



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 6, 2016

David E. Moss
613 Wilshire Boulevard, Suite 105
Santa Monica, CA 90401

**REGARDING: PROJECT NO. R2015-03737-(2)
CONDITIONAL USE PERMIT NO. 201500132
8019 BEACH STREET (APN: 6027-016-005)**

Hearing Officer Patricia Hachiya, by her action of **July 5, 2016**, 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 **July 19, 2016**. **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 Greg Mirza-Avakyan of the Zoning Permits West] Section at (213) 974-6462, or by email at gmirza-avakyan@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
c: DPW (Building and Safety); Zoning Enforcement

MKK:GAM

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-03737- (2)
CONDITIONAL USE PERMIT NO. 201500132**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500132 ("CUP") on July 5, 2016.
2. The permittees, American Towers LLC and Walters Storage III, request the CUP to authorize the construction, operation, and maintenance of a wireless telecommunications facility ("Project") on an approximately 900-square-foot lease area within a property located at 8019 Beach Street in the unincorporated community of West Rancho Dominguez – Victoria ("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 on a on a flat, irregularly-shaped parcel, which is 19,151 feet in size and is developed a 12,840-square-foot industrial warehouse facility.
4. The Project Site is located in the Roosevelt Park Zoned District and is currently zoned M-1.
5. The Project Site is located within the IL (Light Industrial) 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(Light Manufacturing); C-2 (Neighborhood Business)
 - South: M-1
 - East: R-2 (Two-Family Residence)
 - West: M-1; M-2 (Heavy Manufacturing); R-3 (Unlimited Density Multiple Residence)
7. Surrounding land uses within a 500-foot radius include:
 - North: Industrial warehouse, restaurant, multi-family residences.
 - South: Industrial warehouse.
 - East: Single-family residences.
 - West: Railroad tracks, industrial warehouse, institutional, single-family residences.
8. The 12,840 square-foot warehouse structure on the parcel was legally established in 1950, when the western 160 feet of the parcel was zoned M-2. On June 22, 2004, the Regional Planning Commission adopted zone change Ordinance 2004-0033Z and Zoning Case 02-085 (1 & 2), establishing M-1 zoning in an area that includes the Project Site parcel. There are no previous planning approvals for the Project Site.
9. The Project is necessary to fill a gap in coverage that will result from the removal of a WTF of the same height 610 feet to the south of the Project Site at 8145 Beach Street.

The existing WTF at 8145 Beach Street will be removed for the construction of a charter school.

10. The site plan for the Project depicts an unmanned wireless telecommunications facility (WTF) consisting of a new 70-foot tall ground-mounted monopole, one tier of nine (9) panel antennas camouflaged by fiberglass panels, appurtenant radio cabinets, electrical panel, and coaxial cables. The Project Site is located at the west side of the 19,151-square-foot parcel, west of the existing warehouse building. Ingress and egress to the Project Site is provided through by an existing driveway that is approximately 15 feet wide and is shared with the parcel to the North. The lease area is enclosed with a six-foot-high wrought-iron fence, is approximately 900 square feet in size, and is located entirely within the subject parcel.
11. The Project Site is accessible via Beach Street to the East.
12. Per Section 22.52.1220 of the County Code, for uses not specified, the director makes the decision on the required parking necessary to prevent traffic congestion and excessive on-street parking. Because the wireless facility requires only periodic maintenance and the maintenance vehicle can use the paved area adjacent to the facility, no designated parking is required to be provided.
13. On June 15, prior to the Hearing Officer's public hearing on the Project, the permittee's agent performed public outreach in the community in the form of informational sheets sent to the property owners in the vicinity of the project on the nature of the proposal. The information was provided in both English and Spanish.
14. Los Angeles County Departments of Public Works (DPW) and Fire were consulted on this permit request. Fire had no requirements for the proposed project. DPW cleared the project for public hearing with a condition of approval related to aviation regulations.
15. Prior to the public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is a request to construct a wireless telecommunications facility that will occupy a 900-square-foot lease area, which is considered a small structure that qualifies for a Class 3 exemption. The Project is not in an environmentally sensitive area.
16. 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.
17. Staff has not received any comments from the public.

18. A duly noticed public hearing was held on July 5, 2016 before the Regional Planning Hearing Officer Patricia Hachiya. The project representative, David Moss, asked to delete the draft condition requiring the existing WTF at 8145 Beach Street to be removed prior to the construction of the WTF approved by this permit. Staff clarified that this condition was necessary to ensure that the two WTF are not operational at the same time. Hearing Officer Hachiya suggested that the condition be changed to require an additional inspection to verify that the WTF at 8145 Beach Street is non-operational before the new WTF at 8019 Beach Street is allowed to operate, rather than requiring its removal prior to the construction of the new WTF. Staff concurred to change the condition. The project representative then asked the Hearing Officer to add a condition to allow a temporary cell on wheels ("COW") as a condition of this CUP. Hearing Officer Hachiya stated that the request is outside of the Hearing Officer's purview. There being no further testimony, the Hearing Officer closed the public hearing and approved CUP No. 201500132 with modified conditions.
19. The Hearing Officer finds that the project is consistent with the General Plan and is supported by Policies S/F 6.2 and 6.3 (Public Services and Facilities) of the Los Angeles County General Plan 2035, which support the improvement of wireless telecommunications infrastructure and access to wireless technology while minimizing visual impacts through design. Furthermore, the project is consistent with Policy S 4.1 (Safety) of the General Plan, which calls for increased readiness and response capabilities in an emergency, as well as dissemination of public information.
20. The Hearing Officer finds the Project is consistent with the Zoning Code requirements for the M-1 Zone and for the Florence-Firestone CSD. The use of the proposed wireless facility on an approximately 900-square-foot lease area on the same parcel as a legally established building is consistent with the M-1 Zone requirements. Per Section 22.52.1220, a designated parking space is not required for a maintenance vehicle as only periodic maintenance is required and the vehicle can park on the paved area adjacent to the facility. The proposed height of the facility is consistent with the requirements of the Florence-Firestone Community Standards District at 70 feet at the highest point, because the 45-foot maximum height applies to structures in the M-1 Zone within 250 feet of a residential zone.
21. The Hearing Officer finds that the Project is consistent with the Subdivision & Zoning Ordinance Policy No. 01-2010 – Wireless Telecommunications Facilities Interpretation and Procedure Memo. The aesthetic impacts of the project have been appropriately addressed by camouflaging the proposed WTF antennas. The maximum height of the structure will be at 70 feet, which is below the maximum allowed height of 75 feet above grade. Furthermore, the WTF is capable of future collocations on the proposed monopole.
21. The Hearing Officer finds the 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. The

proposed facility will be unmanned, and will have no adverse impact on traffic or adjacent land uses.

22. The Hearing Officer finds 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The WTF is proposed to be placed in the rear of a property that is developed with an industrial warehouse building, within an approximately 900-square-foot lease area, where it would be accessible through a driveway shared with the property to the North. The portion of the WTF visible from the street will include adequate screening.
22. The Hearing Officer finds that 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. Project is located in a developed urban area along Beach Street and that the proposed WTF is unmanned and will not generate additional traffic.
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 Florence-Firestone community. On May 10, 2016, a total of 71 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 1 notice to those on the courtesy mailing list for the Roosevelt Park 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 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
- 2. Approves Conditional Use Permit 201500132, subject to the attached conditions.

ACTION DATE: July 5, 2016

MKK: GAM
July 6, 2016

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-03737-(2)
CONDITIONAL USE PERMIT NO. 201500132**

PROJECT DESCRIPTION

The project a request for a CUP to authorize the construction, operation, and maintenance of a wireless telecommunications facility, 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 July 5, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1800.00**. 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 and (1) one inspection to verify the non-operation of the WTF at 8145 Beach Street.** 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 **September 5, 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. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. 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.
21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
24. 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. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.

25. 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.
26. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
27. 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.
28. 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.
29. 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.
30. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
31. The facility shall be secured by fencing, gates and/or locks.
32. 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.

PROJECT SITE SPECIFIC CONDITIONS

33. This grant shall authorize the construction, operation, and maintenance of a wireless telecommunications facility.
34. The wireless telecommunications facility authorized by this grant cannot begin operation until the existing wireless facility at 8145 Beach Street is permanently non-operational. The wireless telecommunications facility at 8145 Beach Street must have all panel antennae removed to demonstrate non-operation. The permittee shall notify Regional Planning with sufficient evidence to that effect, and an inspection shall be conducted by Regional Planning staff within 30 days of the receipt of said notice to verify the non-operation of the WTF at 8145 Beach Street. The permittee

shall fully remove the wireless facility at 8145 Beach Street within 30 days after the date of the inspection. In the event that the wireless facility at 8145 Beach Street remains in operation pursuant to CUP No. 201000035, and this grant is not effectuated, this CUP becomes void.

35. The wireless telecommunications facility shall be screened through stealth design as depicted on the approved "Exhibit A."
36. New equipment added to the facility shall not compromise the stealth design of the facility.
37. The maximum height of the facility shall not exceed 70 feet above finished grade.
38. 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.
39. The permittee shall comply with all conditions set forth in the attached County Public Works Department Letter dated May 24, 2016.

Attachments:

Public Works Department Letter dated May 24, 2016.



GAIL FARRER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

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

May 24, 2016

IN REPLY PLEASE
REFER TO FILE LD-2

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

Attention Greg Mirza-Avakyan

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

CONDITIONAL USE PERMIT (CUP) NO. 201500132
PROJECT NO. R2015-03737
8019 BEACH STREET
ASSESSOR'S MAP BOOK NO. 6027, PAGE 16, PARCEL NO. 5
UNINCORPORATED COUNTY COMMUNITY OF FLORENCE/FIRESTONE

Thank you for the opportunity to review the zoning permit application and site plan for the proposed project located at 8019 Beach Street in the unincorporated County community of Florence/Firestone. The proposed project includes the construction, maintenance, and operation of a wireless telecommunications facility consisting of a 70-foot monopole structure and appurtenant ground-mounted equipment within a 900-square-foot, leased area located on private property. The monopole is capable of collocating two additional carriers. The driveway access is shared with the adjacent property.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Aviation

- 1.1 Comply with all California Department of Transportation Division of Aeronautics (Caltrans) and Federal Aviation Administration (FAA) protocols and regulations.

For more information regarding Caltrans and FAA requirements, the applicant shall contact the following:

Federal Aviation Division
Western Pacific Region
Airports Division
(310) 725-3608

California Department of Transportation
Division of Aeronautics
(916) 654-4959

For questions regarding the aviation condition, please contact Jason Morgan of Public Works' Aviation Division at (323) 820-6500 or jmorgan@dpw.lacounty.gov.

2. Building and Safety

2.1 Submit building plans to Building and Safety Division, Southwest District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Curtis Herbert of Building and Safety Division at (323) 820-6500 or cherbert@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Max Rodriguez of Public Works' Land Development Division at (626) 458-6967 or mrodrigue@dpw.lacounty.gov.

MR:tb