

Hearing Officer Transmittal Checklist

Hearing Date
06/21/2016
Agenda Item No.
9

Project Number: R2015-01688-(2)
Case(s): Conditional Use Permit Case No. 201500068
Environmental Assessment Case No. 201500120
Planner: Shaun Temple

- 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
- Previous CUP Conditions of Approval
- 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
 R2015-01688-(2)

HEARING DATE
 June 21, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500068
 Environmental Assessment No. 201500120

PROJECT SUMMARY

OWNER / APPLICANT

CCTM1 LLC

MAP/EXHIBIT DATE

April 26, 2016

PROJECT OVERVIEW

The applicant requests a conditional use permit to authorize the continued operation and maintenance of a an existing 56-foot tall wireless telecommunications facility consisting of panel antennas and associated equipment.

LOCATION

22100 S. Vermont Avenue

ACCESS

Vermont Avenue

ASSESSORS PARCEL NUMBER(S)

7344-003-014

SITE AREA

370 Square Feet

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Carson

LAND USE DESIGNATION

IL – Light Industrial

ZONE

M-1 (Light Manufacturing)

PROPOSED UNITS

None

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

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)
 - 22.32.080 (M-1 Zone Development Standards)

CASE PLANNER:

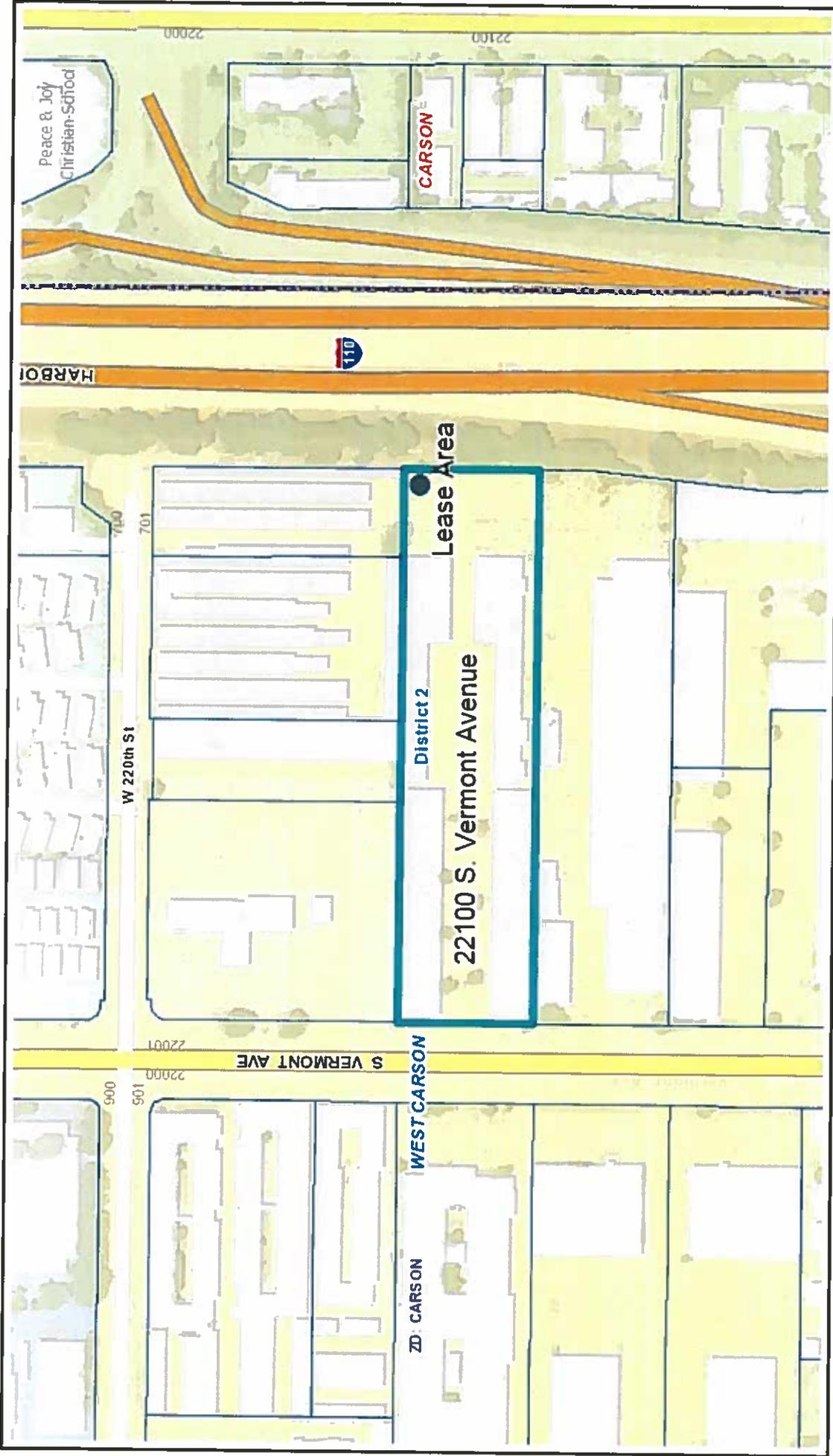
Shaun Temple

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(213) 974 – 6462

E-MAIL ADDRESS:

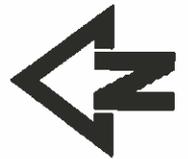
stemple@planning.lacounty.gov



22100 S. Vermont Avenue Property Location Map

Printed: Jun 07, 2016

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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the continued operation and maintenance of an existing wireless telecommunication facility (WTF). A WTF is not a specified use in the County Zoning Code. The comparable use is a radio transmission tower, which is subject to a CUP in the M-1 (Light Manufacturing) Zone pursuant to County Code Section 22.32.070.

PROJECT DESCRIPTION

The project is a request for a CUP to authorize the continued operation and maintenance of an existing 56-foot tall ground mounted wireless telecommunications facility with antenna panels and an equipment shelter. The WTF was originally approved in 1996 and has been continuously operating since then. The project is located in a 368 square foot lease area on a 2.6 acre industrial property located at 22100 S. Vermont Avenue in the unincorporated community of West Carson. The WTF is located at the rear of the property adjacent of the I-110 Freeway. The applicant is proposing to paint the structure a light blue color so that it better blends into the surrounding sky and draws less attention.

EXISTING ZONING

The subject property is zoned M-1 (Light Manufacturing) Zone.

Surrounding properties are zoned as follows:

North: M-1 and MXD (Mixed Use Development)

South: M-1 and R-3-DP (Limited Multiple Residence – Development Program)

East: I-110 Freeway and the City of Carson

West: M-1, R-3, and A-1 (Light Agriculture)

EXISTING LAND USES

The subject property is developed with an industrial park and a WTF.

Surrounding properties are developed as follows:

North: Public Storage Facility, Environmental Services Office Facility, Trailer Park.

South: Industrial Parks, Condominiums.

East: I-110 Freeway.

West: Hospital, Condominiums, Business Park, Church, Industrial Park.

PREVIOUS CASES/ZONING HISTORY

The WTF was originally approved in March 1996 through CUP 95-208-(2). Following the expiration of the CUP 95-208-(2), the continued use of the WTF was renewed through CUP200700165.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is a request to continue the use of an existing wireless telecommunications

facility. 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 Light Industrial land use category of the General Plan. This designation is intended for light industrial uses, including light manufacturing, assembly, warehousing and distribution. Subdivision and Zoning Ordinance Policy No. 01-2010 states that a wireless facility can be permitted in all zones through a conditional use permit and WTFs are commonly found in industrial zones. Therefore, the WTF is consistent with the permitted uses of the underlying land use category.

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

- *Policy PS/F 6.2 (Public Services and Facilities): Improve existing wired and wireless telecommunications infrastructure*
- *Policy PS/F 6.3 (Public Services and Facilities): Expand access to wireless technology networks, while minimizing visual impacts through co-location and design.*
- *Policy S 4.1(Safety): Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.*

The approval of this CUP will allow the continued use of an existing WTF, which will maintain existing network service without requiring the construction of new wireless infrastructure. The applicant is proposing the paint the WTF light blue to better blend into the sky and not be as visible to passers-by, thus minimizing visual impacts. Mobile phones provide one of the primary methods in which the public engages in risk communication and the dissemination of public information. The continued use of this WTF maintains wireless coverage in the local area, which allows the public to better participate in risk communication and the dissemination of public information.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.32.080 of the County Code, establishments in the M-1 Zone are subject to the following development standards:

- Outside Display and Storage – the WTF has a six-foot concrete masonry wall that blocks the view of its equipment shelter from the exterior of the lease area.
- Parking – The WTF requires only periodic maintenance and the maintenance vehicle can use the on-site parking provided. No additional parking on the project site is required.
- Signs – There are no signs associated with the WTF.

Wireless Telecommunication Facilities Standards

- Height – The WTF is 56-feet above ground level, which is below the maximum permitted height of 75-feet.
- Design – the WTF was permitted to be built in 1996 before there were camouflage requirements and exists as a ground mounted pole with panel antennas. As part of this approval, the applicant will paint the WTF a light blue color so that it better blends into the surrounding sky and draws less attention.
- Security – A 6-foot concrete masonry wall surrounds the lease area securing the wireless facility from access by all persons other than authorized personnel.
- Fencing and walls – There is no use of chain link or barbed wire around the lease area. The surrounding wall is made of concrete as required.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 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 WTF is an existing use that was established in 1996 and has been operating in good standing since then. There are no significant changes proposed to the WTF as part of this CUP request. The facility is located at the rear of the property, which is over 650-feet away from the main access road of Vermont Avenue. There is little visibility of the WTF from Vermont Avenue. The facility is visible from the southbound lanes of the I-110 Freeway. The applicant is proposing to paint the WTF a light blue color to better blend in with the sky so it would therefore be less visible to the motorists driving south down the freeway.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Departments of Public Works and Fire have stated that they do not need to review this project as it is the continued use of an existing facility.

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 R2015-01688-(2), Conditional Use Permit Number 201500068, subject to the attached conditions.

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 201500068 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Shaun Temple, Senior Regional Planning Assistant, 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

MKK:sct

June 9, 2016

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01688-(2)
CONDITIONAL USE PERMIT NO. 201500068**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500068 ("CUP") on June 21, 2016.
2. The permittee, CCTM1 LLC ("permittee"), requests the CUP to authorize the continued operation and maintenance of an existing wireless telecommunications facility ("Project") on a property located at 22100 S. Vermont Avenue in the unincorporated community of West Carson ("Project Site") in the M-1 (Light Manufacturing) zone pursuant to Los Angeles County Code ("County Code") section 22.32.070.
3. The Project Site is located in a 368 square foot lease area on a 2.6 acre property, which consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with an industrial park and a WTF.
4. The Project Site is located in the Carson Zoned District and is currently zoned M-1.
5. The Project Site is located within the Light Industrial land use category of the General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: M-1 and MXD (Mixed Use Development)
 - South: M-1 and R-3-DP (Limited Multiple Residence – Development Program)
 - East: I-110 Freeway and the City of Carson
 - West: M-1, R-3, and A-1 (Light Agriculture)
7. Surrounding land uses within a 500-foot radius include:
 - North: Public Storage Facility, Environmental Services Office Facility, Trailer Park.
 - South: Industrial Parks, Condominiums.
 - East: I-110 Freeway.
 - West: Hospital, Condominiums, Business Park, Church, Industrial Park.
8. The WTF was originally approved in March 1996 through CUP 95-208-(2). Following the expiration of the CUP 95-208-(2), the continued use of the WTF was renewed through CUP200700165.
9. The site plan for the Project depicts the 368 lease area at the north east corner of the 2.6 acre property. The lease area is enclosed by 6-foot concrete masonry wall. The WTF is 56-feet in height and will be painted morning sky blue.

10. The Project Site is accessible via Vermont Avenue to the west.
11. The WTF requires only periodic maintenance and the maintenance vehicle can use the on-site parking provided. No additional parking on the project site is required.
12. The Los Angeles County Departments of Public Works and Fire have stated that they do not need to review this project as it is the continued use of an existing facility.
13. Prior to the 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 is a request to continue the use of an existing wireless telecommunications facility.
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. Staff has not received any comments from the public.
16. Reserved for Hearing Proceedings
17. The Hearing Officer finds that Policy PS/F 6.2 (Public Services and Facilities) of the General Plan supports the improvement of wireless telecommunications infrastructure and that Subdivision & Zoning Ordinance Policy No. 01-2010 states that a wireless facility is a use allowed in all zones with a conditional use permit. Therefore, this project is consistent with the General Plan.
18. The Hearing Officer finds that a six-foot concrete masonry wall blocks the view of the equipment shelter from the exterior of the lease area, that the WTF requires only periodic maintenance and the maintenance vehicle can use the on-site parking provided, and that there are no signs associated with the WTF. Therefore, the project is consistent with the Zoning Code.
19. The Hearing Officer finds that the WTF is an existing use that was established in 1996 and there are no significant changes proposed. The facility is located at the rear of the property, which is over 650-feet away from the main access road of Vermont Avenue. There is little visibility of the WTF from Vermont Avenue. The facility is visible from the southbound lanes of the I-110 Freeway. The applicant is proposing to paint the WTF a light blue color to better blend in with the sky so it would therefore be less visible to the motorists driving south down the freeway. Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

20. The Hearing Officer finds that the WTF occupies a lease area of 368 square feet on a property that is 2.6 acres. Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
21. The Hearing Officer finds that the Project is located in a developed urban area along Vermont Avenue and that the proposed WTF is unmanned and will not generate additional traffic. Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
22. 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.
23. 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 Carson community. On May 12, 2016, a total of 184 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 two notices to those on the courtesy mailing list for the Carson Zoned District and to any additional interested parties.
24. 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 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201500068, subject to the attached conditions.

ACTION DATE: June 21, 2016

MKK:sct
June 6, 2016

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01688-(2)
CONDITIONAL USE PERMIT PERMIT NO. 201500068**

PROJECT DESCRIPTION

The project is for the continued operation and maintenance of an existing wireless telecommunications facility (WTF), 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 21, 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 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 WTF 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 (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 the County Fire 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 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 15, 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 substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (WIRELESS)

19. This grant shall authorize the continued operation and maintenance of a wireless telecommunications facility.
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 60-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. The color of the finish shall be the color that is annotated on the approved Exhibit "A".
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 FCC Antenna Structure Registration site number, conditional use permit number, primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground 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. Appurtenant equipment boxes shall be screened from view outside of the lease area.



Los Angeles County
Department of Regional Planning

Director of Planning, James E. Harll, AICP



March 26, 1996

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Robert J. Berger
c/o Pacific Bell Mobile Services
5959 W. Century Boulevard Suite 200
Los Angeles, CA 90045

RE: CONDITIONAL USE PERMIT CASE NO. 95-208-(2).
To construct, maintain and operate an unmanned communication facility consisting of a 60-foot monopole with six antennas and two equipment cabinets.
22100 S. Vermont Avenue, Carson

Dear Applicant:

PLEASE NOTE: This document contains the Hearing Officer's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 2 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision at the Regional Planning Commission at the office of the commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to this approval, please contact the Zoning Permits Section at (213) 974-6443.

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant is requesting a Conditional Use Permit to construct, maintain and operate an unmanned communication facility consisting of a 60-foot monopole with six antennas attached and two equipment cabinets in an M-1 (Light Manufacturing) zone.

FACTUAL SUMMARY:

March 26, 1995 Hearing

A duly noticed public hearing was held. There was no opposition testimony. The Hearing Officer, Mr. Ristic, noted one letter of opposition received by staff. The applicant's agent, Janica Jones, testified in favor of the proposed project. Mr. Ristic inquired about the applicant requesting roof-mounted antennas versus monopoles. Ms. Jones replied that the line-of-sight for monopoles is usually the best option. The Hearing Officer closed the public hearing and instructed staff to prepare findings and conditions for approval of the project.

Findings

The applicant has requested a Conditional Use Permit to construct, maintain and operate an unmanned communication facility consisting of a 60-foot monopole with six antennas attached and two equipment cabinets in an M-1 (Light Manufacturing) zone.

The subject property is approximately a 2.5 acre rectangular parcel located at 22100 S. Vermont Avenue, Carson. The site is located in the Carson Zoned District.

The zoning on the subject project site is M-1 (Light Manufacturing). Surrounding zoning consists of M-1 to the north, south, and west.

The project site is designated as "major industrial" in the Countywide General Plan.

Four two-story industrial buildings are located on the subject property. The surrounding land uses consist of industrial complexes to the north, south and west.

The submitted site plan (Exhibit "A") depicts a 2.5 acre office/industrial complex, consisting of 4 two-story buildings with parking spaces in the center. The proposed communication system is located in the rear northeast corner of the site. The facility contains a 60-foot monopole with 6 antennas and two equipment cabinets.

The site takes access from Vermont Avenue to the west.

The project has been granted a Categorical Exemption under CEQA reporting requirements.

At the time of this report, staff has received one letter opposing the proposed project. The Burden of Proof responses submitted by the applicant are attached.

Staff concluded no adverse visual impacts would be posed by the project.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 and general welfare;
- C. That, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. That, the proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required;
- E. Compatibility with surrounding land use will be ensured through the conditions anticipated if this conditional use permit were to be approved;
- F. Establishment of the cellular facility at such location is in the interest of public health, safety and general welfare and in conformity with good zoning practice;

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in section 22.56.090, Title 22 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. I approve the Categorical Exemption for the project, certify that I have reviewed and considered the environmental information contained in the initial study for the proposed project, and determine that the proposed project will not have a significant effect on the environment.
2. In view of the findings of fact presented above, Conditional Use Permit Case No. 95-208-(2) is APPROVED.

BY: Raymond P. Ristic Date: April 1, 1996
RAYMOND RISTIC, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

DCC:CQT:cqt

Attachment:
Affidavit

c: Each Commissioner; Zoning Enforcement; Building and Safety;

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant 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 property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
3. 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 65907. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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.
4. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.
5. This grant will terminate March 26, 2006.

Entitlement to use of the property thereafter shall be subject to the regulations then in effect.

6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. 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. The permittee shall deposit with the County of Los Angeles the sum of \$500. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for five biennial inspections.

If any future 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

8. This grant allows the development, operation and maintenance of a cellular communications facility, including a monopole with appurtenant antennas, and two equipment cabinets subject to the following restrictions as to use:
 - a. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
 - b. Said monopole shall not exceed 60 feet in height.
 - c. Said facilities shall be removed if in disuse for more than six (6) months.
 - d. The installation of the facilities and equipment authorized by this grant shall not be construed to preclude the installation of additional communication facilities and equipment at this location, by the applicant or by others, subject to the approval of a separate conditional use permit.
9. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.

13. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. 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.
14. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours, 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

**FINDINGS FOR
CONDITIONAL USE PERMIT CASE - BURDEN OF PROOF
(SECTION 22.56.040)**

22100 S. Vermont Street, Carson, CA

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 of general welfare.*

The existing wireless facility will not interfere with the existing development because the primary use of the property will remain unchanged. Current development setbacks and parking will remain unchanged. The zoning of the project site is M-1 (Light Manufacturing). Surrounding zoning consists of M-1 to the north, south and west. The project site is designated as "major industrial" in the General Plan. Four two-story industrial buildings are located on the subject property. The surrounding land uses consist of industrial complexes to the north, south and west. The existing facility is located in the rear northeast corner of the property and is approximately 60 feet tall with panel antennas located at the top of the pole. Equipment cabinets are located at the base of the Facility.

The continued use of the wireless facility is compatible with the existing and permitted uses within the Carson Zoned District. The wireless facility is ancillary to the primary use of this site, which is Industrial. Furthermore, the site is unmanned and is not accessible to the public, as the facility is secured. There is no additional noise, smoke, odors or traffic associated with the existing facility. Therefore, the continuation of the existing use at this location does not jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare.

Land uses, circulation, and services, which encourage and contribute to the health, safety and welfare and convenience of those who live and work in the area, are not affected by the continued use of the wireless facility. On the contrary, the continued use of the existing facility promotes the public health, safety and welfare.

- B. That the proposed site is adequate, 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:**

The site is a legal lot described as APN: 7344-003-014. The subject property is an approximately 2.5 acre rectangular parcel located at 22100 S. Vermont Avenue, Carson, CA. Site topography is level, located within an urbanized area and is presently developed as an industrial facility and contains sufficient parking. The continued use of the existing facility will not impact the existing uses. Parking, landscaping and existing development features will remain unchanged. The site is served by the necessary infrastructure for use as a wireless communication's facility, as demonstrated by RF Coverage Maps submitted as part of this CUP application.

- C. The proposed site is adequately served:**

- 1. By highways or street 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 site is presently developed as an industrial property. Access to the site is located off the Vermont Avenue to the west. The pavement is adequate is width and pavement type to accommodate the existing uses and the continued use of the existing wireless facility will not increase the use. The existing facility is unmanned and does not require any public or private services, except for telephone and power. The site is operated remotely via a central switch. The only time that communications technicians visit the site is on an emergency basis or for necessary maintenance. Applicant estimates that one trip per month is attributed to this development.

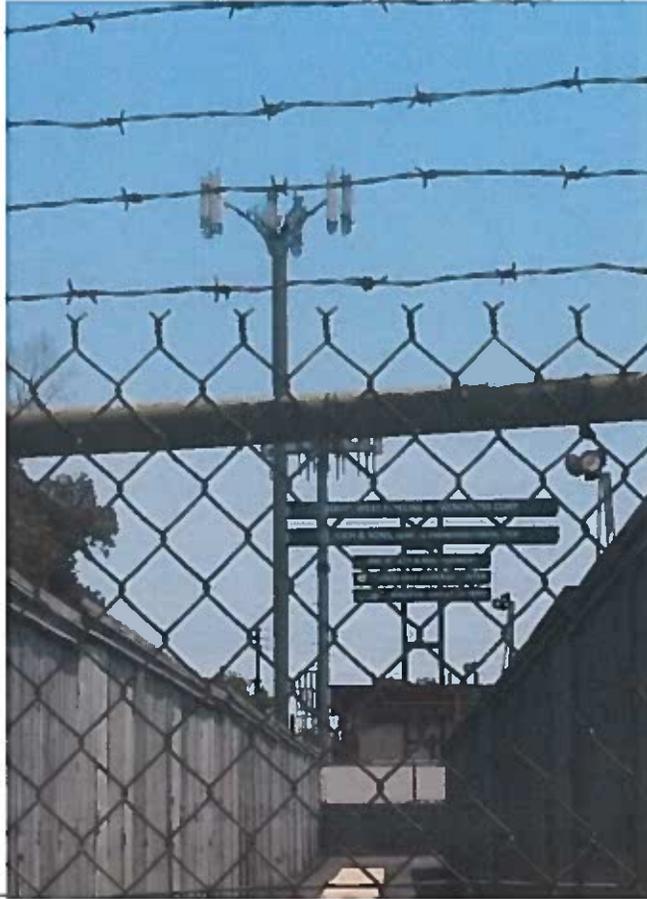
PHOTOGRAPHIC SURVEY



Picture of Facility From West



Picture of Facility from South



Picture of Facility From North



Picture of Facility From East



View of Facility from Each Overlooking Freeway Bridge



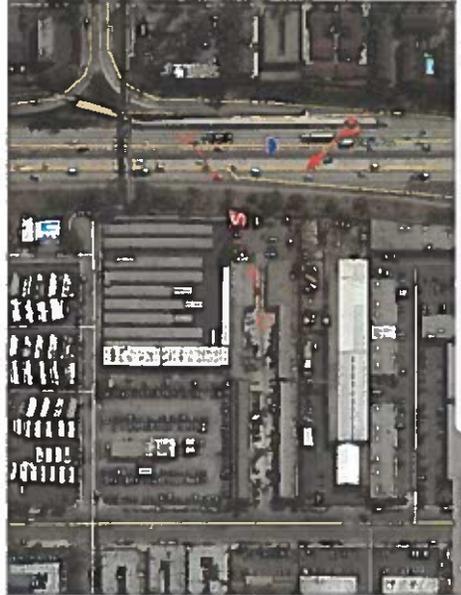
BU 828530
TMT VERMONT

22100 SOUTH VERMONT AVENUE TORRANCE CA 90502



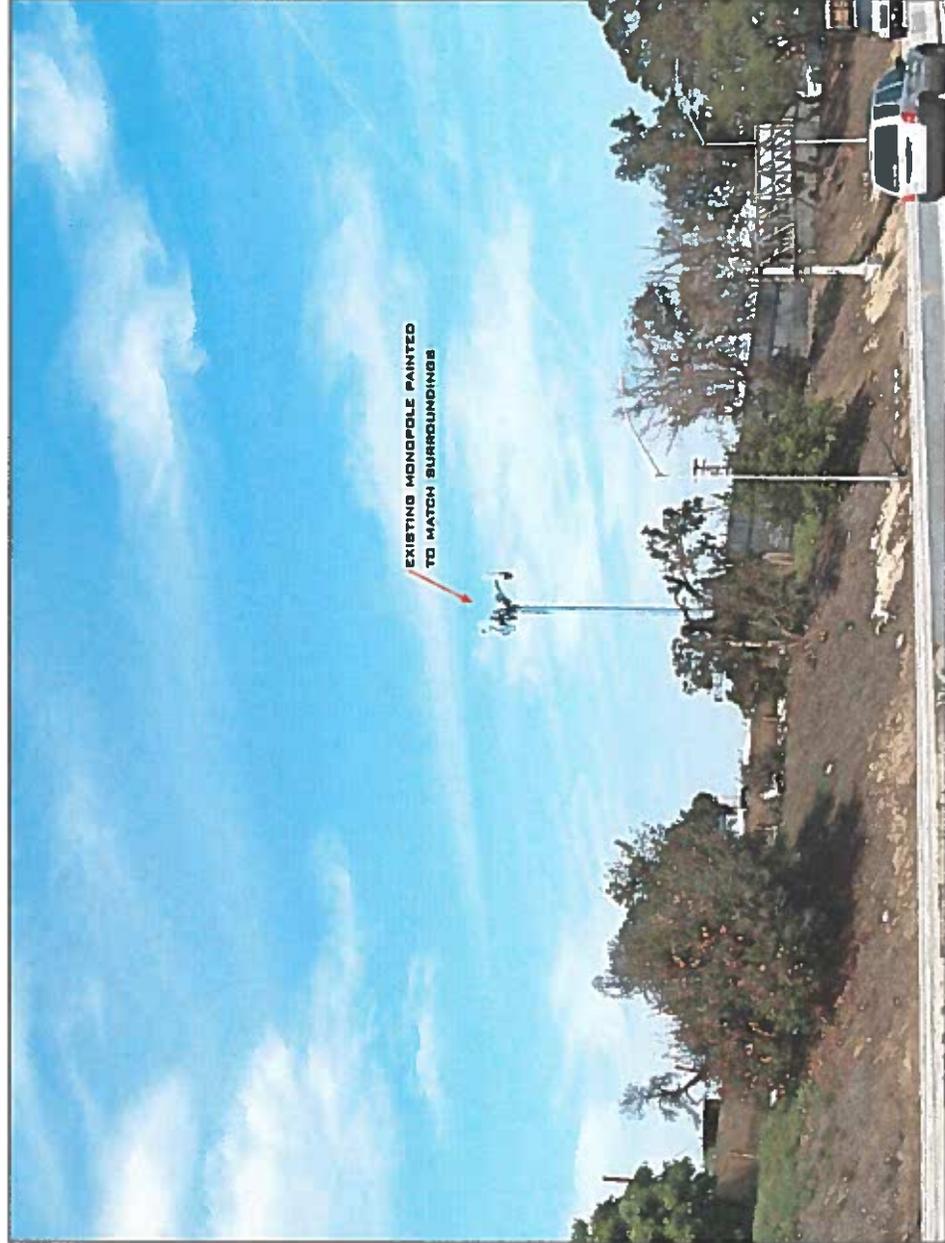
AEsim.com
877.BAE.sims

VIEW 1



LOCATION

©2018 Google Maps



EXISTING

PROPOSED LOOKING NORTHWEST FROM 110 FREEWAY

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

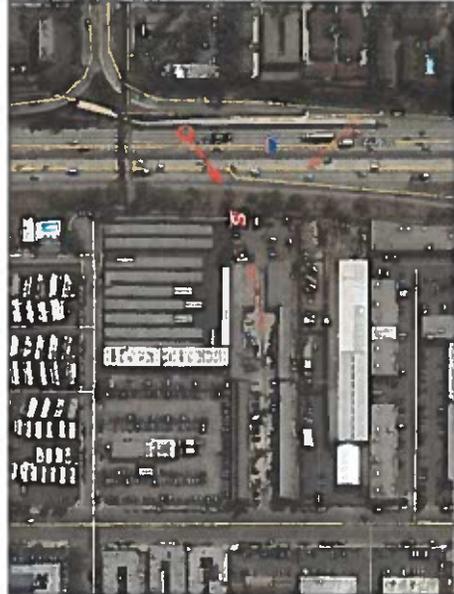


BU 828530
TMT VERMONT

22100 SOUTH VERMONT AVENUE TORRANCE CA 90502

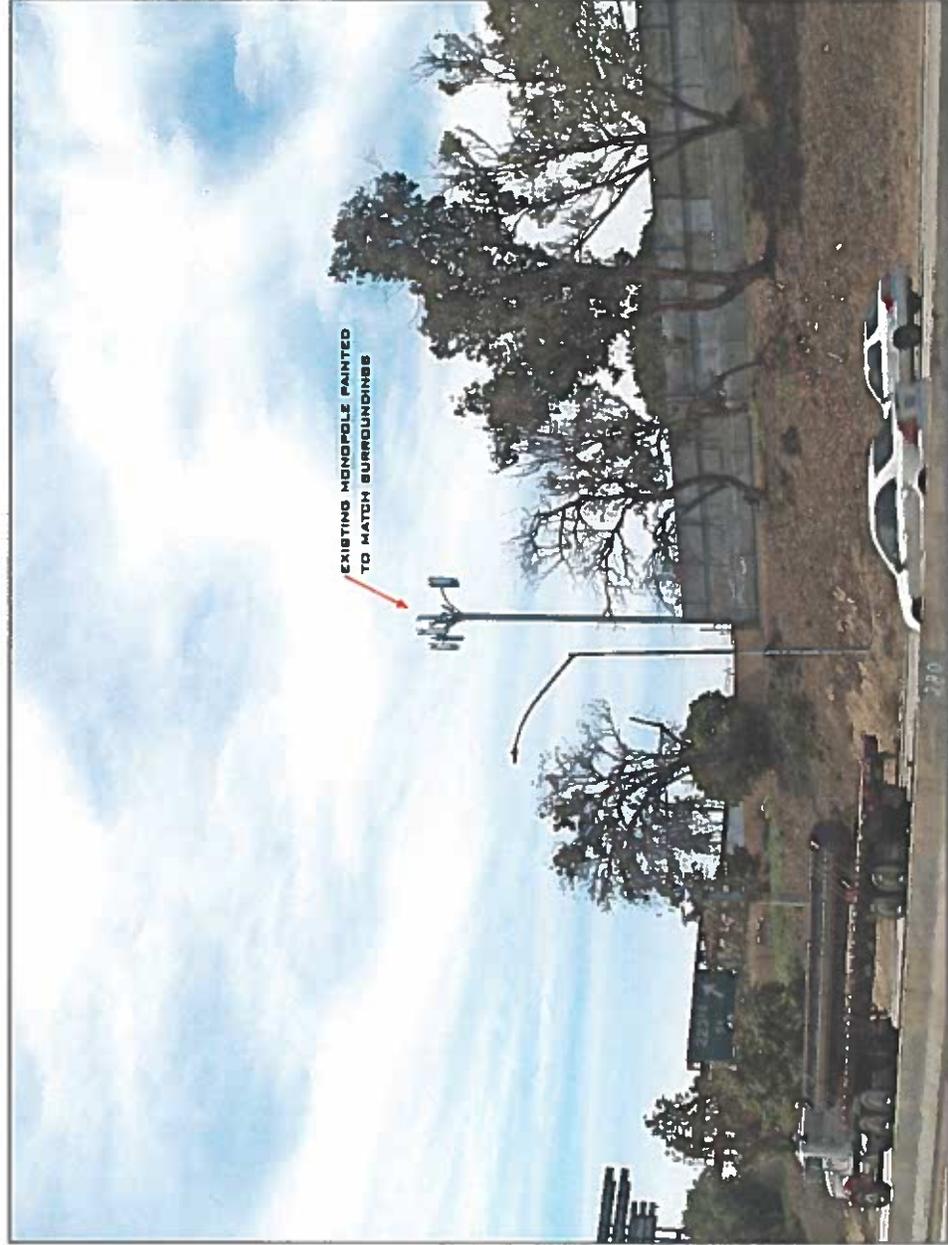


VIEW 2



LOCATION

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PROPOSED

LOOKING SOUTHWEST FROM 110 FREEWAY



EXISTING

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

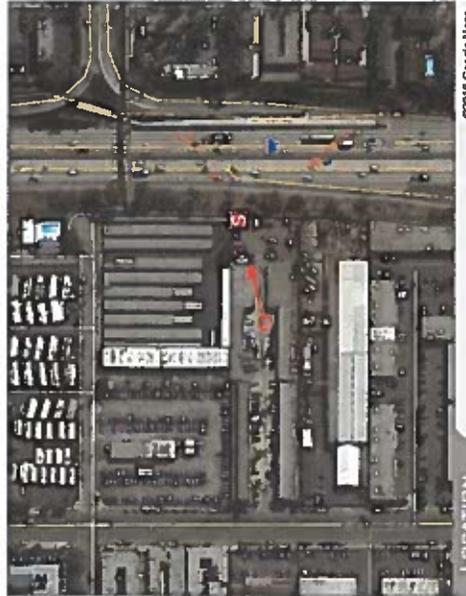


BU 828530
TMT VERMONT

22100 SOUTH VERMONT AVENUE TORRANCE CA 90502



VIEW 3



LOCATION

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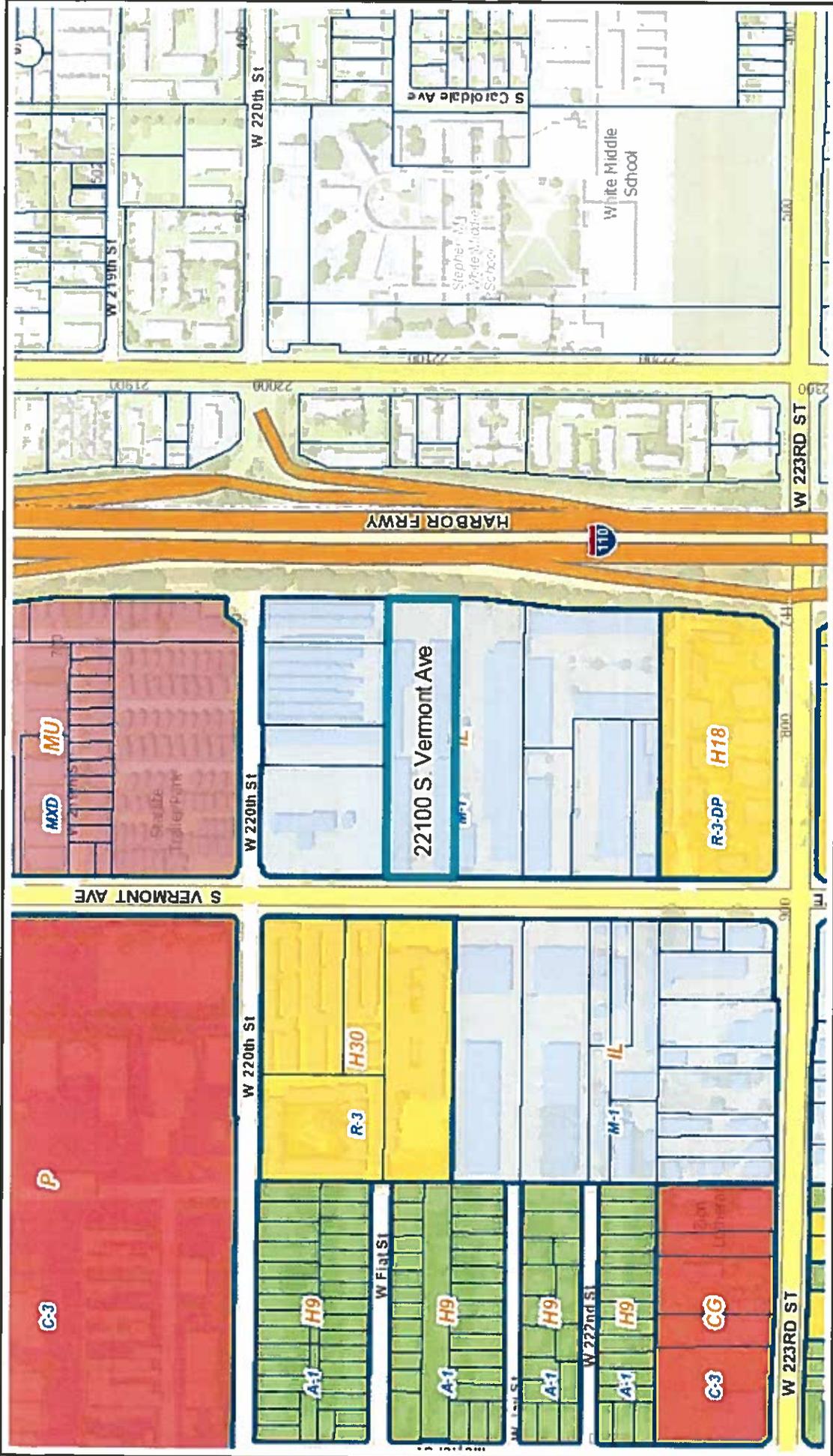


PROPOSED
LOOKING EAST FROM PARKING LOT



EXISTING

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



22100 S. Vermont Avenue Zoning & Land Use Map

Printed: Jun 07, 2016

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