

## REPORT TO THE HEARING OFFICER

---

DATE ISSUED: June 11, 2026

HEARING DATE: June 23, 2026                      AGENDA ITEM: 8

PROJECT NUMBER: PRJ2025-006302-(1)

PERMIT NUMBER: Conditional Use Permit (“CUP”) RPPL2025005117

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 1154 S. Downey Road, East Los Angeles

OWNER: California Water Service

APPLICANT: AT & T Mobility

CASE PLANNER: Susan Zermeno, Senior Planner  
szermeno@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 PRJ2025-006302-(1), CUP Number RPPL2025005117, 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 USER PERMIT NUMBER RPPL2025005117 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

**PROJECT DESCRIPTION**

**A. Entitlement Requested**

- Conditional Use Permit (“CUP”) for the continued operation and maintenance of an existing 35-foot-tall unstaffed wireless communication facility (“WCF”)(“Project”), with a request to waive the design standard for mounting arms that extend more than two feet from the monopine in the C-M (Commercial Manufacturing) Zone pursuant to Los Angeles County Code (“County Code”) Sections 22.20.040 (Land Use Regulations for Commercial Zones) and 22.140.760 (Wireless Facilities).

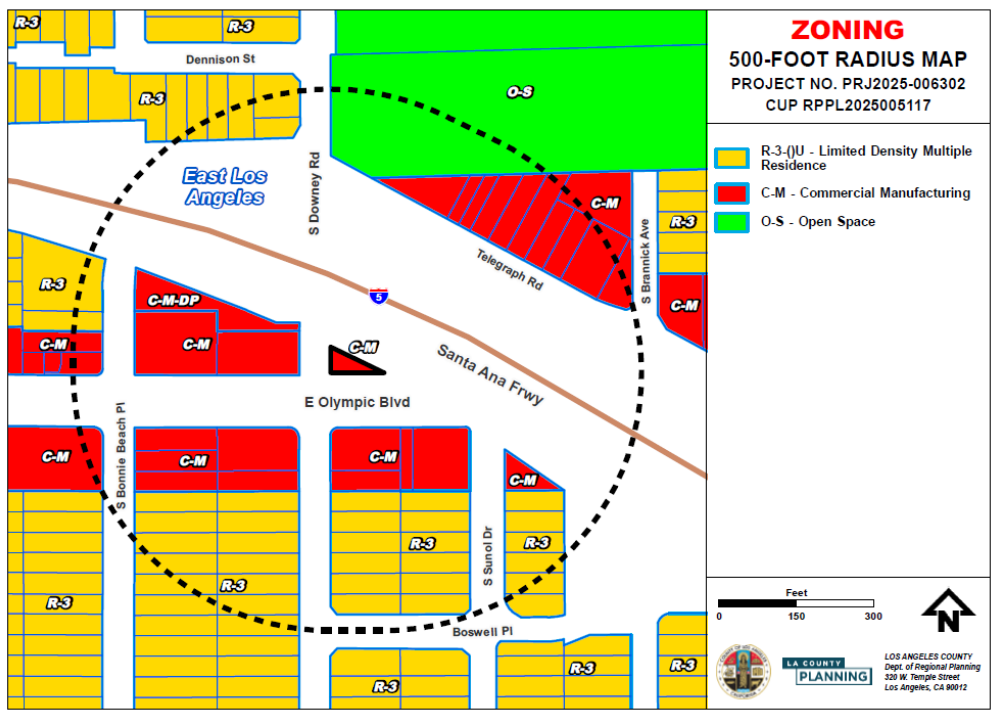
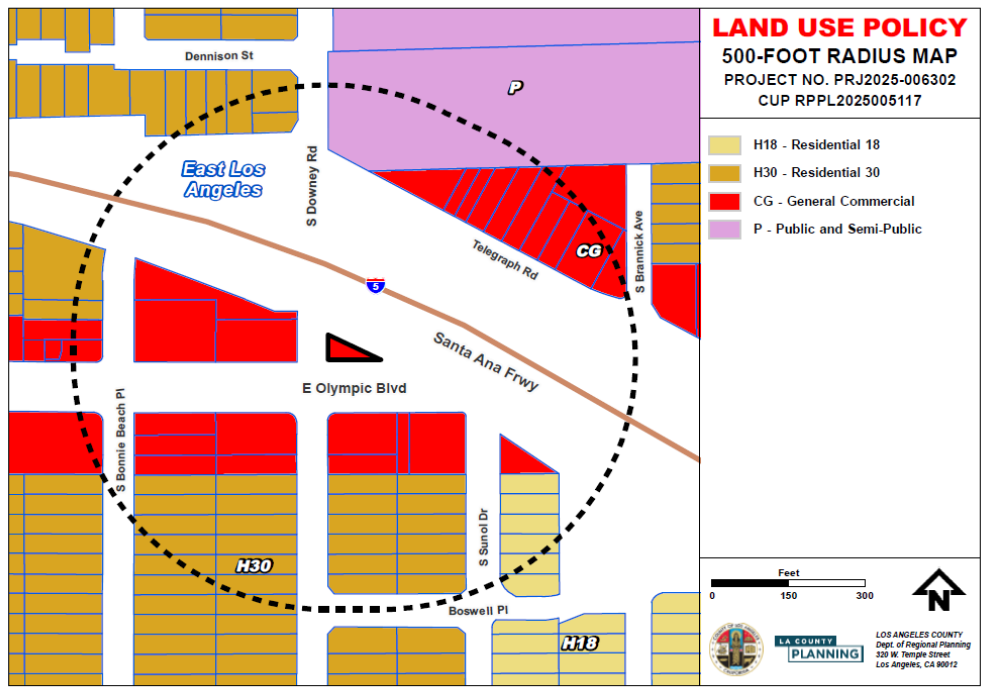
**B. Project**

The Project Site is a lease area that is approximately 463 square feet in size within a small 2,621 square foot triangular corner lot. The WCF includes 12 antennas mounted on a 35-foot-tall monopine, with an overall height of 40 feet which includes the artificial branches. Associated ground mounted equipment is enclosed by a six-foot-tall masonry wall topped by two-foot wrought iron fencing. The perimeter of the parcel is enclosed with a six-foot-tall chain link fence. The applicant is requesting a waiver to allow the antennas and mounting arm to extend beyond two feet from the structure. The existing antennas and mounting arm extend four feet from the structure. The existing WCF was originally developed 15 years ago, prior to the adoption of the current design standard. The barbed wire fencing will be removed. The existing WCF was previously approved by CUP No. 200900092 on November 30, 2010, which expired on November 16, 2023.

**SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	METRO AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (Commercial General)	C-M (Commercial Manufacturing)	Vacant
NORTH	P (Public and Semi-Public), CG	CM, O-S (Open Space), R-3 (Limited Density Multiple Residence)	Interstate 5, Auto-related, Cemetery, Multi-Family Residences (“MFRs”)
EAST	CG	C-M	Auto-supplies
SOUTH	CG, H30 (Residential 30 – 20 to 30 Dwelling Units per Acre)	C-M, R-3	Restaurant, MFRs
WEST	CG, H30	C-M, R-3	Touring Company, Restaurant, MFR



**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
ZCO 8801532z	C-M (Commercial Manufacturing)	September 13, 1985
2426	M-1 (Light Manufacturing)	March 5, 1934
1690	M-1	June 24, 1929

**B. Previous Case**

CASE NO.	REQUEST	DATE OF ACTION
RCUP No. 200900092	Construction of a new WCF	November 30, 2010
Revised Exhibit "A" ("REA") RPPL2021011362	Modify existing tower with removal of high panel antennas and installation of 3-strings (12-cells).	November 22, 2021
REA RPPL2021003591	Install (1) new WCS quad filter at Sector "A. All new equipment to be painted to match existing monopine	April 27, 2021
REA RPPL2019002366	Relocate existing OCTO port, and swap out antenna with OCTO port Commscope at P2 & P3 sectors.	June 27, 2019
REA REA-201500253	Replace (3) existing 6' Quad-Port antennas with (3) new 6'-8'-port antennas.	August 17, 2016
REA REA-201400303	Swap (4) existing 6' quadport antennas for (3) 6' hexport & (1) 6', 8-port antenna.	October 7, 2014

**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 the neighboring properties, businesses and Interstate 5. This WCF was originally approved in 2010, and has served the community for approximately 15 years, and is located in an area that is developed with a mixture of commercial and residential uses. LA County Planning has not received any complaints

related to the WCF, either for operational reasons or for violating the terms of its previous approval. The WCF will continue to provide service to the local serving commercial uses, including retail, restaurants, personal and professional services, single family residences and MFR. 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 communication between residents and first responders.

**B. Neighborhood Impact (Need/Convenience Assessment)**

The WCF is located on a vacant corner lot that abuts Interstate 5 freeway to the north. The parcel is enclosed with a chain link fence situated along the perimeter of the property. The Project does not involve any expansion or physical alterations to the monopine or antennas and will continue to operate as it currently exists. The Project has been operating for the last 16 years and has served the community by providing cellular service. The WCF fulfills a vital public requirement by providing dependable wireless communications services to residents, businesses, and emergency responders in the surrounding area. The Project will ensure that there are no disruptions to local wireless cellular service. The unstaffed WCF will not generate traffic or congestion.

The Project is also consistent with the development standards provided in County Code Section 22.140.760 (Wireless Facilities) except for the development standard that limits arm mounts to two feet in length. The Project requires a waiver to allow a longer arm mount. The Project's highest point reaches 40 feet in height, which complies with the 65-foot maximum height allowed by County Code Section 22.140.760 (Wireless Facilities).

**C. Design Compatibility**

The Project is a WCF consisting of an existing monopine tower with 12 antennas and appurtenant equipment. The ground mounted equipment is enclosed with a six-foot-tall masonry wall with decorative climbing foliage with two-foot wrought iron fencing on top. Pursuant to County Code Section 22.140.760.H (Wireless Facilities), WCFs must be located and designed to minimize visual impacts to vistas from adopted scenic highways, ridgelines, and adjacent residences. WCFs must also be designed with the least visible impacts as technically possible and should be aesthetically compatible with surrounding structures regarding color, materials, size and scale, and the built environment. The Project is legal non-conforming with respect to various area wide development standards which include, graffiti, service entrance, site maintenance, and height, as well as zone specific standards related to walls and landscaping. Associated ground mounted equipment is enclosed by a six-foot-tall masonry wall topped by two-foot wrought iron fencing. The monopine is in a location that has few trees; however there is one palm tree located on the Interstate 5 right-of-way which is adjacent to the WCF tower to the north. The monopine tower is designed to replicate a pine tree. The antennas are concealed underneath the large branches. The WCF components are secured by a The applicant will remove the barbed wire. The WCF does not impose a significant visual impact. The WCF is consistent with the location as it is vacant with overgrown foliage that seems to

blend in with the greenery of the Interstate 5 right-of-way. The applicant is requesting a waiver to deviate from County Code Section 22.140.760.E.2.a (Wireless Facilities, Development Standards - Additional Standards for Monopoles), which requires that antennas, side arms brackets and any mounting equipment extend a maximum of two feet from the structure to the greatest extent technically feasible. The existing antennas and mounting arm extend four feet from the structure. Therefore, the applicant is requesting a waiver to deviate from this standard because the facility was established 15 years ago, prior to this design requirement. Therefore, is legal nonconforming with respect to this standard.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and Metro Area 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.L. 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 qualify for any exceptions to a Categorical Exemption because there are no historical resources on the Project Site, and the Project Site is not located on a scenic highway or listed in the State Department of Toxic Substances Control's list of hazardous waste or clean up sites and will 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.

**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.

**C. Public Comments**

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

---

Report  
Reviewed By: *Elsa M. Rodriguez*  
Elsa N. Rodriguez, Acting Supervising Regional Planner

Report  
Approved By: *Susan Tae*  
Susan Tae, Assistant Deputy Director

---

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft 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



# at&t



## MD7

MD7, LLC  
10590 West Ocean Air Dr., Suite 250  
San Diego, CA 92130  
858-964-7439

# CAL WATER OLD STATION 47

## CLL02536

### ENTITLEMENT RENEWAL

### FA: 10127656

### 1154 SOUTH DOWNEY ROAD LOS ANGELES, CA 90023

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	03/28/2025	100% ZDs	VB
1	05/14/2025	100% ZDs	VB
△	05/22/2026	CITY COMMENTS	AS

\* I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA \*

**SITE INFORMATION**

CAL WATER OLD STATION 47  
CLL02536  
10127656  
1154 SOUTH DOWNEY ROAD  
LOS ANGELES, CA 90023

**SHEET TITLE**

TITLE SHEET

**SHEET NUMBER**

T-1.0

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

### PROJECT TEAM

**APPLICANT AGENT:**  
AT&T WIRELESS  
5738 PACIFIC CENTER BLVD.  
SAN DIEGO, CA 92121  
CONTACT: ROBERT POLITO  
PHONE: (858) 291-1115  
EMAIL: rpolito@md7.com

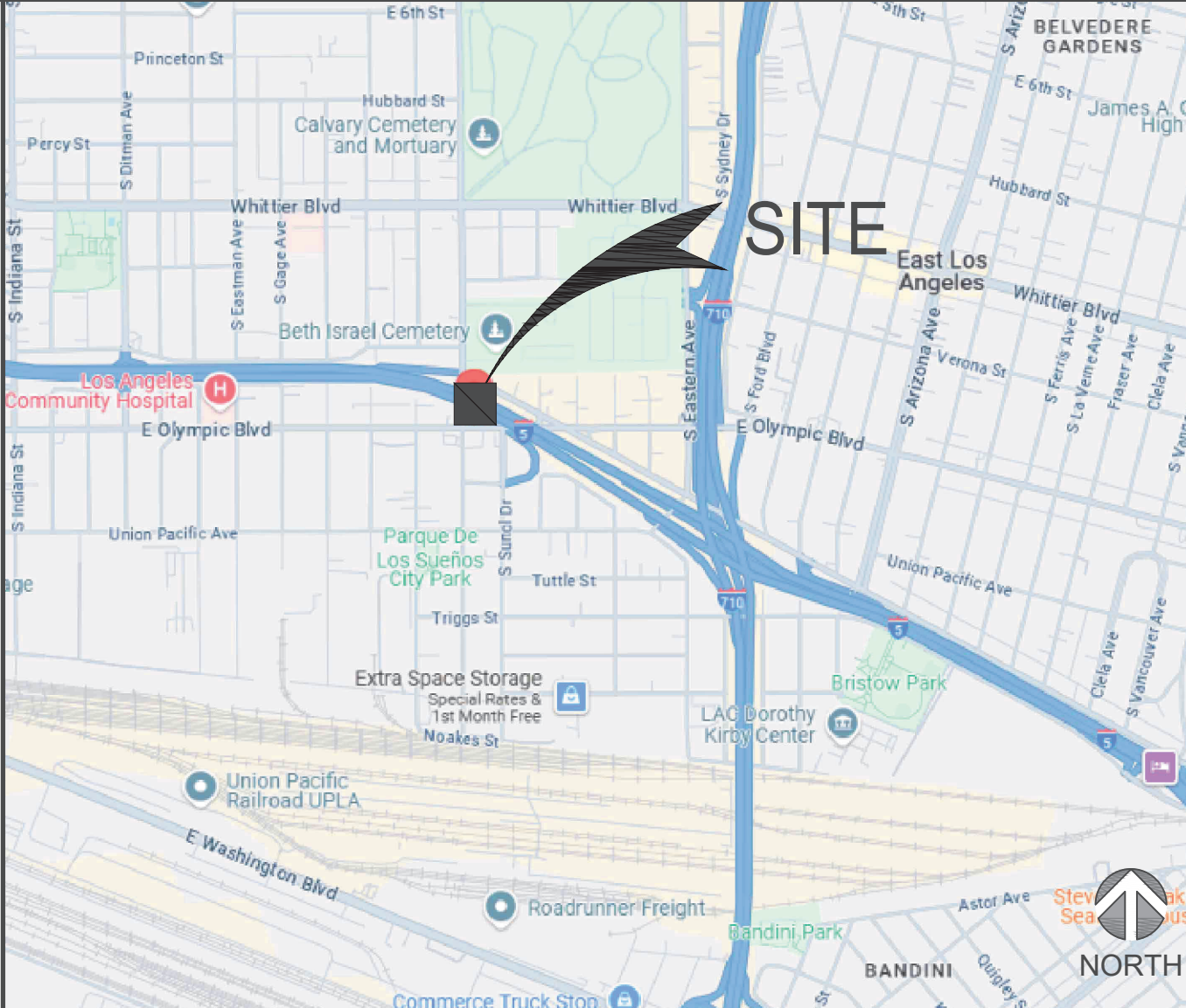
**SITE ACQUISITION AGENT:**  
MD7, LLC  
10590 WEST OCEAN AIR DRIVE  
SUITE 250  
SAN DIEGO, CA 92130  
CONTACT: ROBERTO POLITO  
PHONE: (858) 291-1915  
EMAIL: rpolito@md7.com

**RF ENGINEER:**  
AT&T  
5738 PACIFIC CENTER BLVD.  
SAN DIEGO, CA 92121  
CONTACT: JORGE MELCHOR  
EMAIL: jm934p@att.com

**ARCHITECT:**  
NAME: MD7, LLC  
ADDRESS: 10590 WEST OCEAN AIR DR.  
SUITE 250  
SAN DIEGO, CA 92130  
CONTACT: NICHOLAS BRITT  
PHONE: (619) 322-6425  
EMAIL: nickbritt@md7.com

**ZONING:**  
MD7, LLC.  
10590 WEST OCEAN AIR DRIVE  
SUITE 250  
SAN DIEGO, CA 92130  
CONTACT: ROBERTO POLITO  
PHONE: (858) 291-1915  
EMAIL: rpolito@md7.com

### VICINITY MAP



### PROJECT SUMMARY

NO PROPOSED WORK, ZONING DRAWING MEANT FOR OBTAINING ENTITLEMENTS

### DRAWING INDEX

- T-1.0 TITLE SHEET
- A-1.0 OVERALL SITE PLAN
- A-2.0 EXISTING EQUIPMENT PLAN
- A-3.0 EXISTING ANTENNA PLAN
- A-4.0 SOUTH & EAST ELEVATIONS

### GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

### CODE COMPLIANCE

2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA TITLE 24  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
TIA-222 CODE

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL



Know what's below.  
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT

TOLL FREE: 1-800-227-2600 OR [www.digalert.org](http://www.digalert.org)

CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

### CONFIDENTIAL AND PROPRIETARY

NOT FOR DISCLOSURE OUTSIDE TELECOMMUNICATION CLIENT WITHOUT WRITTEN PERMISSION.

### SITE INFORMATION

PROPERTY OWNER: CALIF WATER SERVICE CO  
1720 N 1ST ST.,  
SAN JOSE, CA 95112-4598

STRUCTURE HEIGHT: 35'-0"

PARCEL NUMBER: 5241-001-007

LATITUDE (NAD 83): 34° 1' 8.6016" N

LONGITUDE (NAD 83): 118° 10' 46.99" W

ZONING JURISDICTION: COUNTY OF LOS ANGELES

ZONING DISTRICT: ----

OCCUPANCY GROUP: ----

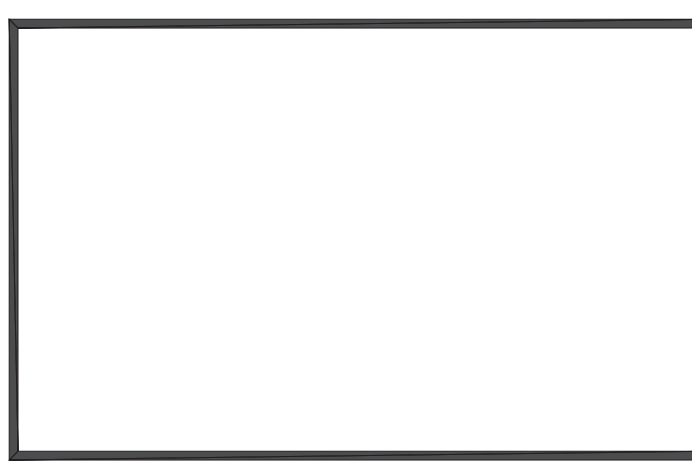
CONSTRUCTION TYPE: V-B

OTHER WIRELESS FACILITIES: NONE

POWER COMPANY: SDG&E

TELEPHONE COMPANY: AT&T

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	03/28/2025	100% ZDs	VB
1	05/14/2025	100% ZDs	VB
△	05/22/2026	CITY COMMENTS	AS

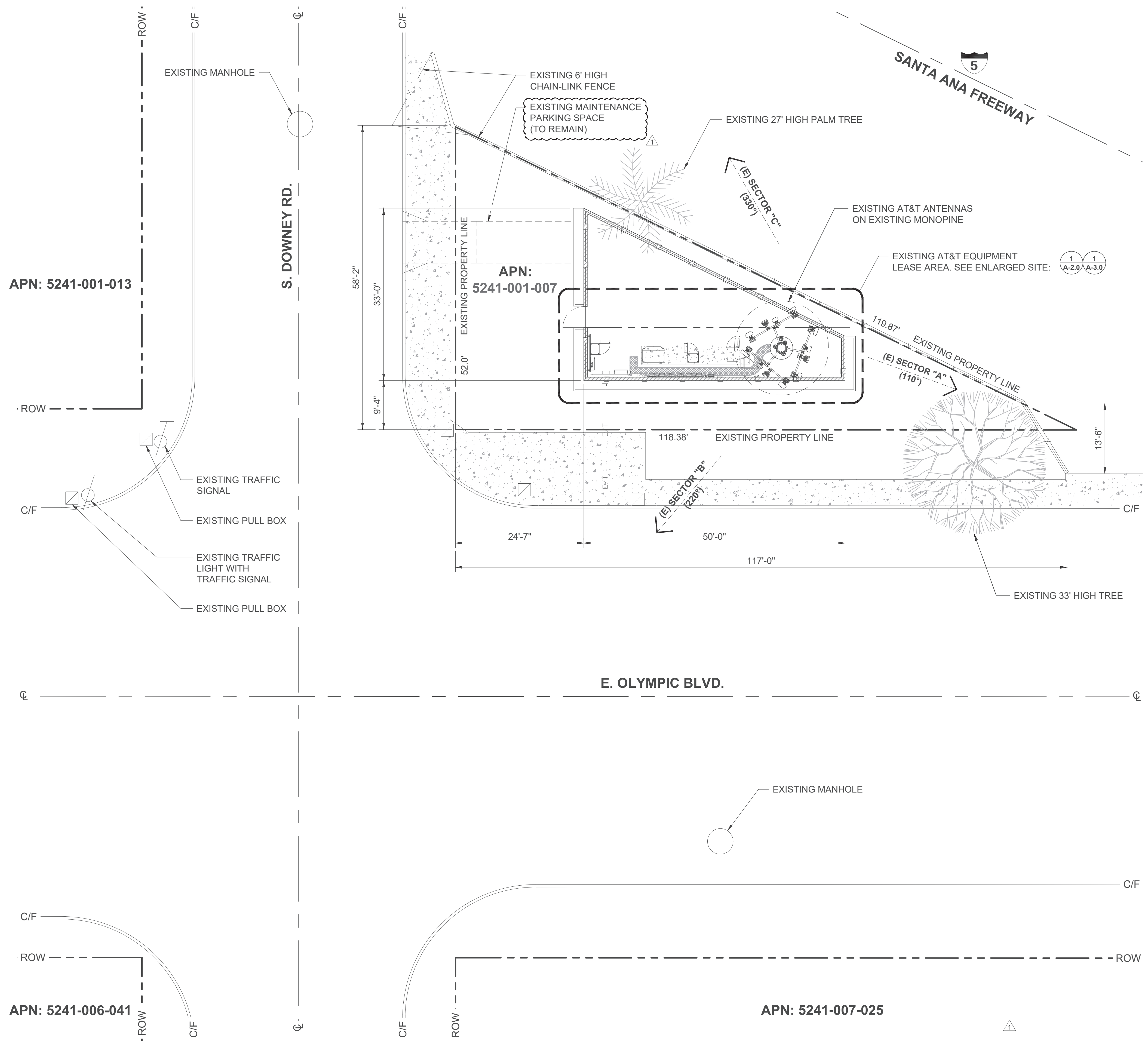


I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA

**SITE INFORMATION**  
 CAL WATER OLD STATION 47  
 CLL02536  
 10127656  
 1154 SOUTH DOWNEY ROAD  
 LOS ANGELES, CA 90023

**SHEET TITLE**  
 OVERALL SITE PLAN

**SHEET NUMBER**  
 A-1.0



**NOTE:**  
 LOCATION & DIMENSIONS ON RIGHTS-OF-WAY AND PROPERTY LINES ARE ASSUMED TO BE ACCURATE BUT ARE PREPARED WITHOUT BENEFIT OF RECORD-OF-SURVEY OR CURRENT SURVEY.

**OVERALL SITE PLAN**

SCALE: 1"=10'-0" (22x34)  
 (OR) 1"=20'-0" (11x17)

1

NORTH

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	03/28/2025	100% ZDs	VB
1	05/14/2025	100% ZDs	VB
Δ	05/22/2026	CITY COMMENTS	AS

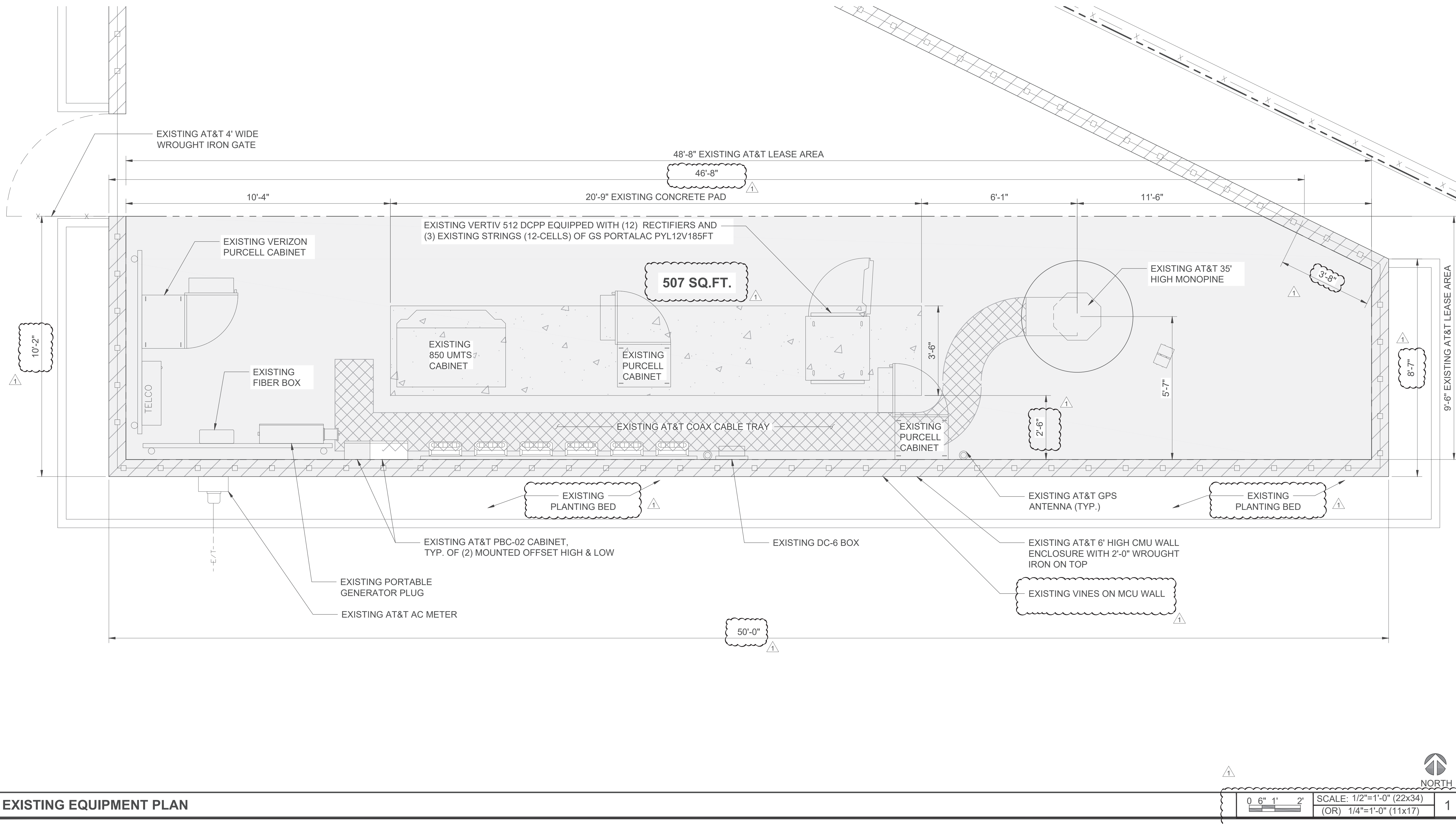


I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA

**SITE INFORMATION**  
 CAL WATER OLD STATION 47  
 CLL02536  
 10127656  
 1154 SOUTH DOWNEY ROAD  
 LOS ANGELES, CA 90023

**SHEET TITLE**  
 ENLARGED SITE PLAN

**SHEET NUMBER**  
 A-2.0



**EXISTING EQUIPMENT PLAN**

NORTH

0 6" 1' 2'

SCALE: 1/2"=1'-0" (22x34)  
 (OR) 1/4"=1'-0" (11x17)

1



**MD7**

MD7, LLC  
10590 West Ocean Air Dr., Suite 250  
San Diego, CA 92130  
858-964-7439

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	03/28/2025	100% ZDs	VB
1	05/14/2025	100% ZDs	VB
Δ	05/22/2026	CITY COMMENTS	AS

\* I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA \*

**SITE INFORMATION**  
CAL WATER OLD STATION 47  
CLL02536  
10127656  
1154 SOUTH DOWNEY ROAD  
LOS ANGELES, CA 90023

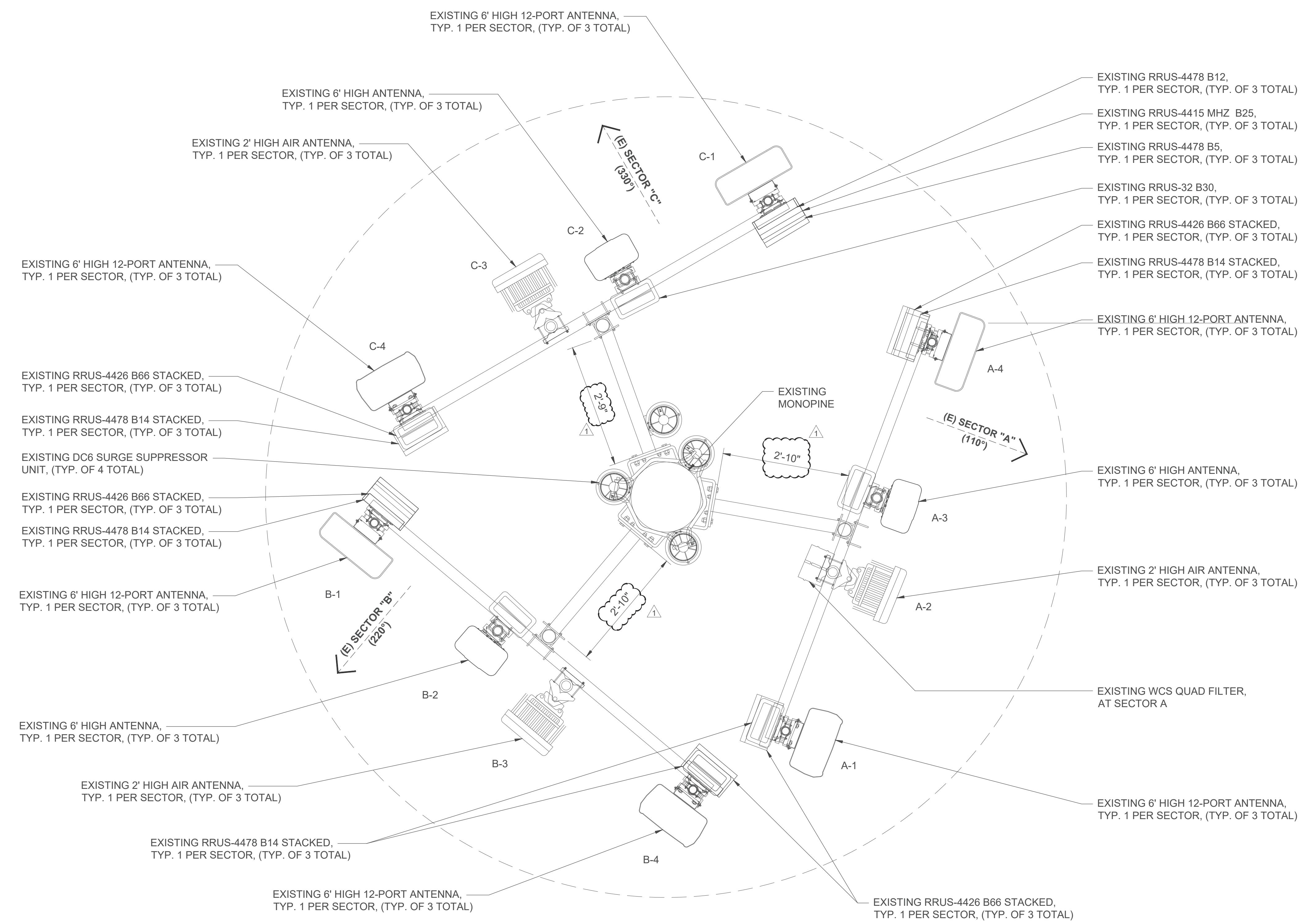
**SHEET TITLE**  
EXISTING EQUIPMENT &  
ANTENNA PLANS

**SHEET NUMBER**  
A-3.0

POSITION	FREQUENCY	MODEL NUMBER	ANTENNA SCHEDULE		CABLE LENGTH		
			AZIMUTH	RAD CENTER	QTY.	DIA.	
ALPHA	LTE FN/AWS/700-DE	(E) 6' 12P (QUINTEL QD6612-7)	EXISTING	32'	2	15'	FIBER JUMPER
	CBAND	(E) ERICSSON AIR (AIR6449 B77D)	EXISTING	33'-8"	2	45'	7/8" COAX
	DUMMY	(E) 6' 8P COMMSCOPE (JAHH65B-R3B-V3)		32'	2	15'	FIBER JUMPER
	LTE 700/5G-PCS/5G-850/WCS	(E) 6' 12P (CCI TPA-65R-BU6DA-K)		32'	4	15'	FIBER JUMPER
BETA	LTE 700/5G-PCS/5G-850/WCS	(E) 6' 12P (CCI TPA-65R-BU6DA-K)		32'	4	15'	FIBER JUMPER
	DUMMY	(E) 6' 8P COMMSCOPE (JAHH65B-R3B-V3)		32'	2	15'	FIBER JUMPER
	CBAND	(E) ERICSSON AIR (AIR6449 B77D)		33'-8"	2	45'	7/8" COAX
	LTE FN/AWS/700-DE	(E) 6' 12P (QUINTEL QD6612-7)		32'	2	15'	FIBER JUMPER
GAMMA	LTE 700/5G-PCS/5G-850/WCS	(E) 6' 8P COMMSCOPE (JAHH65B-R3B-V3)		32'	4	15'	FIBER JUMPER
	DUMMY	(E) 6' 8P COMMSCOPE (JAHH65B-R3B-V3)		33'-8"	2	15'	FIBER JUMPER
	CBAND	(E) ERICSSON AIR (AIR6449 B77D)		32'	2	45'	7/8" COAX
	LTE FN/AWS/700-DE	(E) 6' 12P (QUINTEL QD6612-7)		32'	2	15'	FIBER JUMPER

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

**EXISTING ANTENNA PLAN**



0 3' 6" 1" SCALE: 3/4"=1'-0" (22x34)  
(OR) 3/8"=1'-0" (11x17)

NORTH



# MD7

MD7, LLC  
10590 West Ocean Air Dr., Suite 250  
San Diego, CA 92130  
858-964-7439

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	03/28/2025	100% ZDs	VB
1	05/14/2025	100% ZDs	VB
△	05/22/2026	CITY COMMENTS	AS

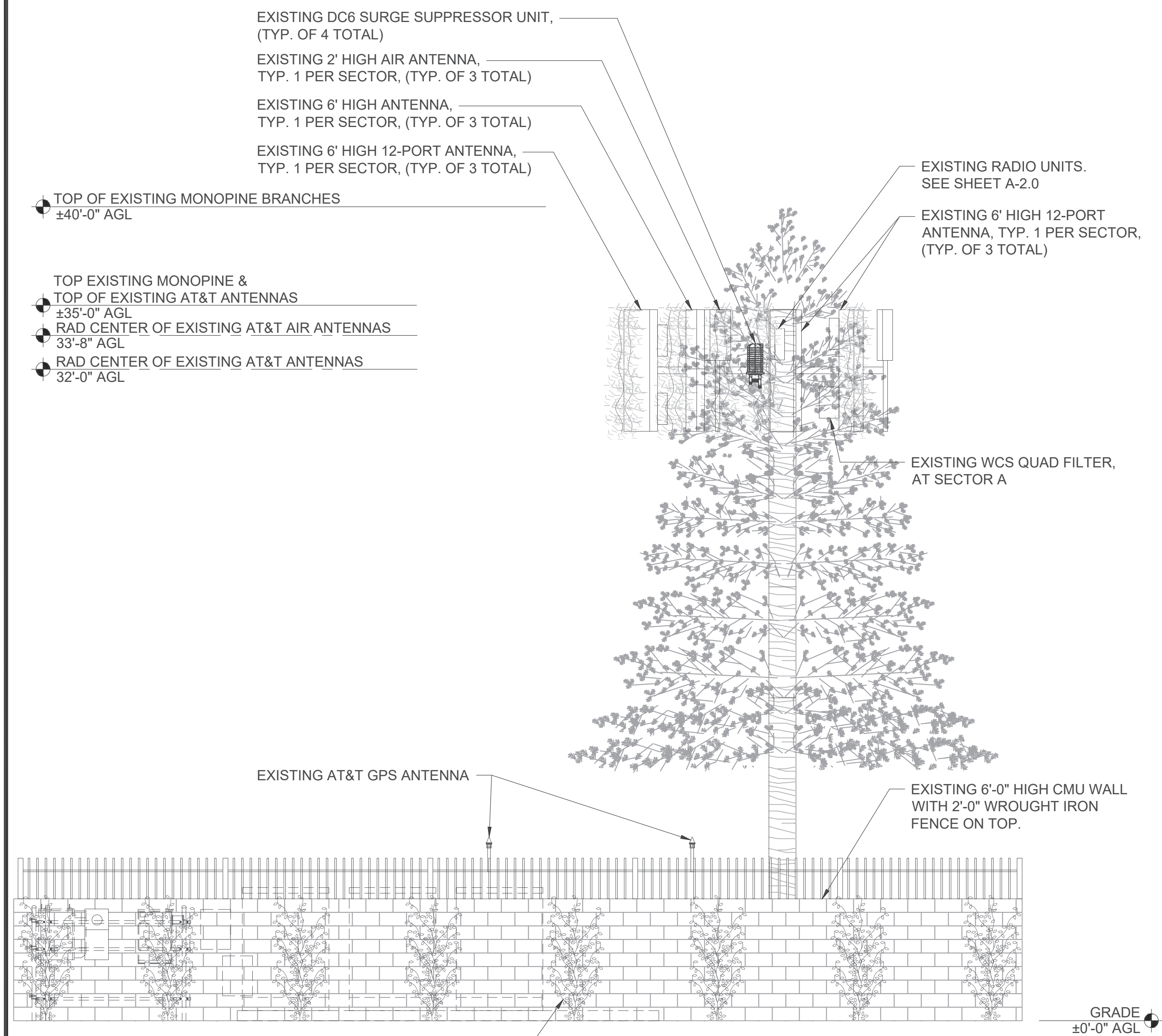
"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

**SITE INFORMATION**  
CAL WATER OLD STATION 47  
CLL02536  
10127656  
1154 SOUTH DOWNEY ROAD  
LOS ANGELES, CA 90023

**SHEET TITLE**  
SOUTH & EAST  
ELEVATIONS

**SHEET NUMBER**  
A-4.0

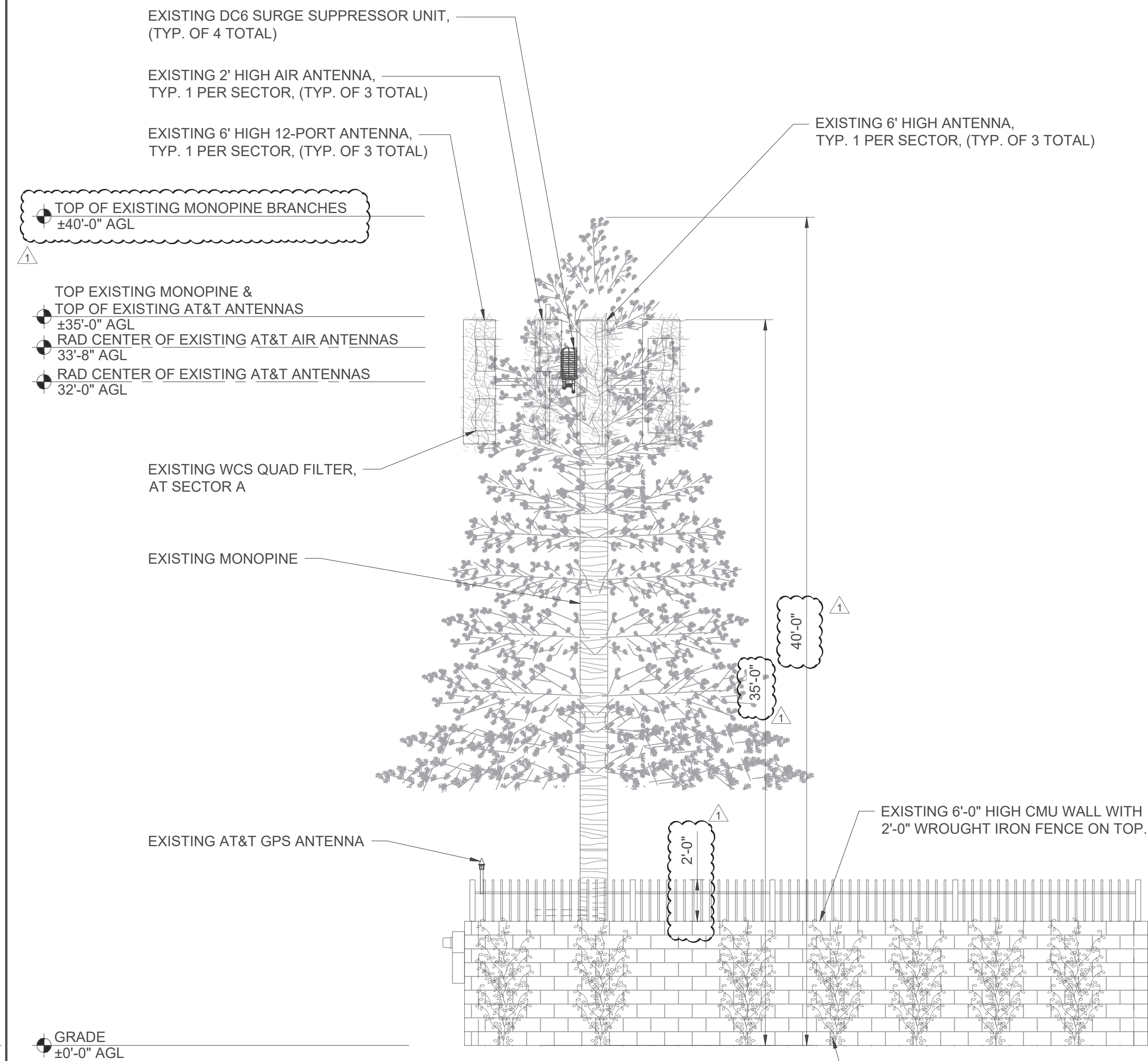
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



**EXISTING SOUTH ELEVATION**

0 1' 2' 4' SCALE: 1/4"=1'-0" (22x34)  
(OR) 1/8"=1'-0" (11x17)

1



**EXISTING EAST ELEVATION**

0 1' 2' 4' SCALE: 1/4"=1'-0" (22x34)  
(OR) 1/8"=1'-0" (11x17)

2



**PROJECT NUMBER** PRJ2025-006302-(1) **HEARING DATE** June 23, 2026

**REQUESTED ENTITLEMENT**  
Conditional Use Permit (“CUP”) No. RPPL2025005117

## PROJECT SUMMARY

---

**OWNER / APPLICANT**

AT&T Wireless, Applicant  
California Water Service Company, Owner

**MAP/EXHIBIT DATE**

May 14, 2025

---

**PROJECT OVERVIEW**

To authorize the continued operation and maintenance of an existing wireless communication facility (“WCF”). The Project Site is a lease area that is approximately 462 square feet in size within a 2,621 square foot lot. The WCF includes 12 antennas mounted on a 35-foot-tall monopine tower, with an overall height of 40 feet which includes the artificial pine branches. Associated ground mounted equipment is enclosed by a six-foot-tall masonry wall and two-foot-tall wrought iron fence on top of the wall. There are no proposed changes or modifications to the existing WCF, except for the removal of the barbed wire. The existing WCF was previously approved by CUP No. 200900092.

---

**LOCATION**

1154 S Downey Road, East Los Angeles

**ACCESS**

South Downey Road and East Olympic Boulevard

---

**ASSESSORS PARCEL NUMBER**

5241-001-007

**LEASE AREA**

462 square foot lease area

---

**GENERAL PLAN / LOCAL PLAN**

Metro Area Plan

**ZONED DISTRICT**

East Side Unit No. 1

**PLANNING AREA**

Metro

---

**LAND USE DESIGNATION**

CG (Commercial General)

**ZONE**

C-M (Commercial-Manufacturing)

---

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**APPLICABLE STANDARDS DISTRICTS**

Metro Planning Area Standards; East Los Angeles Community Standards District

---

**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 22.364 (Metro Planning Area Standards District requirements)
  - Section 22.140.760 (Wireless Facilities)
  - Section 22.364.080 (East Los Angeles CSD requirements)

---

**CASE PLANNER:**

Susan Zermeno

**PHONE NUMBER:**

(213) 719-3066

**E-MAIL ADDRESS:**

szermeno@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2025-006302-(1)  
CONDITIONAL USE PERMIT NO. RPPL2025005117

**RECITALS**

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2025005117** on June 23, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, AT & T (“Permittee”), requests the CUP to authorize the continued operation and maintenance of an unstaffed existing wireless communications facility (“WCF”) (“Project”) with a request to waive the design standard for mounting arms that extend more than two feet from the monopine, on a property located at 1154 S. Downey Road in the unincorporated community of East Los Angeles (“Project”) in the C-M (Commercial-Manufacturing) Zone pursuant to Los Angeles County Code (“County Code”) Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.760 (Wireless Facilities).
4. **LOCATION.** The Project is located at 1154 S. Downey Road within the East Side Unit 1 Zoned District and Metro Planning Area.
5. **PREVIOUS ENTITLEMENT.**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
CUP No. 200900092	Construction of a new WCF	November 30, 2010
Revised Exhibit “A” (“REA”) RPPL2021011362	Modify existing tower with removal of high panel antennas and installation of 3-strings (12-cells).	November 22, 2021
REA RPPL2021003591	Install (1) new WCS quad filter at Sector “A. All new equipment to be painted to match existing monopine.	April 27, 2021
REA RPPL2019002366	Relocate existing OCTO port, and swap out antenna with OCTO port Commscope at P2 & P3 sectors.	June 27, 2019
REA REA-201500253	Replace (3) existing 6’ Quad-Port antennas with (3) new 6’-8’-port antennas.	August 17, 2016

REA REA-201400303	Swap (4) existing 6' quadport antennas for (3) 6' hexport & (1) 6', 8-port antenna.	October 7, 2014
----------------------	---	-----------------

6. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the Metro Area Plan Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the East Side Unit No. 1 Zoned District and is currently zoned C-M. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones), and 22.140.760 (Wireless Facilities), a CUP is required for a WCF.

**8. SURROUNDING LAND USES AND ZONING**

LOCATION	METRO AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG (Commercial General), P (Public and Semi Public)	C-M (Commercial Manufacturing), O-S (Open Space) R-3 (Limited Density Multiple Residence)	Interstate 5, Auto-related, Cemetery, Multi-Family Residence ("MFRs")
EAST	CG	C-M	Auto-supplies
SOUTH	CG, H30 (Residential 30)	C-M, R-3	Restaurant, MFRs
WEST	CG, H30	C-M, R-3	Touring Company, Restaurant, MFRs

**9. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 0.06 gross acres in size and consists of one legal lot. The Project Site is a triangular shaped lot with a flat topography and is vacant except for the WCF ground equipment and monopine tower. The parcel is a corner lot located on South Downey Road and East Olympic Blvd. The WCF is enclosed by a six-foot tall masonry wall with barbed wire and a two-foot wrought iron fencing on top of the wall. The wall is covered by climbing foliage. The entire lot is fenced in with a six-foot-tall chain link fence along the perimeter of the parcel. The lot has sufficient space for a vehicular parking space.

**B. Site Access**

The Project Site is accessible via South Downey Road, a 60-foot-wide public street/Secondary Highway on the County Master Plan of Highways. Access to the Project Site is via an entrance/exit on South Downey Road.

**C. Site Plan**

The site plan depicts a 2,621 square foot lot developed with the existing WCF and ground equipment in a small triangular shape vacant lot. The WCF is in a lease area that is approximately 463 square feet in size. The monopine tower is 35 feet tall with

an overall height of 40 feet which includes 12 antennas and artificial pine branches. Associated ground mounted equipment includes a fiber box and equipment cabinets, enclosed by a concrete masonry wall with a two-foot tall wrought iron fence on top of the wall. The site plan has sufficient room for vehicular parking space, however striping of the vehicular parking space is not depicted on the site plan.

**D. Parking**

The Project will continue to be unstaffed, and maintenance would occur approximately once a month. 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 LA County 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. The Project Site contains parking for maintenance. There is one designated parking on the site to allow for a maintenance vehicle.

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 involves the continued use and maintenance of an existing WCF, with no new development or expansion of the existing structure. The Project does not qualify for any exceptions to a Categorical Exemption because it is not located 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.** Prior to the publication of the Report to the Hearing Officer, dated June 9, 2026, the Permittee did not conduct any known public outreach for the Project.
12. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer, dated June 11, 2026, 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 changes are 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 (Daily Journal) and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On May 5, 2026, a total of 275 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 14 notices to those on the courtesy mailing list for the East Side Unit No. 1 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 (General Commercial) is intended for local-serving commercial uses, including retail, convenience stores, restaurants, and personal and professional services. The Hearing Officer further finds that the Project promotes additional wireless coverage to serve the surrounding area which consist of restaurants, auto-related uses, single-family residences, and MFRs.

16. **GOALS AND POLICIES – GENERAL PLAN.** The Hearing Officer finds that the Project is consistent with the goals and 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 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.”*

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.

17. **GOALS AND POLICIES – METRO AREA PLAN.** The Hearing Officer finds that the Project is consistent with the following goals and policies of the Metro Area Plan:

- *Policy LU 2.4: Incorporate Public Facilities in Commercial Centers.* Encourage the development of public facilities and/or public agency satellite offices that provide access to public information and services in active commercial centers Metro Area Plan.

This WCF is consistent with Policy LU 2.4, which aims to develop public facilities along with active commercial centers. The existing WCF is located on Downey Road, a major thoroughfare with multiple commercial businesses and residential uses.

### **ZONING CODE CONSISTENCY FINDINGS**

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-M zoning classification because a WCF is permitted in such zone with a CUP

pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.760 (Wireless Facilities).

19. **REQUIRED YARDS.** The Hearing Officer finds that there are no required yards in the C-M Zone.
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 (Wireless Facilities Development Standards), which allows for a maximum height of 65 feet for the WCF. The WCF's existing height is 35 feet with an overall height of 40 feet which includes 12 antennas and monopine branches and is therefore consistent with the maximum permitted.
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). Where parking requirements are not specified, parking shall be provided in an amount that the Director finds adequate. The Project will be unstaffed and require maintenance approximately once a month. There is a designated parking space for a maintenance vehicle on the Project Site.
22. **SCREENING.** The Hearing Officer finds that the Project is consistent with the screening design standards regarding WCFs identified in County Code Section 22.140.760 (Wireless Facilities). The existing fencing along the perimeter of the lot is a six-foot-tall chain link fence and the ground equipment is enclosed by a six-foot-tall masonry wall with a two-foot-tall wrought iron fence placed on top of the wall. Climbing foliage is located on the masonry wall. All barbed wire shall be removed.
23. **DESIGN STANDARDS.** The Hearing Officer finds that the Project is consistent with the design standards regarding WCFs as identified in County Code Section 22.140.760 (Wireless Facilities), which requires that all wireless facilities comply with the following Standards.

- **CABLES.** All cables that serve the WCF shall be located within the interior of the structure sheathed, or hidden to the fullest extent technically feasible.

The cables are located behind the antennas and the WCF is disguised as a monopine.

- **FAUX TREES.** Antennas shall be painted, coated, or covered to match their background. Faux branches or faux fronds shall conceal the antennas to the extent technically feasible and shall be weather-resistant.

Although there are no other pines trees on the Project Site, there is an existing palm tree.

- **COLOR.** All pole-mounted equipment that is not concealed shall 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.

All of the WCF's pole-mounted equipment match the predominant visual background or existing architectural elements to visually blend in with the surrounding developments.

- **ASSOCIATED EQUIPMENT.** Associated equipment shall not be visible, and, if placed on the ground, shall be located in an enclosed structure, such as building or underground vault (with the exception of the required panels), or screened and secured by solid fencing, wall, and dates and shall conform to the height of the applicable zone. Radio units need not be enclosed but shall use concealment techniques.

The ground mounted equipment is enclosed by a six-foot-tall solid masonry wall with two-foot wrought iron fencing placed on top of the wall.

- **FENCING.** Barbed wire is prohibited.

The Project Site is enclosed with a concrete masonry wall with a two-foot-tall wrought iron fence located on top of the masonry wall along with barbed wire. The Permittee will remove all barbed wire fencing.

24. **DESIGN STANDARDS – ADDITIONAL STANDARDS FOR MONOPOLES.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.140.760.E.2 (Wireless Facilities, Development Standards – Additional Standards for Monopoles), which requires that antennas, side arms brackets and any mounting equipment extend a maximum of two feet from the structure to the greatest extent technically feasible. The existing antennas and mounting equipment extend two feet, ten inches and one of the antennas extend two feet, nine inches from the structure. The Permittee is requesting a waiver to deviate from this standard because the WCF was established in November 30, 2010, prior to this design requirement, and is therefore legal nonconforming with respect to this standard.

#### **CONDITIONAL USE PERMIT 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 has existed on the Project Site for about 15 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 areas, the

Project provides important coverage along Downey Road and the surrounding area. 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.

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 WCF is located in an approximately 463-square-foot lease area located on a 0.06-acre property. The Project Site is a small vacant parcel that sits on the corner of Downey Road and Olympic Boulevard. There will be no modifications nor expansions to the existing footprint of the WCF. The Project Site easily accommodates the existing Project without any variances or deviation from the required development standards. The Project is unstaffed and there will be sufficient area for maintenance vehicle parking.
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 existing WCF is an unstaffed facility and will not generate traffic or congestion, as it will require only periodic maintenance. Ingress and egress to the Project Site will be via an existing driveway off Downey Road, which is a Secondary Highway that is adequate in width. The WCF will operate unstaffed and therefore will not increase the flow of traffic or impact on parking because the Project Site will be visited approximately once a month for maintenance. The Project Site provides adequate parking to accommodate maintenance visits.

#### **SUPPLEMENTAL FINDINGS – WIRELESS FACILITIES**

28. **The Hearing Officer finds that the facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities) unless a waiver has been requested, pursuant to Subsection 22.140.760.L.** The Permittee is requesting a waiver from the development standard in County Code Section 22.140.760.E.2 (Wireless Facilities, Development Standards) that limits the mounted arm length to a maximum of two feet. The Permittee requests the waiver to maintain the mounted arms at their current length of two feet, ten inches and two feet, nine inches, which were previously approved by CUP No. 2009-01329 on November 30, 2010. All other components of the WCF design elements are in compliance with the development standards, including height and location, pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards).
29. **The Hearing Officer finds that the design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.** The WCF design and placement is the least visually intrusive that is technically feasible. The WCF is located in a small vacant lot, adjacent to Interstate 5,

which is away from the public right-of-way. The monopine tower blends in with the existing palm tree located on the Interstate 5 right-of-way. The WCF does not involve any new modifications, expansions, or additions to the existing WCF. The concrete masonry wall with the foliage planted along the walls, blends into the fabric of the small parcel. All barbed wire shall be removed.

30. **The Hearing Officer finds that a waiver of the standard for the screening and length of the arms supporting the antennas on the monopole is justified pursuant to County Code Section 22.140.760.L and the permittee has established that the denial of the application would: a. prohibit to Title 47 of the United States Code, section 3329(c)(7)(B)(i)(II), or any successor provision; b. Otherwise violate applicable laws or regulations; or c. Require a technically infeasible design or installation of a wireless facility.** The requested waiver from the mounted arm length requirement is necessary due to the specific site conditions and operational needs of the facility. The WCF arms are well under the maximum length of eight feet allowed under a CUP. The current design was acceptable in the previous approval and is a crucial component of the local telecommunications network, and satisfying the arm length of two feet, ten inches and one of the antennas of two feet, nine inches would result in a coverage gap for the surrounding area.
31. 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**

32. The Hearing Officer 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). 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 qualify for any exceptions to a Categorical Exemption because it is not located on environmentally sensitive area, there are no historical resources onsite, not located on a scenic highway, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste site or clean up sites. Therefore, no exemptions are applicable, and the Project is categorically exempt from CEQA.

### **ADMINISTRATIVE FINDINGS**

33. **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 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.
- E. The facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities) unless a waiver has been requested, pursuant to Subsection L.
- F. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.
- G. The Hearing Officer finds that a waiver of the standard for the screening and length of the arms supporting the antennas on the monopole is justified pursuant to County Code Section 22.140.760.L and the permittee has established that the denial of the application would: a. prohibit to Title 47 of the United States Code, section 3329(c)(7)(B)(i)(II), or any successor provision; b. Otherwise violate applicable laws or regulations; or c. Require a technically infeasible design or installation of a wireless facility.

**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. RPPL2025005117**, subject to the attached conditions.

**ACTION DATE: June 23, 2026**

ST:EMR:SZ

June 11, 2026

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2025-006302-(1)  
CONDITIONAL USE PERMIT NO. RPPL2025005117

**PROJECT DESCRIPTION**

The project is a Conditional Use Permit (“CUP”) for the continued operation and maintenance of an unstaffed monopine wireless communications facility (“WCF”) subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** 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. **Affidavit of Acceptance.** 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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** 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 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** 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's 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.
8. **Grant Term. This grant shall terminate on June 23, 2041.** 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 CUP 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.
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this 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.
10. **Inspections.** 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 or 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 **\$3,760.00**, 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 a UAS requires the consent 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 **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** 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 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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").

15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** 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, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. **Revisions to the Exhibit "A".** 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, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **August 23, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic 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**

19. **Public Utilities Commission (PUC).** The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
20. **Electromagnetic Emission Levels.** The Permittee shall provide upon request to LA County Planning Staff ("Staff") 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).

21. **Co-Location Feasibility.** 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.
22. **Modifications Under Eligible Facilities.** 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.
23. **Cumulative Emissions.** Any proposed WCF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to Staff.
24. **Light Trespass.** 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.
25. **Pole Mounted Equipment.** Placement and height of all equipment shall be in substantial conformance with that shown on the approved Exhibit "A."
26. **Vehicle Paring Space.** One parking space for maintenance vehicles shall be provided. The space has a dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
27. **Maximum Height.** The maximum height of the facility shall be 35 feet above finished grade, with a total height of 40 feet which includes the artificial pine branches.
28. **Contact Information.** The Permittee shall maintain current contact information with Staff.
29. **Finished Surface.** 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.
30. **Facility Maintenance.** 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; and 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.

31. **Annual Reports.** Upon request, the Permittee shall submit annual reports to Staff to show compliance with the maintenance and removal conditions.
32. **Facility Signage.** 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.
33. **Fences and Walls.** The facility shall be secured by fencing, gates and/or locks as shown on the Exhibit "A." The existing concrete masonry wall shall remain in place. All barbed wire shall be removed around the ground equipment within 90 days from the approval. 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 composed of wood, vinyl, stone, concrete, stucco, or wrought iron.
34. **Facility Removal.** 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 of the cease of operation date. The Permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject property.

#### **PROJECT SITE-SPECIFIC CONDITIONS**

35. **Scope of Approval.** This grant shall authorize the continued operation and maintenance of an existing WCF consisting of a 35-foot-tall monopine with a total height of 40 feet which includes the artificial pine branches. Ground-mounted equipment will be screened.
36. **Screening.** Appurtenant equipment boxes shall be maintained in areas of the Project Site that are screened by the existing masonry wall and wrought iron fencing. As noted in Condition No. 33, 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.
37. **Stealth Design.** There shall be ample branch coverage to hide the antennas from view as effectively as possible to the satisfaction of LA County Planning. Antennas shall be painted or covered to match the branches or trunk of the monopole with a faux-pine design. The antennas shall not extend beyond the faux-pine branches as depicted on the Exhibit "A." Faux bark cladding shall be provided from the ground up to five feet above where the faux branches begin.
38. **New Equipment.** New equipment added to the facility shall not compromise the stealth design of the facility.

# 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).

The proposed project is for the renewal of the zoning entitlement for an existing wireless telecommunication facility. The existing facility has been in operation for over 10 years. The existing facility is located within the commercial manufacturing zone which is a preferred location. No new work is being proposed for the facility, therefore the project will not be impeding on traffic or provide visual changes.

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

The proposed project is for the renewal of the zoning entitlement for an existing wireless telecommunication facility. The existing wireless facility is a mono pine facility. This was the design that was accepted by the facility when approved over 10 years ago.

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

N/A The project is for the renewal of the zoning entitlement for an existing wireless telecommunication facility. The site has been in operation for the past 10 years and has served as a constant source for reliable coverage for AT&T users in the area. By renewing the zoning entitlement for this facility it will allow AT&T to continue in the provision of reliable coverage to the area.

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

N/A The project is for the renewal of the zoning entitlement for an existing wireless telecommunication facility. The site is located within the corner lot located at 1154 South Downey Road., Los Angeles, CA 90023. Additionally, the site is fenced off from the general public.

**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 (*please specify which standard*) 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. (*Describe how the standard would prevent wireless services*).

The requested waiver from the development standard set forth in Los Angeles County Code Section 22.140.760 (Wireless Telecommunications Facilities Development Standards), specifically the limitation on faux tree branch extensions to no more than two feet, is necessary because strict compliance would effectively prohibit the provision of personal wireless services pursuant to Title 47 of the United States Code, Section 332(c)(7)(B)(i)(II).

The subject facility is an existing faux tree wireless installation designed to conceal antennas within extended branch structures. Compliance with the two-foot branch limitation would prevent adequate concealment of the antennas, resulting in a visually inconsistent and non-compliant +

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 (*please specify which standard*) would otherwise violate applicable laws or regulations (*provide citations*).

The requested waiver from Los Angeles County Code Section 22.140.760, specifically the faux tree branch extension limitation, is necessary because strict application of this standard would conflict with applicable federal laws and regulations governing wireless telecommunications facilities.

Pursuant to 47 U.S.C. § 332(c)(7)(B)(i)(II), local governments may not regulate wireless facilities in a manner that effectively prohibits the provision of personal wireless services. Additionally, under 47 C.F.R. § 1.6002 and related FCC orders, including the FCC's 2018 Declaratory Ruling and Third Report and Order (FCC 18-133), a regulation constitutes an effective prohibition if it +

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 (*please specify which standard*) would require a technically infeasible design or installation of a wireless facility. (*Describe how the standard is technically infeasible, and no alternatives exist to satisfy the standard.*)

Faux tree installations rely on irregular and extended branch patterns to effectively conceal antennas and associated equipment. Restricting branch extensions to a maximum of two feet would prevent adequate screening of the antennas, resulting in exposed equipment and a failure of the stealth design. This would either require a complete redesign of the facility into a different structure type or compromise the facility's ability to function as intended.



## PROPOSED ENVIRONMENTAL DETERMINATION

---

**DETERMINATION DATE:** May 21, 2026  
**PROJECT NUMBER:** PRJ2025-006302-(1)  
**PERMIT NUMBER:** Conditional Use Permit RPPL2025005117  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** 1154 South Downey Road, East Los Angeles  
**OWNER:** California Water Service Company  
**APPLICANT:** AT&T Wireless  
**CASE PLANNER:** Susan Zermeno, Senior Planner  
szermeno@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 request is for the continued operation and maintenance of an existing wireless communication facility with no expansion of the existing use. The Project does not qualify for any exceptions to a Categorical Exemption because it is not located on environmentally sensitive area, there are no historical resources onsite, not located on a scenic highway, and the Project Site is not listed in the Department of Toxic Substances Control’s list of hazardous waste site or clean up sites. Therefore, no exemptions are applicable, and the Project is categorically exempt from CEQA.



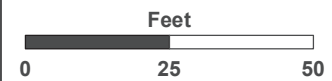
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-006302

CUP RPPL2025005117

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2025



**LA COUNTY**  
**PLANNING**

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

# LAND USE POLICY

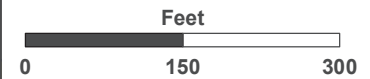
## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-006302

CUP RPPL2025005117



-  H18 - Residential 18
-  H30 - Residential 30
-  CG - General Commercial
-  P - Public and Semi-Public



LA COUNTY  
PLANNING

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




# ZONING

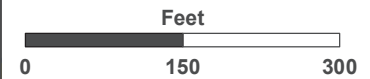
## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-006302

CUP RPPL2025005117



-  R-3-(U) - Limited Density Multiple Residence
-  C-M - Commercial Manufacturing
-  O-S - Open Space



LA COUNTY  
PLANNING

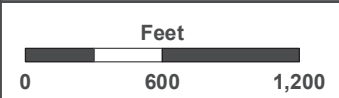
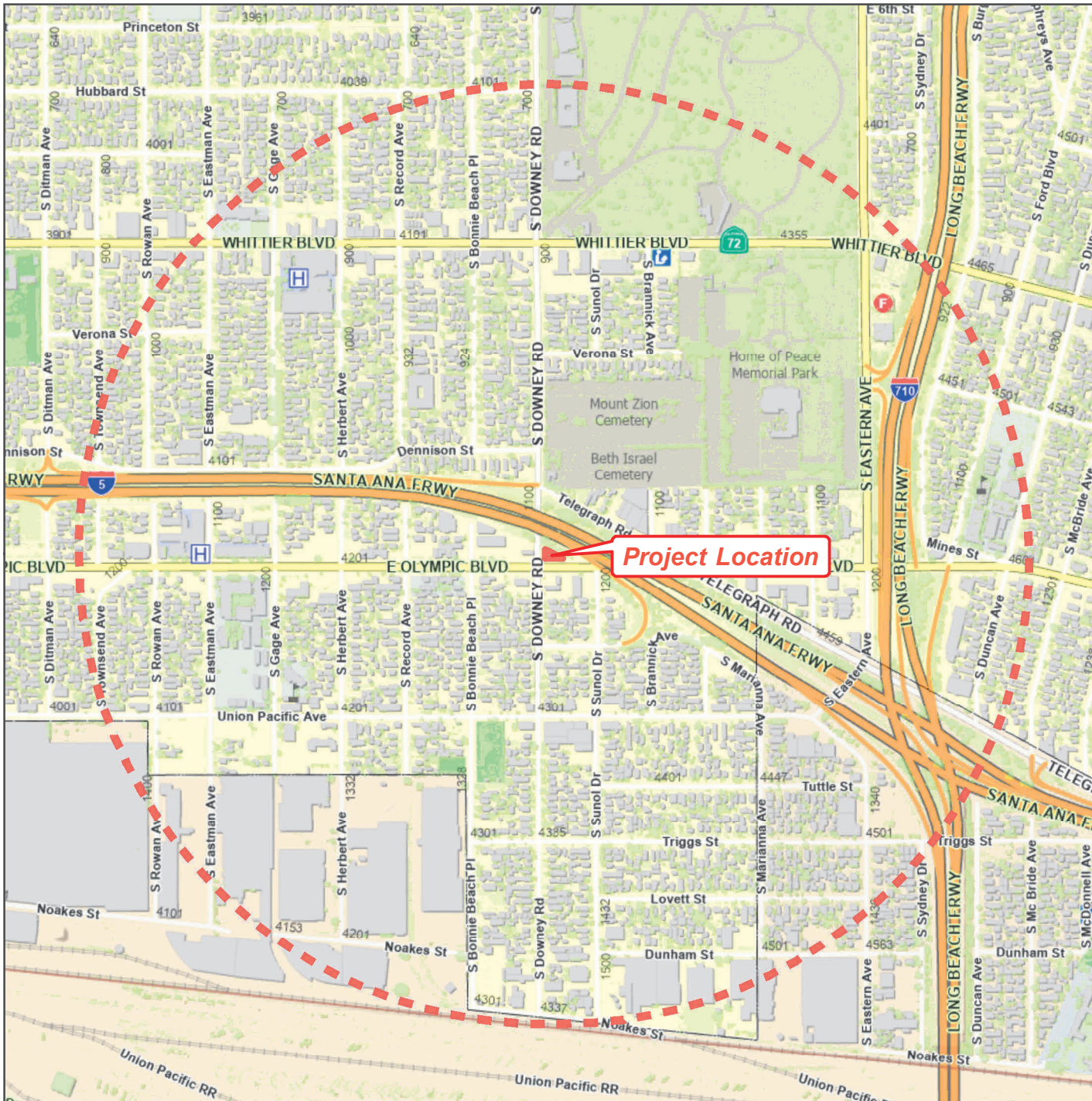
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2025-006302

CUP RPPL2025005117



**LA COUNTY**  
**PLANNING**

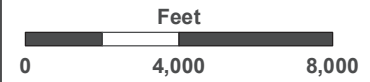
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2025-006302

CUP RPPL2025005117

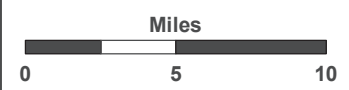
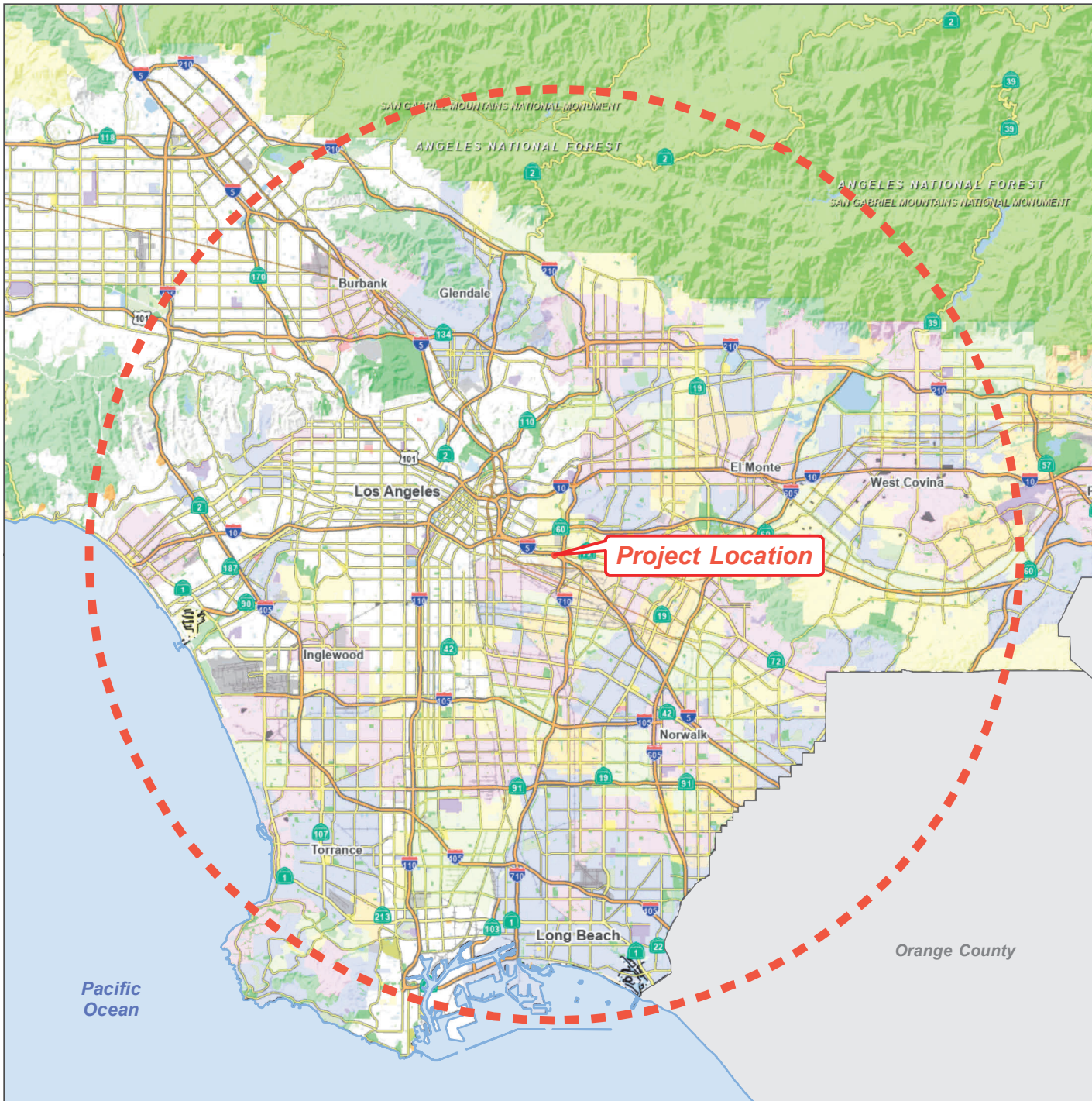


**LA COUNTY**  
**PLANNING**

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

# 20-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2025-006302  
CUP RPPL2025005117



**LA COUNTY**  
**PLANNING**

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





# Site Justification Coverage Maps

**Market Name** : LOS ANGELES, CA

**Site ID** : CLL02536

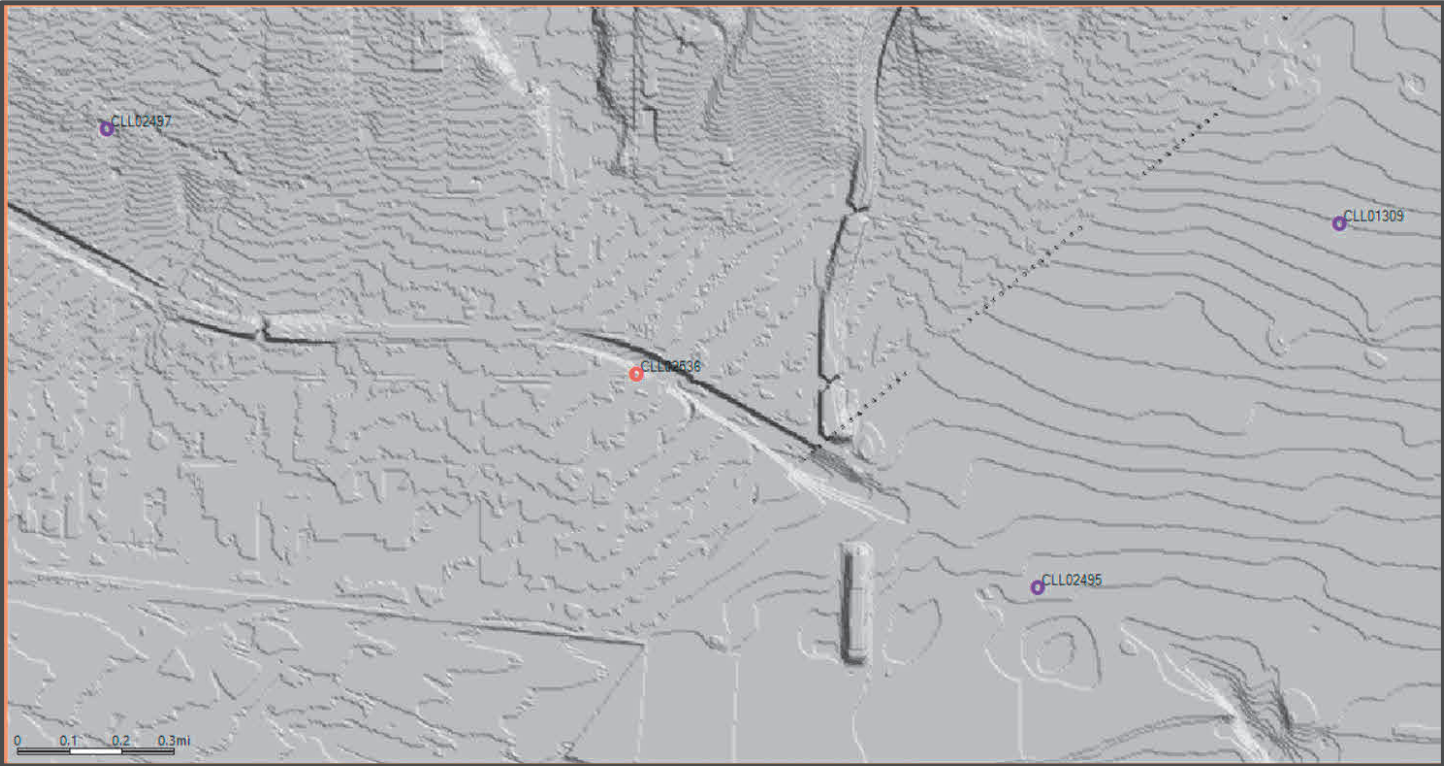
**Site Address** : 1154 South Downey Road., Los Angeles, CA 90023

**ATOLL Completion Date**: SEP 09, 2025

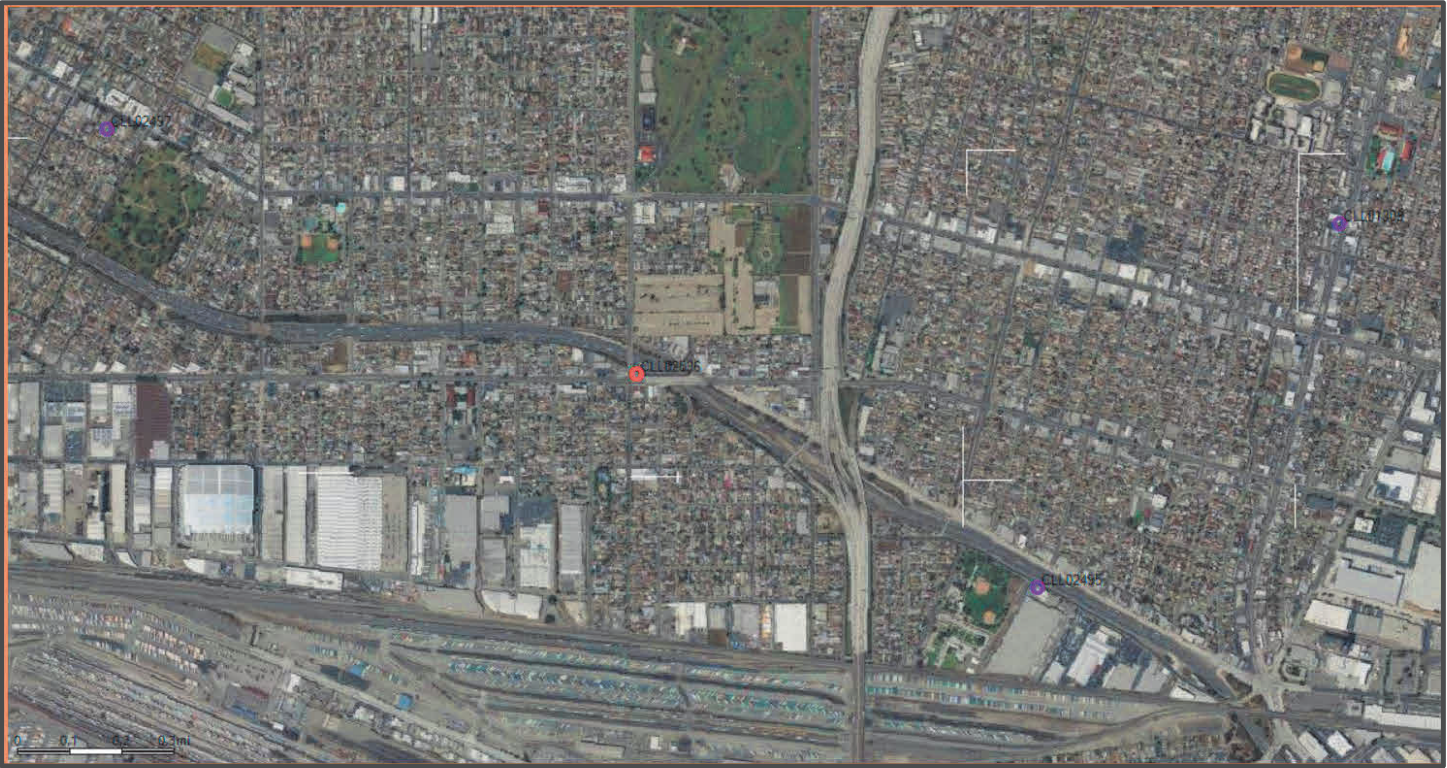
# Assumptions

- ❖ Propagation of the Site Coverage Plots are based on our current Atoll RF Design Tool that shows the preferred design of the AT&T 4G-LTE Network Coverage.
- ❖ The propagation referenced in this package is based on Proposed LTE Coverage of AT&T users in the surrounding buildings, in-vehicles and at-street level.
- ❖ For your reference, the scale shown ranges from Good to Poor Coverage with gradual changes in coverage showing Best Coverage to Marginal and Poor Signal Levels.
- ❖ The Coverage Plots shown in the following slides are based on the following criteria:
  - Existing LTE Coverage Before the Referenced Site: Assuming all the planned neighboring sites are approved by the jurisdiction and On-Air and the Referenced Site is Off-Air, the propagation is displayed with the legends provided.
  - Planned LTE Coverage With the Referenced Site: Assuming all the planned neighboring sites along with the Referenced Site are now approved by the jurisdiction and now On-Air, the propagation is displayed with the legends provided.
  - Standalone Coverage of the Referenced Site: Assuming all the planned neighboring sites approved by the jurisdiction are Off-Air and only the Referenced Site is On-Air, the propagation is displayed with the legends provided.

# CLL02536 (Terrain Map)

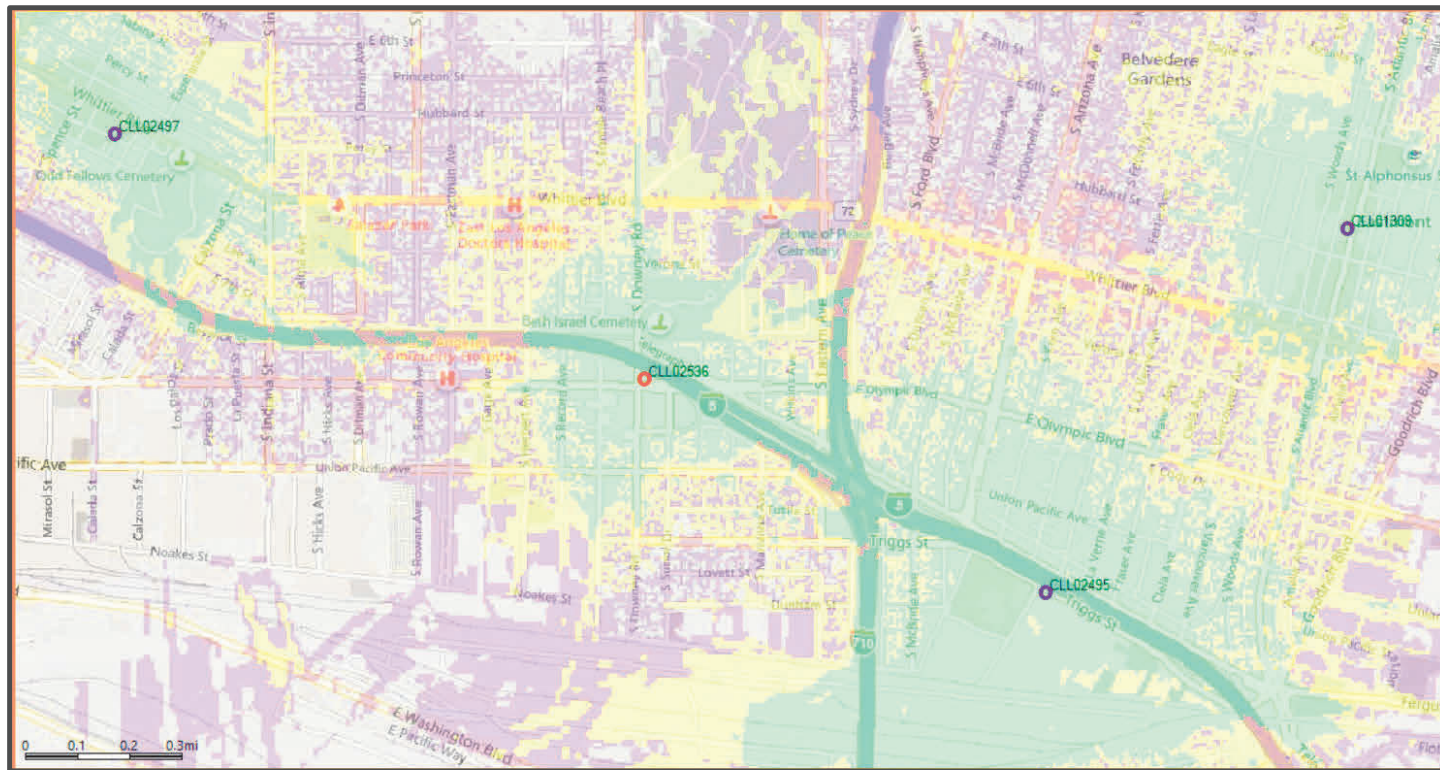


# CLL02536 (Aerial Map)



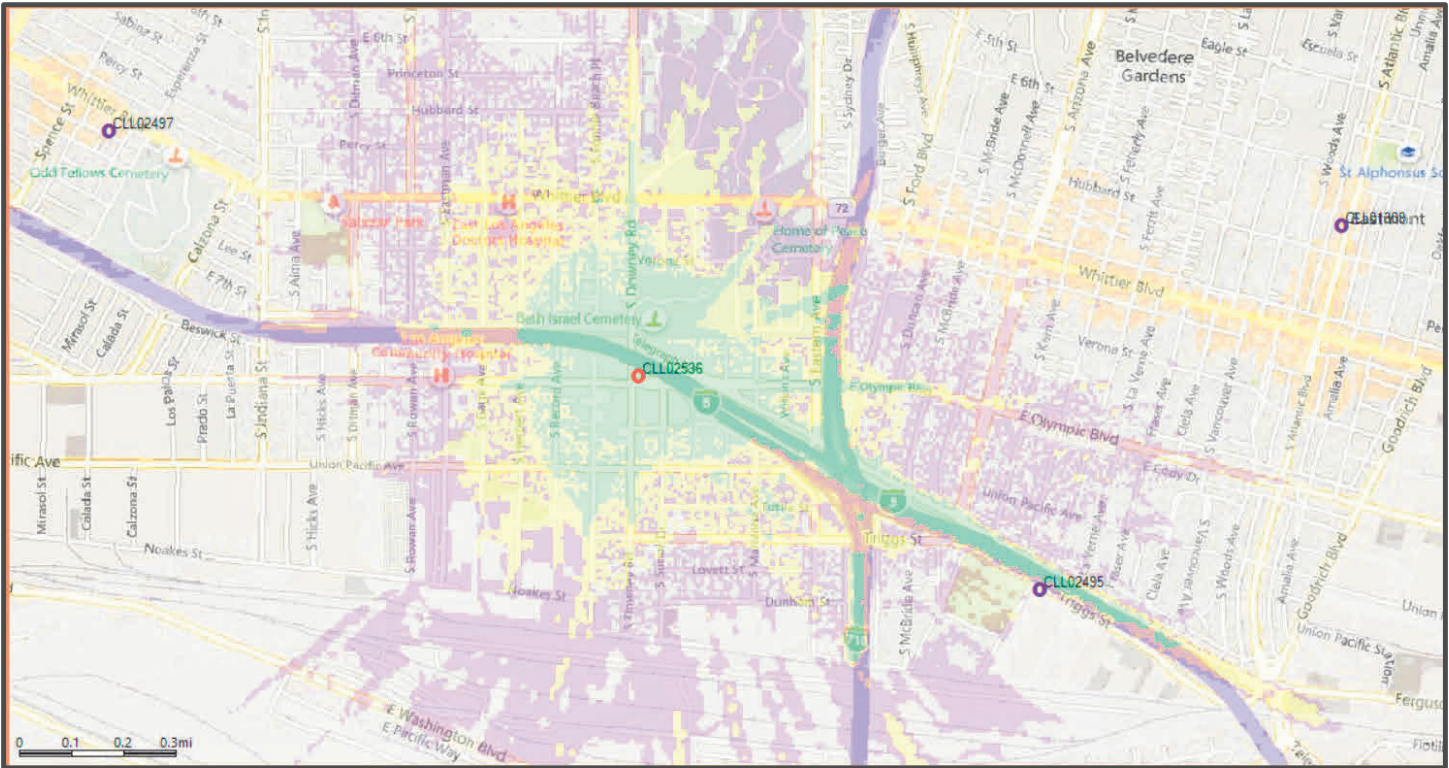


# EXISTING LTE Coverage With Site CLL02536



- Proposed Macro Site
- Existing Macro Sites

# Standalone Coverage Of Site CLL02536



**LEGEND (Coverage Signal)**

- Indoor Signal
- In-Vehicle Signal
- Outdoor Signal



- Proposed Macro Site
- Existing Macro Sites

# Coverage Legend

**Indoor Signal:** In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

**In-Vehicle Signal:** The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

**Outdoor Signal:** The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage but may not have it for in-vehicle coverage or indoor signal coverage.

