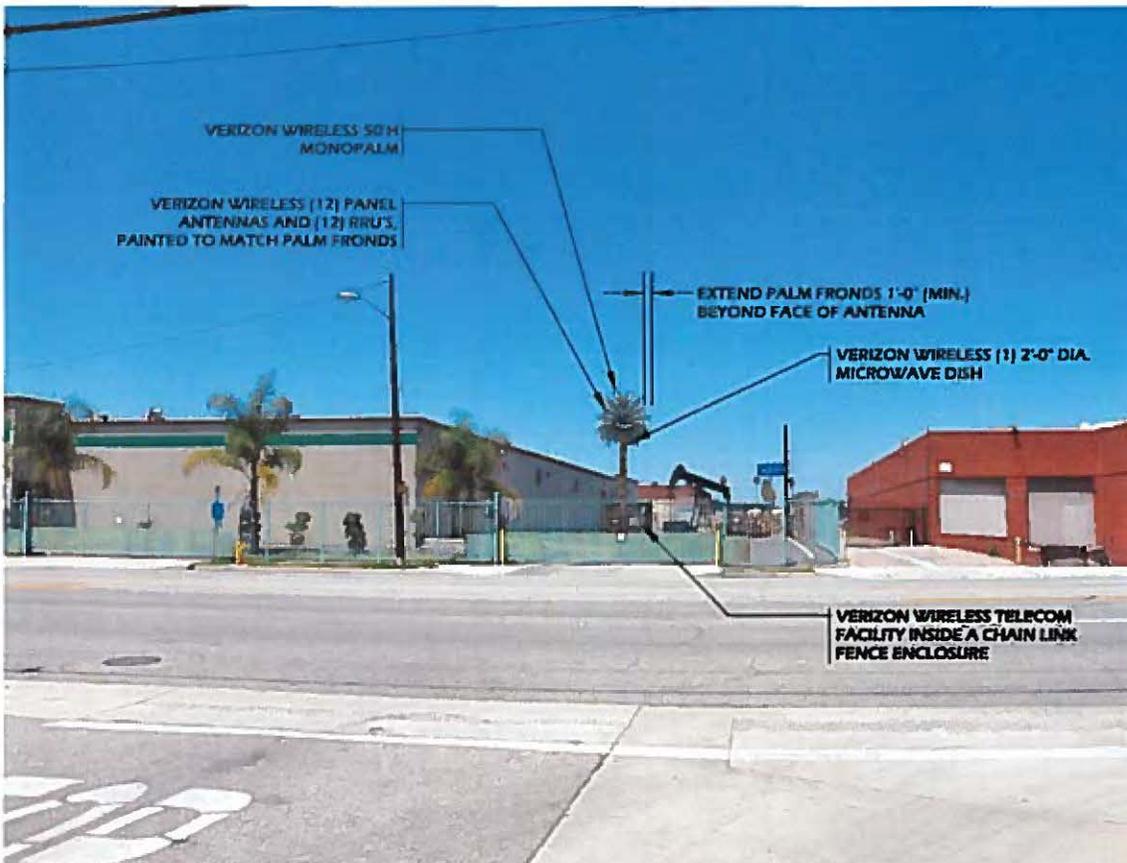
- C. That the proposed site is adequately served: 1) by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2) by other public or private service facilities as are required**

The proposed wireless telecommunications facility will be unmanned, will not create an increase in traffic and will not require any public or private services beyond single-phase 110V electrical and telephone service.

Site Photograph and Simulation, provided by applicant:



Existing site, view from Main St.



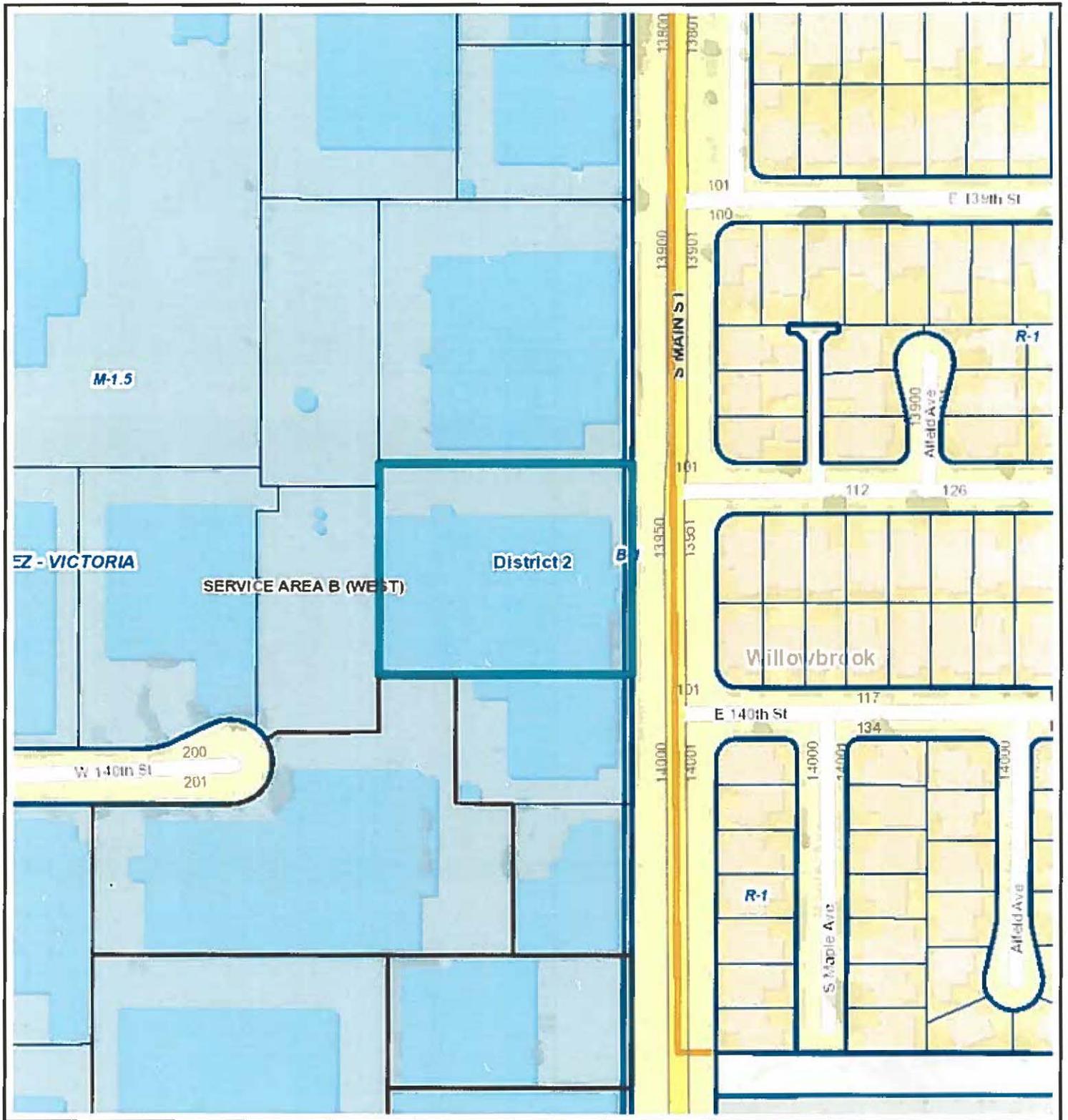
Photosimulation of WTF on site, view from Main St.



Existing site photo, view from Main St. south of project site.



Photosimulation of WTF on site, view from Main St. south of project site.



Land Use and Zoning Map

Printed: May 27, 2015

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