

REPORT TO THE HEARING OFFICER

DATE ISSUED: August 8, 2024

HEARING DATE: August 20, 2024 AGENDA ITEM: 4

PROJECT NUMBER: PRJ2023-003785-(2)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2023005574

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: Imperial Highway, Assessor’s Parcel Number
6079-003-047, West Athens-Westmont

OWNER: Archdiocese of Los Angeles Education and Welfare Corp.
St. Frances X. Cabrini

APPLICANT: Spectrasite Communications, LLC

CASE PLANNER: Melissa Reyes, Senior Planner
Mreyes2@planning.lacounty.gov

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:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2023-003785-(2), CUP No. RPPL2023005574, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023005574 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- A CUP for the continued operation and maintenance of an existing 50-foot-tall wireless communications facility (“WCF”) with attached antennas reaching a total height of 53 feet in the CSLA (Connect Southwest Los Angeles) Civic Center (“CSLA CC”) Zone (“Project”) pursuant to County Code Chapter 22.416 (Connect Southwest Los Angeles Transit-Oriented District [“CSLA TOD”] Specific Plan) and County Code Section 22.140.760 (Wireless Facilities). Table 4.10 of the CSLA TOD Specific Plan does not list WCF as a permitted land use in the CSLA CC Zone. However, the CSLA TOD Specific Plan states that permitted land uses in the CSLA CC Zone are not limited to the general intended uses listed in Table 4.10.

B. Project

The Project Site is a lease area that is approximately 1,600 square feet in size within an approximately 7,975 square foot property. The WCF consists of a 50-foot-tall monopole tower with two rows of antennas, one dish antenna, and one satellite radio dish. The monopole tower has a height of 50 feet with attached antennas reaching a total height of 53 feet. The ground equipment includes one 240-square-foot equipment shelter secured by a six-foot-tall concrete masonry unit wall and chain link fence. The proposed changes include the installation of brown privacy slats within the existing chain-link fence for screening, the removal of barbed wire, and painting the existing cables and antennas brown to match the monopole and other existing structures. The Project was previously authorized through the approval of CUP No. 92-172-(2) in January 1993 and CUP No. 03-038-(2) on September 2, 2003. CUP No. 03-038-(2) had a grant term expiration of September 2, 2013. On October 14, 2015, a Grant Term Time Extension letter was issued pursuant to Condition No. 9 of CUP No. 03-038-(2), which extended the grant term for an additional ten years to September 2, 2023.

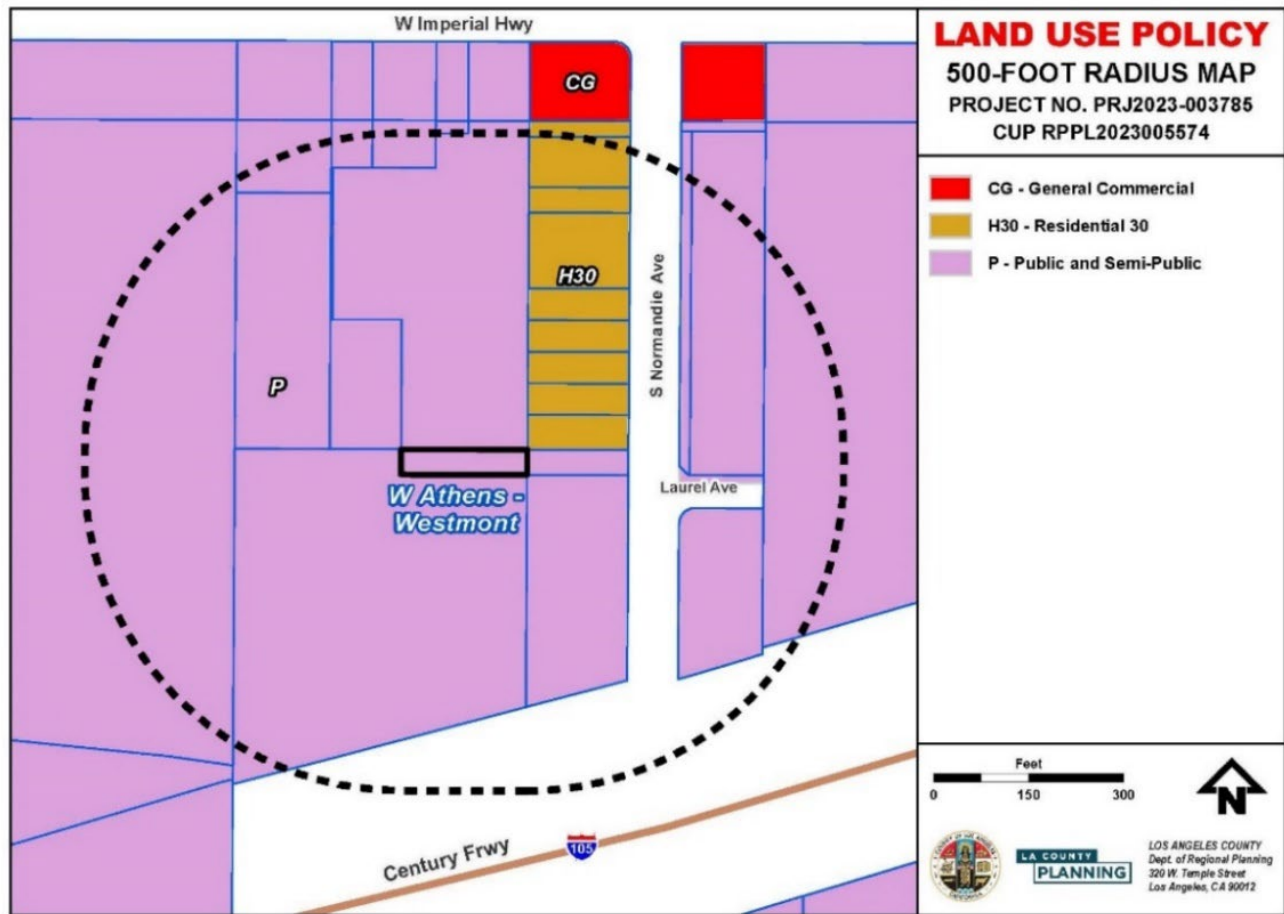
SUBJECT PROPERTY AND SURROUNDINGS

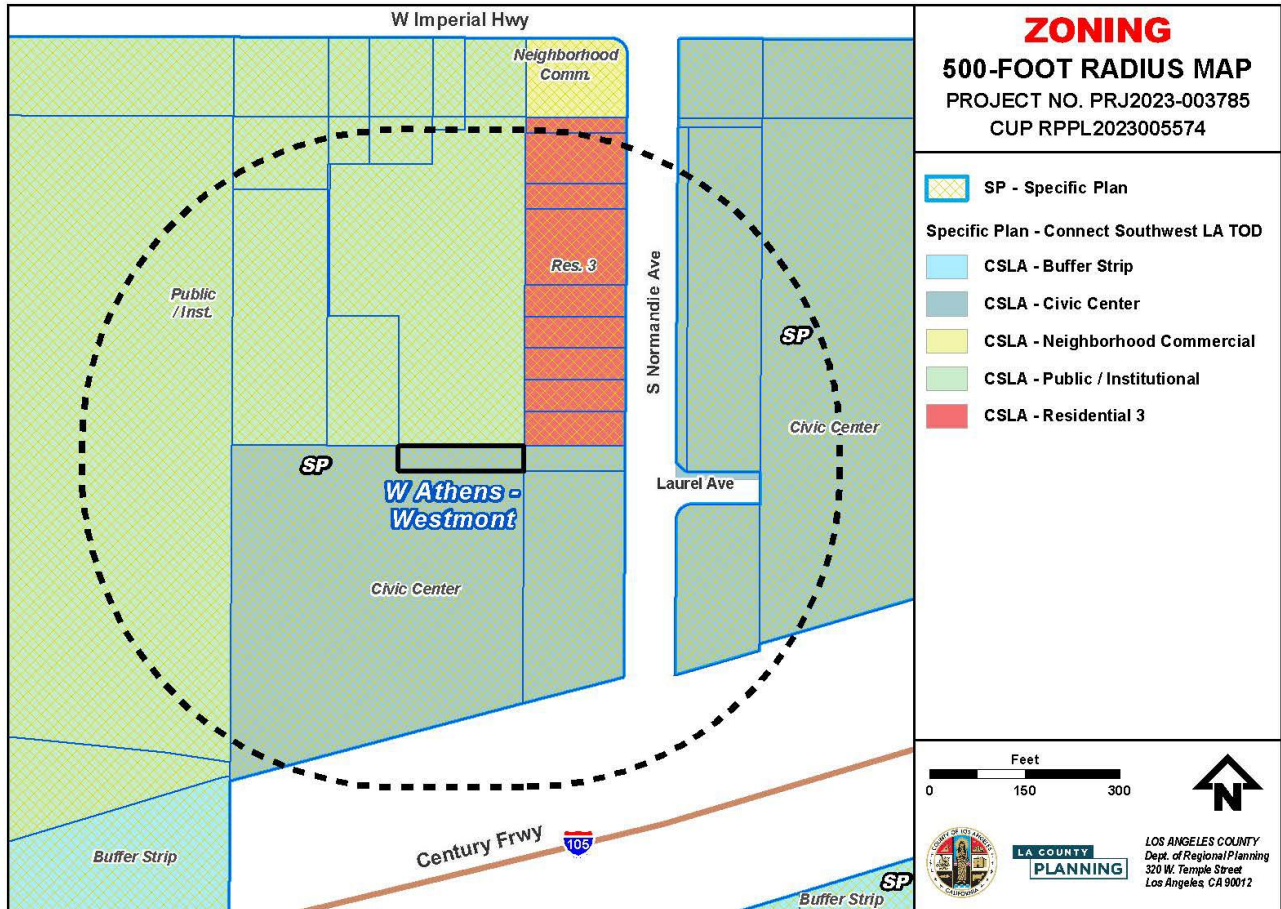
The following chart provides property data within a 500-foot radius:

LOCATION	CONNECT SOUTHWEST LA TOD SPECIFIC PLAN LAND USE POLICY	CONNECT SOUTHWEST LA TOD SPECIFIC PLAN ZONING	EXISTING USES
SUBJECT PROPERTY	P (“Public and Semi Public”)	CSLA Civic Center (“CSLA CC”)	WCF
NORTH	P, H30 (“Residential 30”)	CSLA Public/Institutional, CSLA Residential 3	Multifamily residences (“MFRs”), church, school, restaurant
EAST	P	CSLA CC	MFRs, restaurant, Los Angeles

			County buildings/facilities
SOUTH	P	CSLA CC, CSLA Buffer Strip	Storage, Interstate 105
WEST	P	CSLA Public/Institutional	Los Angeles Southwest College, WCF

MAPS





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
2020-0025Z	The Project Site was rezoned to CSLA CC	May 12, 2020
4558	A-1 (Light Agricultural)	November 8, 1945

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP No. 03-038-(2)	10-year Grant Term Time Extension pursuant to CUP Condition No. 9	Approved October 14, 2015
Revised Exhibit "A" ("REA") No. 200900015	REA for co-location of T-Mobile WCF on an existing monopole	Approved February 11, 2009

CUP No. 03-038-(2)	Continued operation of subject WCF	Approved September 2, 2003
CUP No. 92-172-(2)	Construction of subject WCF	Approved January 1993

C. Violations

There is no record of zoning code violations associated with this Project Site.

ANALYSIS

A. Land Use Compatibility

The WCF is compatible with the surrounding land uses because it serves as a necessary component of the communication infrastructure that supports the community and will continue to provide service to neighboring properties and businesses. This WCF was originally approved in 1993, is located in an area that is primarily developed with public and institutional land uses, and has served the community for approximately 31 years. No prior complaints have been made to LA County Planning related to the WCF, either for operational reasons or for violating the terms of its previous approvals. The applicant will incorporate brown privacy slats within the existing chain-link fence, remove barbed wire, and paint the cables and antennas brown to provide a more visually appealing appearance. This WCF will continue to provide service coverage for telecommunications providers, which can be used in the event of an emergency to ensure fast and thorough communications between residents and first responders.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project provides coverage along South Normandie Avenue, West Imperial Highway, and Interstate 105, and within the surrounding area. Based on the Project's coverage maps, the existing WCF provides critical cellular service to the West Athens – Westmont community. A visual depiction of existing cellular coverage in the area around the Project Site is available in Exhibit I – Coverage Maps. If the Project were to be removed, there would be a coverage gap along those corridors. The Project complies with the development standards provided in County Code Section 22.140.760 (Wireless Facilities). The Project's highest point reaches 53 feet in height, which does not exceed the 65-foot maximum height allowed by County Code Section 22.140.760. The Project will ensure that there are no disruptions to local wireless cellular service. The unstaffed WCF will not generate traffic or congestion, as it will require maintenance approximately once per month.

C. Design Compatibility

The Project is a monopole with flush mounted cables. Proposed changes include painting the existing cables and antennas brown to match the monopole to provide a more visually appealing appearance. Other changes include the installation of brown privacy slats within the existing chain-link fence for concealment purposes and the removal of barbed wire.

Staff recommended that the applicant consider a different camouflage design for the WCF. However, the applicant explained that any change in carrier antenna locations would substantially degrade coverage and/or network connectivity.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and West Athens-Westmont Community Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Section 22.158.050. The Burden of Proof with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

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 consists of the continued use and maintenance of an existing WCF with no new development or expansion of the existing structure. The Project does not meet any exceptions to a Categorical Exemption because it is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

Comments were not solicited because the Project consists of an existing facility that was previously permitted, and no changes are proposed except for minor aesthetic improvements.

B. Other Agency Comments and Recommendations

Comments were not solicited because the Project consists of an existing facility that was previously permitted, and no changes are proposed except for minor aesthetic improvements.

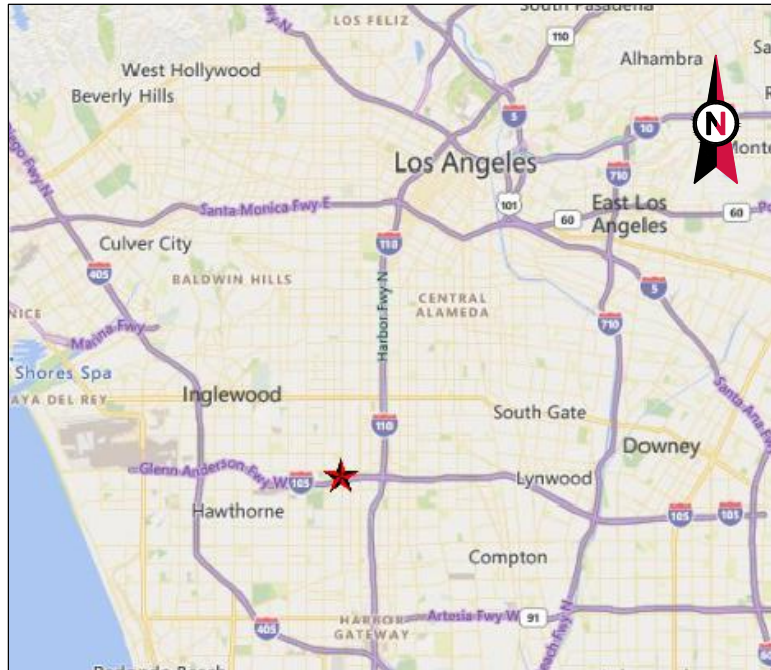
C. Public Comments

Staff has not received any comments at the time of report preparation.

Report
Reviewed By: *Carmen Sainz*
Carmen Sainz, Supervising Planner

Report
Approved By: *M. Glaser*
Mitch Glaser , Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Coverage Map



VICINITY MAP



AMERICAN TOWER®

SITE NAME: WEST ATHENS CA
SITE NUMBER: 302220
SITE ADDRESS: 1440 W. IMPERIAL HWY
LOS ANGELES, CA
90044



LOCATION MAP

CONDITIONAL USE PERMIT RENEWAL




AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ES	07/31/23
1	REV ELEVATIONS	EB	02/07/24

ATC SITE NUMBER:
302220
 ATC SITE NAME:
WEST ATHENS CA
 SITE ADDRESS:
 1440 W. IMPERIAL HWY
 LOS ANGELES, CA 90044-1235

SEAL:



Expires: 12/31/2025

Digitally signed
 by Esha Modi
 Date: 2024.02.13
 17:26:45 -05'00'

DATE DRAWN: 07/31/23
 ATC JOB NO: 14522431_E1

TITLE SHEET

SHEET NUMBER: **G-001** REVISION: **1**

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2020 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26) 2. 2020 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27) 3. 2020 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 28) 4. 2020 COUNTY OF LOS ANGELES MECHANICAL CODE (TITLE 29) 5. 2020 COUNTY OF LOS ANGELES RESIDENTIAL CODE (TITLE 30) 6. 2020 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31) 7. 2020 COUNTY OF LOS ANGELES EXISTING BUILDING CODE (TITLE 33)	<u>SITE ADDRESS:</u> 1440 W. IMPERIAL HWY LOS ANGELES, CA 90044-1235 COUNTY: LOS ANGELES <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 33.92905556 LONGITUDE: -118.3015 GROUND ELEVATION: 217' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: LOS ANGELES COUNTY PARCEL NUMBER: 6079003047	THIS SUBMITTAL IS FOR RE-PERMITTING WITH LOS ANGELES COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS WITH PROPOSED CHANGES TO INCLUDE BROWN PRIVACY SLATS WITHIN THE EXISTING CHAIN-LINK FENCE AND TO PAINT THE EXISTING EQUIPMENT AND CABLES BROWN TO MATCH THE MONOPOLE. PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED. 7. THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. § 1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION, REMOVAL, AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR § 1.61000 (B)(7).	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
	UTILITY COMPANIES POWER COMPANY: SCE PHONE: (800) 684-8123 TELEPHONE COMPANY: SBC PHONE: (800) 310-2355	<u>TOWER OWNER:</u> SPECTRASITE COMMUNICATIONS, LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801 <u>PROPERTY OWNER:</u> ARCHDIOCESE OF LOS ANGELES EDUCATION AND WELFARE CORPORATION 1440 W. IMPERIAL HWY LOS ANGELES, CA 90044 <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 <u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	PROJECT LOCATION DIRECTIONS FROM ATC IRVINE (2161 CAMPUS DR., IRVINE, CA 92614) TAKE CAMPUS DR. TO MCARTHUR BLVD. NORTH TO I-405 TO I-110 NORTH. I-110 TO I-105 WEST TO VERMONT AVE. EXIT. TURN RIGHT ON TO S VERMONT AVE. 0.1 MILES (0.2 KM) 15: TURN LEFT ONTO W IMPERIAL HWY. 0.6 MILES (0.9 KM) TO 1440 IMPERIAL HWY. ON LEFT (SOUTH) SIDE, IN REAR OF ST. FRANCIS XAVIER CABRINI CHURCH	G-001	TITLE SHEET	1	02/07/24
			V-101	SURVEY			
			V-102	SURVEY			
			C-101	OVERALL SITE PLAN	0	07/31/23	ES
			C-102	DETAILED SITE PLAN	1	02/07/24	EB
			C-201	TOWER ELEVATIONS	1	02/07/24	EB
			C-202	TOWER ELEVATIONS	1	02/07/24	EB
			C-501	SIGNAGE	0	07/31/23	ES

Esha Modi



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PROJECT SUMMARY

FIELD SURVEY DATE: 02/03/2022
SITE ADDRESS: 1440 W. IMPERIAL HWY., LOS ANGELES, CA 90044-1235

PARCEL INFORMATION
 OWNER: ARCHDIOCESE OF LOS ANGELES EDUCATION & WELFARE CORPORATION
 OWNER ADDRESS: 3424 WILSHIRE BLVD., LOS ANGELES, CA 90010-2241
 APN: 6079003047, 6079003018, 6079003039
 INSTRUMENT NO. 3050

TOTAL AREAS:
 PARENT PARCEL: 0.18 ACRES±
 ATC LEASE AREA: 0.04 ACRES± (1,600 SQ. FT.±)
 20' ACCESS EASEMENT: 0.16 ACRES± (6,987 SQ. FT.±)
 ATC EXPANSION AREA: 0.002 ACRES± (89 SQ. FT.±)

GEOGRAPHIC COORDINATES OF TOWER:
 LATITUDE: 33°55'44.60" N LONGITUDE: 118°18'05.37" W
 VERTICAL DATUM: NAVD 1988 HORIZONTAL DATUM: NAD83
 GROUND ELEVATION: 216' AMSL

BEARINGS ARE BASED ON CALIFORNIA STATE PLANE COORDINATES, C5 ZONE.

FLOODPLAIN:
 PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X.
 COMMUNITY PANEL NO.: 06037C1795F DATED: 09/26/2008

BOUNDARY NOTE
 THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

ENCROACHMENT STATEMENT
 AT THE TIME OF THIS SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE ATC LEASE AREA, PARENT PARCEL, OR THE ACCESS EASEMENT.

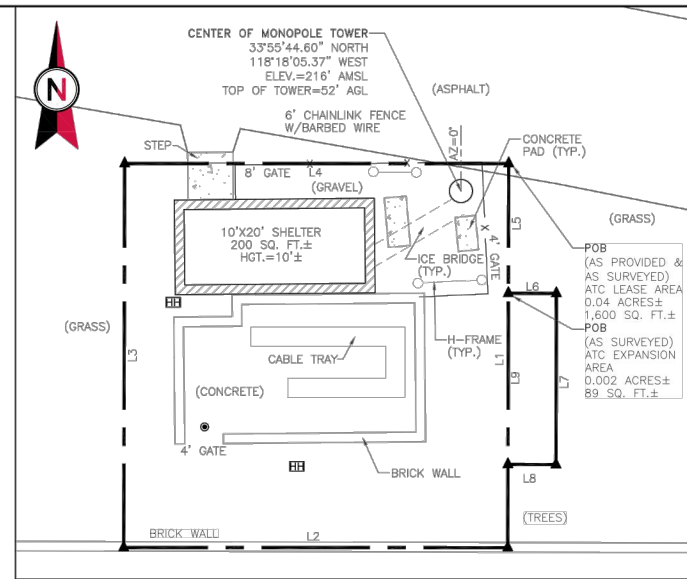
SURVEYOR'S NOTES

- THIS IS AN AS-BUILT TOWER SURVEY, MADE ON THE GROUND UNDER THE SUPERVISION OF A CALIFORNIA REGISTERED LAND SURVEYOR. DATE OF FIELD SURVEY IS FEBRUARY 3, 2022.
- THE FOLLOWING SURVEYING INSTRUMENTS WERE USED AT TIME OF FIELD VISIT: TOPCON GM-55 AND TOPCON HIPER SR G.P.S. RECEIVER, (R.T.K. NETWORK CAPABLE).
- BEARINGS ARE BASED ON CALIFORNIA C5 STATE PLANE COORDINATES NAD 83 BY GPS OBSERVATION.
- NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.
- BENCHMARK USED IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION, PID DN5628. ONSITE BENCHMARK IS AS SHOWN HEREON. ELEVATIONS SHOWN ARE IN FEET AND REFER TO NAVD 88.
- THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN AS-BUILT TOWER SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
- ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF AN ABSTRACT TITLE SEARCH.
- SURVEYOR HEREBY STATES THE GEODETIC COORDINATES AND THE ELEVATION SHOWN FOR THE CENTERLINE OF THE TOWER ARE ACCURATE TO WITHIN +/- 20 FEET HORIZONTALLY AND TO WITHIN +/- 3 FEET VERTICALLY (FAA ACCURACY CODE 1A).
- SURVEY SHOWN HEREON CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH BY THE STATE BOARD FOR A CLASS "A" SURVEY.
- FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF NOT LESS THAN ONE-FOOT IN 15,000 FEET (1"-15,000") AND AN ANGULAR ERROR THAT DOES NOT EXCEED 10 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED. FIELD TRAVERSE WAS NOT ADJUSTED.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A STATE LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.
- THERE IS ACCESS TO THE SUBJECT PROPERTY VIA S. NORMANDIE AVENUE, A PUBLIC RIGHT-OF-WAY.
- THE LOCATION OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THIS SURVEY WAS PREPARED TO SHOW THE INTERESTS OF AMERICAN TOWER CORPORATION AND IMPROVEMENTS PROXIMAL TO SAID INTERESTS. IT DOES NOT CONSTITUTE AN AS-BUILT SURVEY OF THE ENTIRE PARENT PARCEL.
- ALL CALLS ARE AS PROVIDED & AS SURVEYED, UNLESS OTHERWISE NOTED.

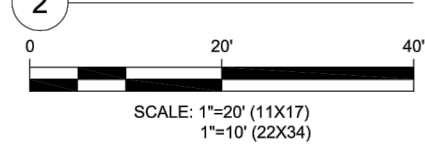


1 VICINITY MAP NTS

- ### SURVEY LEGEND
- EXISTING PROPERTY
 - EXISTING ADJ. PROPERTY
 - EXISTING EASEMENT
 - 750' EXISTING CONTOUR (MAJOR)
 - 75' EXISTING CONTOUR (MINOR)
 - - - EXISTING FENCE
 - - - EXISTING RIGHT OF WAY
 - - - EXISTING OVERHEAD WIRE
 - - - ATC LEASE/EASEMENT AREA
 - - - CENTERLINE
 - PROPERTY CORNER
 - SURVEY BENCHMARK
 - EXISTING UTILITY POLE
 - EXISTING GUY ANCHOR
 - EXISTING GROUND ROD
 - EXISTING SANITARY MANHOLE
 - EXISTING HANDHOLE
 - ▲ CALCULATED POINT
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - POT POINT OF TERMINATION
 - EXISTING CONCRETE
 - EXISTING ASPHALT
 - EXISTING BUILDING



2 COMPOUND DETAIL



LEGAL DESCRIPTION

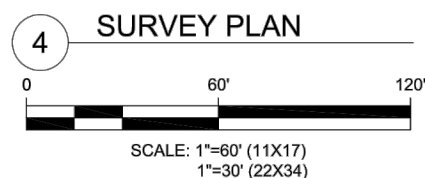
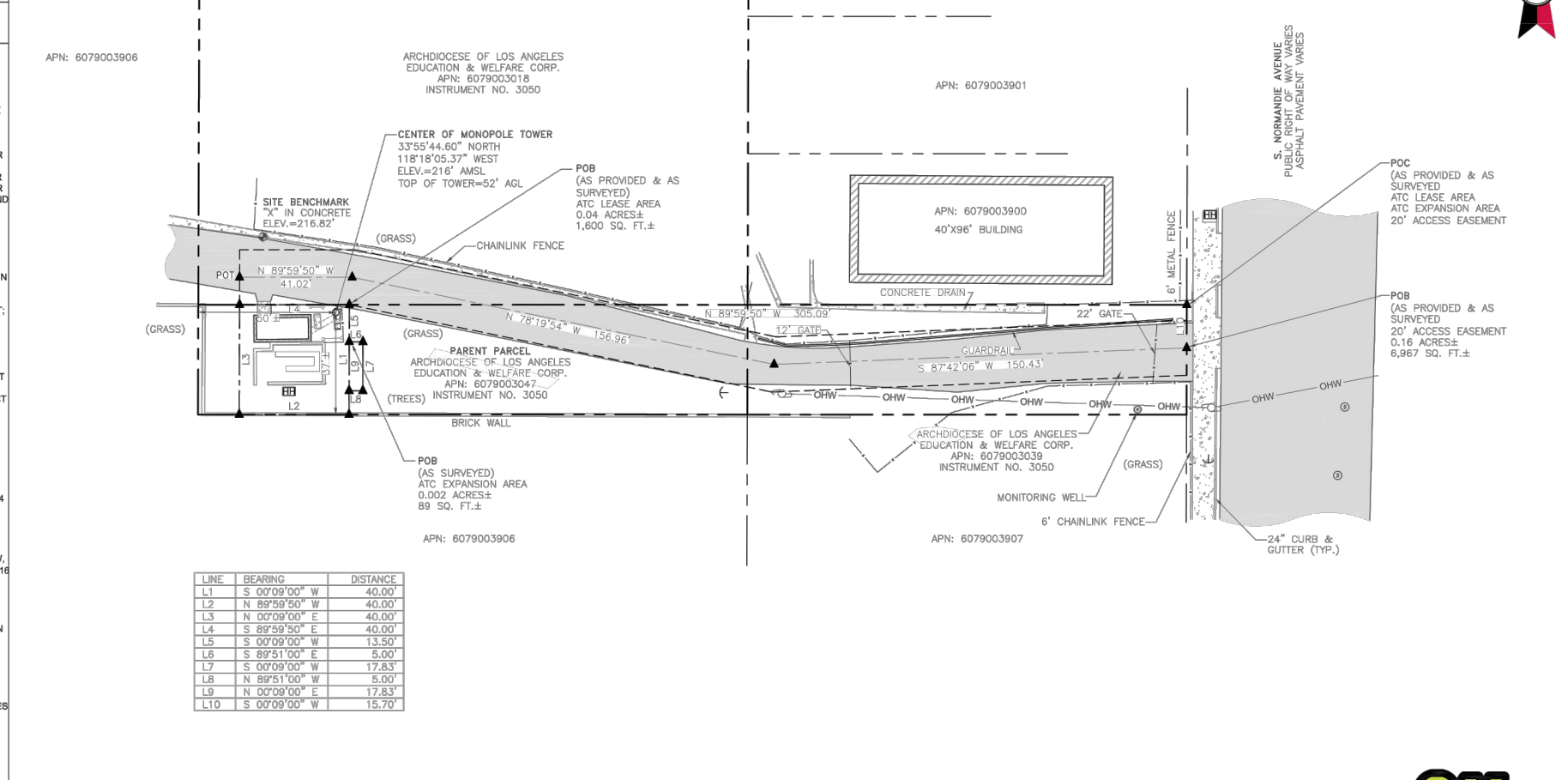
PARENT PARCEL - AS PROVIDED (CORAL REPORT):
PARCEL 1:
 THAT PORTION OF THE SOUTH 460.50 FEET OF THE NORTH 1150.50 FEET (MEASURED FROM THE NORTH LINE OF SECTION 12) OF LOT 3 OF THE R.W. POINDEXTER'S SUBDIVISION OF A PART OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 14 WEST, AS PER MAP RECORDED IN BOOK 59 PAGE 82 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTH 460.50 FEET, DISTANCE THEREON SOUTH 89°59'50" EAST, 113.00 FEET FROM THE EAST LINE OF THE WEST 150 FEET; THENCE SOUTH 00°09'00" WEST, 40.00 FEET; THENCE SOUTH 89°59'50" EAST, 360.09 FEET TO THE EAST LINE OF SAID SOUTH 460.50 FEET; THENCE ALONG SAID EAST LINE NORTH 00°09'00" EAST 40.00 FEET TO SAID NORTH LINE OF THE SOUTH 460.50 FEET; THENCE ALONG SAID NORTH LINE WESTERLY TO SAID POINT OF BEGINNING.
 EXCEPT THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER TO SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED IN DEEDS TO RECORD.

PARCEL 2:
 THAT PORTION OF LOT 3 OF THE R.W. POINDEXTER'S SUBDIVISION OF A PART OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 14 WEST, AS PER MAP RECORDED IN BOOK 59 PAGE 82 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LOT 3 WITH THE SOUTHERLY LINE OF IMPERIAL HIGHWAY (PER OR 14771-337); THENCE EASTERLY ON SAID SOUTH LINE OF IMPERIAL HIGHWAY 376 FEET; THENCE SOUTH 0°03' WEST 125 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°03' WEST 20 FEET; THENCE SOUTH 89°59'50" WEST 51 FEET; THENCE SOUTH 0°03' WEST 240 FEET; THENCE NORTH 89°59'50" EAST 208.5 FEET; THENCE NORTH 89°59'50" EAST 520 FEET; THENCE NORTH 89°59'50" WEST 86.5 FEET TO THE POINT OF BEGINNING.
 NOTE: LEGAL TAKEN FROM SURVEY.

ATC LEASE AREA - AS PROVIDED & AS SURVEYED (PRIOR SURVEY PERFORMED BY CSSI, DRAWING NO. 10-14-030, DATED 11/27/2014):
 A TRACT OF LAND OUT OF THAT PORTION OF THE SOUTH 460.50 FEET OF THE NORTH 1150.50 FEET (MEASURED FROM THE NORTH LINE OF SECTION 12) OF LOT 3 OF THE R.W. POINDEXTER'S SUBDIVISION OF A PART OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 14 WEST, AS PER MAP RECORDED IN BOOK 59 PAGE 82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CITY OF LOS ANGELES, STATE OF CALIFORNIA, SAID TRACT OF LAND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 460.50 FEET AND THE WEST RIGHT-OF-WAY LINE OF S. NORMANDIE AVE.; THENCE N 89°59'50" W, A DISTANCE OF 305.09' TO THE POINT OF BEGINNING; THENCE S 00°09'00" W, A DISTANCE OF 40.00' TO A CALCULATED POINT; THENCE N 89°59'50" W, A DISTANCE OF 40.00' TO A CALCULATED POINT; THENCE N 00°09'00" E, A DISTANCE OF 40.00' TO A CALCULATED POINT; THENCE S 89°59'50" E, A DISTANCE OF 40.00' TO THE POINT OF BEGINNING, CONTAINING 1,600 SQ. FT. OR 0.04 ACRES OF LAND MORE OR LESS.

20' ACCESS EASEMENT - AS PROVIDED & AS SURVEYED (PRIOR SURVEY PERFORMED BY CSSI, DRAWING NO. 10-14-030, DATED 11/27/2014):
 A 20' ACCESS EASEMENT OUT OF THAT PORTION OF LOT 3 OF THE R.W. POINDEXTER'S SUBDIVISION OF A PART OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 14 WEST, AS PER MAP RECORDED IN BOOK 59 PAGE 82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CITY OF LOS ANGELES, STATE OF CALIFORNIA, SAID TRACT OF LAND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 460.50 FEET AND THE WEST RIGHT-OF-WAY LINE OF S. NORMANDIE AVE.; THENCE S 00°09'00" W, A DISTANCE OF 15.70' TO THE POINT OF BEGINNING; THENCE S 87°42'06" W, A DISTANCE OF 150.43' TO A CALCULATED POINT; THENCE N 78°19'54" W, A DISTANCE OF 156.96' TO A CALCULATED POINT; THENCE N 89°59'50" W, A DISTANCE OF 41.02' TO THE POINT OF TERMINATION. CONTAINING 6,987 SQ. FT. OR 0.16 ACRES OF LAND MORE OR LESS.

ATC EXPANSION AREA - AS SURVEYED:
 A 0.002 ACRE AREA BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN INSTRUMENT NO. 3050 IN THE PUBLIC RECORDS OFFICE OF LOS ANGELES COUNTY, CALIFORNIA, AND THAT PORTION OF THE SOUTH 460.50 FEET OF THE NORTH 1150.50 FEET, MEASURED FROM THE NORTH LINE OF SECTION 12, OF LOT 3 OF THE R.W. POINDEXTER'S SUBDIVISION RECORDED IN BOOK 59, PAGE 82 IN SAID OFFICE, LYING IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE 14 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE FROM THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 460.50 FEET AND THE WEST RIGHT-OF-WAY LINE OF S. NORMANDIE AVENUE; THENCE RUN N 89°59'50" W, A DISTANCE OF 305.09' A POINT; THENCE S 00°09'00" W, A DISTANCE OF 13.50 FEET TO THE POINT OF BEGINNING; THENCE S 89°51'00" E A DISTANCE OF 5.00 FEET TO A POINT; THENCE S 00°09'00" W A DISTANCE OF 17.83 FEET TO A POINT; THENCE N 89°51'00" W A DISTANCE OF 5.00 FEET TO A POINT; THENCE N 00°09'00" E A DISTANCE OF 17.83 FEET TO THE POINT OF BEGINNING. SAID ABOVE DESCRIBED AREA CONTAINS 0.002 ACRES OR 89 SQUARE FEET, MORE OR LESS.



CALIFORNIA C5
 GRID TO TRUE NORTH
 CONVERGENCE
 -0"10"
 TRUE NORTH TO
 MAGNETIC DECLINATION
 11°39' E
 COMBINED SCALE
 FACTOR 1.000024203



AMERICAN TOWER®
ATC TOWER SERVICES, INC.
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 FAX: (919) 466-5415

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REV.	DESCRIPTION	BY	DATE
0	PRELIM	BC	02/17/22

ATC SITE NUMBER:
30220

ATC SITE NAME:
WEST ATHENS CA

SITE ADDRESS:
 1440 W. IMPERIAL HWY.
 LOS ANGELES, CA 90044-1235

SURVEY CERTIFICATE:
 TO AMERICAN TOWER CORPORATION AND LINCOLN ABSTRACT & SETTLEMENT SERVICES: I CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF CALIFORNIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE FIELD WORK WAS COMPLETED ON 02/03/22.

DATE OF PLAT OR MAP: 02/17/22
 (PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL)

Timothy Leigh Fish, PE, PL
 SURVEYING AND ENGINEERING
 4800 THE WOODS ROAD, KITTY HAWK, NC 27949
 252-261-3122
 wlfish@gmail.com
 CA PLS # 9566

SMW Engineering Group, Inc.
 158 Business Center Drive
 Birmingham, Alabama 35244
 Ph: 205-252-6985
 www.smweng.com

PROJECT NO. 22-0152

DRAWN BY:	BC
APPROVED BY:	TLF
DATE DRAWN:	02/17/22
ATC JOB NO:	302220

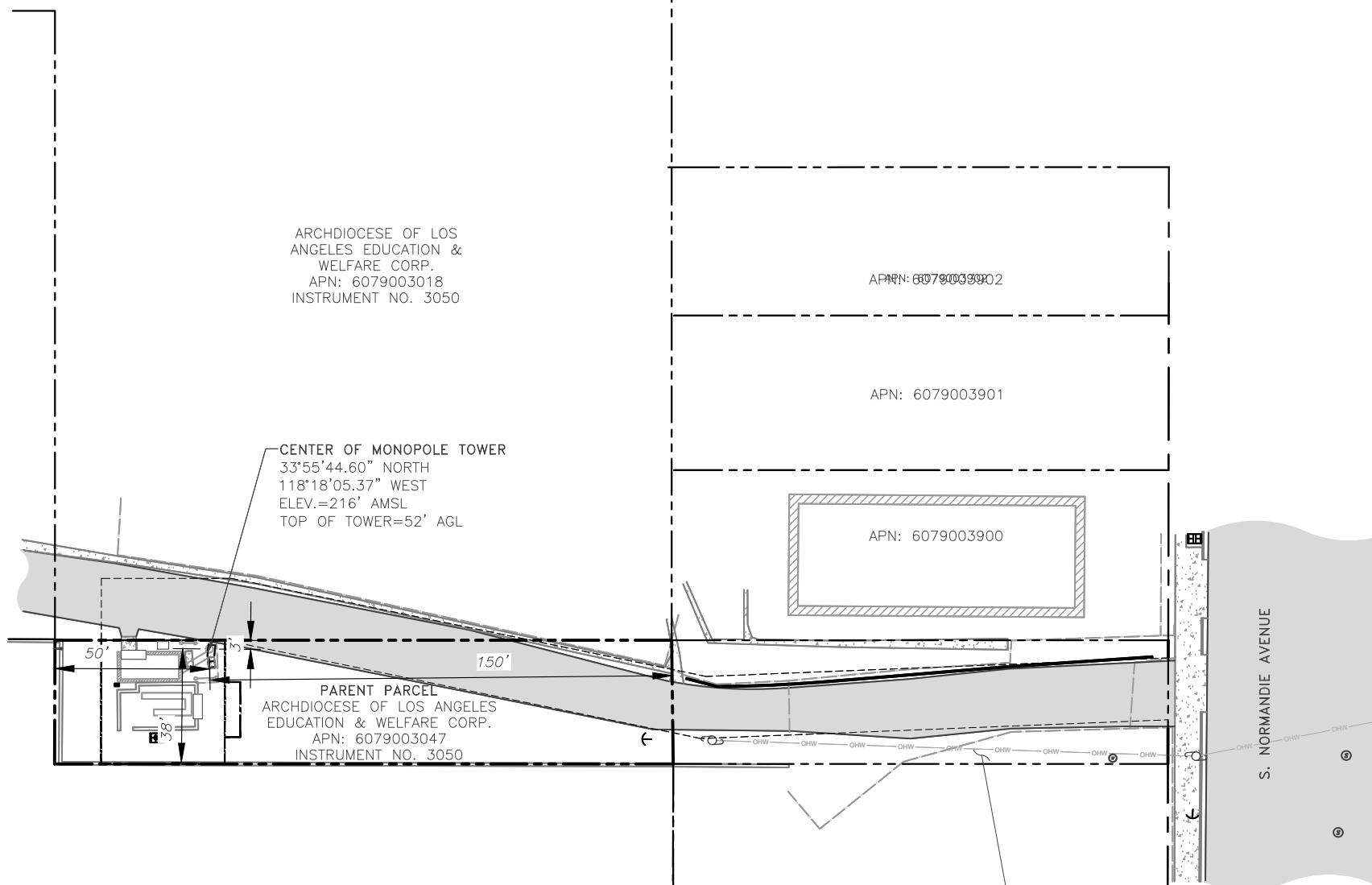
AS BUILT/TITLE AND BOUNDARY PLAN

SHEET NUMBER:
V-101
 SHEET 1 OF 2

REVISION:
0

NOTES:

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. FIELD SURVEY DATE: 02/17/2022
3. BOUNDARY INFORMATION OBTAINED FROM: DATATREE



SURVEY LEGEND

	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING TREELINE
	EXISTING CHAINLINK FENCE
	EXISTING BUILDING
	EXISTING STORM DRAIN
	EXISTING ROAD (DIRT)
	EXISTING ROAD (STONE)
	EXISTING ROAD (PAVED)
	EXISTING CONCRETE
	EXISTING LEASE AREA

ARCHDIOCESE OF LOS ANGELES EDUCATION & WELFARE CORP.
 APN: 6079003018
 INSTRUMENT NO. 3050

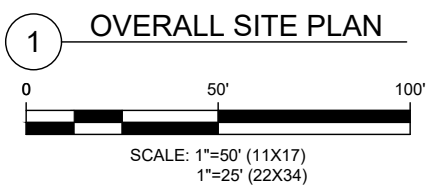
CENTER OF MONOPOLE TOWER
 33°55'44.60" NORTH
 118°18'05.37" WEST
 ELEV.=216' AMSL
 TOP OF TOWER=52' AGL

PARENT PARCEL
 ARCHDIOCESE OF LOS ANGELES EDUCATION & WELFARE CORP.
 APN: 6079003047
 INSTRUMENT NO. 3050

APN: 6079003906

APN: 6079003907

ARCHDIOCESE OF LOS ANGELES EDUCATION & WELFARE CORP.
 APN: 6079003039
 INSTRUMENT NO. 3050



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ES	07/31/23

ATC SITE NUMBER:
302220
 ATC SITE NAME:
WEST ATHENS CA

SITE ADDRESS:
 1440 W. IMPERIAL HWY
 LOS ANGELES, CA 90044-1235

SEAL:

Expires: 12/31/2025

Digitally Signed: 2024-02-13

DATE DRAWN:	07/31/23
ATC JOB NO:	14522431_E1

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C-101	0

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ES	07/31/23
1	REV ELEVATIONS	EB	02/07/24

ATC SITE NUMBER:

302220

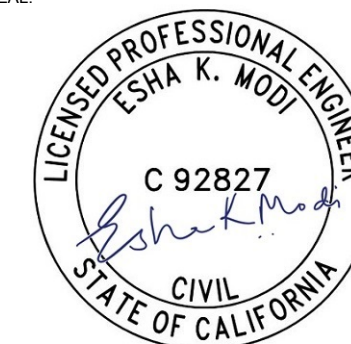
ATC SITE NAME:

WEST ATHENS CA

SITE ADDRESS:

1440 W. IMPERIAL HWY
 LOS ANGELES, CA 90044-1235

SEAL:



Expires: 12/31/2025

Digitally Signed: 2024-02-13

DATE DRAWN: 07/31/23

ATC JOB NO: 14522431_E1

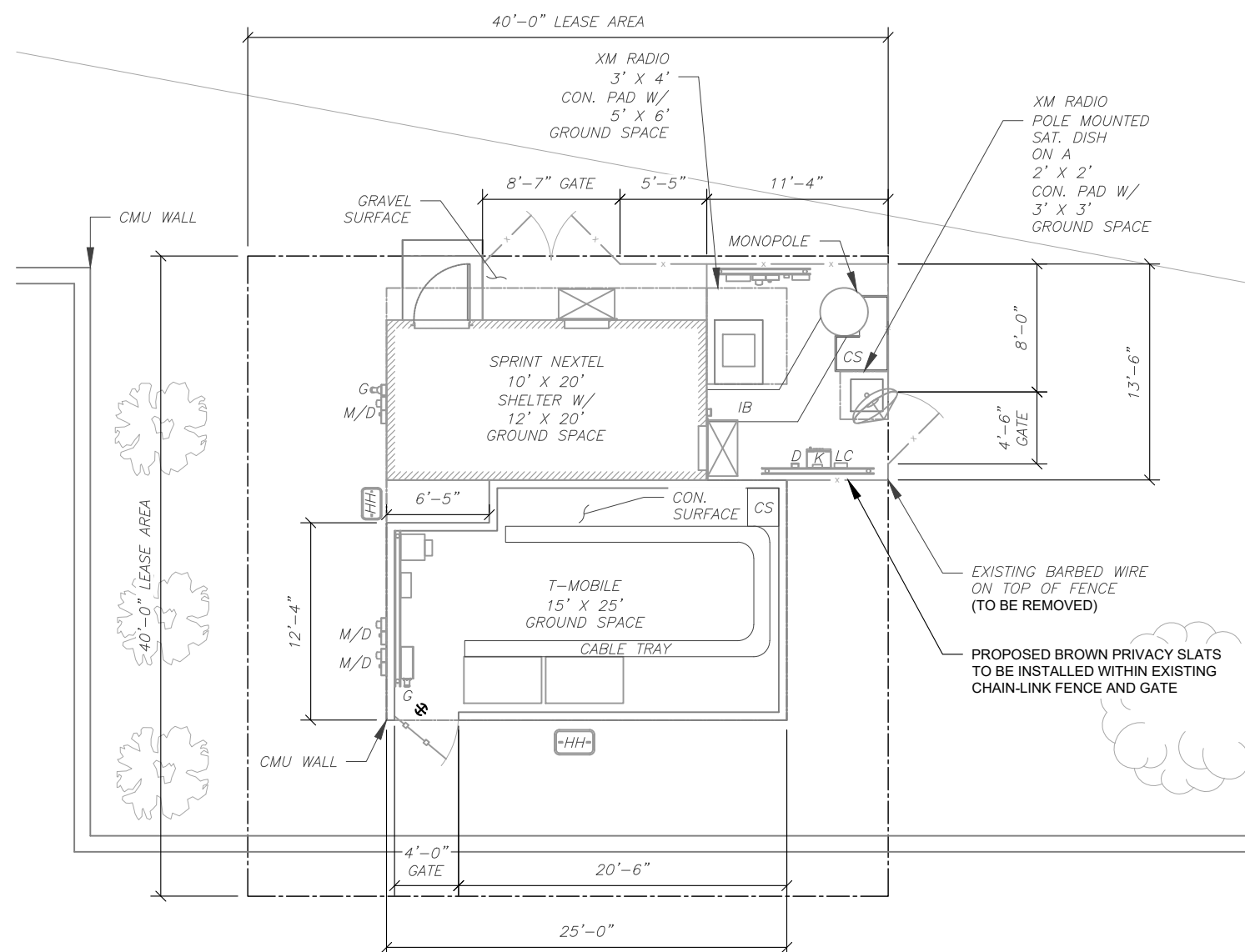
DETAILED SITE PLAN

SHEET NUMBER:

C-102

REVISION:

1



1 DETAILED SITE PLAN

0 10' 20'

SCALE: 1"=10' (11X17)
 1"=5' (22X34)



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ES	07/31/23
1	REV ELEVATIONS	EB	02/07/24

ATC SITE NUMBER:

302220

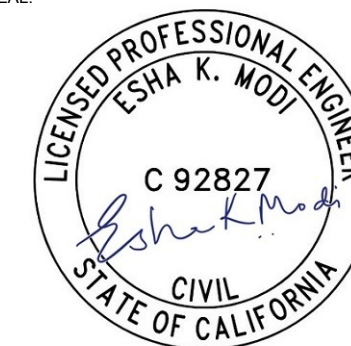
ATC SITE NAME:

WEST ATHENS CA

SITE ADDRESS:

1440 W. IMPERIAL HWY
 LOS ANGELES, CA 90044-1235

SEAL:



Expires: 12/31/2025

Digitally Signed: 2024-02-13

DATE DRAWN: 07/31/23

ATC JOB NO: 14522431_E1

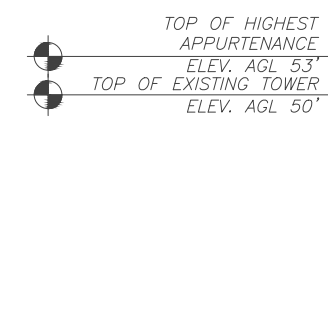
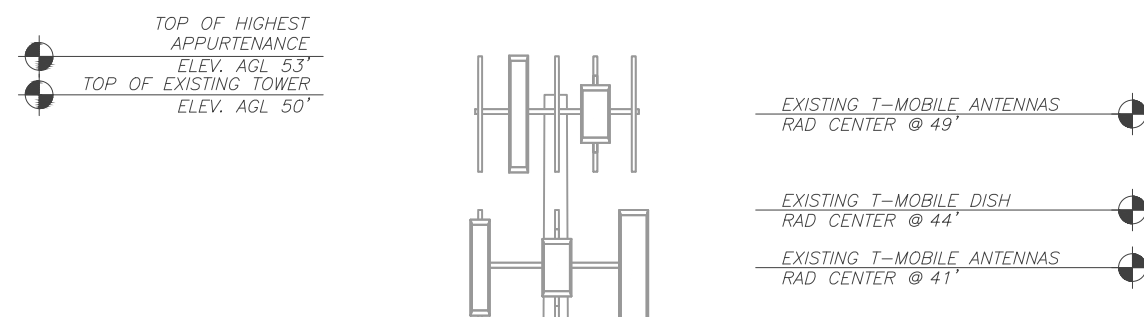
TOWER ELEVATIONS

SHEET NUMBER:

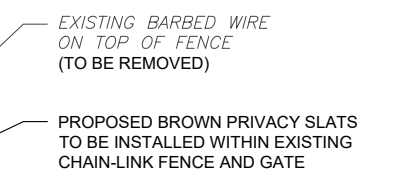
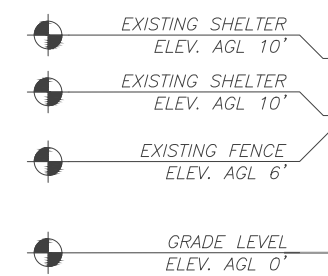
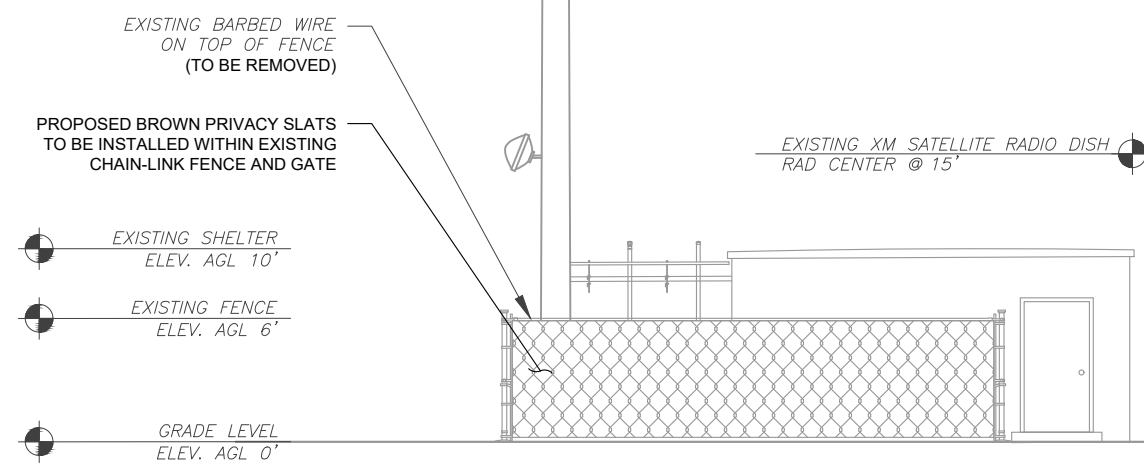
C-201

REVISION:

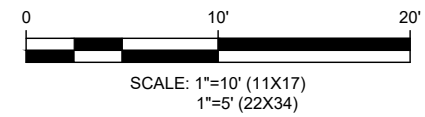
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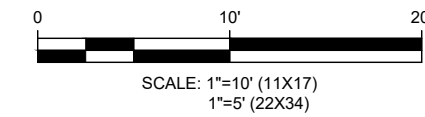
POLE MOUNTED CABLES AND ANTENNAS TO BE PAINTED BROWN TO MATCH EXISTING POLE AND OTHER EXISTING STRUCTURES.



1 TOWER ELEVATION (LOOKING NORTH)



2 TOWER ELEVATION (LOOKING NORTH)



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ES	07/31/23
1	REV ELEVATIONS	EB	02/07/24

ATC SITE NUMBER:

302220

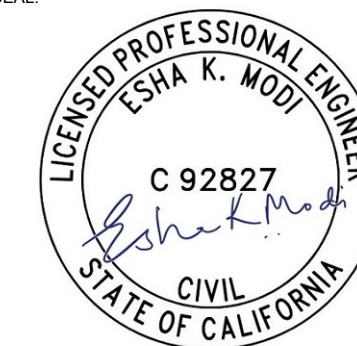
ATC SITE NAME:

WEST ATHENS CA

SITE ADDRESS:

1440 W. IMPERIAL HWY
 LOS ANGELES, CA 90044-1235

SEAL:



Expires: 12/31/2025

Digitally Signed: 2024-02-13

DATE DRAWN: 07/31/23

ATC JOB NO: 14522431_E1

TOWER ELEVATIONS

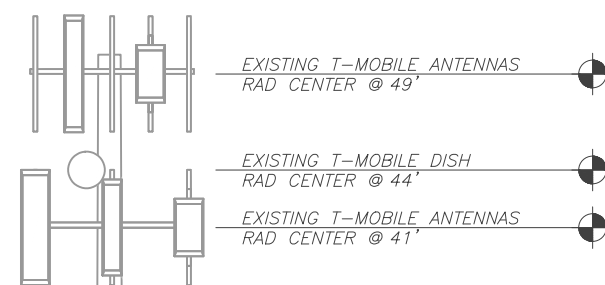
SHEET NUMBER:

C-202

REVISION:

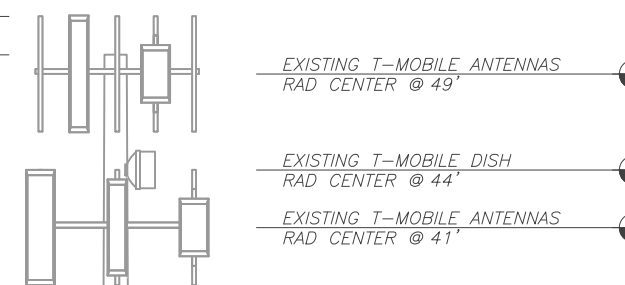
1

TOP OF HIGHEST APPURTENANCE
 ELEV. AGL 53'
 TOP OF EXISTING TOWER
 ELEV. AGL 50'



POLE MOUNTED CABLES AND ANTENNAS TO BE PAINTED BROWN TO MATCH EXISTING POLE AND OTHER EXISTING STRUCTURES.

TOP OF HIGHEST APPURTENANCE
 ELEV. AGL 53'
 TOP OF EXISTING TOWER
 ELEV. AGL 50'



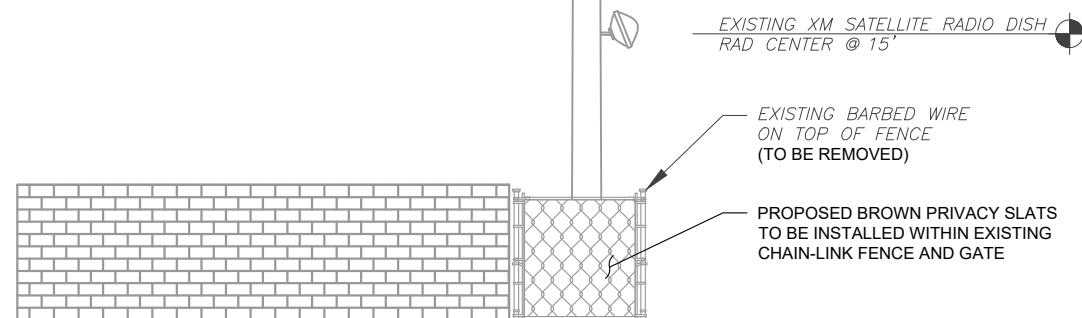
EXISTING BARBED WIRE ON TOP OF FENCE (TO BE REMOVED)

PROPOSED BROWN PRIVACY SLATS TO BE INSTALLED WITHIN EXISTING CHAIN-LINK FENCE AND GATE

EXISTING SHELTER
 ELEV. AGL 10'

EXISTING FENCE
 ELEV. AGL 6'

GRADE LEVEL
 ELEV. AGL 0'



1 TOWER ELEVATION (LOOKING SOUTH)



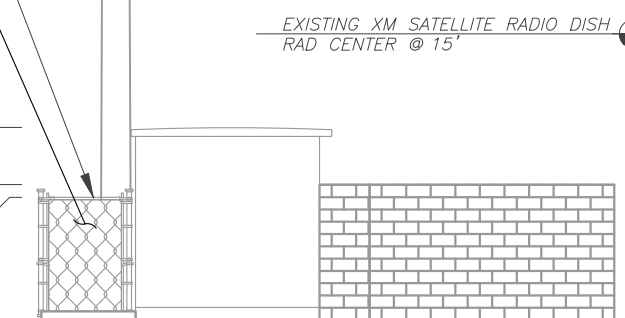
SCALE: 1"=10' (11X17)
 1"=5' (22X34)

EXISTING SHELTER
 ELEV. AGL 10'

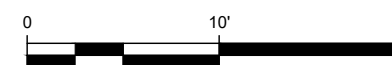
EXISTING SHELTER
 ELEV. AGL 10'

EXISTING FENCE
 ELEV. AGL 6'

GRADE LEVEL
 ELEV. AGL 0'



2 TOWER ELEVATION (LOOKING WEST)



SCALE: 1"=10' (11X17)
 1"=5' (22X34)

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CAUTION



Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.

For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

WARNING



Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.

For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION

1224672

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

NOTICE

GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not stop in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN

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3500 REGENCY PARKWAY
SUITE 100
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PHONE: (919) 468-0112

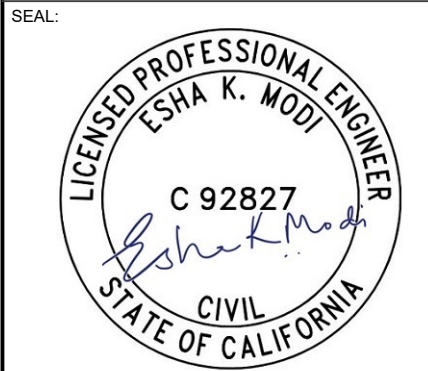
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ES	07/31/23

ATC SITE NUMBER:
302220

ATC SITE NAME:
WEST ATHENS CA

SITE ADDRESS:
1440 W. IMPERIAL HWY
LOS ANGELES, CA 90044-1235



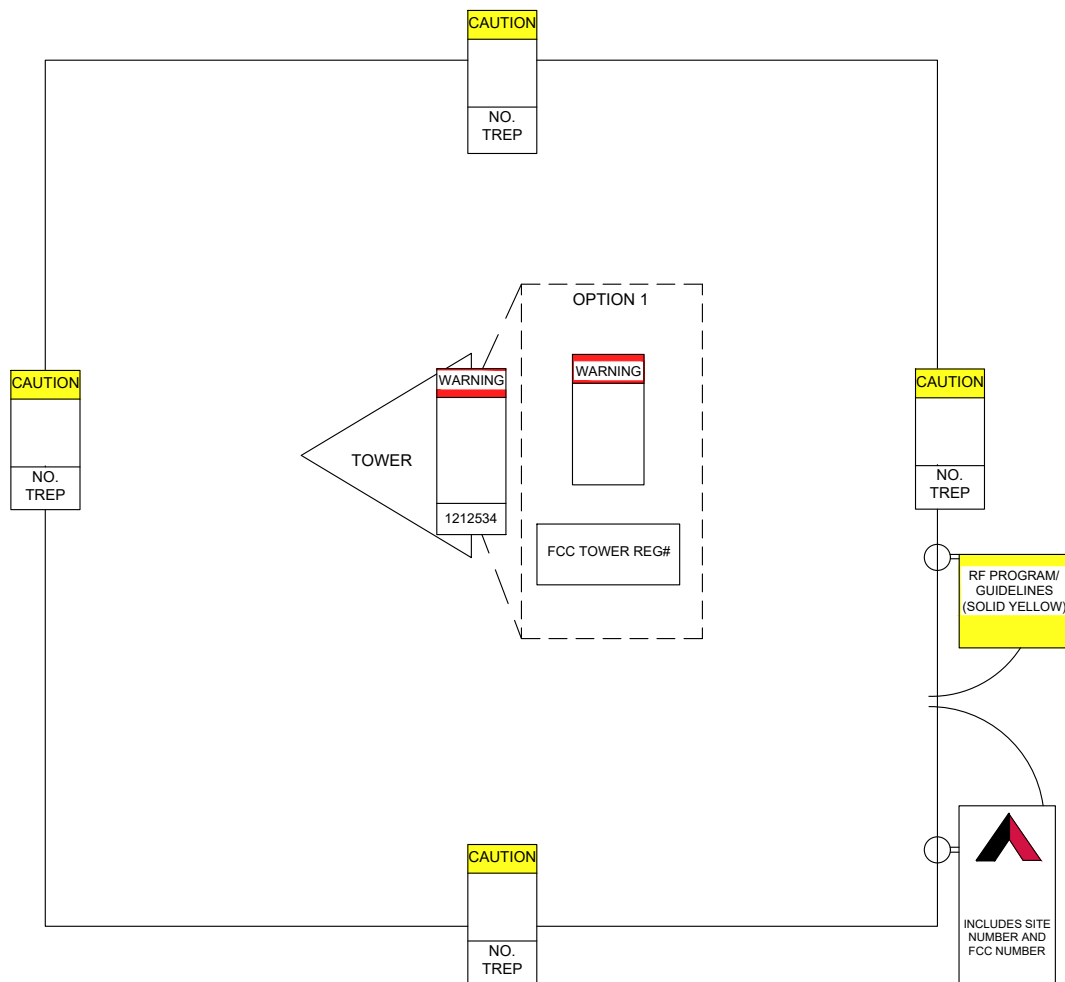
Expires: 12/31/2025
Digitally Signed: 2024-02-13

DATE DRAWN:	07/31/23
ATC JOB NO:	14522431_E1

SIGNAGE

SHEET NUMBER: **C-501** REVISION: **0**

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

AMERICAN TOWER

SITE NAME : WEST ATHENS CA
SITE NUMBER : 302220
FCC REGISTRATION # : 1224672

FOR LEASING INFORMATION: **877-282-7483**
877-ATC-SITE

FOR EMERGENCIES CALL: **877-518-6937**
877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.



PROJECT NUMBER PRJ2023-003785-(2)
HEARING DATE August 20, 2024
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit (“CUP”)
 No. RPPL2023005574

PROJECT SUMMARY

OWNER / APPLICANT

Archdiocese of Los Angeles Education and Welfare Corp. St. Frances X. Cabrini, Owner

Spectrasite Communications, LLC, Applicant

MAP/EXHIBIT DATE

February 13, 2024

PROJECT OVERVIEW

A CUP to authorize the continued operation and maintenance of an existing 50-foot-tall wireless communications facility (“WCF”) with attached antennas reaching a total of 53 feet in the Civic Center Zone of the Connect Southwest Los Angeles Transit Oriented District (“CSLA TOD”) Specific Plan. The Project Site is a lease area that is approximately 1,600 square feet in size within an approximately 7,975 square foot property. The monopole contains two rows of antennas mounted at 49 feet above grade and 41 feet above grade, a T-Mobile dish mounted at 44 feet above grade, and an XM radio dish mounted at 15 feet above grade. The ground equipment includes one 240-square-foot equipment shelter secured by a six-foot concrete masonry wall and chain link fence. The proposed changes include the installation of brown privacy slats within the existing chain-link fence for screening, the removal of barbed wire, and painting the existing cables and antennas brown to match the monopole and other existing structures.

LOCATION

South Normandie Avenue, West Athens Westmont

ACCESS

South Normandie Avenue

ASSESSORS PARCEL NUMBER(S)

6079-003-047

SITE AREA

0.18 Acres

GENERAL PLAN / LOCAL PLAN

CSLA TOD Specific Plan

ZONED DISTRICT

West Athens-Westmont

LAND USE DESIGNATION

P – Public and Semi Public

ZONE (CSLA TOD SPECIFIC PLAN)

CSLA – Civic Center

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

West Athens – Westmont

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision requirements)
 - Chapter 22.416 (CSLA TOD Specific Plan requirement)
 - Section 22.140.760 (Wireless Facilities)

CASE PLANNER:

Melissa Reyes

PHONE NUMBER:

(213) 204-9945

E-MAIL ADDRESS:

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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2023-003785-(2)
CONDITIONAL USE PERMIT NO. RPPL2023005574

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2023005574** on August 20, 2024.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Spectrasite Communications, LLC, ("Permittee"), requests the CUP to authorize the continued operation and maintenance of an existing wireless communications facility (“WCF”) (“Project”) on a property identified as Assessor’s Parcel Number 6079-003-047 in the unincorporated community of West Athens-Westmont (“Project Site”) in the Connect Southwest Los Angeles – Civic Center (“CSLA CC”) Zone pursuant to Los Angeles County Code ("County Code") Chapter 22.416 (Connect Southwest Los Angeles Transit-Oriented District [“CSLA TOD”] Specific Plan).
4. **LOCATION.** The Project is located on a property identified as Assessor’s Parcel Number 6079-003-047 within the West Athens-Westmont Zoned District and Metro Planning Area.
5. **PREVIOUS ENTITLEMENT(S).**

CASE NO.	REQUEST	DATE OF ACTION
CUP 03-038-(2)	10-year Grant Term Time Extension pursuant to CUP Condition No. 9	Approved October 14, 2015
Revised Exhibit “A” (“REA”) 200900015	REA for co-location of T-Mobile WCF on an existing monopole	Approved February 11, 2009
CUP 03-038-(2)	Continued operation of subject WCF	Approved September 2, 2003
CUP 92-172	Construction of subject WCF	Approved January 1993

6. **LAND USE DESIGNATION.** The Project Site is located within the P (Public and Semi-Public) land use designation of the CSLA TOD Specific Plan (“Specific Plan”) Land Use Policy Map.

7. **ZONING.** The Project Site is located in the West Athens-Westmont Zoned District and is currently zoned CSLA CC. Table 4.10 of the Specific Plan does not list WCF as a permitted land use in the CSLA CC Zone. However, the Specific Plan states that permitted land uses in the CSLA CC Zone are not limited to the general intended uses listed in Table 4.10. Pursuant to County Code Section 22.140.760 (Wireless Facilities), a CUP is required for a WCF.

8. SURROUNDING LAND USES AND ZONING

LOCATION	CONNECT SOUTHWEST LA TOD SPECIFIC PLAN LAND USE POLICY	CONNECT SOUTHWEST LA TOD SPECIFIC PLAN ZONING	EXISTING USES
NORTH	P (“Public and Semi Public”), H30 (“Residential 30”)	CSLA Public/Institutional, CSLA Residential 3	Multifamily residences (“MFRs”), church, school, restaurant
EAST	P	CSLA CC	MFRs, restaurant, Los Angeles County buildings/facilities
SOUTH	P	CSLA CC, CSLA Buffer Strip	Storage, Interstate 105
WEST	P	CSLA Public/Institutional	Los Angeles Southwest College, WCF

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is a lease area that is approximately 1,600 square feet in size within an approximately 7,975-square-foot property that consists of one lot. The Project Site is rectangular in shape with gentle-sloping topography and is developed with the subject WCF and appurtenant structures.

B. Site Access

The Project Site is accessible via South Normandie Avenue to the east. Primary access to the Project Site is via an entrance/exit on South Normandie Avenue through an access easement on an adjacent lot.

C. Site Plan

The site plan depicts a 0.18-acre property developed with the existing WCF. The Project Site is a lease area that is approximately 1,600 square feet in size. The WCF consists of a 50-foot-tall monopole tower with two rows of antennas, one dish antenna, and one satellite radio dish. The monopole tower has a height of 50 feet with attached antennas reaching a total height of 53 feet. The ground equipment includes one 240-square-foot equipment shelter secured by a six-foot-tall concrete

masonry (“CMU”) wall and chain link fence. The proposed changes include the installation of brown privacy slats within the existing chain-link fence for screening, the removal of barbed wire, and painting the existing cables and antennas brown to match the monopole and other existing structures.

D. Parking

The Project will continue to be unstaffed and maintenance will occur approximately once a month. As such, no designated parking spaces will be provided.

10. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff (“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 involved the continued use and maintenance of an existing WCF with no new development or expansion of the existing structure. The Project does not meet any exceptions to a Categorical Exemption because it is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

11. COMMUNITY OUTREACH. The Permittee did not conduct any known public outreach for the Project prior to the public hearing.

12. PUBLIC COMMENTS. Prior to the publication of the Report to the Hearing Officer, Staff received no public comments.

13. AGENCY RECOMMENDATIONS. Comments were not solicited because the Project consists of an existing facility that was previously permitted and no expansion is proposed.

14. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, and newspaper (Los Angeles Sentinel), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On July 11, 2024, a total of nine 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 seven notices to those on the courtesy mailing list for the West Athens-Westmont Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Specific Plan because the Public (“P”) land use designation is intended for public and quasi-public uses, including religious and educational institutions. Although a WCF is not specifically mentioned in the Public land use designation, communication facilities are considered necessary infrastructure to

support underlying and intended land uses. The Hearing Officer further finds that the Project promotes additional wireless coverage to serve the surrounding area, which consists of retail stores, churches, schools, multifamily residences, and Los Angeles County facilities.

16. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the following policies of the General Plan:

- General Plan Public Services and Facilities Policy PS/F 6.2: “Improve existing wired and wireless telecommunications infrastructure.”

This WCF continues to provide improved infrastructure and service for the network and is consistent with Policy PS/F 6.2, which calls for improved wireless telecommunications infrastructure.

- General Plan Public Services and Facilities Policy PS/F 6.3: “Expand access to wireless technology networks, while minimizing visual impacts through collocation and design.”

This WCF is also consistent with Policy PS/F 6.3, which seeks to minimize visual impacts of WCFs through collocation and design. The Project includes the collocation of a service provider, which alleviates the need for new towers.

- General Safety Policy S 7.1: “Ensure that residents are protected from the public health consequences of natural or human-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.”

Lastly, this WCF is also consistent with Policy S 7.1, which looks to mitigate public health effects from natural and manmade disasters by improving risk communication. This WCF provides service coverage for telecommunications providers, which can be used in the event of an emergency to ensure fast and thorough communications between residents and first responders.

ZONING CODE CONSISTENCY FINDINGS

17. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the CSLA CC zoning classification. Table 4.10 of the Specific Plan does not list WCF as a permitted use in the CSLA CC Zone. However, the Specific Plan states that permitted land uses in the CSLA CC Zone are not limited to the general intended uses listed in Table 4.10. Therefore, a WCF is permitted in the CSLA CC Zone with a CUP pursuant to County Code Section 22.140.760 (Wireless Facilities).

18. HEIGHT. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760.E.1.c, which allows for a maximum height of 65-feet for the WCF. The proposed maximum height is 50 feet with attached antennas reaching a total of 53 feet.

19. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). Where parking requirements are not specified, parking shall be provided in an amount that the Director of Regional Planning finds adequate. The Project will be unstaffed and require maintenance approximately once per month. As such, no designated parking spaces will be required.
20. **DESIGN.** The Hearing Officer finds that the Project is consistent with the design standards regarding WCFs identified in County Code Section 22.140.760 (Wireless Facilities). The cables that serve the WCF will be painted brown and flush mounted. All pole-mounted equipment that is not concealed will be treated with a brown exterior color, which is a recommended color, to match the existing monopole and other existing structures. The existing fencing is a six-foot-tall CMU wall and chain link fence, and the proposed changes include the installation of brown privacy slats within the existing chain-link fence to screen associated equipment.

CONDITIONAL USE FINDINGS

21. **The Hearing Officer finds that 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.** The Project has existed on the Project Site for more than 30 years and will continue to provide important telecommunications services to the surrounding community. The Permittee has provided cellular service coverage maps to demonstrate the necessity of maintaining the existing WCF as part of the current telecommunications infrastructure in the area. Based on the coverage maps, the Project provides important coverage along South Normandie Avenue, West Imperial Highway, and Interstate 105, and within the surrounding area. Without the existing WCF, there would be a coverage gap, particularly for visitors and motorists driving on Interstate 105. The Project will continue to provide wireless communication services to the public and businesses located in the area, including first responders who are responding to routine and emergency calls in the area. The Project will help improve public health, safety, and general welfare in the area.
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 Project Site is located on a 0.18-acre property. There will be no modifications nor expansion to the existing footprint of the wireless facility. The improved design elements in the Project include installing new brown privacy slats within the existing chain link fence, removing existing barbed wire, and painting the cables and antennas brown to provide a more visually appealing appearance. The Project Site easily

accommodates the existing Project without any variances or deviations from the required development standards. The Project is unstaffed and there is sufficient area for maintenance vehicle parking.

23. **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.** The existing WCF is an unstaffed facility and will not generate traffic or congestion, as it will require only periodic maintenance. The property is accessed through an adjacent lot identified as Assessor's Parcel Number 6079-003-039, which includes an access easement for the Permittee. The Project Site is accessible from South Normandie Avenue, which is identified as a Limited Secondary Highway on the County Master Plan of Highways.
24. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

ENVIRONMENTAL FINDINGS

25. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities, Categorical Exemption). The Project consists of the continued use and maintenance of an existing WCF with no new development or expansion of the existing structure. The Project does not meet any exceptions to a Categorical Exemption because it is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact. Therefore, no exceptions to the categorical exemption are applicable and the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

26. **LOCATION OF DOCUMENTS.** 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 LA County 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 Metro Development Services Section, LA County 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 State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023005574**, subject to the attached conditions.

ACTION DATE: August 20, 2024

MG:CS:MR

August 8, 2024

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-003785-(2)
CONDITIONAL USE PERMIT (“CUP”) NO. RPPL2023005574

PROJECT DESCRIPTION

The project is a CUP for the continued operation and maintenance of a wireless communications facility (“WCF”) consisting of a 50-foot-tall monopole with attached antennas reaching a total height of 53 feet and related ground equipment (“Project”) 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 (“LA County 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. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
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 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.
4. 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 LA County 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 LA County 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.

5. 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.
6. 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 (i.e. Recorder Office). 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.
7. **This grant shall terminate on August 20, 2039.** 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 LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve (12) 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.
8. 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 WCF and satisfaction of Condition No. 2 shall be considered use of this grant.
9. 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. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. 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 **\$3,528.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA

County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$441.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. 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 22.238 of the County Code.
11. 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.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. 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 LA County Planning (“Director”).
14. 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.
15. 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 LA County 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 48 hours of such

notification, 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.

16. 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, **a digital copy** of a modified Exhibit “A” shall be submitted to LA County Planning by **October 20, 2024**.
17. In the event that subsequent revisions to the approved Exhibit “A” are submitted, the Permittee shall submit **a digital copy** 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

18. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
19. The Permittee shall provide upon request to the Zoning Enforcement Section of LA County Planning written certification that the facility’s 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 WCFs are located on the subject property or on adjacent properties, the aforementioned report shall include the radio frequency electromagnetic emissions of said WCFs. No facility or combination of facilities shall produce at any time exposure levels in any general population area that exceed the applicable FCC standards for radiofrequency (“RF”) emissions in accordance with County Code Section 22.140.760.E.1.e.ii (Safety Standards).
20. Insofar as is feasible, the Permittee shall cooperate with any subsequent applicants for WCFs in the vicinity with regard to possible colocation. Such subsequent applications will be subject to the regulations in effect at that time.
21. Any modifications to the facility qualifying as an Eligible Facilities Request, as described by the FCC in Section 6409(a) of the Spectrum Act, shall require the submittal of a Revised Exhibit “A” or Site Plan Review application pursuant to Subsection G of County Code Section 22.140.760 (Modifications to Existing Macro Facilities), and modifications shall be approved if they are within the limits established by the FCC.
22. Any proposed WCF that will be co-locating on the 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 LA County Planning.

23. 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 Federal Aviation Administration.
24. 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.
25. Placement and height of all equipment shall be in substantial conformance with that shown on the approved Exhibit "A."
26. The maximum height of the facility shall not exceed 53 feet above grade.
27. The Permittee shall maintain current contact information with the Zoning Enforcement Section of LA County Planning.
28. The finished surface of the facility shall not be glossy or reflective in nature unless such a finish is necessary to blend into existing design features. The finish shall be graffiti resistant.
29. 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.
30. Upon request, the Permittee shall submit annual reports to the Zoning Enforcement Section of LA County Planning to show compliance with the maintenance and removal conditions.
31. The FCC Antenna Structure Registration site number, CUP number, primary leaseholder's and facility manager's contact information, and the name, address and telephone number of the service provider shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.
32. The facility shall be secured by fencing, gates and/or locks as shown on the Exhibit "A." All new fencing or walls used for screening or securing the facility constructed after the date of final approval of this grant by the County shall be solid fencing, walls and gates. The existing chain-link fence shall be maintained with slats.
33. Upon termination of this grant or after the facility has ceased to operate, the Permittee shall remove such facility and clear the site of all equipment within six months after the termination of this grant or within six months after 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 property.

PROJECT SITE-SPECIFIC CONDITIONS

34. This grant shall authorize the continued operation and maintenance of an existing WCF consisting of a 50-foot-tall monopole with attached antennas reaching a total height of 53 feet and related ground equipment.
35. Appurtenant equipment boxes shall be maintained in areas of the Project Site that are screened by the existing chain-link fence with slats. As noted in condition 32, above, all new fencing or walls used for screening or securing the facility constructed after the date of final approval of this grant by the County shall be solid fencing, walls, and gates.

CONDITIONAL USE PERMIT FOR WIRELESS FACILITIES STATEMENT OF FINDINGS

Pursuant to County Code Section 22.140.760.I (Findings and Decision), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. The facility complies with all applicable standards in Section 22.140.760, unless a waiver has been requested in Section 22.140.760.L (see below for waiver request).

B. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.

C. For new wireless facilities, the facility at the proposed location is necessary to close a significant gap in coverage.

D. For new wireless facilities, the location of the facility is the least intrusive feasible and does not create a safety hazard.

Waiver Requests: Pursuant to County Code Section 22.140.760.L, when applicable, the applicant shall substantiate the following:

E. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (<i>please specify which standard</i>) would prohibit or effectively prohibit the provision of personal wireless services, pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision. (<i>Describe how the standard would prevent wireless services</i>).

F. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (<i>please specify which standard</i>) would otherwise violate applicable laws or regulations (<i>provide citations</i>).

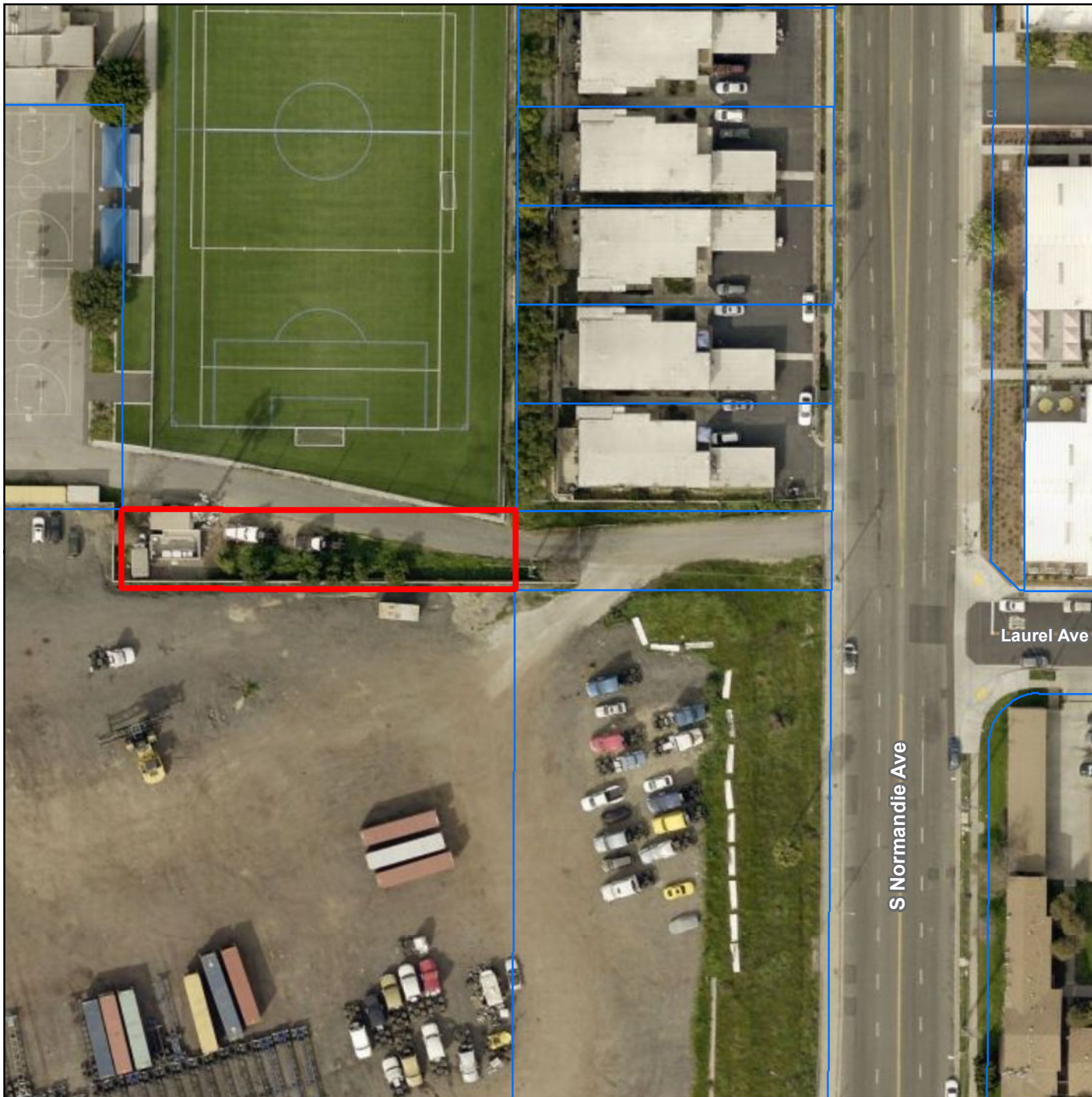
G. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (<i>please specify which standard</i>) would require a technically infeasible design or installation of a wireless facility. (<i>Describe how the standard is technically infeasible, and no alternatives exist to satisfy the standard.</i>)

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: August 20, 2024
PROJECT NUMBER: PRJ2023-003785-(2)
PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2023005574
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: Imperial Highway, Assessor’s Parcel Number 6079-003-047, West Athens-Westmont
OWNER: Archdiocese of Los Angeles Education and Welfare Corp. St. Frances X. Cabrini
APPLICANT: Spectrasite Communications, LLC
CASE PLANNER: Melissa Reyes, Senior Planner
Mreyes2@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project involves the continued use and maintenance of an existing WCF with no new development or expansion of the existing structure. The Project does not meet any exceptions to a Categorical Exemption because it is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

SHAPING
TOMORROW



AERIAL IMAGERY

SITE-SPECIFIC MAP

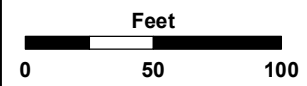
PROJECT NO. PRJ2023-003785

CUP RPPL2023005574

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023

Laurel Ave

S Normandie Ave

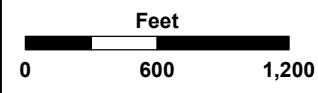
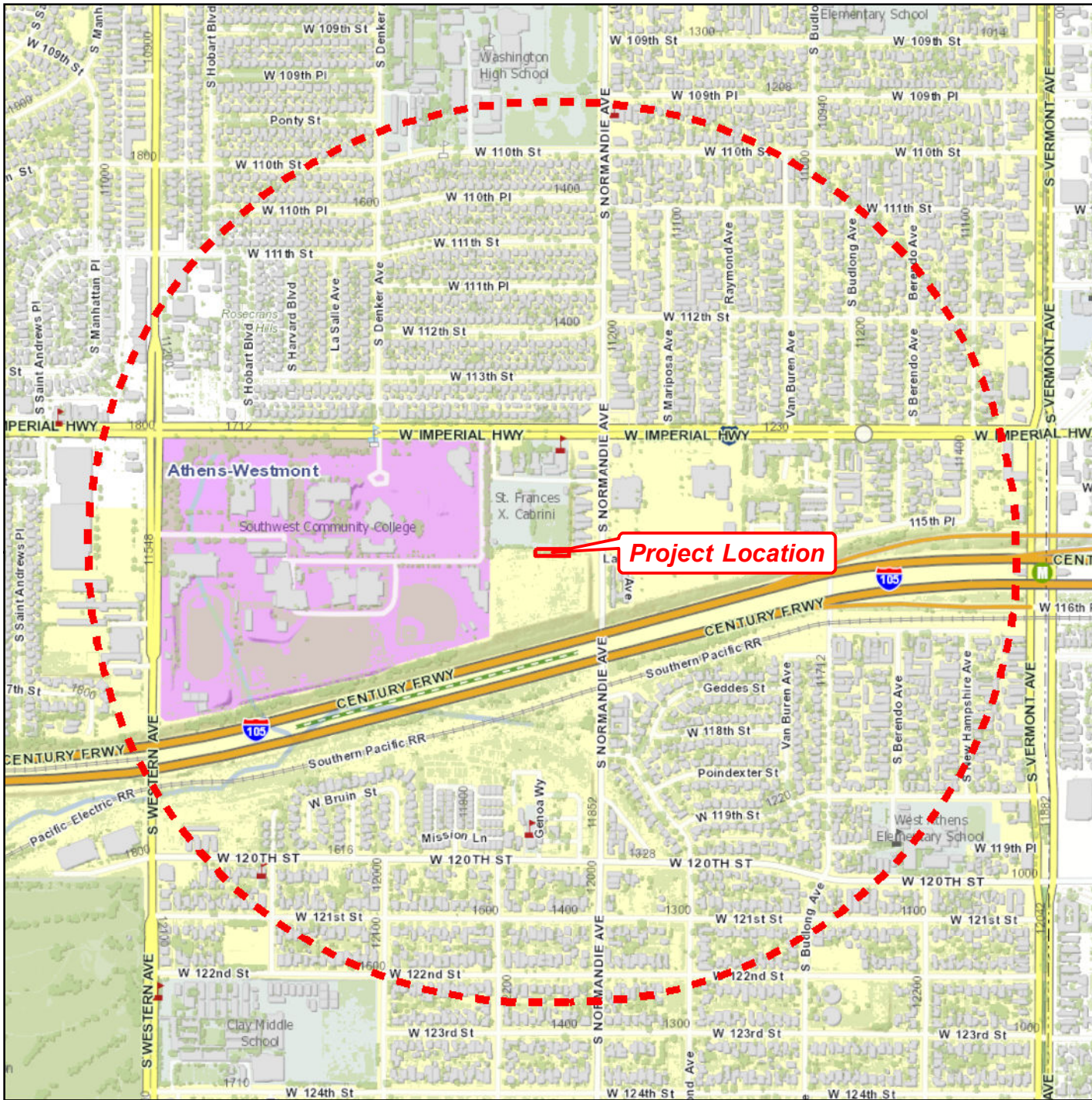


LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

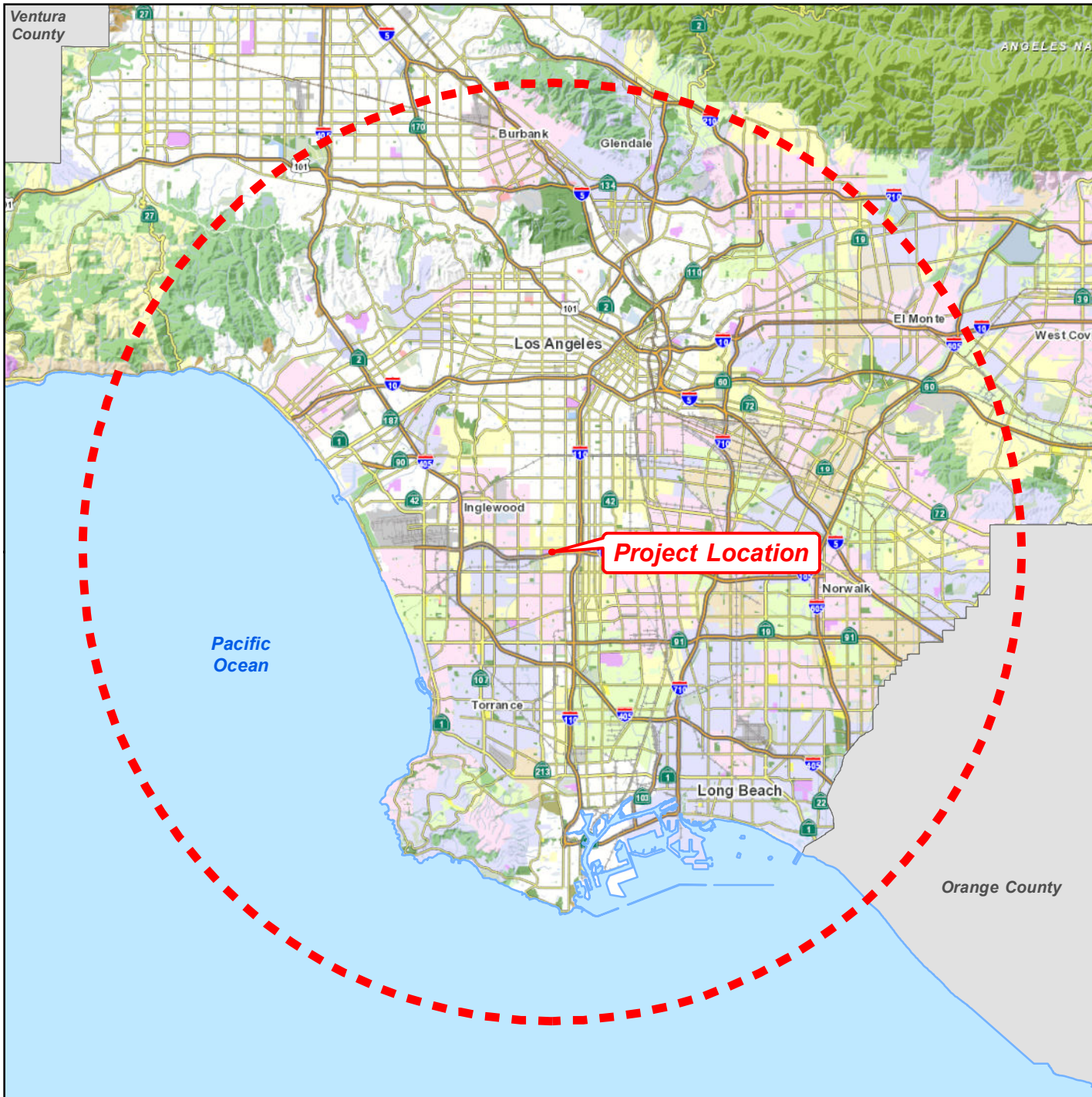
HALF-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2023-003785
CUP RPPL2023005574

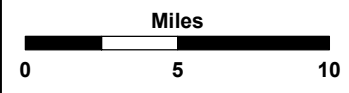


LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



**20-MILE RADIUS
LOCATOR MAP**
PROJECT NO. PRJ2023-003785
CUP RPPL2023005574



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320 W. Temple Street
Los Angeles, CA 90012

W Imperial Hwy

CG

H30

P

W Athens -
Westmont

S Normandie Ave

Laurel Ave

Century Frwy






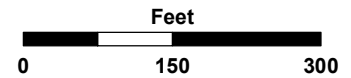
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003785

CUP RPPL2023005574

-  CG - General Commercial
-  H30 - Residential 30
-  P - Public and Semi-Public



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W Imperial Hwy

ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003785

CUP RPPL2023005574

 SP - Specific Plan

SP

**W Athens -
Westmont**

S Normandie Ave

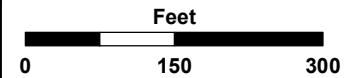
Laurel Ave

SP

Century Frwy



SP



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

AMERICAN TOWER SITE 302220 WEST ATHENS

PHOTO-SIMULATIONS FOR LOS ANGELES COUNTY PERMIT RENEWAL RPPL2023-005574

THE BELOW PHOTO'S SHOW THE EXISTING SITE AS SEEN FROM THE ONLY LOCATIONS FROM WHICH IT IS VISIBLE OFF THE SUBJECT PROPERTY

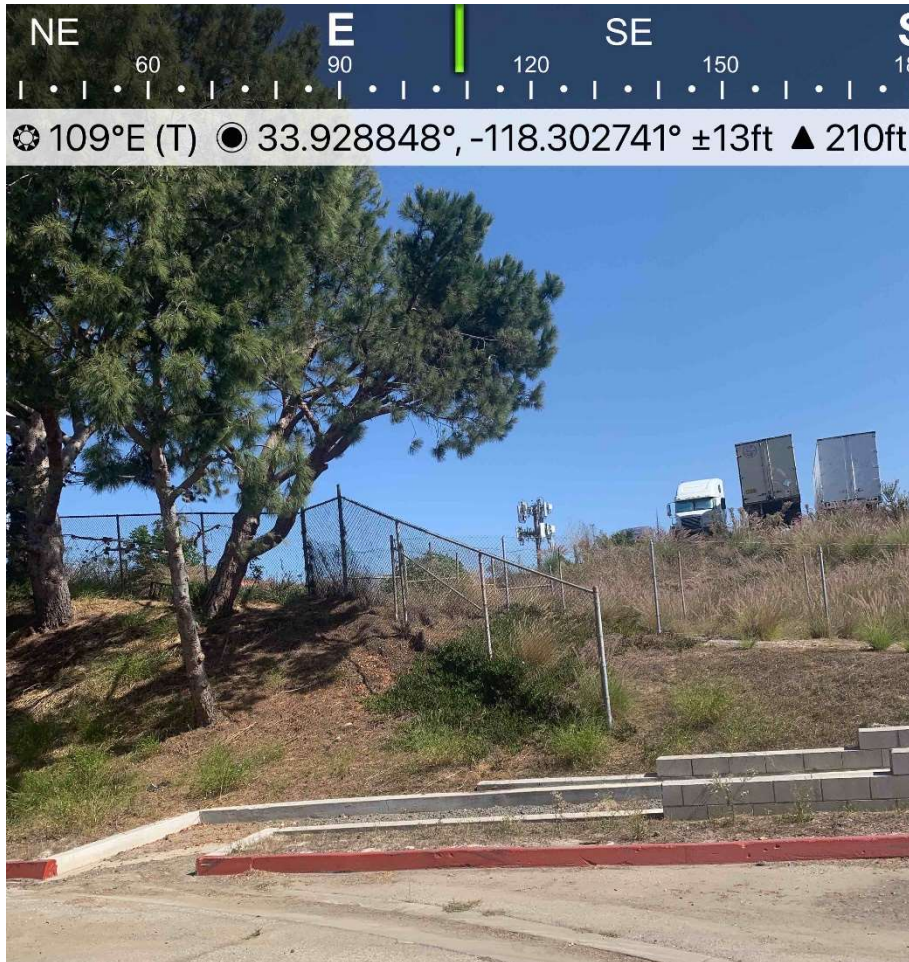


PHOTO 1 - EXISTING SITE

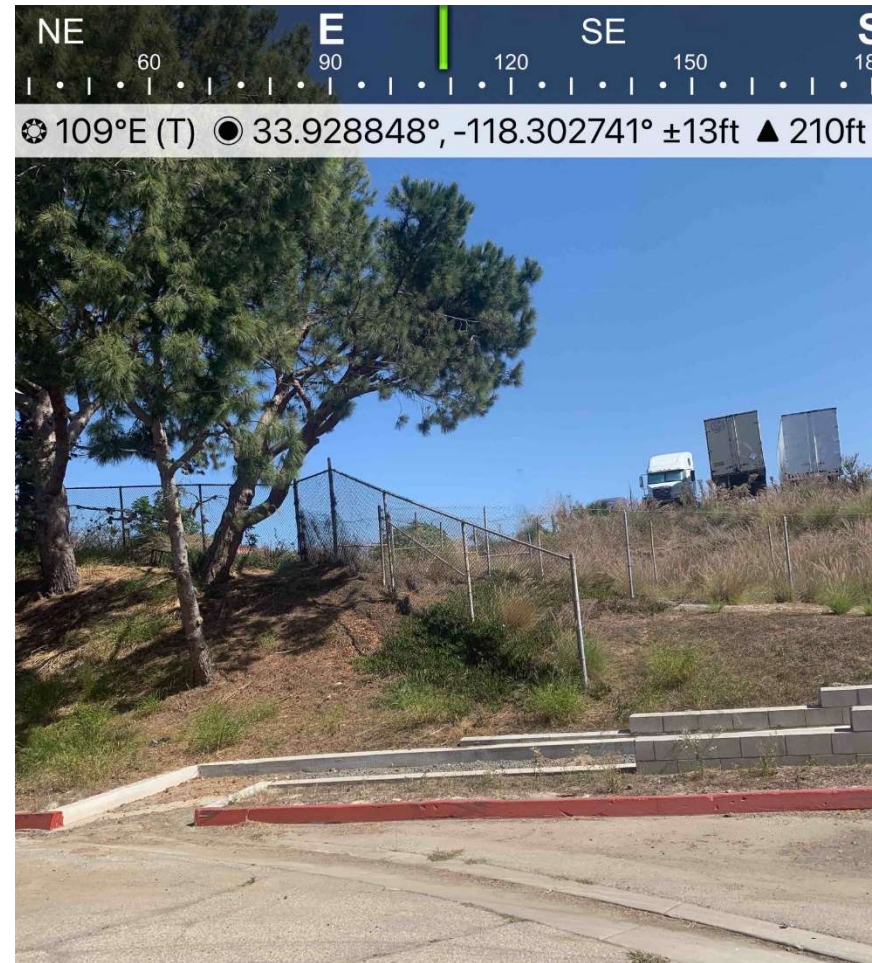


PHOTO 1 - WITHOUT EXISTING SITE



PHOTO 2 – EXISTING SITE

Note the lattice tower with substantial equipment directly behind the subject pole is not part of the site.

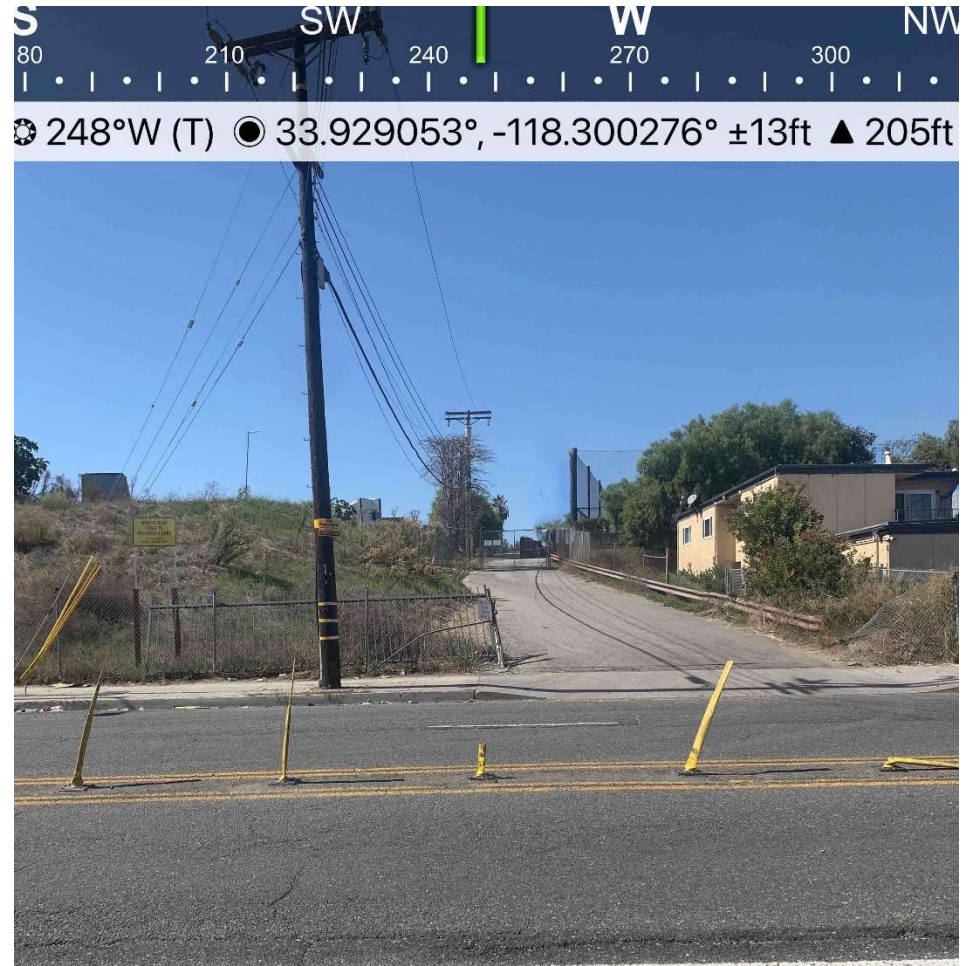
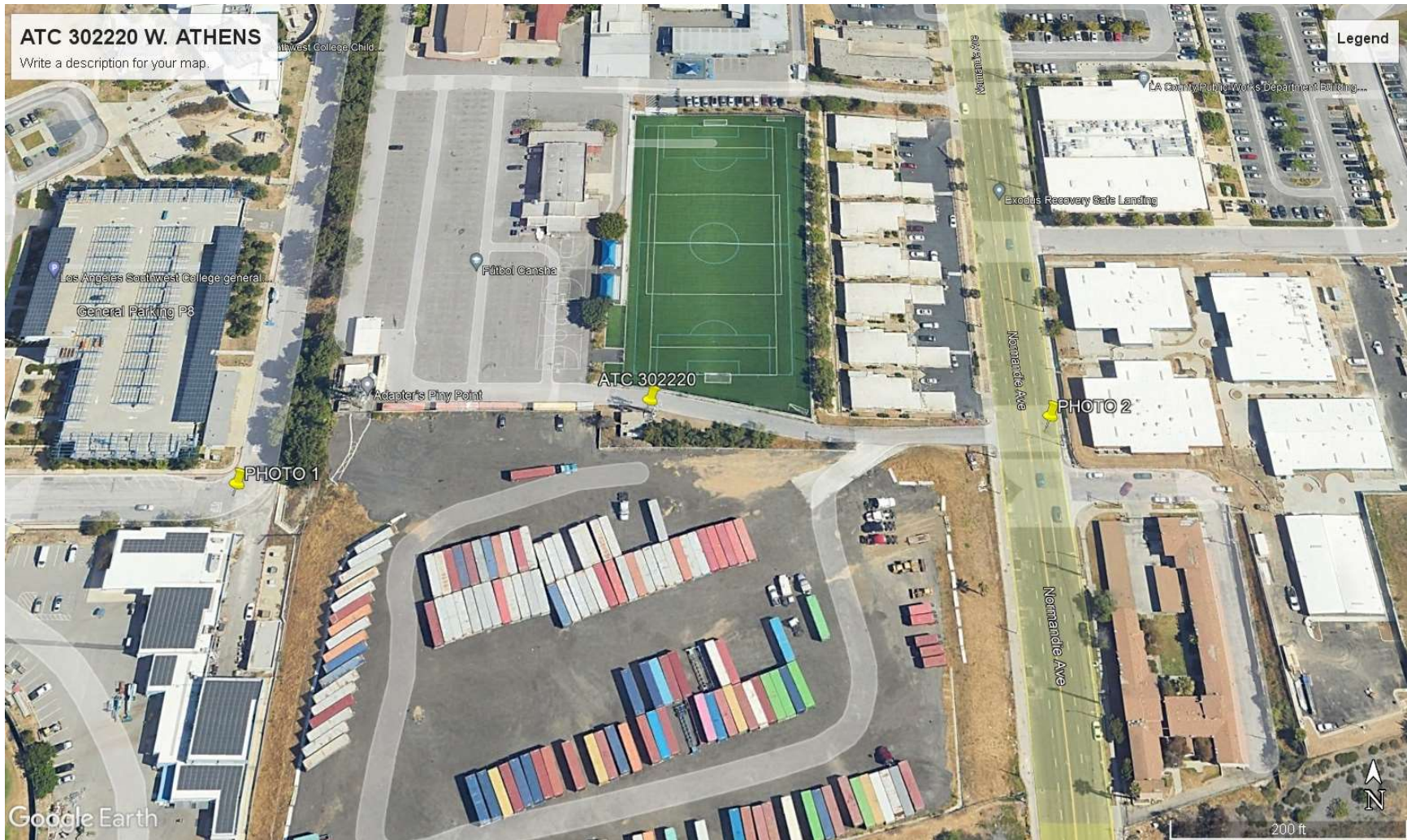


PHOTO 2 - WITHOUT EXISTING SITE



LOCATIONS FROM WHICH PHOTO'S WERE TAKEN



03/02/2020 09:28



03/02/2020 09:55



03/02/2020 09:29



07/15/2021 08:53

East Elevation

☉ 256°W (T) ● 33.929105°, -118.301332° ±13ft ▲ 206ft



South Elevation

☀ 13°N (T) ● 33.929124°, -118.301478° ±13ft ▲ 211ft



12 Oct 2023, 12:07:56

West Elevation

☉ 106°E (T) ● 33.929141°, -118.301711° ±13ft ▲ 219ft



12 Oct 2023, 12:08:39

South West Elevation

☀ 54°NE (T) ● 33.929050°, -118.301604° ±13ft ▲ 227ft



12 Oct 2023, 12:30:52

North East Elevation

☉ 218°SW (T) ● 33.929041°, -118.301598° ±13ft ▲ 227ft



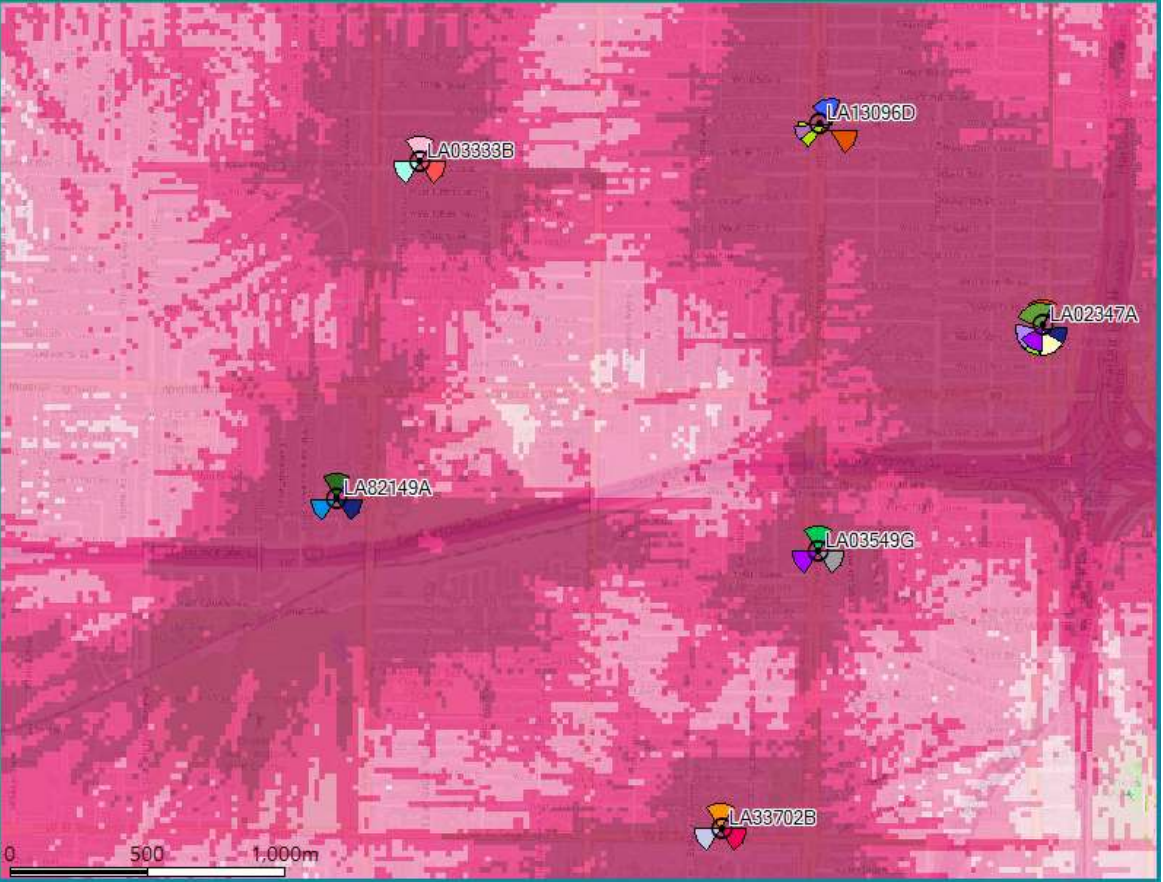
12 Oct 2023, 12:30:56

LA23215C

Propagation Maps

Azimuths:30/120/220/330

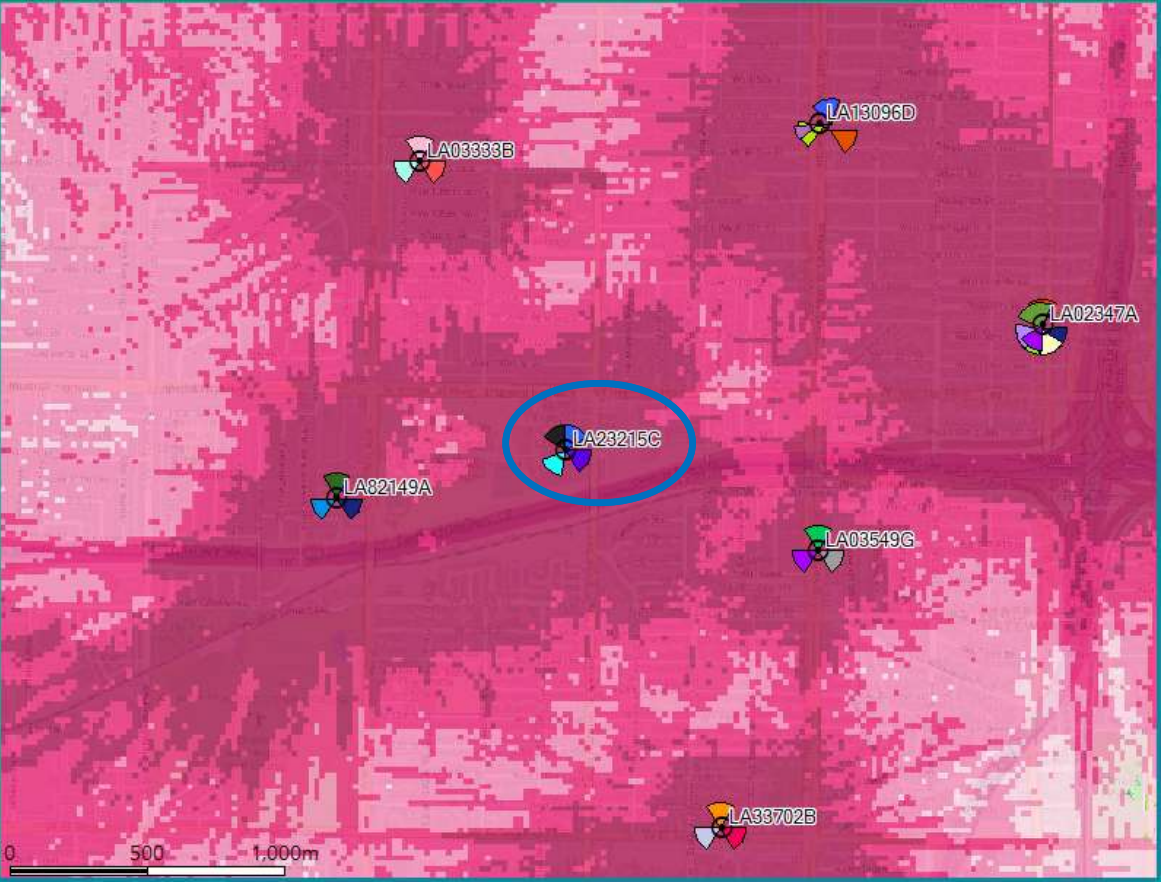
Existing Midband LTE Coverage



Legend

- In-building Commercial
- In-building
- In-Vehicle
- Outdoor

Existing Midband LTE Coverage with LA23215C



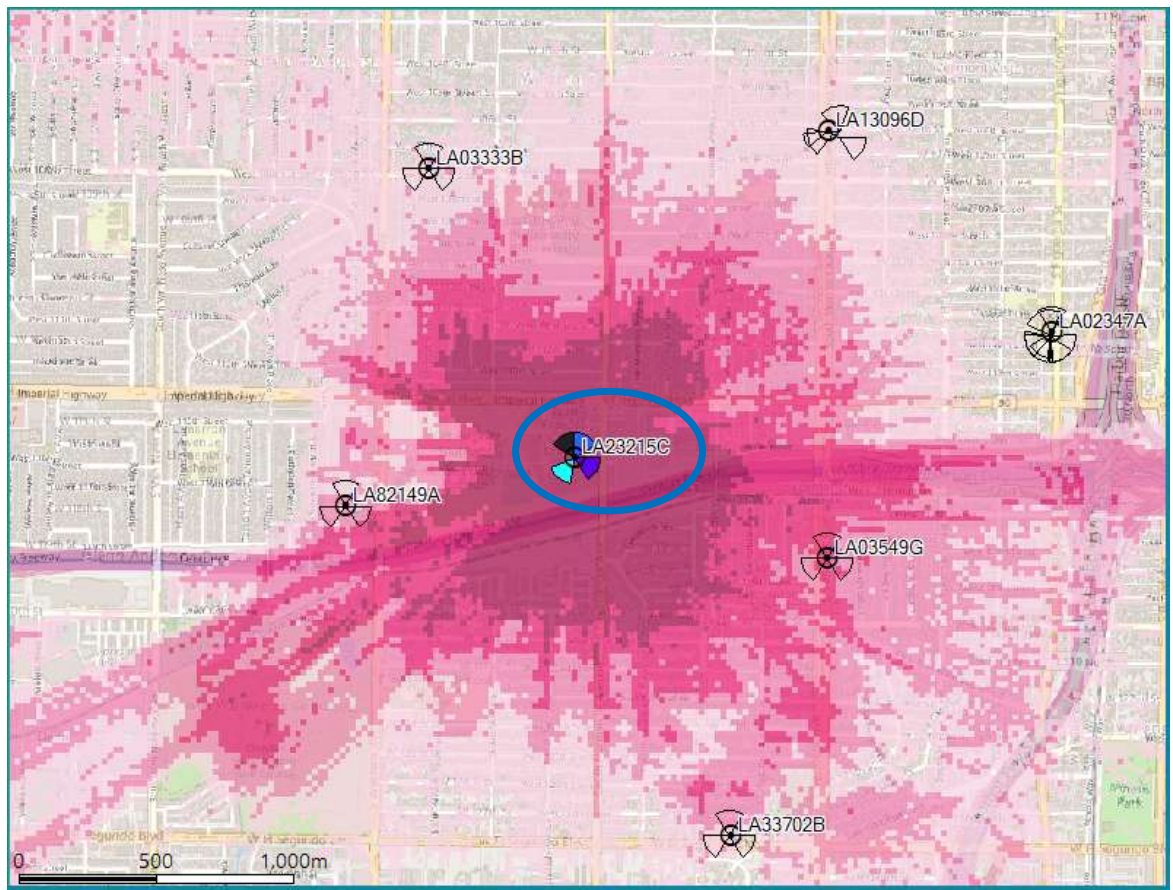
New Site :



Legend

- In-building Commercial
- In-building
- In-Vehicle
- Outdoor

Midband LTE Coverage with LA23215C Only



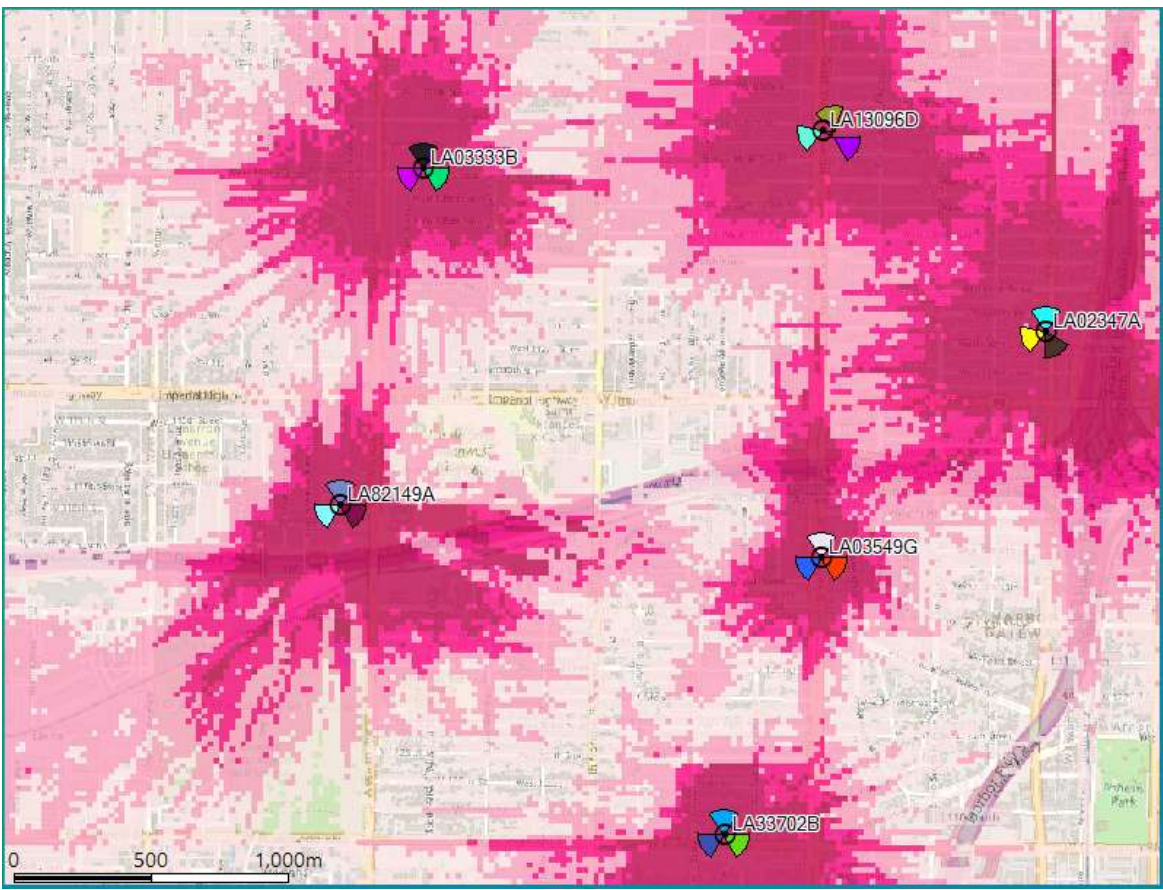
New Site :



Legend

- In-building Commercial
- In-building
- In-Vehicle
- Outdoor

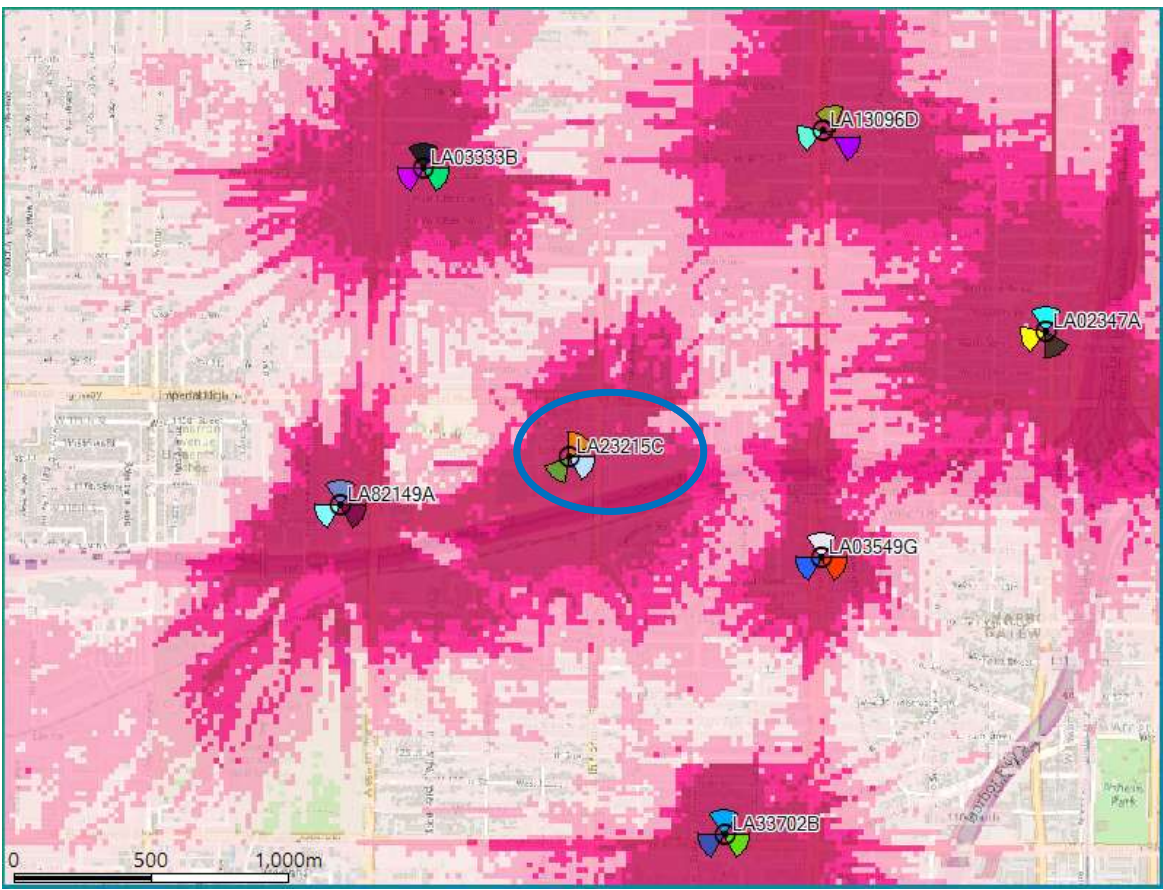
Existing NR 2500 Coverage



Legend

- In-building Commercial
- In-building
- In-Vehicle
- Outdoor

Existing NR 2500 Coverage with LA23215C



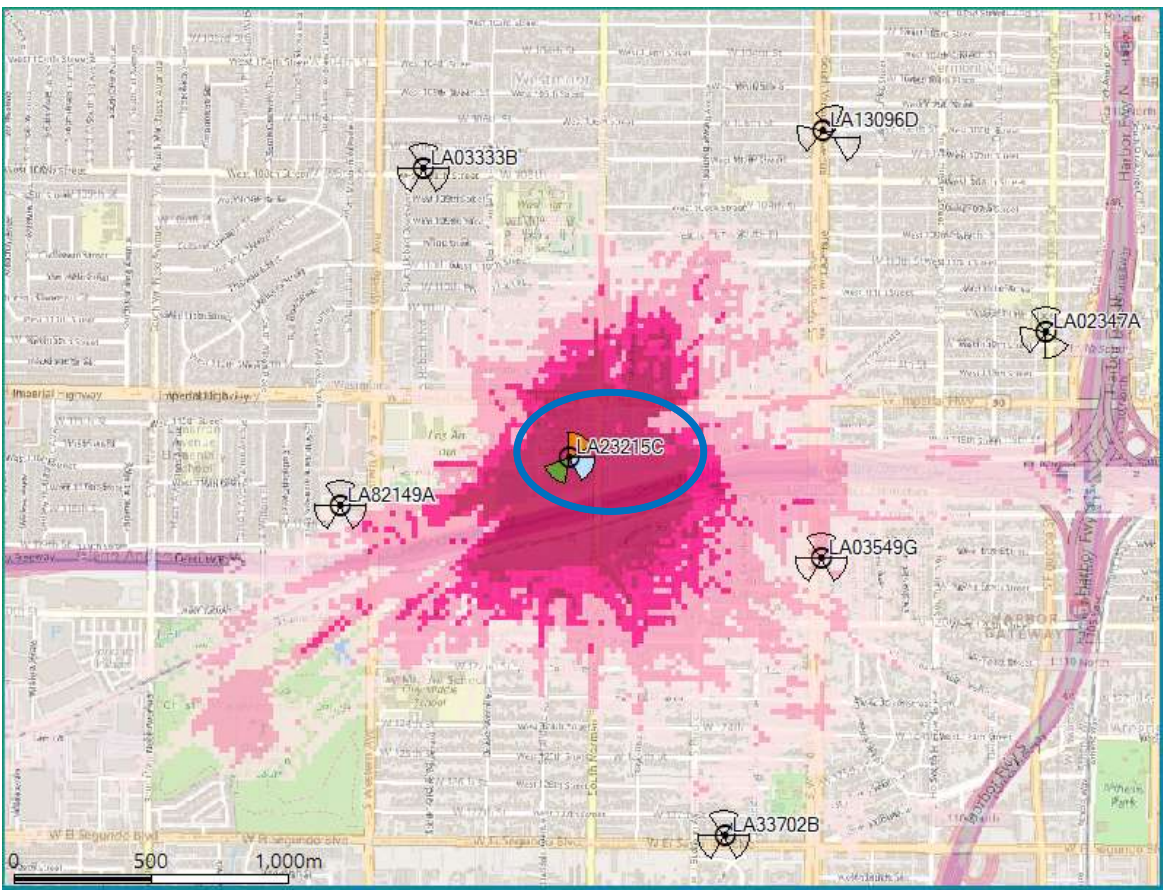
New Site :



Legend

- In-building Commercial
- In-building
- In-Vehicle
- Outdoor

NR 2500 Coverage with LA23215C Only



New Site :



Legend

- In-building Commercial
- In-building
- In-Vehicle
- Outdoor