



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

December 17, 2014

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207 E. Broadway, Suite 201  
Long Beach, CA 90802

**REGARDING: PROJECT NO. R2014-02572-(2)  
CONDITIONAL USE PERMIT NO. 201400122  
17621 S. Susana Road, Compton, CA 90221 (APN: 7306002064)**

Hearing Officer Alex Garcia, by his action of December 16, 2014, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

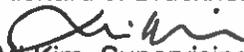
The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on December 30, 2014. **Appeals must be delivered in person.**

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

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Kevin Finkel of the Zoning Permits West Section at (213) 974-6462, or by email at [kfinkel@planning.lacounty.gov](mailto:kfinkel@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

  
Mi Kim, Supervising Regional Planner  
Zoning Permits West Section

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

c: DPW (Building and Safety); Zoning Enforcement

MKK:KAF

**FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02572-(2)  
CONDITIONAL USE PERMIT NO. 201400122**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on December 16, 2014, in the matter of Conditional Use Permit No. 201400122 ("CUP").
2. The permittee, SBA 2012 TC Assets, LLC, ("permittee"), requests the CUP to authorize the continued operation of an existing 70-foot wireless telecommunications facility (WTF) ("Project") with no changes on a property located at 17621 South Susana Road in the unincorporated community of Rancho Dominguez ("Project Site") in the M-1 ½ (Restricted Heavy Manufacturing) Zone pursuant to Los Angeles County Code ("County Code") Section 22.32.130.
3. The Project Site is a 600-square foot lease on the western side of a single parcel approximately 2.48 gross acres in size. The Project Site is rectangular in shape with generally flat topography. The project site is on the westside of and adjacent to the Vinotemp business. This business specializes in the manufacturing of wine coolers and refrigerators.
4. The Project Site is located in the Del Amo Zoned District and is currently zoned M-1 ½ and B-1 (Buffer Strip). The lease area is located within the portion of the project site zoned M-1 ½.
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-1 ½ and B-1
  - South: M-1 ½ and B-1
  - East: Cities of Compton and Long Beach and is generally developed with low-density residential uses and school facilities
  - West: M-1 ½
7. Surrounding land uses within a 500-foot radius include:
  - North: warehouses
  - South: warehouses
  - East: Jordan High School Academy ("High School"); single-family residential neighborhood
  - West: warehouses
8. There are two previous approvals on the project site. CUP No. 03-385-(2) was approved on July 6, 2004 and permitted the construction of a WTF disguised as a

monopalm with 12 antennas with associated equipment cabinets, and a mounted and raised concrete pad within a 600-square foot lease area surrounded by a seven-foot high chain link fence. This CUP expired on July 6, 2014. Revised exhibit "A" (REA) 201100304 was approved on February 6, 2012 and permitted the replacement of all existing panel antennas with six new panel antennas, the installation of nine new remote radio heads, the installation of new mechanical equipment, and the installation of additional monopalm fronds to enhance the existing camouflaging of the WTF.

In July of 2014, the Department of Regional Planning issued a letter to the applicant indicating that their CUP had expired. In response to this letter, the applicant filed an application for the requested CUP in September 2014.

9. The site plan for the Project depicts an existing 600-square-foot (20'x30') lease area containing the existing WTF and all associated mechanical equipment on the western side of a 2.48-acre parcel. The WTF is comprised of three (3) panel antennas (one per sector) and six (6) remote radio heads (two per sector) and is disguised as a palm tree with green-painted fronds and brown-painted support pole to resemble a tree trunk. Ingress and egress to the WTF lease area is available along East Via Mondo via an approximately 26-foot wide gated driveway on the north side of the property. Also on the parcel, and unrelated to the request, is an approximately 108,000-square foot warehouse associated with the Vinotemp business.
10. The Project Site is accessible via South Susana Road to the east, an improved major highway, and East Via Mondo to the north, an improved local street. Primary access to the lease area will be via a gated entrance/exit on East Via Mondo.
11. The Project will not provide any dedicated parking and will rely on existing parking areas at the adjacent Vinotemp warehouse for maintenance visits.
12. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, 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 the continued operation of an existing unmanned WTF with no proposed changes.
13. 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.
14. Prior to the Hearing Officer's public hearing, the Department of Regional Planning staff ("staff") did not receive any correspondence regarding this project.
15. A duly noticed public hearing was held on December 16, 2014 before the Hearing Officer. The applicant's representative, Jamie Hall, made himself available to answer

questions from the Hearing Officer. There being no further testimony, the Hearing Officer closed the public hearing, found the Project qualified for a Categorical Exemption pursuant to the State CEQA Guidelines and the Environmental Document Reporting Procedures and Guidelines for the County, and approved the CUP.

16. The Hearing Officer finds that the Project is consistent with the goals and policies of the Countywide General Plan. As a WTF in an urbanized area served by existing public services, the Project is consistent with policies encouraging the use of existing investment in public services. Further, the Hearing Officer finds that as a WTF, the Project is consistent with policies maintaining high quality emergency response services.
17. The Hearing Officer finds that the project is allowed in the subject zone with the approval of a conditional use permit. Further, the Hearing Officer finds that the Project is consistent with all development standards of the M-1 ½ Zone as set forth in section 22.32.140 of the County Code.
18. The Hearing Officer finds that the Project is in compliance with the parking requirements set forth in Part 11 of Chapter 22.52 of the County Code, which allows the Director to determine the parking requirements. Dedicated parking spaces are not required as only periodic maintenance is required for this use.
19. The Hearing Officer finds that the Project is adequately camouflaged to prevent visual impacts to the surrounding neighborhood as it is disguised as a palm tree.
20. The Hearing Officer finds that the Project, as an existing unmanned WTF with no proposed changes, will not generate any substantial increase in activity in the vicinity of the Project Site.
21. The Hearing Officer finds that the Project is adequately secured by existing fencing to ensure access is only available to authorized personnel.
22. The Hearing Officer finds that the Project Site is of adequate size to accommodate all project components. The Hearing Officer further finds that the Project site is located in an appropriate location that is partially obstructed such that the Project is well integrated into the surrounding neighborhood.
23. The Hearing Officer finds that the Project, as an existing WTF with no proposed changes, 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 uses in the surrounding area in the unincorporated community of Rancho Dominguez and the nearby Cities of Compton and Long Beach. The existing camouflaging of the WTF ensures that the Project will not result in a significant visual impact to the area generally and the surrounding warehouse, low-density residential, and High School specifically. Further, the Hearing Officer finds that the operation of the WTF

disguised to resemble existing palm tree landscaping that exists in the area is compatible with the surrounding neighborhood.

25. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the grant term of 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 Rancho Dominguez community. On November 12, 2014, a total of 24 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, to those on the courtesy mailing list for the Del Amo 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 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 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201400122, subject to the attached conditions.

**ACTION DATE: DECEMBER 16, 2014**

MKK:KAF  
November 24, 2014

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02572-(2)  
CONDITIONAL USE PERMIT NO. 201400122**

**PROJECT DESCRIPTION**

The project is a request to reauthorize an existing 70-foot unmanned wireless telecommunications facility (WTF). The WTF is disguised as a monopalm and consists of three panel antennas, six remote radio heads, and three equipment cabinets within a 600-square foot lease area and is subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on December 16, 2029.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the wireless telecommunications facility and satisfaction of Condition No. 2 shall be considered use of this grant.
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 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 **February 17, 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 TELECOMMUNICATIONS FACILITY)**

19. This grant shall authorize the continued operation of an existing 70-foot unmanned WTF. The WTF is disguised as a monopalm and consists of three panel antennas, six remote radio heads, three equipment cabinets, and other associated mechanical equipment within a 600-square foot lease area.
20. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
21. 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. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
26. If the subject property is adjacent to residences, 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 70 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, 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 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.
39. Appurtenant equipment boxes shall be screened or camouflaged.