

REPORT TO THE HEARING OFFICER

DATE ISSUED: September 5, 2024

HEARING DATE: September 17, 2024 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2023-004605-(2)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2023005379

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 4407 E. Compton Boulevard, East Rancho Dominguez

OWNER: 4913 East Compton LLC C/O Petra Dughbaj

APPLICANT: Vertical Bridge

CASE PLANNER: Pauline Monroy, Senior Planner
pmonroy@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 PRJ2023-004605-(2), CUP Number RPPL2023005379, 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 CUP NUMBER RPPL2023005379 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- CUP for the removal of an existing wireless communications facility (“WCF”) and the construction and maintenance of a new 65-foot-tall WCF disguised with a faux-palm design that will replace the existing WCF (“Project”) in the C-3 (General Commercial) Zone pursuant to County Code Sections 22.20.030 (Principal Use Regulations for Commercial Zones) and 22.140.760 (Wireless Facilities). The zoning was changed from C-3 to MXD (Mixed Use Development) on May 21, 2024, in conjunction with the adoption of the Metro Area Plan. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 10, 2023.

B. Project

The existing WCF is disguised as a 55-foot-tall light pole and was previously established pursuant to CUP No. 200500182, which was approved on August 15, 2006. CUP No. RPPL2019002418 was approved on September 3, 2019, and allowed the WCF to continue operating until September 3, 2034. The new WCF will replace the existing WCF and consists of a 65-foot-tall tower disguised with a faux-palm design with one row of panel antennas mounted at 56 feet above ground level. The 65-foot height includes the fronds and antennas but excludes the 10-foot-tall lightning rod. Although the 10-foot-tall lightning rod is proposed above the fronds and antennas, it is exempt from the maximum height limit because it is similar to a rooftop antenna per County Code Section 22.110.060.C. In addition, the lightning rod serves to protect against a direct lightning strike to the WCF.

The WCF has capacity for the co-location of future proposed facilities, which would alleviate the need for new towers. The proposed ground equipment includes two equipment cabinets secured by a six-foot-tall concrete masonry unit (“CMU”) wall. The WCF and equipment will be in a 246-square-foot lease area. The rest of the property is occupied by a retail store and a parking lot.

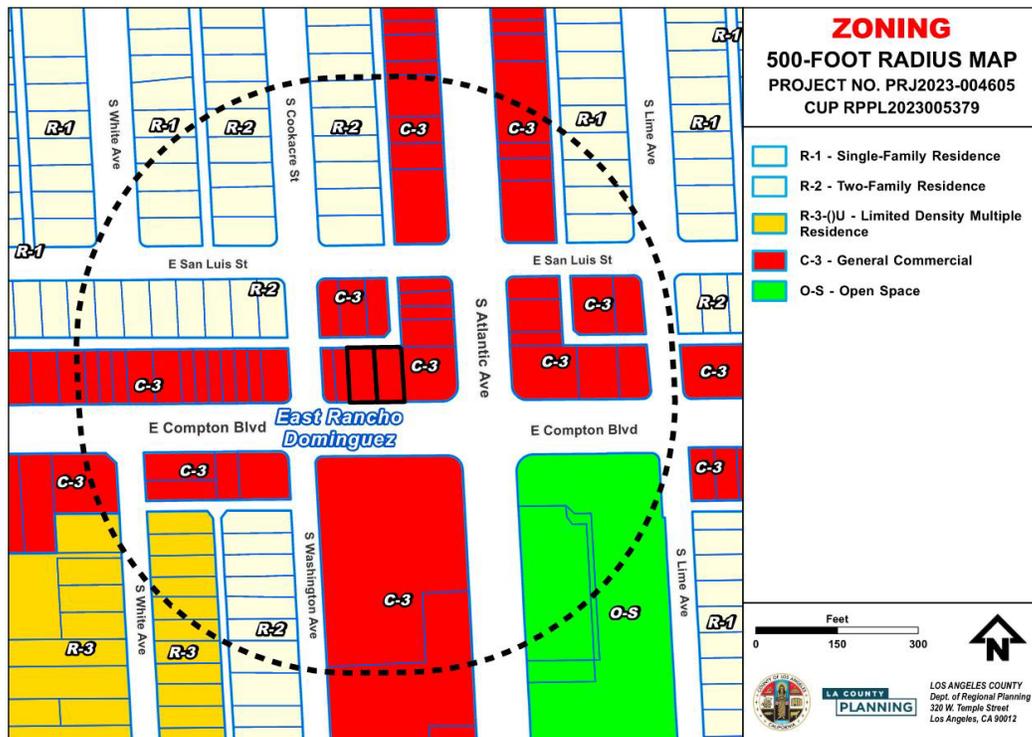
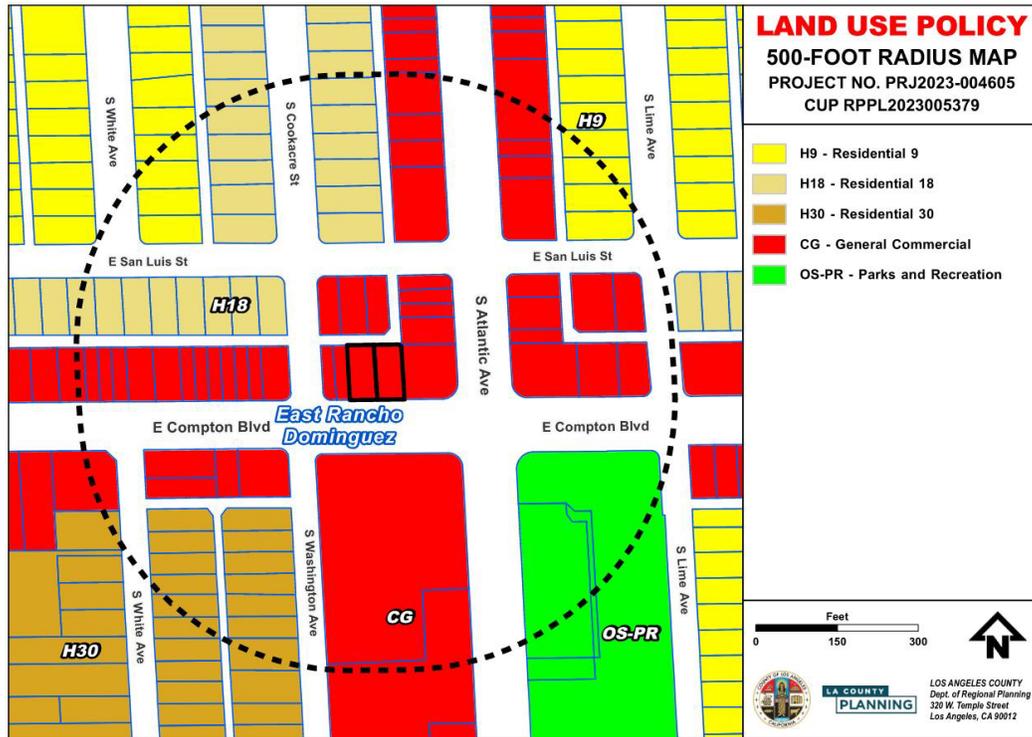
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius when the complete CUP application was submitted on October 10, 2023:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING*	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3 (General Commercial)	Retail Store with Parking Lot and WCF
NORTH	CG, H9 (Residential 9), H18 (Residential 18)	C-3, R-1 (Single- Family Residence),	Church, Single- Family Residence (SFR), Multi-Family

		R-2 (Two-Family Residence)	Residences (MFR), Auto Repair
EAST	CG	C-3	Pawn Shop, School, Auto Repair, LA County Community Center
SOUTH	CG, OS-PR (Open Space – Parks and Recreation), H30 (Residential 30)	C-3, O-S (Open Space), R-2, R-3 (Limited Density Multiple Residence)	Shopping Plaza, LA County Park/Community Center, SFR, MFR
WEST	H18, CG	R-2, C-3	Taco Shop, Retail Shops, SFR, MFR

* Note: The zoning was changed to MXD (Mixed Use Development) on May 21, 2024, in conjunction with the adoption of the Metro Area Plan. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 10, 2023.



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
3315	C-3 (Unlimited Commercial)	March 21, 1939
850066z	C-3	April 23, 1985
870136z	C-3	August 18, 1987
2024-0031Z	MXD (Mixed Use Development)	May 21, 2024

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP RPPL2019002418	Request for the continued use, maintenance and operation of an existing WCF	Approved on September 3, 2019
CUP 200500182	To construct and operate a WCF mounted on a 55-foot-tall monopole disguised as a light pole	Approved on August 15, 2006

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2018005670	Inoperative vehicles	Closed April 10, 2019
12-0007831	Outdoor display	Closed November 25, 2015
08-0007657	Outdoor display	Closed May 14, 2008

ANALYSIS

A. Land Use Compatibility

The WCF that will be replaced has existed for about 16 years. The new WCF that will replace the existing WCF is compatible with the surrounding land uses because it will serve as a necessary component of the communications infrastructure and will provide service to neighboring properties and businesses. This WCF will provide improved infrastructure and service for the network. The Project is camouflaged with a faux-palm design, which provides a more visually appealing appearance and helps the WCF to not draw attention, making it an ideal facility for co-location of equipment while minimizing visual impacts. This WCF will be able 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 will provide coverage along East Compton Boulevard and the surrounding area. This WCF will reduce a coverage gap that currently exists. The Project is consistent

with the C-3 zoning classification and related development standards. The Project is also consistent with the development standards provided in County Code Section 22.140.760 (Wireless Facilities). The Project's highest point reaches 65 feet in height, which complies with the 65-foot maximum height allowed by County Code Section 22.140.760. The 65-foot height includes the fronds and antennas but excludes the 10-foot-tall lightning rod. Although the 10-foot-tall lightning rod is proposed above the fronds and antennas, it is exempt from the maximum height limit because it is similar to a rooftop antenna per County Code Section 22.110.060.C. In addition, the lightning rod serves to protect against a direct lightning strike to the WCF.

The Project is disguised with a faux-palm design, which helps the WCF to not draw attention. The Project is consistent with the parking standard identified in the County Code, which states that for uses not specified in the County Code, required vehicle parking may be provided as determined by the Director of Regional Planning to prevent traffic congestion and excessive on-street parking. The unstaffed WCF will not generate traffic or congestion, as it will require maintenance approximately once a month, and the WCF will be located in the northern portion of an existing parking lot.

C. Design Compatibility

The Project is disguised with a faux-palm design, which will provide a more visually appealing appearance and helps the WCF to not draw attention. This design is more visually appealing than the existing WCF, which is disguised as a light pole.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General 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 Sections 22.158.050 and 22.140.760.I. The Burden of Proof with the 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 Categorical Exemptions (Class 2 Exemption, Replacement and Reconstruction, and Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines because the Project involves the construction of a utility-type service in the form of a WCF. The Project is a replacement of the previously approved WCF

within the same lease area. The Project Site is not located within or near a historical resource, a hazardous waste site, a scenic highway, or within a Significant Ecological Area. The visual impacts of the WCF are minimized by a proposed faux-palm tree stealth design and a six-foot-tall CMU wall surrounding the lease area and ground equipment. There are no significant effects due to unusual circumstances and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemptions apply to the Project per California Code of Regulations Section 15300.2. In conclusion, 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

The Department of Public Works, in a letter dated February 8, 2024, had no comments regarding the Project or recommended conditions.

B. Other Agency Comments and Recommendations

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

C. Public Comments

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

In July 2024, Staff emailed the applicant to ask if any community outreach was conducted for the Project. Staff informed the applicant that community outreach is strongly encouraged. Staff also informed the applicant that if they conducted community outreach, they should provide Staff with the dates of the outreach, the format in which the outreach was conducted (e.g., community meeting), and the names of the community groups to which they conducted outreach. Staff also provided contact information for the East Rancho Dominguez Neighborhood Association (“Neighborhood Association”) to the applicant.

On July 23, 2024, the applicant responded to Staff via email and stated that they had reached out to the Neighborhood Association contact provided by Staff. The applicant also copied Staff on the email they sent to the Neighborhood Association contact on July 23, 2024. Staff subsequently asked the applicant if they had received any feedback from the Neighborhood Association. The applicant responded that in addition to the email they sent to the Neighborhood Association on July 23, 2024, they called, left a message, and sent another email to the Neighborhood Association contact provided by Staff on August 1, 2024. The applicant had not heard from the Neighborhood Association. The applicant reached out again on August 20, 2024, by leaving a voicemail for and emailing the Neighborhood Association contact provided by Staff.

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	Supplemental Wireless Materials (Coverage Map)
EXHIBIT J	Agency Correspondence

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 65' MONOPALM WITH (6) 8' ANTENNAS, (6) RRU'S, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, WITHIN A 20'x12' FENCED LEASE AREA. NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA TITLE 24
3. 2022 CALIFORNIA FIRE CODE
3. 2022 CALIFORNIA ELECTRIC CODE
4. 2022 CALIFORNIA ENERGY CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. TIA/EIA-222-H OR LATEST EDITION
5. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
6. CITY/COUNTY ORDINANCES



**US-CA-5536
COMPTON & ATLANTIC
4415 E. COMPTON BLVD.
COMPTON, CA 90221
65'-0" MONOPALM
TENANT SITE ID: LA03577A**

APPROVAL BLOCK		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PERMITTING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION



1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	BOUNDARY DETAILS
LS-2	TOPOGRAPHIC SURVEY
A1	SITE PLAN
A2	ENLARGED COMPOUND PLAN
A3	EQUIPMENT AND ANTENNA PLAN
A4	ELEVATIONS
A5	ELEVATIONS



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	COMPTON & ATLANTIC
SITE NUMBER:	US-CA-5536
TENANT SITE ID:	LA03577A
SITE ADDRESS:	4415 E. COMPTON BLVD. COMPTON, CA 90221
PARCEL #:	6180-003-019
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	COMMERCIAL
ZONING JURISDICTION:	LOS ANGELES COUNTY
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPALM
STRUCTURE HEIGHT:	65'
CONSTRUCTION AREA:	245 SQ. FT.
GROUND ELEVATION:	70.57' (NAVD88)
LATITUDE (NAD 83):	33.896550° (33° 53' 47.58" N)
LONGITUDE (NAD 83):	-118.194147° (118° 11' 38.93" W)

PROJECT DIRECTORY	
PROPERTY OWNER:	AWWAD DUGHBAI 4565 W. 132ND ST. HAWTHORNE, CA
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DR. #200 BOCA RATON, FL 33487
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	SCE
TELCO COMPANY:	SBC

EMERGENCY:
CALL 911



NO.	SUBMITTAL / REVISION	BY	DATE
0	ISSUED FOR ZONING	CV	07/10/24
A	ISSUED FOR REVIEW	JR	06/30/23

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5536

PROJECT TITLE:
**US-CA-5536
LA03577A
COMPTON &
ATLANTIC
4415 E. COMPTON BLVD.
COMPTON, CA 90221**

ENGINEER STAMP:

DRAWING TITLE:
TITLE SHEET

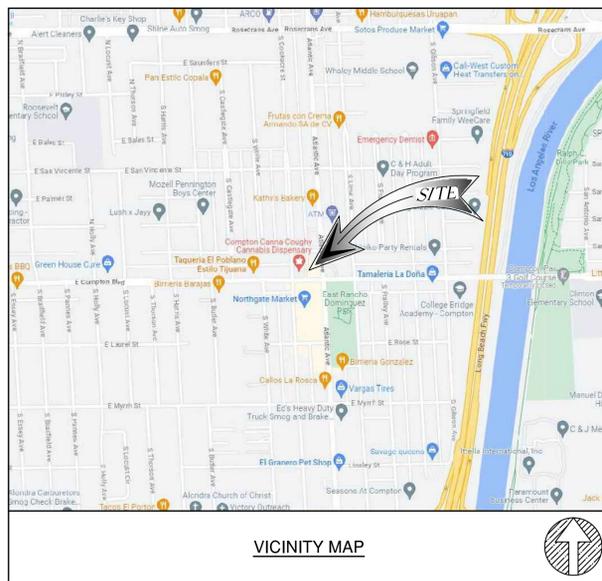
DRAWING SCALE:
AS NOTED **ZD**

DATE:
06/30/23

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

T1



VICINITY MAP

APN
6180-003-019 & 6180-003-023, LOS ANGELES COUNTY, CALIFORNIA

RECORD OWNER
4913 EAST COMPTON, LLC, A WYOMING LIMITED LIABILITY COMPANY

TITLE REPORT
TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. IC-TWR-137238-C DATED JUNE 07, 2023.

BASIS OF ELEVATIONS: (NAVD 1988)
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 6.

FLOOD ZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06037C1815F EFFECTIVE DATE 09/26/2008.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 184 OF TRACT NO. 10377, AS PER MAP RECORDED IN BOOK 157, PAGES 11 AND 12 OF MAPS, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOT 185 OF TRACT NO. 10377, AS PER MAP RECORDED IN BOOK 157, PAGES 11 AND 12 OF MAPS, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL ID: 6180-003-023 (PARCEL 1); 6180-003-019 (PARCEL 2)
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO 4913 EAST COMPTON, LLC, A WYOMING LIMITED LIABILITY COMPANY IN QUITCLAIM DEED FROM PETRA DUGHBAJ, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE PETRA DUGHBAJ LIVING TRUST DATED OCTOBER 25, 2022, AND ANY AMENDMENTS THERETO DATED OCTOBER 25, 2022 AND RECORDED OCTOBER 27, 2022 IN INSTRUMENT NO. 20221024331.

PARCEL ID: 6180-003-019; 6180-003-023
PROPERTY COMMONLY KNOWN AS: 4407 & 4413 E COMPTON BOULEVARD, CA 90221

SCHEDULE B
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.

(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
2. ANY RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.

(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXPECTED UNDER (A), (B) OR (C) ARE SHOWN IN THE PUBLIC RECORDS.

(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
4. TAXES AND ASSESSMENTS FOR THE YEAR AND ALL SUBSEQUENT YEARS ARE A LIEN BUT NOT YET DUE AND PAYABLE.

(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
5. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "TRACT NO. 10377" DATED JANUARY 12, 1929 AND RECORDED JANUARY 12, 1929 IN (BOOK) 157 (PAGE) 11, IN LOS ANGELES COUNTY, CALIFORNIA.

(THE EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL AND VB EASEMENTS, BUT IS NOT LOCATED WITHIN THE LEASE AREA)
6. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF PCS SITE AGREEMENT BETWEEN ANAWD NASER DAUGHBAJ AKA ANAWD NASER DUGHBAJ AND COX PCS ASSETS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, DATED APRIL 26, 2001 AND RECORDED AUGUST 9, 2001 IN (INSTRUMENT) 01 1454795, IN LOS ANGELES COUNTY, CALIFORNIA.

AFFECTED BY THE TERMS AND CONDITIONS CONTAINED IN AN UNRECORDED ASSIGNMENT OF LEASE BETWEEN COX PCS ASSETS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND SPRINT PCS ASSETS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

AFFECTED BY A(N) ASSIGNMENT AND ASSUMPTION OF LEASE BETWEEN SPRINT PCS ASSETS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; SPRINT TELEPHONY PCS, L.P., A DELAWARE LIMITED PARTNERSHIP; PCS LEASING COMPANY, L.P., A DELAWARE LIMITED PARTNERSHIP AND TOWER ENTITY 4 LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED SEPTEMBER 23, 2008 AND RECORDED JANUARY 22, 2009 IN (INSTRUMENT) 20090082434, IN LOS ANGELES COUNTY, CALIFORNIA.

AFFECTED BY THE TERMS AND CONDITIONS CONTAINED IN AN UNRECORDED ASSIGNMENT BETWEEN TOWER ENTITY 4 LLC AND TOWERCO ASSETS LLC.

AFFECTED BY A(N) MEMORANDUM OF ASSIGNMENT BETWEEN SBA 2012 TC ASSETS, LLC, F/K/A TOWERCO ASSETS LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SBA STEEL LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED APRIL 18, 2013 AND RECORDED APRIL 21, 2014 IN (INSTRUMENT) 20140401559, IN LOS ANGELES COUNTY, CALIFORNIA.

AFFECTED BY A(N) AMENDMENT TO PCS SITE AGREEMENT BETWEEN ANAWD NASER DAUGHBAJ AKA ANAWD NASER DUGHBAJ, JOINED BY HIS WIFE, PETRA DUGHBAJ AND SBA STEEL LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED AUGUST 10, 2021 AND RECORDED AUGUST 20, 2021 IN (INSTRUMENT) 20211279681, IN LOS ANGELES COUNTY, CALIFORNIA.

AFFECTED BY A(N) SECOND AMENDMENT TO PCS SITE AGREEMENT BETWEEN 4913 EAST COMPTON, LLC, A WYOMING LIMITED LIABILITY COMPANY AND SBA STEEL LLC, A FLORIDA LIMITED LIABILITY COMPANY,

DATED MAY 2, 2023 AND RECORDED MAY 18, 2023 IN (INSTRUMENT) 20230322875, IN LOS ANGELES COUNTY, CALIFORNIA. (AS TO PARCEL 2)

(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
7. TERMS AND CONDITIONS CONTAINED IN AN UNRECORDED SITE LEASE WITH OPTION BETWEEN PETRA DUGHBAJ AND VB-S1 ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED SEPTEMBER 22, 2005.

AFFECTED BY A(N) FIRST MEMORANDUM OF AMENDMENT TO SITE LEASE WITH OPTION BETWEEN PETRA DUGHBAJ AND VB-S1 ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED FEBRUARY 20, 2023 AND RECORDED MARCH 14, 2023 IN (INSTRUMENT) 20230163982, IN LOS ANGELES COUNTY, CALIFORNIA.

(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
8. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY.

(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
9. TERMS AND CONDITIONS CONTAINED IN THAT COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL DATED DECEMBER 16, 1993 AND RECORDED FEBRUARY 24, 1994 IN (INSTRUMENT) 1994 378739 IN LOS ANGELES COUNTY, CALIFORNIA.

(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

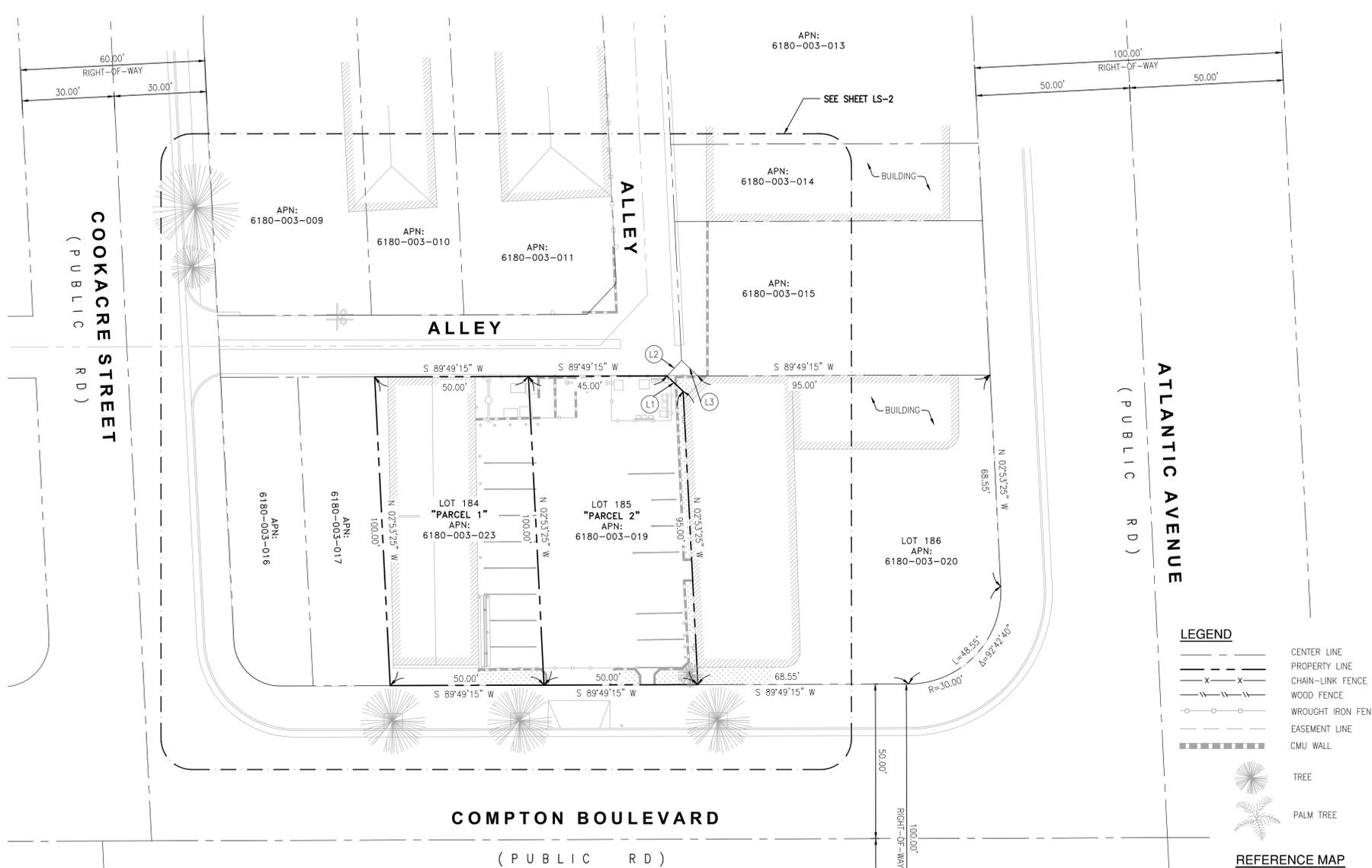
SURVEYOR CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND MORTGAGE CONNECT TO IRON CREST NATIONAL TITLE COMPANY.

Andrew J. Koltavary
ANDREW J. KOLTAVARY, No. 26571 EXP. 03/31/24
JULY 13, 2023
DATE

ENCROACHMENT STATEMENT GUIDELINES

AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA OR ANY VB EASEMENTS.



	LENGHT	BEARING
(L1)	7.24'	N 46°33'05" W
(L2)	6.90'	S 43°37'55" W
(L3)	7.24'	N 46°33'03" W

LEGEND

- CENTER LINE
- PROPERTY LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- EASEMENT LINE
- CMU WALL
- TREE
- PALM TREE

REFERENCE MAP

- TRACT NO. 10377 BOOK 157 PAGES 11-12 FILED JANUARY 12, 1929
- TRACT NO. 30226 BOOK 793 PAGES 45-46 FILED NOVEMBER 19, 1929
- ASSESSOR'S MAP BOOK 6180 PAGE 3 FILED SEPTEMBER 19, 1958
- ROAD CENTERLINE MAP BOOK R0FB 0772 PAGE 865 FILED APRIL 7, 1972



SURVEY PREPARED FOR:

verticalbridge
VB BTS II, LLC
750 PARK OF COMMERCE DR. SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

AD ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305 SOUTH PASADENA, CA | 91030
626.216.2024

ENGINEER
AJK
ENGINEERING AND SURVEY
23072 LAKE CENTER DR., SUITE 211 LAKE FROST, CA 92630
714.624.9027

NO.	DESCRIPTION	BY	DATE
1	FINAL SURVEY	LA	07/13/23
0	PRELIMINARY SURVEY	LA	06/15/23
	SUBMITTAL / REVISION		

DRAWN: LA
DESIGNED: LA
CHECKED: AJK

PROJECT NUMBER: US-CA-5536

PROJECT TITLE:
US-CA-5536 (CA-4034) LA3577A ATLANTIC-COMPTON
4415 E. COMPTON BLVD., COMPTON, CA 90221
LOS ANGELES COUNTY

ENGINEER STAMP:
Andrew J. Koltavary
REGISTERED PROFESSIONAL ENGINEER
No. 26571
EXP. 03/31/24
CIVIL
STATE OF CALIFORNIA

DRAWING TITLE:
TITLE DETAILS

DRAWING SCALE:
AS NOTED

DATE:
07/13/2023

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND /OR LOCAL LAWS

DRAWING NUMBER:
LS-1

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY; THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AJK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
 - THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
 - FIELD SURVEY COMPLETED ON JUNE 14, 2023.
 - ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED PUBLIC RIGHT OF WAY.
 - NO VISIBLE ENCROACHMENTS WERE VISIBLE ON THE LEASE OR EASEMENT AREAS AT THE TIME OF THE SURVEY.
 - THE LEASE AND EASEMENT AREA LIE ENTIRELY WITHIN THE PARENT OR ACCESS PARCEL.

- LEGEND**
- CENTER LINE
 - PROPERTY LINE
 - x-x- CHAIN-LINK FENCE
 - WOOD FENCE
 - o-o- WROUGHT IRON FENCE
 - - - EASEMENT LINE
 - CMU WALL
 - FL FLOW LINE
 - TC TOP OF CURB
 - BW BACK-OF-WALK
 - FS FINISHED SURFACE
 - EG EXISTING GRADE
 - HT HEIGHT
 - ⊙ EXISTING STREET LIGHT
 - ⊙ EXISTING SIGN
 - ⊙ GUY WIRE
 - ⊙ CATCH BASIN
 - ⊙ FIRE HYDRANT
 - ⊙ TREE
 - ⊙ PALM TREE
 - ⊙ POWER POLE

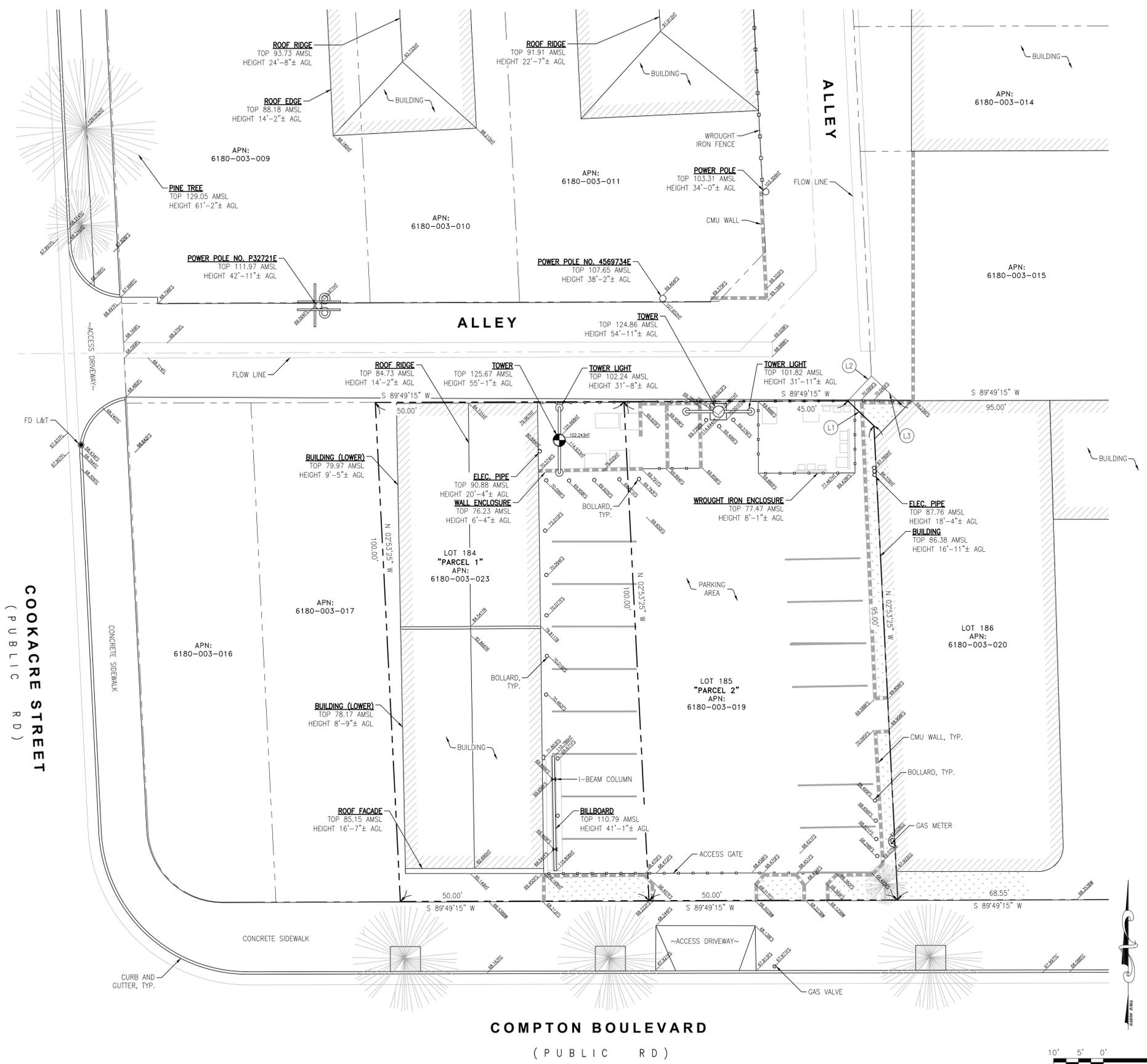
MONUMENTS

● MONUMENT FD. (AS NOTED)

	LENGHT	BEARING
L1	7.24'	N 46°33'05" W
L2	6.90'	S 43°37'55" W
L3	7.24'	N 46°33'03" W

COORDINATES

● LATITUDE: 33°53'47.58" N (33.896550°)
 ● LONGITUDE: 118°11'38.93" W (-118.194147°)



SURVEY PREPARED FOR:

verticalbridge
 VB BTS II, LLC
 750 PARK OF COMMERCE DR.
 SUITE 200 | BOCA RATON, FL | 33487
 561.948.6367

SITE ACQUISITION

AD
 ASSURANCE
 DEVELOPMENT
 1499 HUNTINGTON DR. | SUITE 305
 SOUTH PASADENA, CA | 91030
 626.216.2024

ENGINEER

AJK
 ENGINEERING
 AND SURVEY
 23072 LAKE CENTER DR., SUITE 211
 LAKE FROST, CA 92630
 714.624.9027

NO.	DESCRIPTION	BY	DATE
1	FINAL SURVEY	LA	07/13/23
0	PRELIMINARY SURVEY	LA	06/15/23
	SUBMITTAL / REVISION		

DRAWN: LA
 DESIGNED:
 CHECKED: AJK

PROJECT NUMBER: US-CA-5536

PROJECT TITLE:
US-CA-5536
(CA-4034)
LA3577A
ATLANTIC-COMPTON
 4415 E. COMPTON BLVD.,
 COMPTON, CA 90221
 LOS ANGELES COUNTY

ENGINEER STAMP:

REGISTERED PROFESSIONAL ENGINEER
 ANDREW J. KOLTANAWY
 No. 26571
 EXP. 03/31/24
 CIVIL
 STATE OF CALIFORNIA

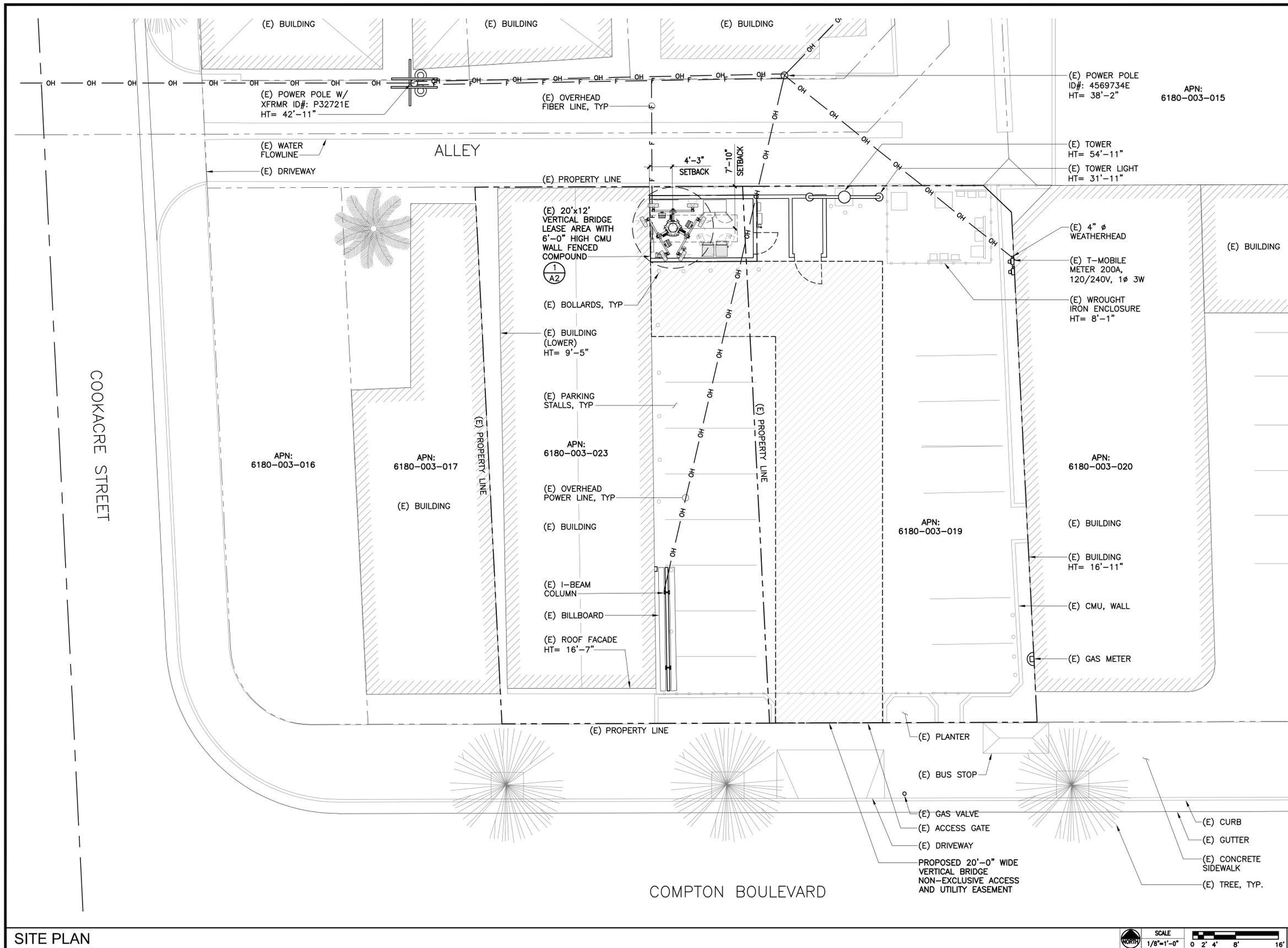
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DRAWING SCALE:
 AS NOTED

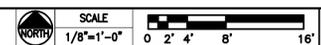
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 07/13/2023

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DRAWING NUMBER:
LS-2



SITE PLAN



CLIENT

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561.948.6367

SITE ACQUISITION

AD
ASSURANCE
DEVELOPMENT

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626.765.5079

0	ISSUED FOR ZONING	CV	07/10/24
A	ISSUED FOR REVIEW	JR	06/30/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5536

PROJECT TITLE:
**US-CA-5536
LA03577A
COMPTON &
ATLANTIC**
4415 E. COMPTON BLVD.
COMPTON, CA 90221

ENGINEER STAMP:

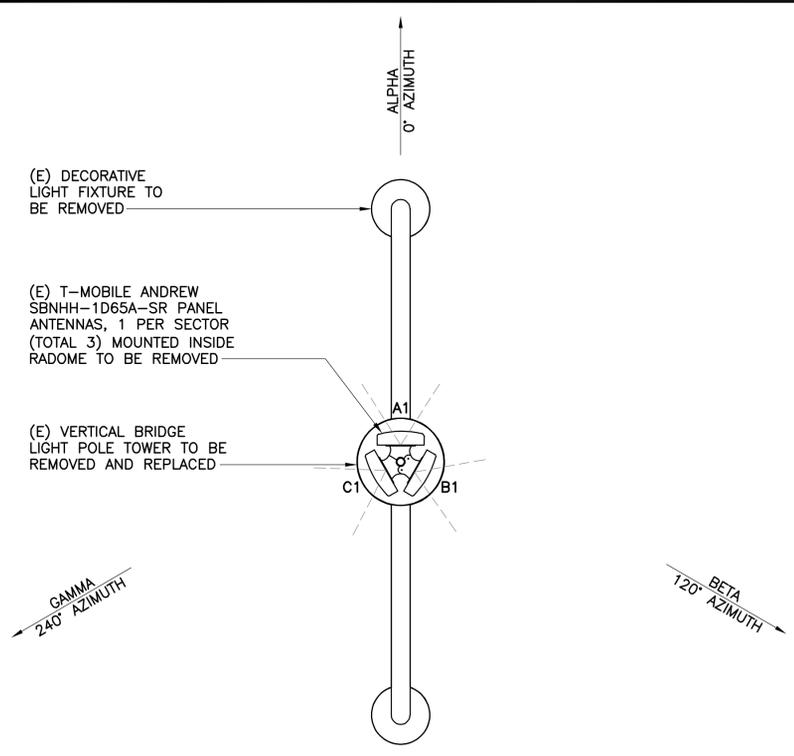
DRAWING TITLE:
SITE PLAN

DRAWING SCALE:
AS NOTED

DATE:
06/30/23

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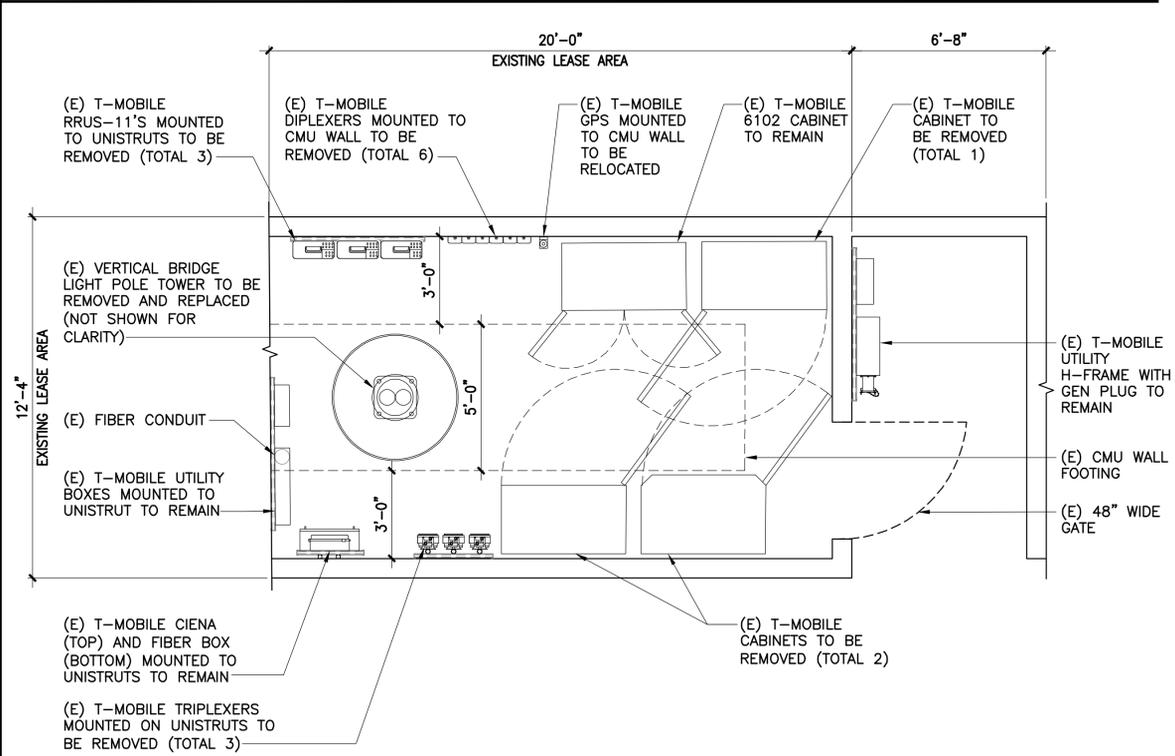
DRAWING NUMBER:
A1



EXISTING ANTENNA PLAN

SCALE 1/2"=1'-0" 0 1' 2' 4'

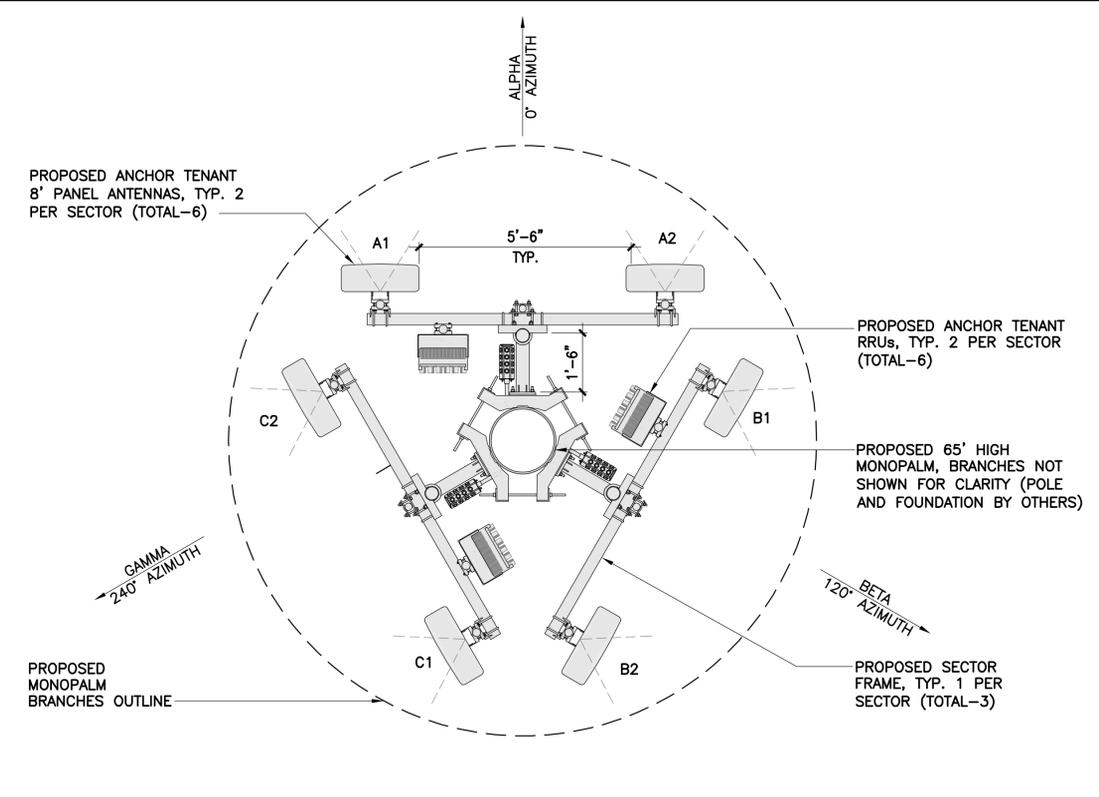
3



EXISTING EQUIPMENT PLAN

SCALE 3/8"=1'-0" 0 1' 2' 4'

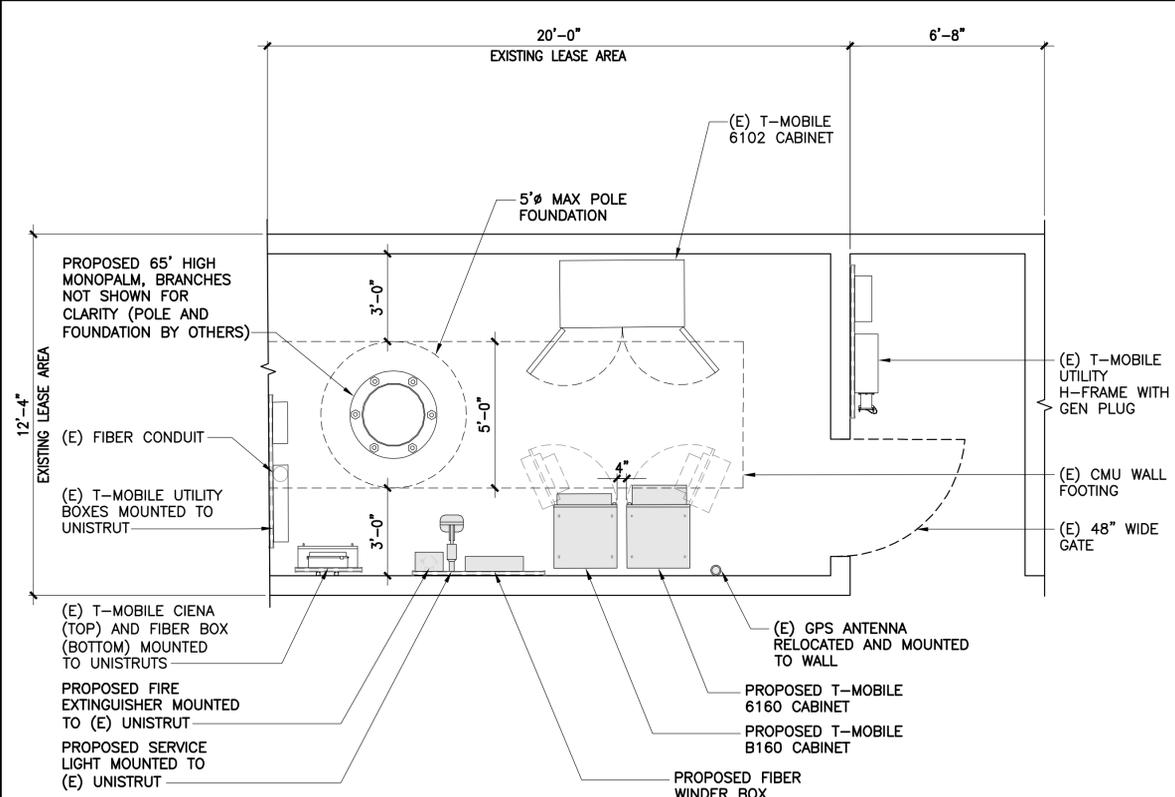
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PROPOSED ANTENNA PLAN

SCALE 1/2"=1'-0" 0 1' 2' 4'

4



PROPOSED EQUIPMENT PLAN

SCALE 3/8"=1'-0" 0 1' 2' 4'

2

CLIENT

verticalbridge

750 PARK OF COMMERCE DR.
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561.948.6367

SITE ACQUISITION

AD

ASSURANCE DEVELOPMENT

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SOUTH PASADENA, CA | 91030
626.765.5079

0	ISSUED FOR ZONING	CV	07/10/24
A	ISSUED FOR REVIEW	JR	06/30/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5536

PROJECT TITLE:
**US-CA-5536
LA03577A
COMPTON &
ATLANTIC**
4415 E. COMPTON BLVD.
COMPTON, CA 90221

ENGINEER STAMP:

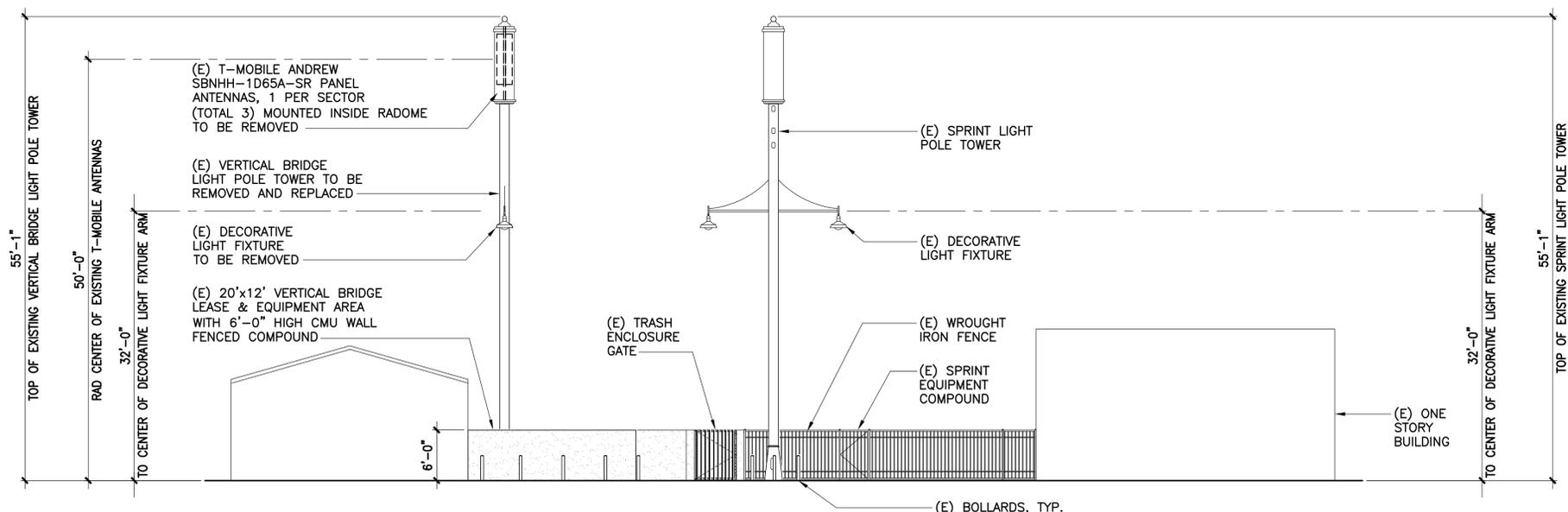
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**EQUIPMENT AND
ANTENNA PLAN**

DRAWING SCALE:
AS NOTED

DATE:
06/30/23

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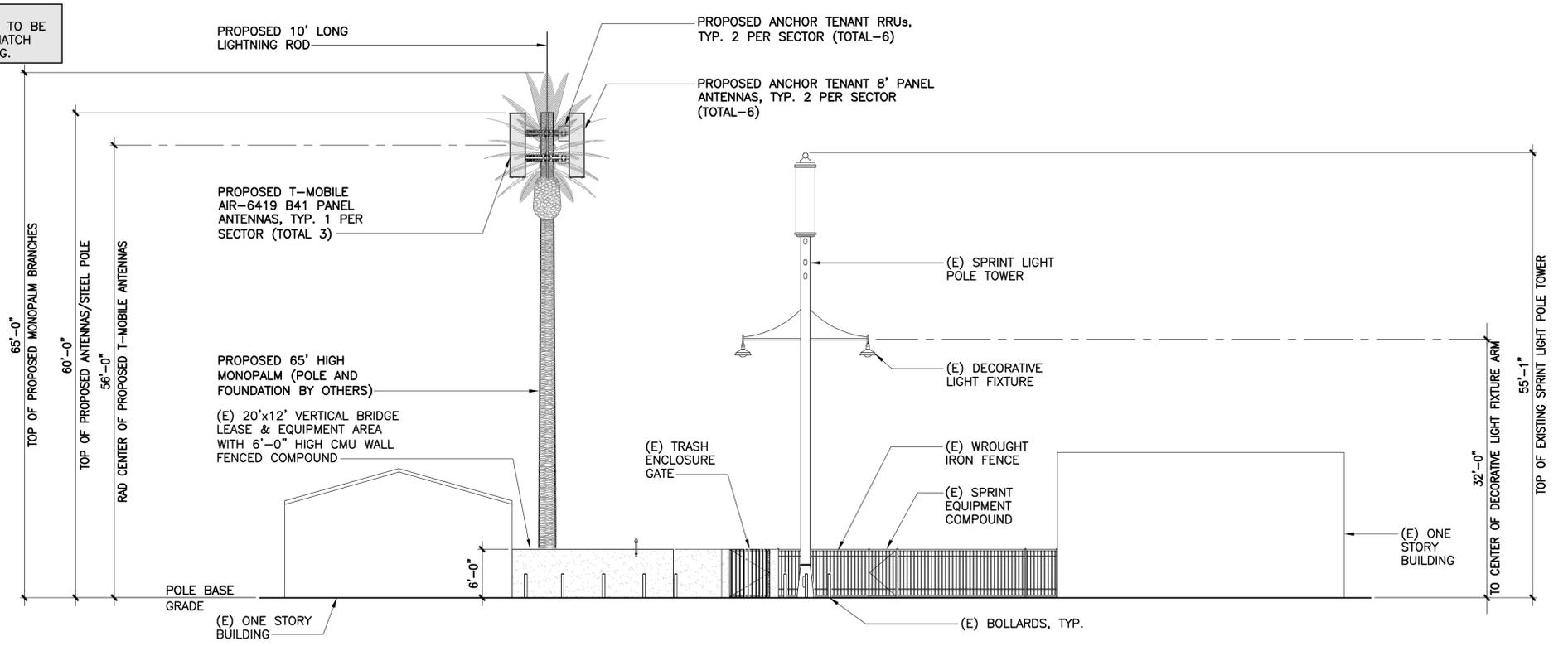
DRAWING NUMBER:
A3



EXISTING SOUTH ELEVATION

SCALE 1/8"=1'-0" 0 2' 4' 8' 16' 1

NOTES:
1. ANTENNAS AND RRUS TO BE PAINTED GREEN TO MATCH MONOPALM BRANCHING.



PROPOSED SOUTH ELEVATION

SCALE 1/8"=1'-0" 0 2' 4' 8' 16' 1

CLIENT

verticalbridge

750 PARK OF COMMERCE DR.
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SITE ACQUISITION

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ASSURANCE DEVELOPMENT

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0	ISSUED FOR ZONING	CV	07/10/24
A	ISSUED FOR REVIEW	JR	06/30/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5536

PROJECT TITLE:
**US-CA-5536
LA03577A
COMPTON &
ATLANTIC**
4415 E. COMPTON BLVD.
COMPTON, CA 90221

ENGINEER STAMP:

DRAWING TITLE:
ELEVATIONS

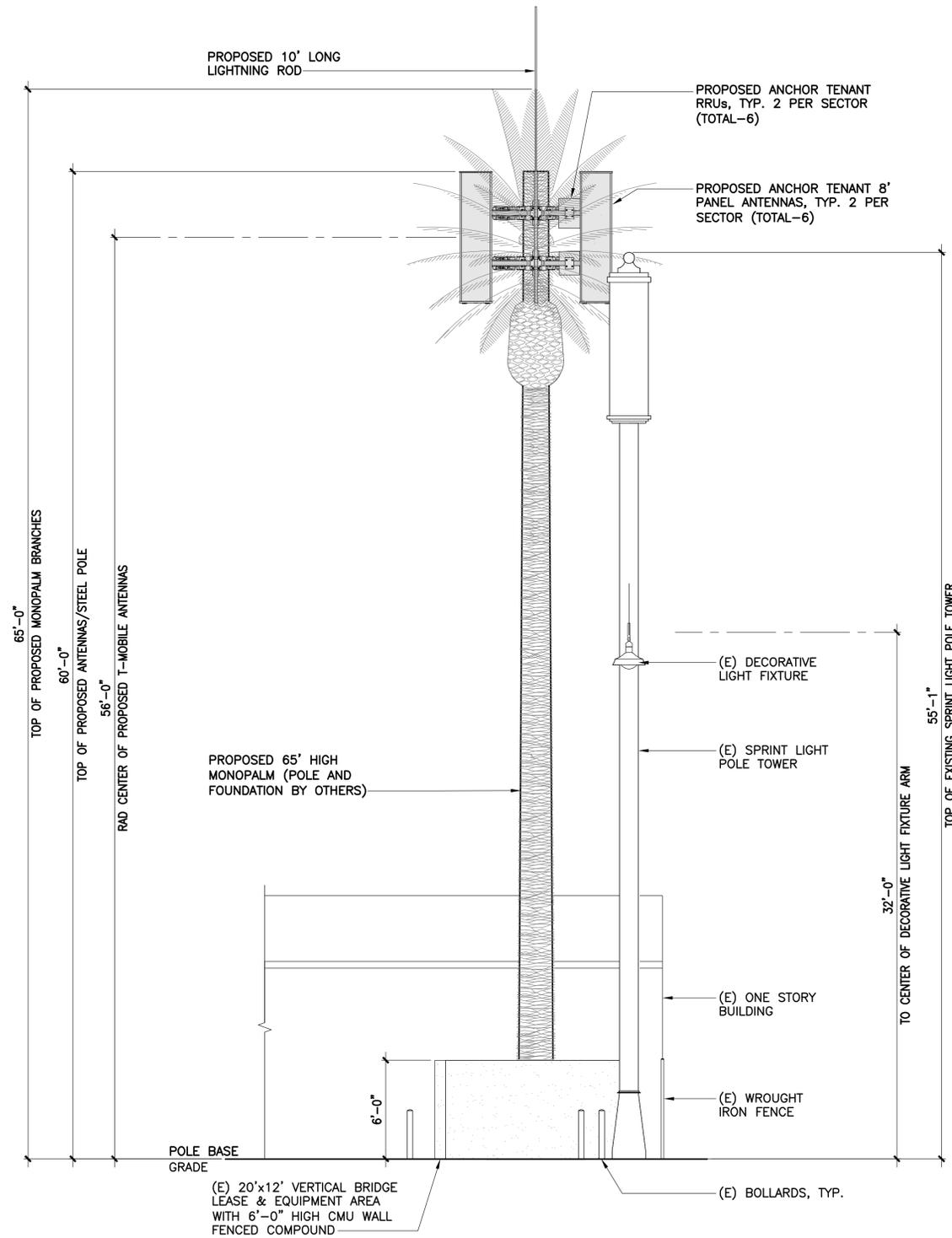
DRAWING SCALE:
AS NOTED

DATE:
06/30/23

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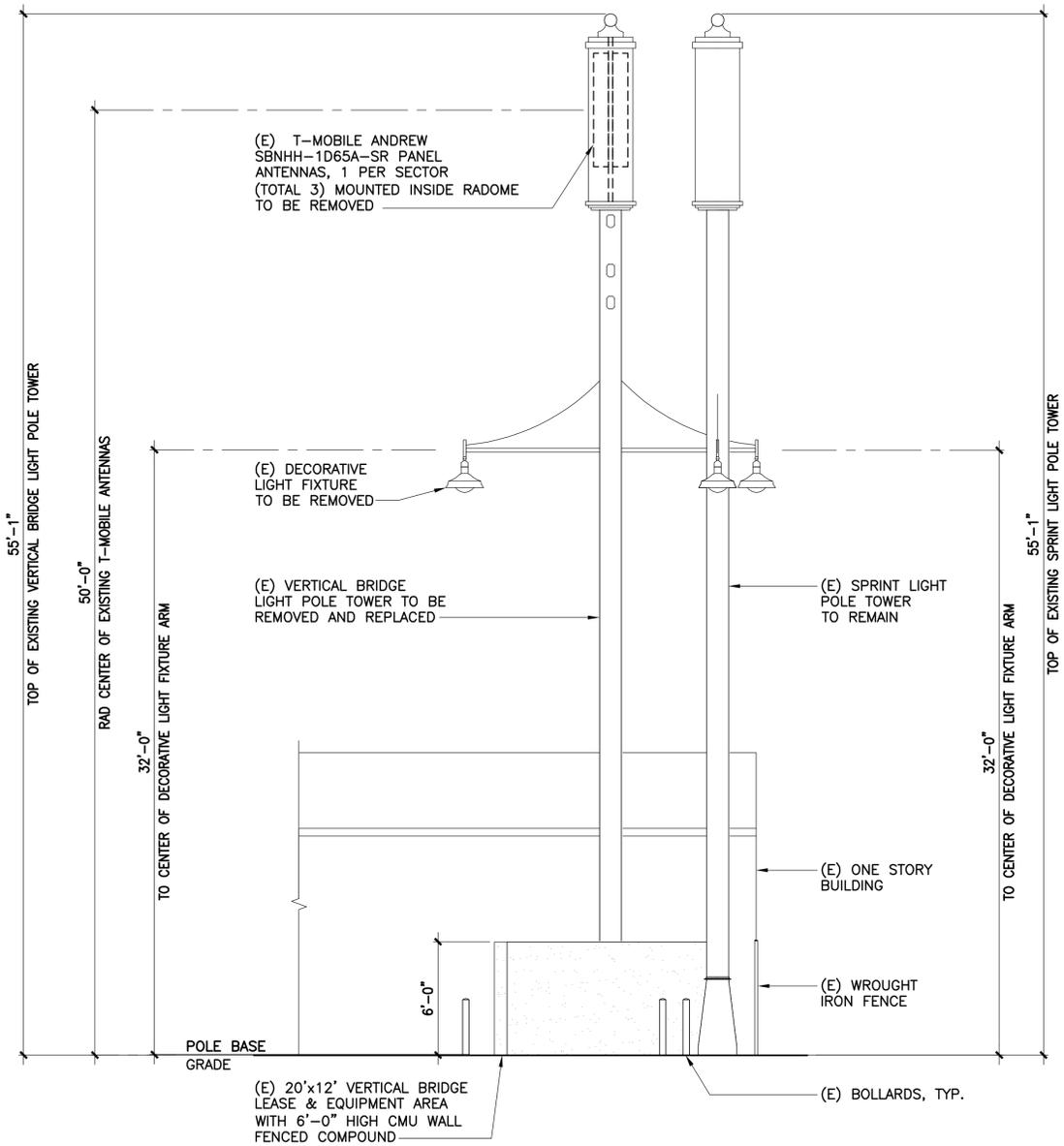
DRAWING NUMBER:
A4

NOTES:
 1. ANTENNAS AND RRUS TO BE PAINTED GREEN TO MATCH MONOPALM BRANCHING.



PROPOSED EAST ELEVATION

SCALE 1/4"=1'-0" 0 2' 4' 8' 2



EXISTING EAST ELEVATION

SCALE 1/4"=1'-0" 0 2' 4' 8' 1

CLIENT

verticalbridge

750 PARK OF COMMERCE DR.
 SUITE 200 | BOCA RATON, FL | 33487
 561.948.6367

SITE ACQUISITION

AD
 ASSURANCE
 DEVELOPMENT

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 SOUTH PASADENA, CA | 91030
 626.765.5079

0	ISSUED FOR ZONING	CV	07/10/24
A	ISSUED FOR REVIEW	JR	06/30/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
 DESIGNED: JR
 CHECKED: BL

PROJECT NUMBER: US-CA-5536

PROJECT TITLE:
US-CA-5536
LA03577A
COMPTON &
ATLANTIC
 4415 E. COMPTON BLVD.
 COMPTON, CA 90221

ENGINEER STAMP:

DRAWING TITLE:
ELEVATIONS

DRAWING SCALE:
 AS NOTED

DATE:
 06/30/23

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DRAWING NUMBER:
A5



PROJECT NUMBER PRJ2023-004605-(2) **HEARING DATE** September 17, 2024

REQUESTED ENTITLEMENT(S)
Conditional Use Permit (“CUP”) No.
RPPL2023005379

PROJECT SUMMARY

OWNER / APPLICANT

4913 East Compton LLC C/O Petra Dughbaj, Owner
Vertical Bridge, Applicant

MAP/EXHIBIT DATE

July 10, 2024

PROJECT OVERVIEW

CUP for the removal of an existing wireless communications facility (“WCF”) and the construction and maintenance of a new 65-foot-tall WCF disguised with a faux-palm design that will replace the existing WCF. The new WCF will consist of a new 65-foot-tall tower disguised with a faux-palm design with a lightning rod in the C-3 (General Commercial) Zone within the East Rancho Dominguez Community Standards District. The zoning was changed from C-3 to MXD (Mixed Use Development) on May 21, 2024, in conjunction with the adoption of the Metro Area Plan. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 10, 2023.

One row of panel antennas is proposed on the tower 56 feet above ground level. The WCF has capacity for the co-location of future proposed facilities. The proposed ground equipment includes two equipment cabinets within a 246-square-foot lease area. The ground equipment and tower will be surrounded by a six-foot-tall concrete masonry wall. The rest of the property is occupied by a retail store and a parking lot. The existing WCF was previously established pursuant to CUP No. 200500182, which was approved on August 15, 2006. CUP No. RPPL2019002418 was approved on September 3, 2019, and allowed the WCF to continue operating until September 3, 2034.

LOCATION

4407 E. Compton Boulevard, Compton, CA 90221

ACCESS

East Compton Boulevard

ASSESSORS PARCEL NUMBERS

6180-003-023, 6180-003-019

LEASE AREA

246 square feet

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

East Compton

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-3 (General Commercial) (see language above regarding zone change to MXD (Mixed Use Development))

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

East Rancho Dominguez

ENVIRONMENTAL DETERMINATION (CEQA)

Class 2 Categorical Exemption – Replacement or Reconstruction

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.320 (East Rancho Dominguez CSD requirements)
 - Section 22.20.030 (General Commercial Zone)
 - Section 22.140.760 (Wireless Facilities)

CASE PLANNER:

Pauline Monroy

PHONE NUMBER:

(213) 974 - 6411

E-MAIL ADDRESS:

pmonroy@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2023-004605-(2)
CONDITIONAL USE PERMIT NO. RPPL2023005379

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2023005379** (“CUP”) on September 17, 2024.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Vertical Bridge ("Permittee"), requests the CUP to authorize the removal of an existing wireless communications facility (“WCF”) and the construction and maintenance of a new 65-foot-tall WCF disguised with a faux-palm design that will replace the existing WCF (“Project”) on a property located at 4407 E. Compton Boulevard in the unincorporated community of East Rancho Dominguez ("Project Site") in the C-3 (General Commercial) Zone pursuant to County Code Section 22.140.760. The zoning was changed to MXD (Mixed Use Development) on May 21, 2024, in conjunction with the adoption of the Metro Area Plan. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 10, 2023.
4. **LOCATION.** The Project is located at 4407 E. Compton Boulevard within the East Compton Zoned District and the Metro Planning Area.
5. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
CUP RPPL2019002418	Request for the continued use, maintenance and operation of an existing WCF	Approved September 3, 2019
CUP 200500182	To construct and operate a WCF mounted on a 55-foot-tall monopole disguised as a light pole	Approved August 15, 2006

6. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use designation of the County General Plan (“General Plan”) Land Use Policy Map.

7. **ZONING.** The Project Site is located in the East Compton Zoned District and was zoned C-3 when the complete CUP application was submitted on October 10, 2023. Pursuant to County Code Section 22.140.760 (Wireless Facilities), a CUP is required for a WCF. The zoning was changed to MXD on May 21, 2024, in conjunction with the adoption of the Metro Area Plan. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 10, 2023.

8. SURROUNDING LAND USES AND ZONING.

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING*	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3 (General Commercial)	Retail Store with Parking Lot and WCF
NORTH	CG, H9 (Residential 9), H18 (Residential 18)	C-3, R-1 (Single-Family Residence), R-2 (Two-Family Residence)	Church, Single-Family Residence (SFR), Multi-Family Residences (MFR), Auto Repair
EAST	CG	C-3	Pawn Shop, School, Auto Repair, LA County Community Center
SOUTH	CG, OS-PR (Open Space – Parks and Recreation), H30 (Residential 30)	C-3, O-S (Open Space), R-2, R-3 (Limited Density Multiple Residence)	Shopping Plaza, LA County Park/Community Center, SFR, MFR
WEST	H18, CG	R-2, C-3	Taco Shop, Retail Shops, SFR, MFR

*Note: The zoning was changed to MXD on May 21, 2024, in conjunction with the adoption of the Metro Area Plan. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 10, 2023.

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is a 246-square-foot lease area within an approximately 0.23-acre property that consists of two legal lots. The property is rectangular in shape, has flat topography, and is developed with a store and a parking lot. The lease area is in the northwest corner of the parking lot abutting the rear alleyway. The lease area

contains a six-foot-tall concrete masonry unit (“CMU”) wall enclosure with a 55-foot-and-one-inch-tall monopole disguised as a light pole and appurtenant ground mounted equipment.

Another WCF, authorized by CUP No. 201200032, is located approximately 30 feet east of the subject WCF. The other WCF consists of a similar 55-foot-and-one-inch-tall monopole disguised as a light pole and appurtenant ground mounted equipment enclosed by a six-foot-tall wrought iron gate enclosure. CUP No. 201200032 expires on March 19, 2028.

B. Site Access

The Project Site is accessible via East Compton Boulevard to the south. Primary access to the Project Site is via an entrance/exit on Compton Boulevard. There is no secondary access route to the Project Site.

C. Site Plan

The site plan depicts the Project Site near the corner of South Atlantic Avenue and East Compton Boulevard. The Project Site is located within a property consisting of two legal lots that is developed with 13 parking spaces and a store that are located on the property’s western side.

D. Parking

The Project Site is located on a property that has 13 parking spaces. The County Code states that, for uses not specified in the County Code, required vehicle parking may be provided as determined by the Director of Regional Planning (“Director”) to prevent traffic congestion and excessive on-street parking. The unstaffed WCF will not generate traffic or congestion, as it will require maintenance approximately once a month. Therefore, one parking space for maintenance vehicles will be provided, which will be one of the existing parking spaces on the property.

- 10. CEQA DETERMINATION.** Prior to the Hearing Officer’s public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff (“Staff”) determined that the Project qualified for Categorical Exemptions (Class 2 Exemption, Replacement and Reconstruction, and Class 3 Exemption, New Construction or Conversion of Small Structures) under 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 construction of a utility-type service in the form of a WCF. The Project is a replacement of the previously approved WCF within the same lease area. The Project Site is not located within or near a historical resource, a hazardous waste site, a scenic highway, or within a Significant Ecological Area. The visual impacts of the WCF are minimized by a proposed faux-palm tree stealth design and a six-foot-tall CMU wall surrounding the lease area and ground equipment. There are no significant effects due to unusual circumstances and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemptions apply to the Project per California Code of Regulations Section 15300.2.

11. **COMMUNITY OUTREACH.** In July 2024, prior to the Hearing Officer’s public hearing regarding the Project, Staff emailed the Permittee to ask if any community outreach was conducted for the Project. Staff informed the Permittee that community outreach is strongly encouraged. Staff also informed the Permittee that if they conducted community outreach, they should provide Staff with the dates of the outreach, the format in which the outreach was conducted (e.g., community meeting), and the names of the community groups to which they conducted outreach. Staff also provided contact information for the East Rancho Dominguez Neighborhood Association (“Neighborhood Association”) to the Permittee.

On July 23, 2024, the Permittee responded to Staff via email and stated that they had reached out to the Neighborhood Association contact provided by Staff. The Permittee also copied Staff on the email they sent to the Neighborhood Association contact on July 23, 2024. Staff subsequently asked the Permittee if they had received any feedback from the Neighborhood Association. The Permittee responded that in addition to the email they sent to the Neighborhood Association on July 23, 2024, they called, left a message, and sent another email the Neighborhood Association contact provided by Staff on August 1, 2024. The Permittee had not heard from the Neighborhood Association. The Permittee reached out again on August 20, 2024, by leaving a voicemail for and emailing the Neighborhood Association contact provided by Staff.

12. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer dated September 5, 2024, Staff received no public comments.

13. **AGENCY RECOMMENDATIONS.** The County Department of Public Works recommended clearance to public hearing with no conditions in a letter dated February 8, 2024.

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, newspaper (Los Angeles Sentinel), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On August 7, 2024, a total of 81 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 four notices to those on the courtesy mailing list for the East Compton 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 General Plan because the CG land use designation is intended for local-serving commercial uses, including retail, restaurants, and personal and professional services; single-family and multifamily residences; and residential and commercial mixed uses. The Project would serve these local-serving uses. The Hearing Officer further finds that the Project provides additional wireless coverage to serve the surrounding area, which consists of retail stores, other local-serving commercial uses, single-family residences, and multifamily residences.

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 provides improved infrastructure and service for the wireless 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 co-location and design.”*

This WCF is also consistent with Policy PS/F 6.3, which seeks to minimize visual impacts of WCFs through co-location and design. The Project includes a faux-palm design, which improves the visual characteristics of the facility and provides camouflage to the mounted equipment. The Project also has capacity for the co-location of future proposed facilities, which would alleviate 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 C-3 zoning classification because a WCF is permitted in such zone with a CUP pursuant to County Code Sections 22.20.030 (Principal Use Regulations for Commercial Zones) and 22.140.760 (Wireless Facilities). The zoning was changed from C-3 to MXD on May 21, 2024, in conjunction with the adoption of the Metro Area Plan. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 10, 2023.

18. **DEVELOPMENT STANDARDS.** The Hearing Officer finds the Project is consistent with the design standards regarding WCFs in County Code Section 22.140.760. The Project is sufficiently camouflaged by the faux-palm design.

- a. **Cables.** The cables that serve the WCF will be located within the interior of the structure, sheathed, or hidden to the fullest extent technically feasible.
 - b. **Color.** All pole-mounted equipment that is not concealed will be treated with exterior coatings of a color and texture to match the predominant visual background or existing architectural elements to visually blend in with the surrounding development. The proposed panel antennas will be painted to match the proposed faux-palm branches, and faux bark cladding will be provided from the ground up to where the faux branches begin.
 - c. **Associated Equipment.** The associated ground equipment will be screened by a six-foot-tall CMU solid wall.
 - d. **Fencing.** The fencing is a six-foot-tall CMU solid wall.
19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.050 (Minimum Yard Depth for Commercial Zones).
20. **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 65-foot maximum height. The proposed maximum height is 65 feet to the top of the faux-palm fronds. Although a 10-foot-tall lightning rod is proposed above the branches, this is exempt from the maximum height limit because the lightning rod is similar to a rooftop antenna per County Code Section 22.110.060.C. In addition, the lightning rod serves to protect against a direct lightning strike to the WCF.
21. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The County Code states that, for uses not specified in the County Code, required vehicle parking may be provided as determined by the Director to prevent traffic congestion and excessive on-street parking. The unstaffed WCF will not generate traffic or congestion, as it will require maintenance approximately once a month. Therefore, one parking space for maintenance vehicles will be provided, which will be one of the existing parking spaces on the property.
22. **CO-LOCATION AND PROPAGATION.** The Project provides coverage along East Compton Boulevard and the surrounding area. The Project will alleviate a coverage gap along East Compton Boulevard and the surrounding area. If the WCF is not replaced, a coverage gap will be created. The WCF has co-location capacity for future carriers.
23. **FAUX TREE.** The Project is a replacement of an existing WCF and it is not possible for the Permittee to plant two live trees. The Project Site is small and cannot accommodate two live trees. The rest of the property is outside of the Project Site.
24. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.320.060. The East Rancho Dominguez Community Standards District does not have any applicable standards for WCFs.

CONDITIONAL USE FINDINGS

25. **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 WCF is compatible with the surrounding land uses because it serves as a necessary component of the communications infrastructure and will provide service to neighboring properties and businesses. The Project is camouflaged with a faux-palm design, which provides a more visually appealing appearance and helps the WCF to not draw attention, making it an ideal facility for co-location of equipment while minimizing visual impacts. This WCF will be able 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.
26. **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 can easily accommodate the WCF. The WCF will not require any variances or deviations from the development standards in Title 22 related to the existing building and parking lot on the property that includes the Project Site. The WCF will be integrated into the existing layout of the property and located within the northern portion of the property closest to the rear alley.
27. **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 WCF is unstaffed and will not generate traffic or congestion, as it will require only periodic maintenance. The Project Site adjoins public rights-of-way on two sides. East Compton Boulevard, which is a 100-foot-wide Secondary Highway as identified in the County Master Plan of Highways, is located to the south, and a public alley is located to the north. Ingress and egress to the Project Site will be via an existing driveway off East Compton Boulevard, which is sufficiently wide and improved to accommodate the Project's construction and maintenance. The WCF will be unstaffed and therefore will not increase the flow of traffic or impact parking because the Project Site will be visited approximately once a month for maintenance. The property that includes the Project Site provides adequate parking to accommodate this visit.
28. 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

29. The Hearing Officer finds that the Project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15302 (Class 2 Exemption, Replacement and Reconstruction, and Class 3 Exemption, New Construction or Conversion of Small Structures) because the Project involves the construction of a utility-type service in the form of a WCF. The Project consists of the construction of new structures and facilities that are relatively small in size with a minor amount of ground disturbance area. The new WCF will replace the existing WCF on the same site and will have substantially the same purpose and capacity as the structure being replaced. The visual impacts of the WCF are minimized with a proposed faux-palm tree stealth design and a six-foot-tall CMU wall surrounding the ground mounted equipment. The WCF is unstaffed and will not generate traffic or congestion, as it will require maintenance approximately once a month. The Project is consistent with the C-3 zoning classification and related development standards. The zoning was changed from C-3 to MXD on May 21, 2024, in conjunction with the adoption of the Metro Area Plan. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 10, 2023.

The Project Site is not located within or near a historical resource, a hazardous waste site, a scenic highway, or within a Significant Ecological Area. There are no significant effects due to unusual circumstances and no cumulative impacts are anticipated. Therefore, the Hearing Officer finds that no exceptions to the categorical exemptions apply to the Project per California Code of Regulations Section 15300.2.

ADMINISTRATIVE FINDINGS

30. **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 15302 (Class 2, Replacement or Reconstruction categorical exemption) and 15303 (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023005379**, subject to the attached conditions.

ACTION DATE: September 17, 2024

MG:CS:PM

9/5/2024

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-004605-(2)
CONDITIONAL USE PERMIT NO. RPPL2023005379

PROJECT DESCRIPTION

The project is the removal of an existing wireless communication facility (“WCF”) disguised as a light pole and the construction and maintenance of a new 65-foot-tall WCF disguised with a faux-palm design that will replace the existing WCF (“Project”) subject to the following conditions of approval. The new WCF has a maximum height of 65 feet, which includes the attached fronds and antennas, but excludes the 10-foot-tall lightning rod. Although the 10-foot-tall lightning rod is above the branches, it is exempt from the maximum height limit because it is similar to a rooftop antenna per County Code Section 22.110.060.C. In addition, the lightning rod serves to protect against a direct lightning strike to the WCF. The Project includes related ground mounted equipment within a six-foot-tall concrete masonry unit (“CMU”) wall enclosure. The Project Site is located within the unincorporated community of East Rancho Dominguez and within the East Rancho Dominguez Community Standards District.

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 September 17, 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 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 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.
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. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the approval of the Permittee pursuant to LA County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 County Code Chapter 22.238.
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 Regional 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 visible from any public right-of-way or from any neighboring property 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, 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 **November 18, 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 the applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT

18. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
19. Upon completion of construction of the facility, the Permittee shall provide, upon request, written certification to the Zoning Enforcement Section of LA County Planning 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 WCFs are located on the subject property or on adjacent properties, the written certification 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 radio frequency electromagnetic 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 co-location. 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 in Section 6409(a) of the Spectrum Act, shall require the submittal of a

Revised Exhibit "A" application or a Site Plan Review application pursuant to County Code Section 22.140.760.G (Modifications to Existing Macro Facilities), and modifications shall be approved if they are within the limits established by the FCC.

22. If any WCF(s) subsequently co-locate(s) on the facility authorized by this Conditional Use Permit, the Permittee shall be required, upon request, to provide the same written certification required by Condition 19, above.
23. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, and be fully shielded and directed away from any adjacent or adjoining properties and public rights-of-way. Pole mounted lighting is prohibited on the leasehold. 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. The placement and height of all tower mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A." The facility shall be maintained as depicted on the approved Exhibit "A" and in the approved photographic simulations presented at the public hearing, which are attached to the approved Exhibit "A."
26. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
27. The total height of the WCF shall not exceed 65 feet, excluding the 10-foot-tall lightning rod. The lightning rod is exempt from the maximum height limit because the lightning rod is similar to a rooftop antenna per County Code Section 22.110.060.C. In addition, the lightning rod serves to protect against a direct lightning strike to the WCF.
28. The Permittee shall maintain current contact information with the Zoning Enforcement Section of LA County Planning.
29. 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 and shall have a color that blends in with the immediately surrounding environment.
30. The FCC Antenna Structure Registration site number, Conditional Use Permit number, and the primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.

31. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of CMUs. Chain link, chain link with slats, barbed wire, and other types of wire fencing are prohibited.
32. Upon termination of this grant or after the facility has ceased to operate, the Permittee shall remove the facility and clear the site of all equipment within 30 days of the termination date of this grant or within 30 days of the cease of operation date, whichever is earlier. The Permittee shall restore the site as nearly as practicable to its condition prior to the installation of the facility.
33. If the facility ceases to operate for a period of 90 consecutive days, the facility shall be considered abandoned in accordance with County Code Section 22.140.760.M (Abandonment). All permits and other approvals associated with the facility shall be deemed terminated and discontinued unless an application has been submitted to the Director to transfer the approval to another operator before the end of the 90-day period.

After 90 consecutive days of non-operation, the Permittee shall remove the abandoned facility and restore the site as nearly as practicable to its condition prior to the installation of the facility. The Permittee shall provide written verification of the removal to LA County Planning within 30 days after the date the removal is completed. If the facility is not removed within 30 days after the permits and other approvals have been deemed terminated pursuant to County Code Section 22.140.760.M (Abandonment), the WCF shall be deemed to be a nuisance, and the County may cause the WCF to be removed at the expense of the Permittee or by calling any bond or other financial assurance to pay for removal.

PROJECT SITE-SPECIFIC CONDITIONS

34. This grant replaces Conditional Use Permit No. RPPL2019002418 and shall authorize the removal of the existing WCF and the construction and maintenance of a new 65-foot-tall WCF disguised with a faux-palm design that will replace the existing WCF, along with related ground mounted equipment within a CMU wall enclosure, subject to the design standards and dimensions as approved and shown on Exhibit "A."
35. Antennas shall be painted or covered to match the branches or the trunk of the faux-palm facility design. The antennas shall not extend beyond the faux-palm branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible to the satisfaction of LA County Planning. Faux bark cladding shall be provided from the ground to five feet above where the faux branches begin. Above the faux bark cladding, the facility shall have flat non-reflective paint to match the faux bark cladding.
36. New equipment added to the facility shall not compromise the stealth design of the facility.

37. Appurtenant equipment boxes shall be maintained within the facility's lease area and shall be screened by the solid CMU wall.

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>B.1 The proposed use will be consistent with the adopted General Plan for the area.</p>
<p>B.2 The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
<p>B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>

<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none">a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; andb. By other public or private service facilities as are required.

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:	September 5, 2024
PROJECT NUMBER:	PRJ2023-004605-(2)
PERMIT NUMBER(S):	Conditional Use Permit RPPL2023005379
SUPERVISORIAL DISTRICT:	2
PROJECT LOCATION:	4407 E Compton Boulevard, East Rancho Dominguez
OWNER:	4913 East Compton LLC C/O Petra Dughbaj
APPLICANT:	Vertical Bridge
CASE PLANNER:	Pauline Monroy, Senior Planner pmonroy@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 2 (Replacement or Reconstruction) and Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption under State CEQA Guidelines Section 15302 and 15303.

The Project qualifies for a Class 2 Categorical Exemption because it is a replacement of an existing WCF with the new WCF located on the same site and will have substantially the same purpose and capacity as the structure replaced.

The Project qualifies for a Class 3 Categorical Exemption because the Project involves construction of a utility-type service in the form of a wireless transmission tower, which is small in size and scope, improvements are limited to a proposed faux-palm tree stealth design and a six-foot-high concrete masonry wall to screen the ground-mounted equipment. There are no exceptions to the Categorical Exemption pursuant to Section 15300.2 of the California Code of Regulations because the Project is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effects due to “unusual circumstances” and no cumulative impacts are anticipated.



S Cookacre St

E Compton Blvd

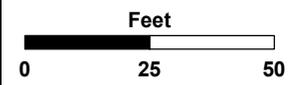
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-004605

CUP RPPL2023005379

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

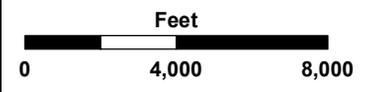
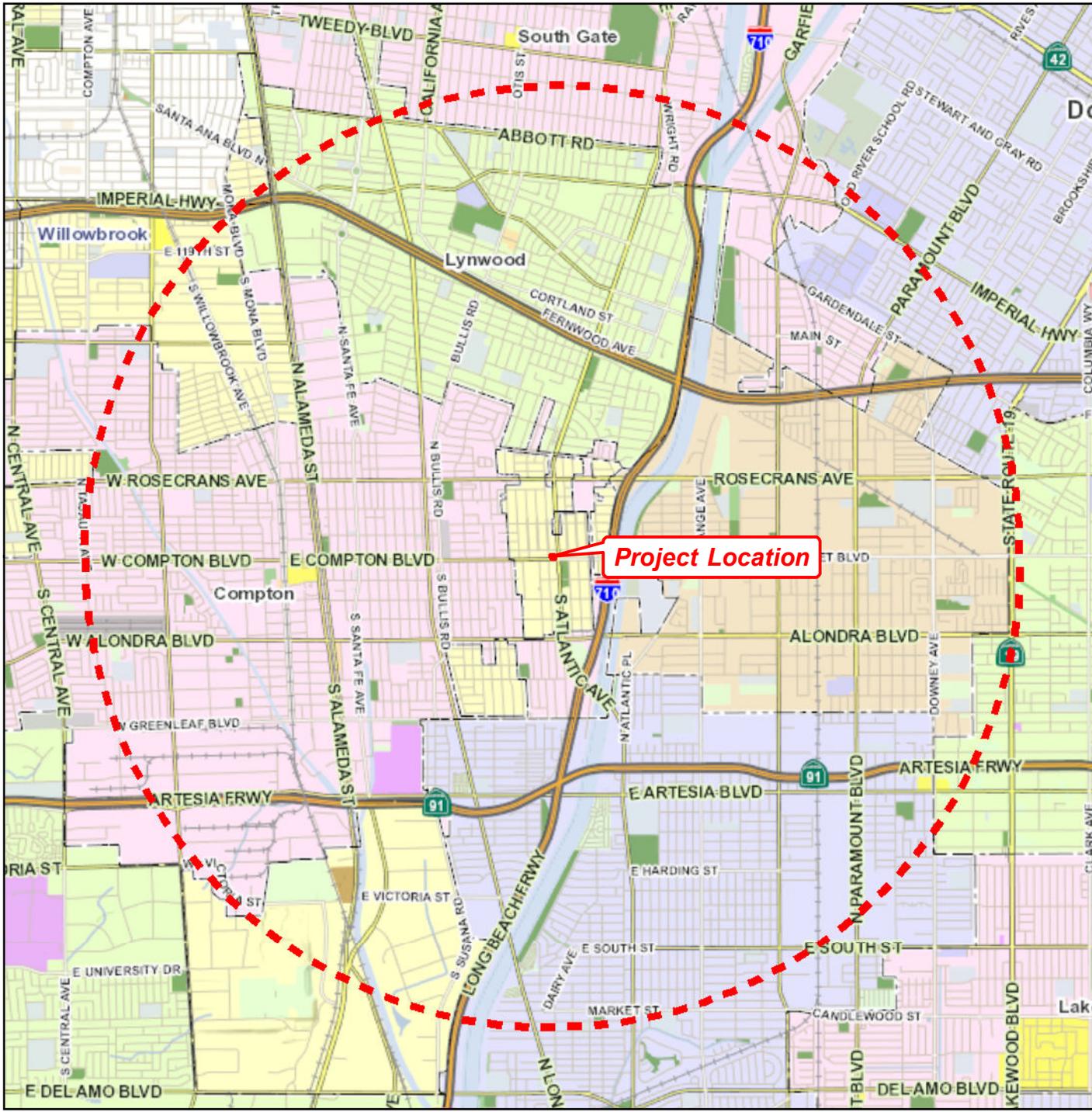


LA COUNTY
PLANNING

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

3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2023-004605
CUP RPPL2023005379



LA COUNTY
PLANNING

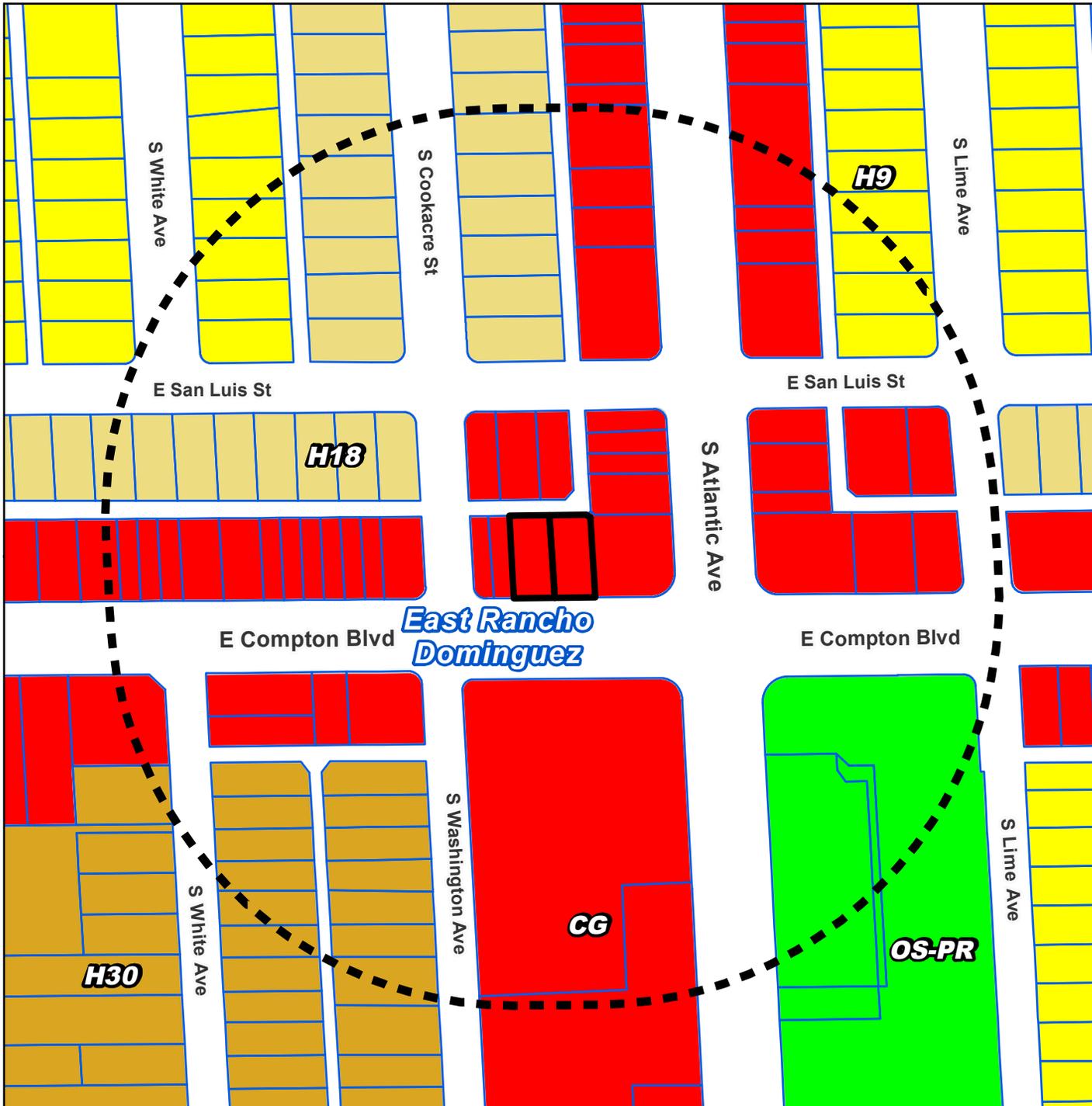
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

LAND USE POLICY

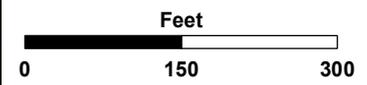
500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-004605

CUP RPPL2023005379



-  H9 - Residential 9
-  H18 - Residential 18
-  H30 - Residential 30
-  CG - General Commercial
-  OS-PR - Parks and Recreation



LA COUNTY
PLANNING

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

ZONING

500-FOOT RADIUS MAP

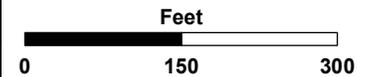
PROJECT NO. PRJ2023-004605

CUP RPPL2023005379



-  R-1 - Single-Family Residence
-  R-2 - Two-Family Residence
-  R-3-(U) - Limited Density Multiple Residence
-  C-3 - General Commercial
-  O-S - Open Space

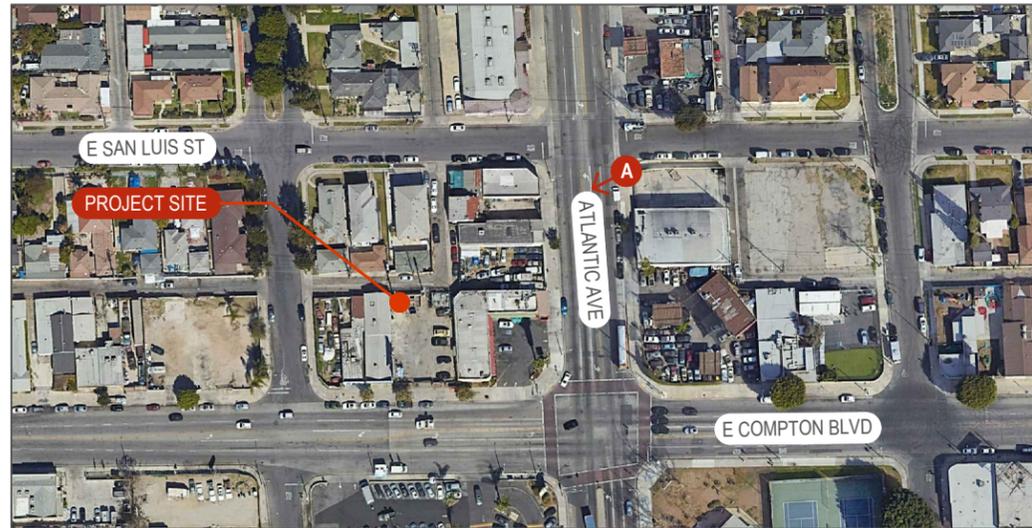
East Rancho Dominguez



LA COUNTY
PLANNING

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

AERIAL MAP



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EXISTING



PROPOSED



T-MOBILE PANEL ANTENNAS AND RRU'S PAINTED TO MATCH MONOPALM FRONDS

'VERTICAL BRIDGE' 65'H MONOPALM (REPLACING EXISTING LIGHT POLE TOWER)

DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

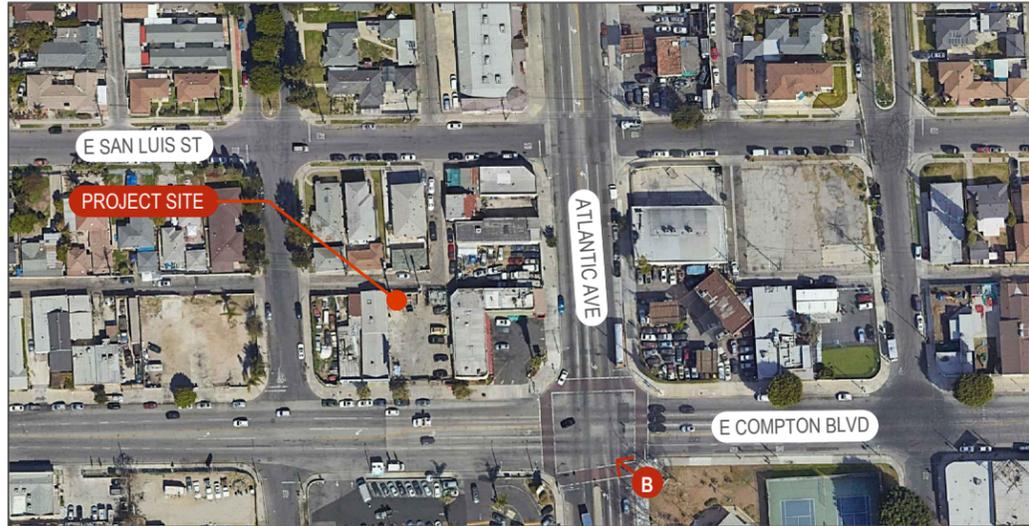
<p>DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM</p>	<p>AD ASSURANCE DEVELOPMENT</p>	NO.	DATE	REVISIONS	BY
		0	9/11/23	ISSUED FOR SUBMITTAL	JFY



US-CA-5536
COMPTON & ATLANTIC
4415 E COMPTON BOULEVARD
COMPTON, CA 90221

VIEW	SHEET
A	1 / 4

AERIAL MAP



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VIEW	SHEET
B	2 / 4

AERIAL MAP



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COMPTON, CA 90221

VIEW	SHEET
C	3 / 4

AERIAL MAP



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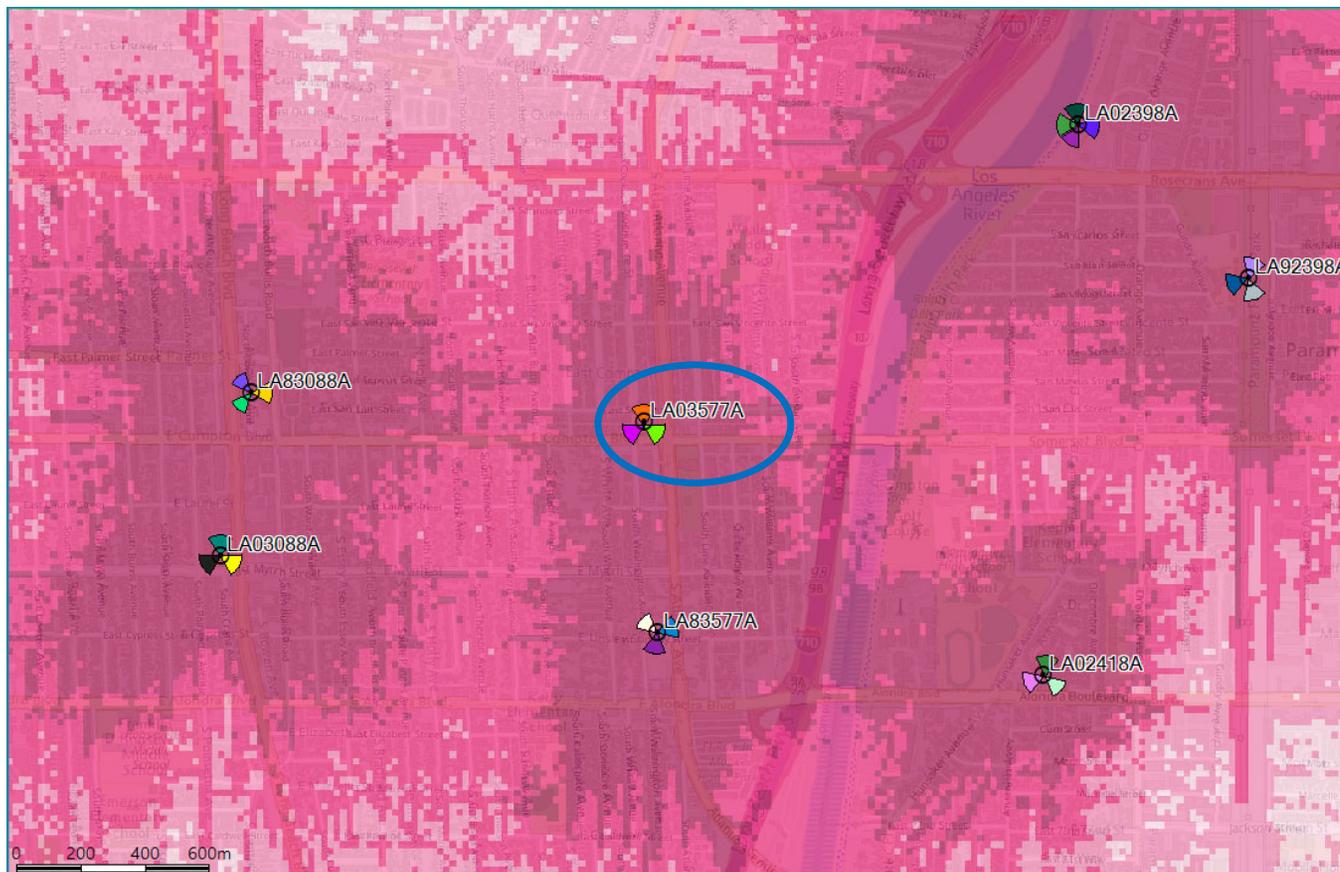
VIEW	SHEET
D	4 / 4

LA03577A

Coverage Plot

Azimuths: 0/120/240

LTE 2100 Coverage Existing



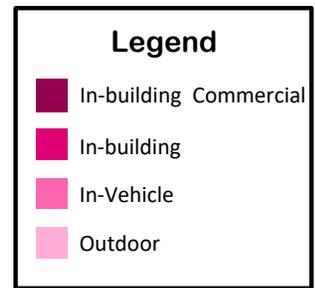
New Site :



Legend

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

LTE 2100 Coverage Existing without LA03577A



LTE 2100 Coverage Replacement Drip LA03577A



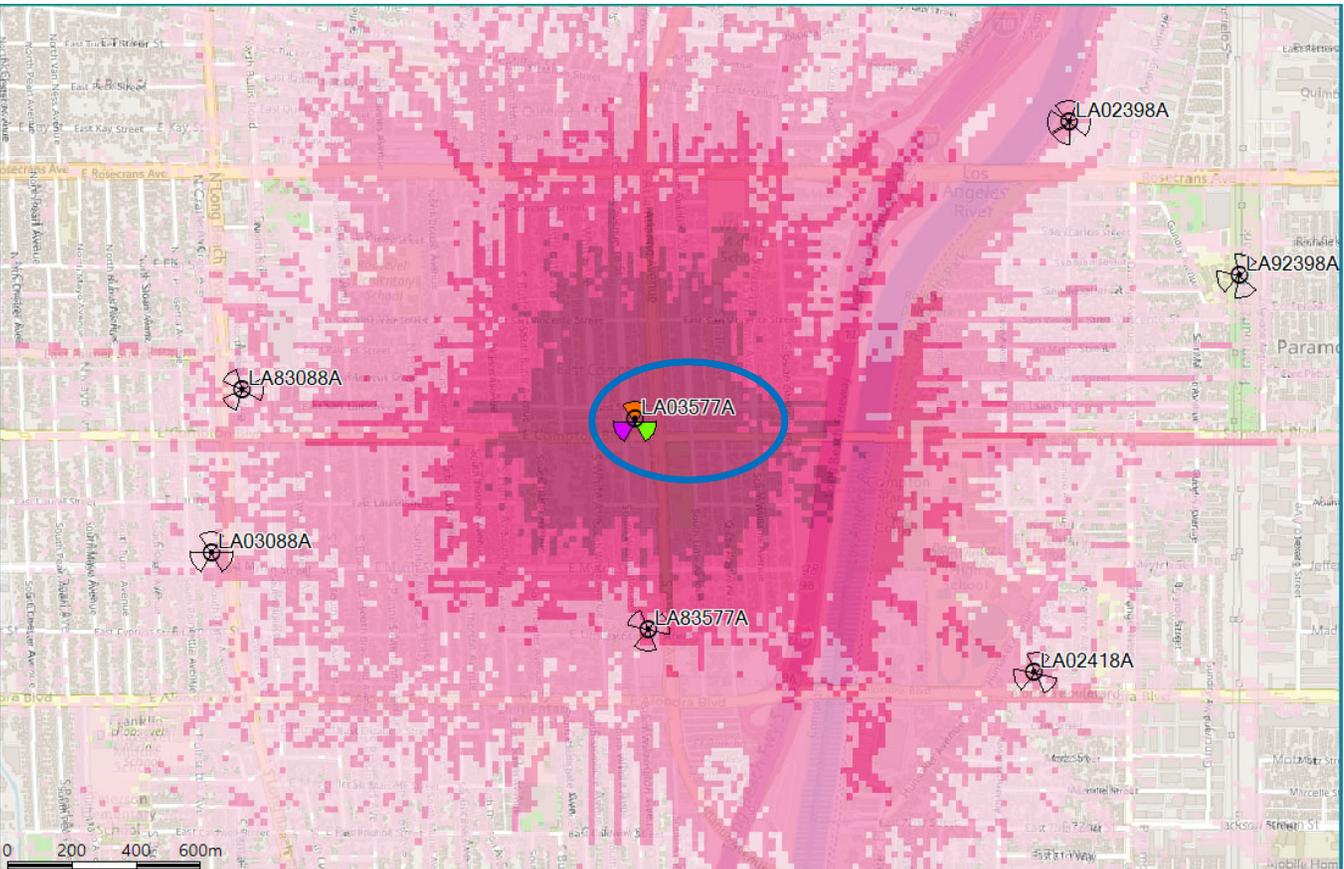
New Site :



Legend

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

LTE 2100 Coverage With LA03577A Only



New Site :



Legend

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



MARK PESTRELLA, 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

February 8, 2024

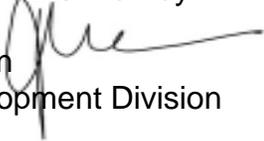
IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Carmen Sainz
Metro Development Services
Department of Regional Planning

Attention Pauline Monroy

FROM: James Chon 
Land Development Division

**CONDITIONAL USE PERMIT (RPPL2023005379)
4415 EAST COMPTON BOULEVARD
ASSESSOR'S MAP BOOK 6180, PAGE 3, PARCEL 19
UNINCORPORATED EAST RANCHO DOMINGUEZ**

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes the construction and operation of an unmanned, wireless, telecommunications facility.

- Public Works has no comments, and this memo will serve as clearance for our review.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2023005379 - 4415 E Compton Boulevard\2024-01-22 Submittal\DPW_Cleared_2024-01-30_RPPL2023005379.docx