

REPORT TO THE HEARING OFFICER

DATE ISSUED: March 5, 2026

HEARING DATE: March 17, 2026 AGENDA ITEM: 5

PROJECT NUMBER: PRJ2023-003734-(2)

PERMIT NUMBER: Conditional Use Permit (“CUP”) RPPL2023005484

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 16001 South San Pedro Street, West Rancho Dominguez-Victoria

OWNER: San Pedro Alondra Realty C/O Kidder Mathers of CA

APPLICANT: Crown Castle

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

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2023-003734-(2), CUP No. RPPL2023005484, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

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

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023005484 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- CUP to authorize the continued operation and maintenance of an existing 59-foot-and-six-inch-tall wireless communications facility (“WCF”) (“Project”) in the M-2-IP-GZ (Heavy Manufacturing – Industrial Preservation – Green Zone) Zone pursuant to County Code Sections 22.22.030 (Land Use Regulations for Industrial Zones) and 22.140.760 (Wireless Facilities).

B. Project

The WCF consists of an existing 59-foot-and-six-inch-tall monopole disguised with a faux-pine design, with two rows of antennas mounted 40 feet above ground and 56 feet above ground, located at 16001 South San Pedro Street (“Project Site”). The WCF was previously authorized through the approval of CUP No. 04-071-(2) on July 20, 2004, with a grant term expiration of July 6, 2014. On October 27, 2009, a Revised Exhibit “A” (“REA”) was approved for a co-location, which extended the grant term for an additional 10 years to July 6, 2024, pursuant to Condition No. 9 of CUP No. 04-071-(2).

The existing ground equipment includes a 160-square-foot equipment shelter, an ice bridge and one equipment cabinet. Proposed changes to the WCF include the installation of branches to make the faux-pine design seem fuller to minimize visual impacts and the installation of a new six-foot-tall solid vinyl fence for screening.

County Code Section 22.140.760.E (Wireless Facilities, Development Standards) includes a development standard that limits arm mounts to two feet in length. The Project requires a waiver to allow a four-foot-long arm mount. The WCF meets all other development standards, such as location, height, and design standards.

SUBJECT PROPERTY AND SURROUNDINGS

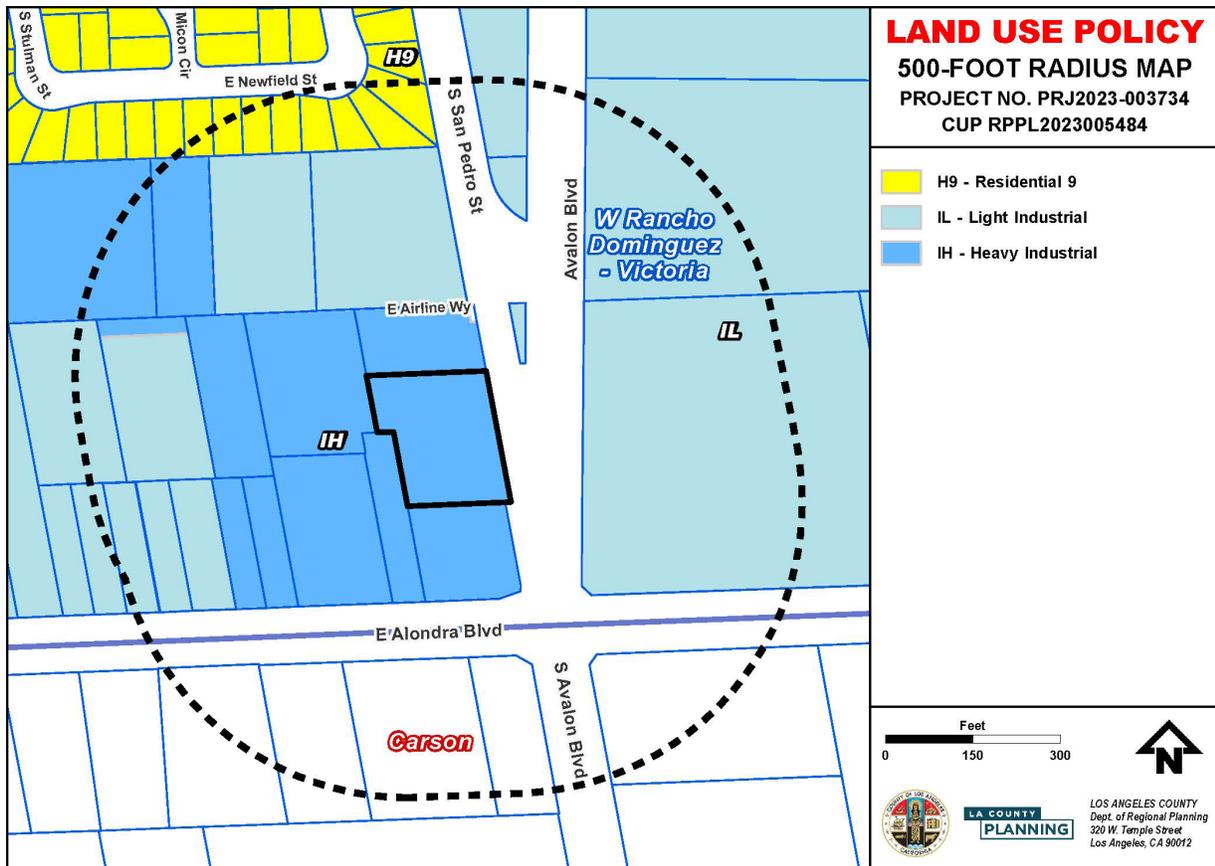
The following chart provides property data within a 500-foot radius:

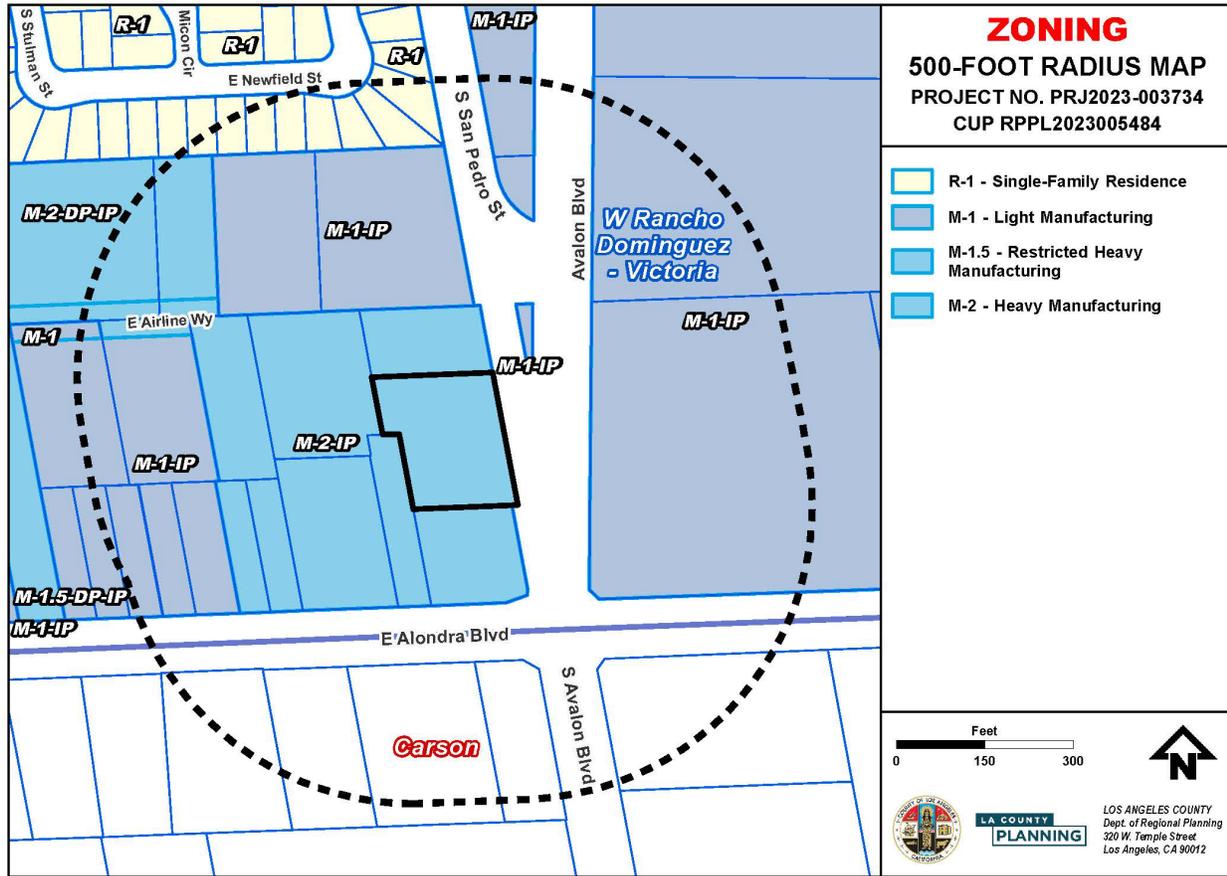
LOCATION	GENERAL PLAN LAND USE POLICY*	ZONING*	EXISTING USES
SUBJECT PROPERTY	IH (Heavy Industrial)	M-2-IP-GZ (Heavy Manufacturing – Industrial Preservation – Green Zone)	Subject WCF, industrial building
NORTH	IH, IL (Light Industrial) and H9 (Residential 9)	M-2-IP-GZ, M-1-IP-GZ (Light Manufacturing – Industrial Preservation – Green Zone), and	Manufacturing, warehouse, restaurant, single family residences (“SFRs”)

		R-1 (Single-Family Residence)	
EAST	IL	M-1-IP-GZ	Service station, manufacturing, warehouse, storage, SFRs
SOUTH	IH and City of Carson	M-2-IP-GZ and City of Carson	Restaurant, car wash, auto repair
WEST	IH, IL	M-2-IP-GZ, M-1-IP-GZ	Manufacturing, warehouse, storage

* Note: The CUP application for the Project was deemed complete prior to the adoption of the Metro Area Plan on May 20, 2024. Pursuant to Chapter 2 (Applicability) of the County General Plan and 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 12, 2023.

MAPS





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
ZCO 5124	M-2 (Heavy Manufacturing)	May 25, 1948
ZCO 20150043Z	M-2-IP (Heavy Manufacturing – Industrial Preservation)	October 6, 2015
2022-0023	M-2-IP-GZ (Heavy Manufacturing – Industrial Preservation – Green Zone)	June 14, 2022

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
REA No. RPPL2021013041	Co-location of a wireless carrier at an existing WCF.	Approved February 2, 2022
REA No. 200900118	Co-location of a wireless carrier at an existing WCF. A 10-year grant term extension applied pursuant to Condition No. 9 of CUP No. 04-071.	Approved October 27, 2009
CUP No. 04-071	Construction of subject WCF.	Approved July 20, 2004
Plot Plan No. 29734	Construction of an industrial building.	Approved May 30, 1979

C. Violations

CASE NO.	VIOLATION	CLOSED
RPZPE2020000912	Case opened in error	Closed March 4, 2020
11-0018492-RZPVIO	Violation of permit conditions	Closed August 15, 2011

ANALYSIS

A. Land Use Compatibility

The existing WCF is compatible with the surrounding land uses because it serves as a necessary component of the communication infrastructure for the community and will continue to provide service to neighboring properties and businesses. This WCF was originally approved in 2004, has served the community for approximately 21 years, and is located in an area that is primarily developed with industrial land uses. In 2011, the WCF was found in violation of permit conditions under CUP No. 04-071. However, the violation was addressed, and the case was closed. There are no other known violations associated with the Project. The Project is camouflaged with a faux-pine design, which provides a more visually appealing appearance and helps the WCF to minimize visual impact. The applicant will incorporate branches to make the faux-pine design seem fuller and install a new six-foot-tall solid vinyl fence for screening. 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 Project provides coverage along Avalon Boulevard, South San Pedro Street, East Airline Way, East Alondra Boulevard, and within the surrounding area. The Project complies 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 four-foot-long arm mount. The existing monopole is 59 feet and six inches in height, which complies with the 65-foot maximum height allowed by County Code Section 22.140.760 (Wireless Facilities). The Project is disguised with a faux-pine design, which helps the WCF to minimize visual impact. The Project will ensure that there are no disruptions to local wireless cellular service. The unstaffed WCF will not generate traffic or congestion, as it requires only periodic maintenance.

C. Design Compatibility

The Project is disguised with a faux-pine design, which continues to provide a more visually appealing appearance and minimizes visual impact. The proposed changes include the installation of branches to make the faux-pine design seem fuller and the installation of a new six-foot solid vinyl fence for screening.

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 Section 22.158.050. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project consists of the continued use and maintenance of an existing WCF with no new development or expansion of the existing structure. The Project does not meet any exceptions to a Categorical Exemption because it is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

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

B. Other Agency Comments and Recommendations

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

C. Public Comments

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

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

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

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

CUP RENEWAL



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PLANS PREPARED BY:



655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

PROJECT INFORMATION:

(CUP RENEWAL)
BU# 827487
TMT SC574 SAN
PEDRO-ALONDRA R
16001-1/2 S. SAN PEDRO ST., WAREHOUSE C
GARDENA, CA 90248
MONOPINE

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

△	03/28/23	90% ZD, ISSUED FOR REVIEW	VTA
△	06/28/24	100% ZD, REVISED PER PLANNING COMMENTS	GJA
△	03/05/25	100% ZD, REVISED PER PLANNING COMMENTS	GJA

DRAWN BY: CHK.: APV.:

VTA	DSK	DSK
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LICENSURE:

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SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T-1

1

BU# 827487

SITE NUMBER: 827487

SITE NAME: TMT SC574 SAN PEDRO-ALONDRA R

SITE TYPE: MONOPOLE

CITY: GARDENA

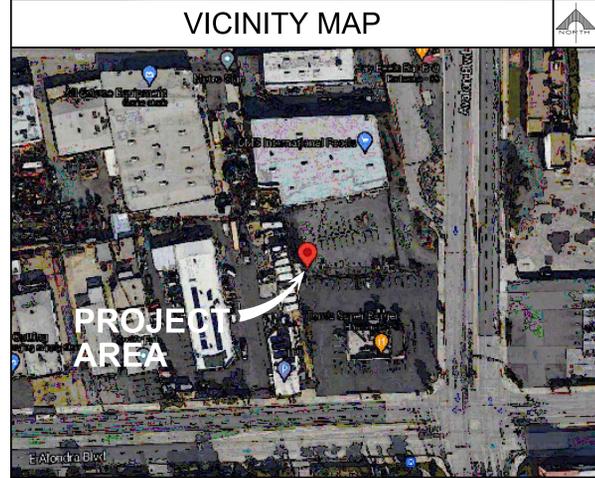
COUNTY: LOS ANGELES

JURISDICTION: LOS ANGELES COUNTY

SITE INFORMATION	
SITE ADDRESS:	16001-1/2 S. SAN PEDRO ST., WAREHOUSE C GARDENA, CA 90248
PROPERTY OWNER: ADDRESS:	SAN PEDRO ALONDRA REALTY P.O. BOX 516532 C/O KIDDER MATHEWS LOS ANGELES, CA 90051-0590
APPLICANT AND TOWER OWNER: ADDRESS:	CROWN CASTLE 200 SPECTRUM, SUITE 1700 IRVINE, CA 92618
LATITUDE (NAD 83):	33° 53' 11.89"
LONGITUDE (NAD 83):	-118° 15' 58.15"
LONGITUDE/LATITUDE TYPE:	NAD 83
GROUND ELEVATION:	48'-0" AMSL
APN #:	6125-012-013
ZONING JURISDICTION:	LOS ANGELES COUNTY
CURRENT ZONING:	M-2-IP
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
PROPERTY TYPE:	WAREHOUSE (INDUSTRIAL)
LAND USE:	HEAVY MANUFACTURING
LEASE AREA (SF):	160 SQ. FT.

PROJECT TEAM	
CROWN CASTLE PROJECT MANAGER: CROWN CASTLE 200 SPECTRUM, SUITE 1700 IRVINE, CA 92618 CONTACT: JIM LEE PHONE: (714) 642-8036 FAX: (724) 416-6454	NETWORK CONNEX PROJECT MANAGER: NETWORK CONNEX 655 N. CENTRAL AVE., #1520 GLENDALE, CA 91203 CONTACT: JILLIANNE NEWCOMER MOBILE: (951) 382-2523 E-MAIL: jnewcomer@networkconnex.com
SAC/ZONING/PERMITTING: NETWORK CONNEX 655 N. CENTRAL AVE., #1520 GLENDALE, CA 91203 CONTACT: LYNDA MCCLUNG MOBILE: (714) 328-3385 E-MAIL: lmcclung@networkconnex.com	A&E SPECIALIST: NETWORK CONNEX 655 N. CENTRAL AVE., #1520 GLENDALE, CA 91203 CONTACT: DANIEL SEUNG TAE KIM, P.E. PHONE: (951) 741-5325 E-MAIL: dkim@networkconnex.com

DRAWING INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ELEVATIONS I
A-4	ELEVATIONS II
A-5	ELEVATIONS III
A-6	ELEVATIONS IV



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.

APPROVAL			
PRINT NAME	SIGNATURE	DATE	
LANDLORD:			
ZONING MGR:			
DEVELOP. MGR:			
CONST. MGR:			
PROJECT MGR:			
SR. RF ENGINEER:			
RF ENGINEER:			
OPERATIONS:			
SAC REP.:			
UTILITIES:			
REAL ESTATE MGR:			

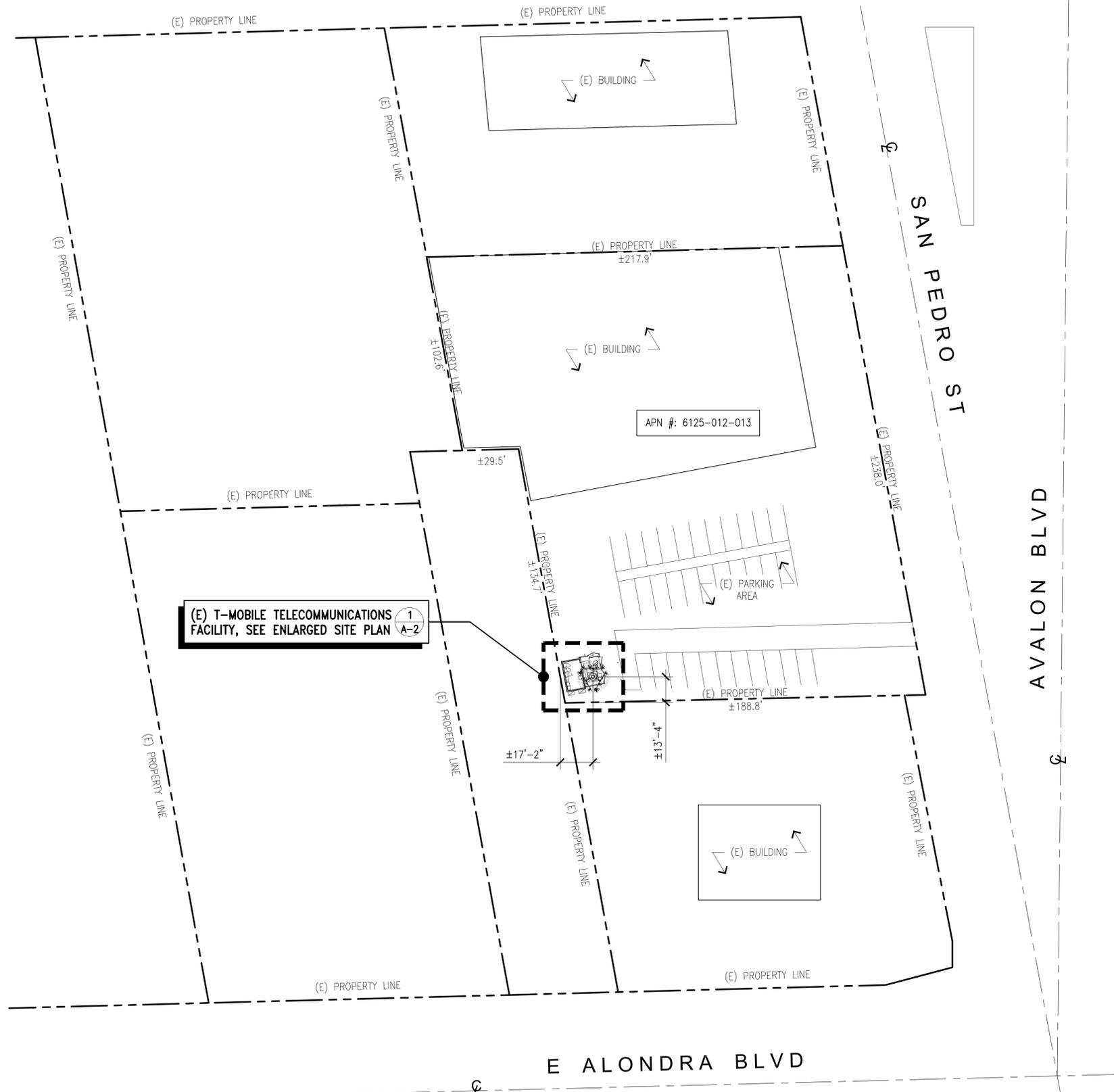
ACCESSIBILITY REQUIREMENTS
THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022, SECTION 1103.2.7 (LIMITED ACCESS SPACES) SECTION 1103.2.9 (EQUIPMENT SPACES)

CODE COMPLIANCE
1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022
2. CALIFORNIA BUILDING CODES 2022
3. CALIFORNIA ELECTRICAL CODES 2022
4. CALIFORNIA MECHANICAL CODES 2022
5. CALIFORNIA PLUMBING CODES 2022
6. ANSI / TIA-222-H-2017
7. LOCAL BUILDING CODES
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2022 EDITION
10. ASCE 7-16 WITH SUPPLEMENT
11. ACI 318-19
12. STEEL CONSTRUCTION MANUAL, 15TH EDITION

DRIVING DIRECTION
FROM CROWN CASTLE OFFICE: 200 SPECTRUM, IRVINE, CA 92618: HEAD WEST TOWARD QUASAR DR. TURN LEFT ONTO QUASAR DR. TURN LEFT AT THE 1ST CROSS STREET ONTO IRVINE CENTER DR. TAKE THE RAMP ONTO I-405 N. MERGE ONTO I-405 N. USE THE RIGHT 2 LANES TO TAKE EXIT 32A TO MERGE ONTO I-710 N TOWARD PASADENA. TAKE EXIT 8B TO MERGE ONTO CA-91 W TOWARD REDONDO BEACH. TAKE EXIT 7B TOWARD AVALON BLVD. MERGE ONTO E ARTESIA BLVD. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO S AVALON BLVD. TURN LEFT ONTO E ALONDRA BLVD. TURN RIGHT. DESTINATION WILL BE ON THE LEFT.

PROJECT DESCRIPTION
THE PROJECT ENTAILS: CROWN CASTLE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF A 59'-6" MONOPINE TOWER LOCATED IN THE COUNTY OF LOS ANGELES. THE FACILITY CONSISTS OF: T-MOBILE: • (E) (10) ANTENNAS • (E) (6) RADIOS • (E) (6) EQUIPMENT CABINETS • (E) (1) GPS UNIT DISH: (E) (3) ANTENNAS (E) (6) RRH (E) (1) GPS ANTENNA (E) (1) BATTERY CABINET
DO NOT SCALE DRAWINGS
SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

NOTE:
INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON
PROVIDED INFORMATION AND IS NOT A RESULT OF FIELD SURVEY



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PLANS PREPARED BY:



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BU# 827487
TMT SC574 SAN
PEDRO-ALONDRA R
16001-1/2 S. SAN PEDRO ST., WAREHOUSE C
GARDENA, CA 90248
MONOPINE

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	03/28/23	90% ZD, ISSUED FOR REVIEW	VTA
0	06/28/24	100% ZD, REVISED PER PLANNING COMMENTS	GJA
1	03/05/25	100% ZD, REVISED PER PLANNING COMMENTS	GJA

DRAWN BY: CHK.: APV.:

VTA	DSK	DSK
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LICENSURE:



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SHEET TITLE:

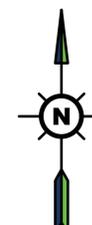
OVERALL SITE PLAN

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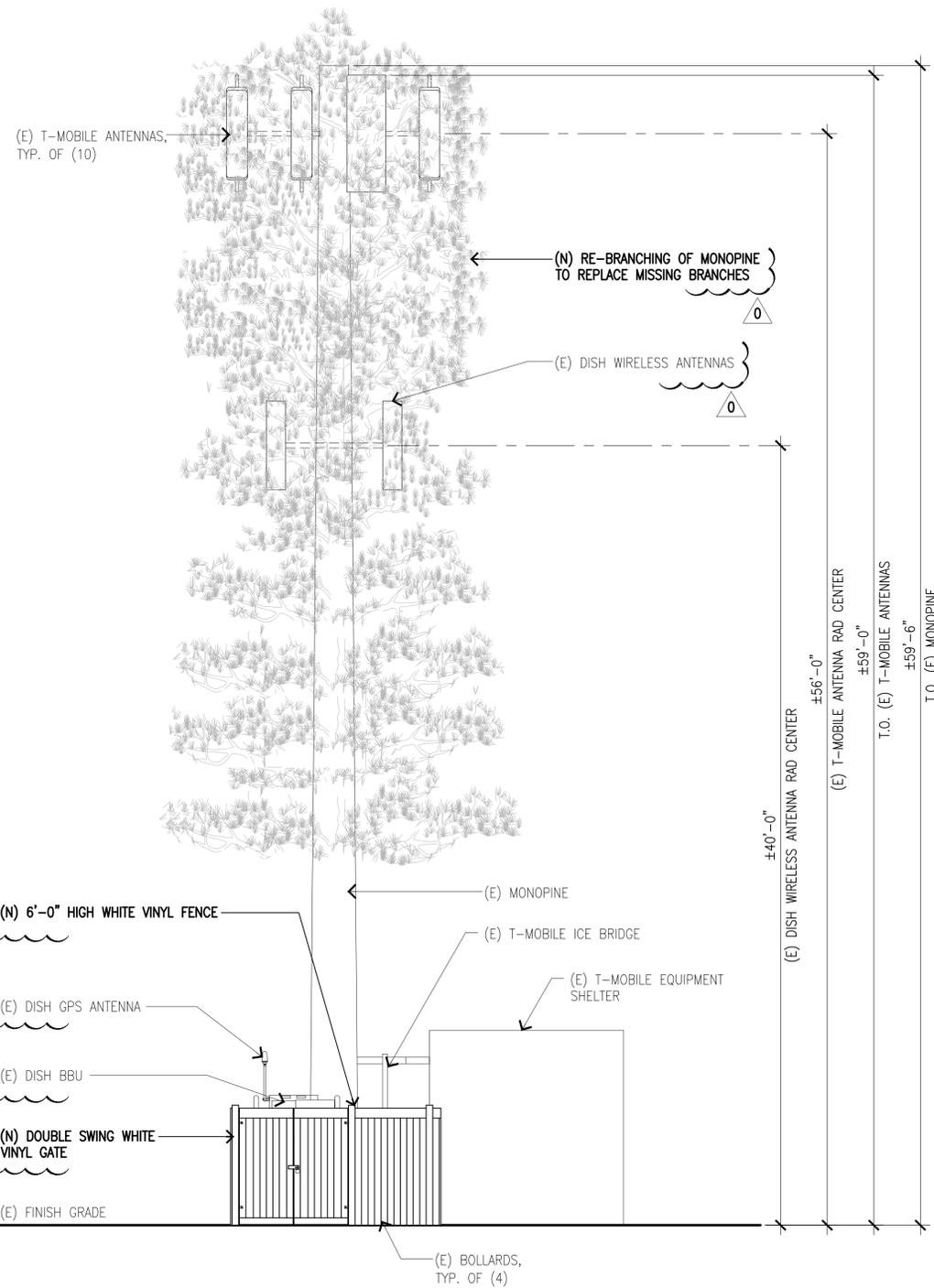
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BU# 827487



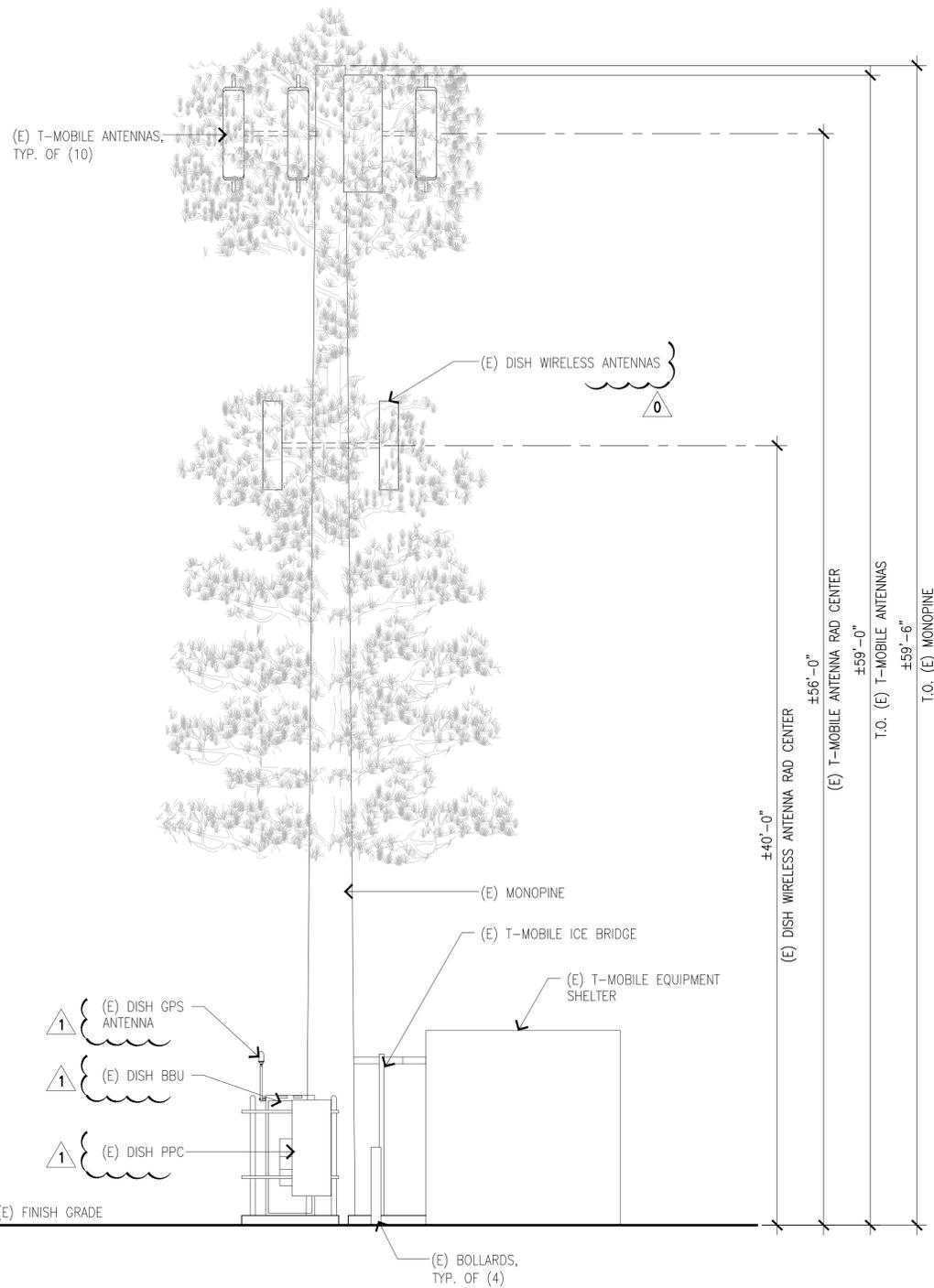
NOTE:
 1. RE-BRANCHING OF MONOPINE TO REPLACE MISSING BRANCHES.
 2. ANTENNA SOCKS TO BE REPLACED IF MISSING.



(N) NORTH ELEVATION

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

2 (E) NORTH ELEVATION



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

(CUP RENEWAL)
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ZONING

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SHEET TITLE:

ELEVATIONS I

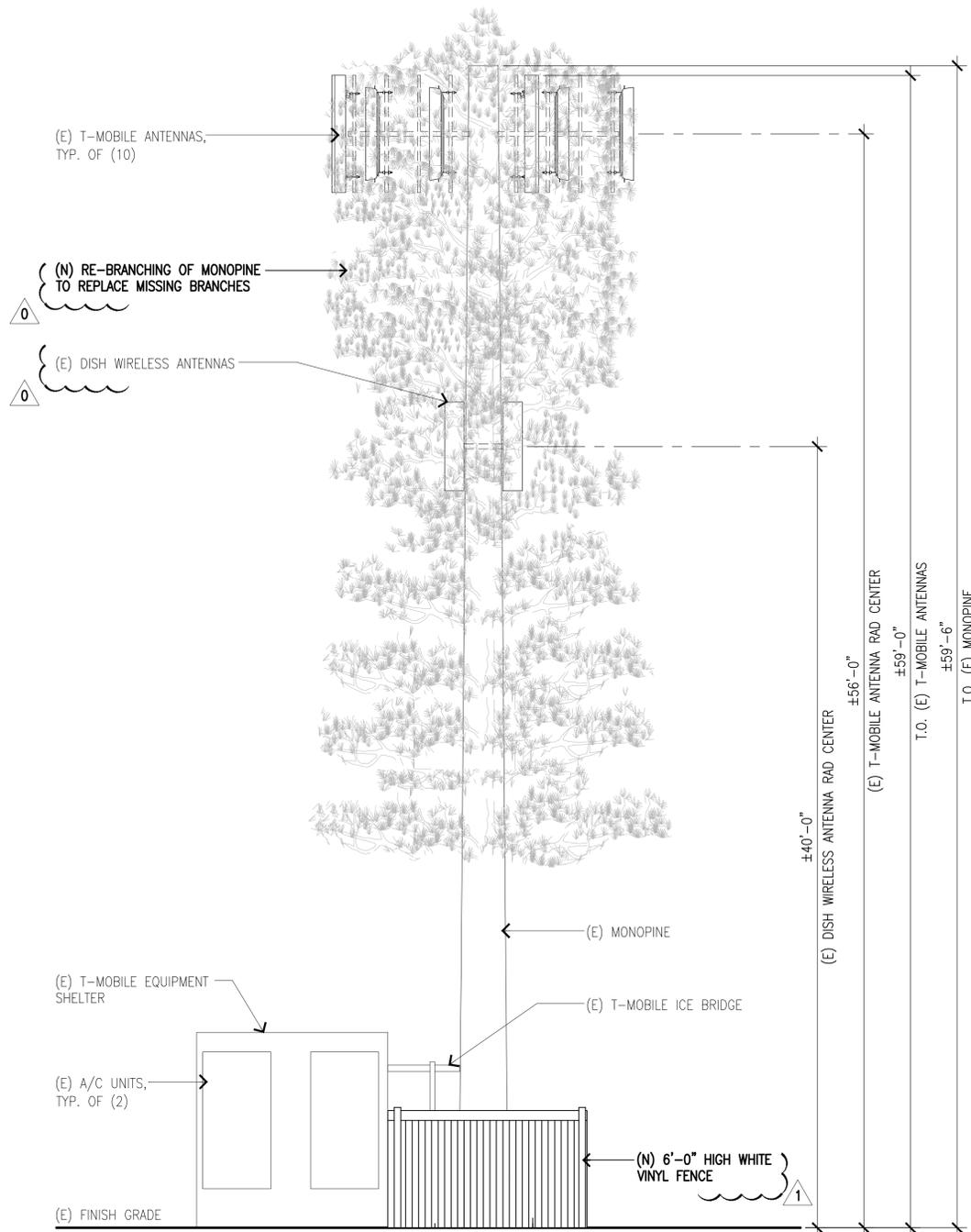
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A-3

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BU# 827487

NOTE:
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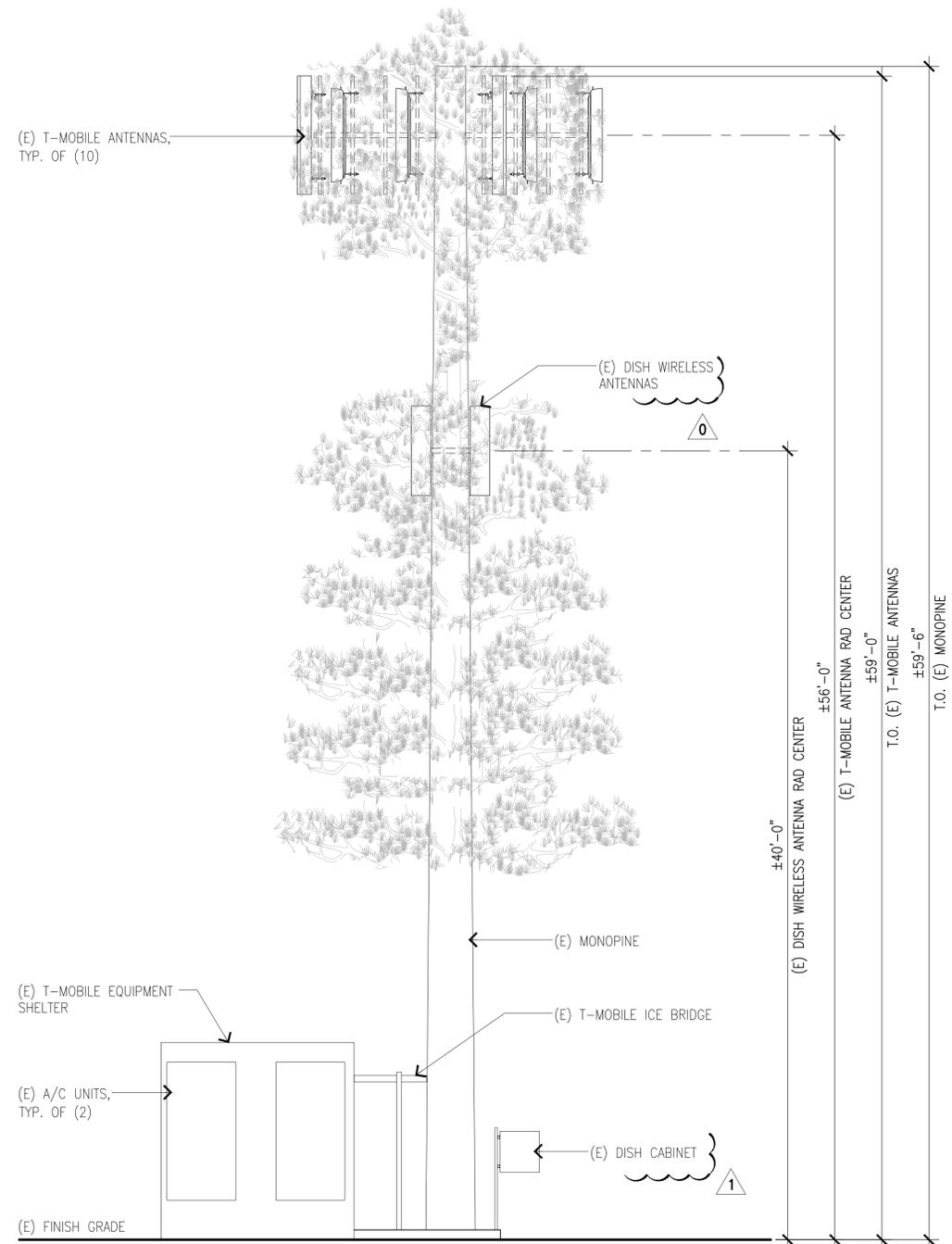


(N) SOUTH ELEVATION

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

2

(E) SOUTH ELEVATION



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

1



200 SPECTRUM, SUITE 1700
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PLANS PREPARED BY:



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SHEET TITLE:

ELEVATIONS II

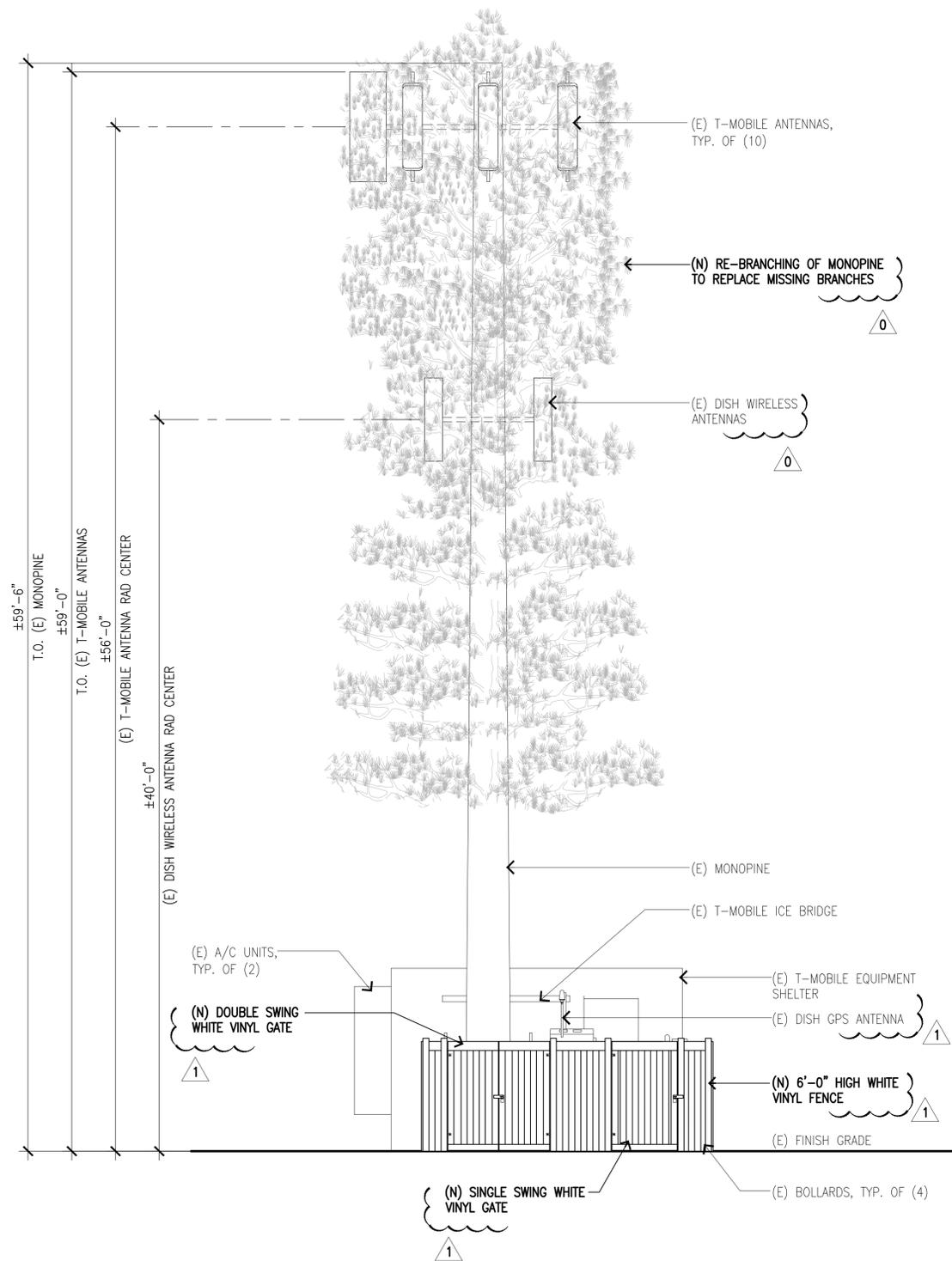
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A-4

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BU# 827487

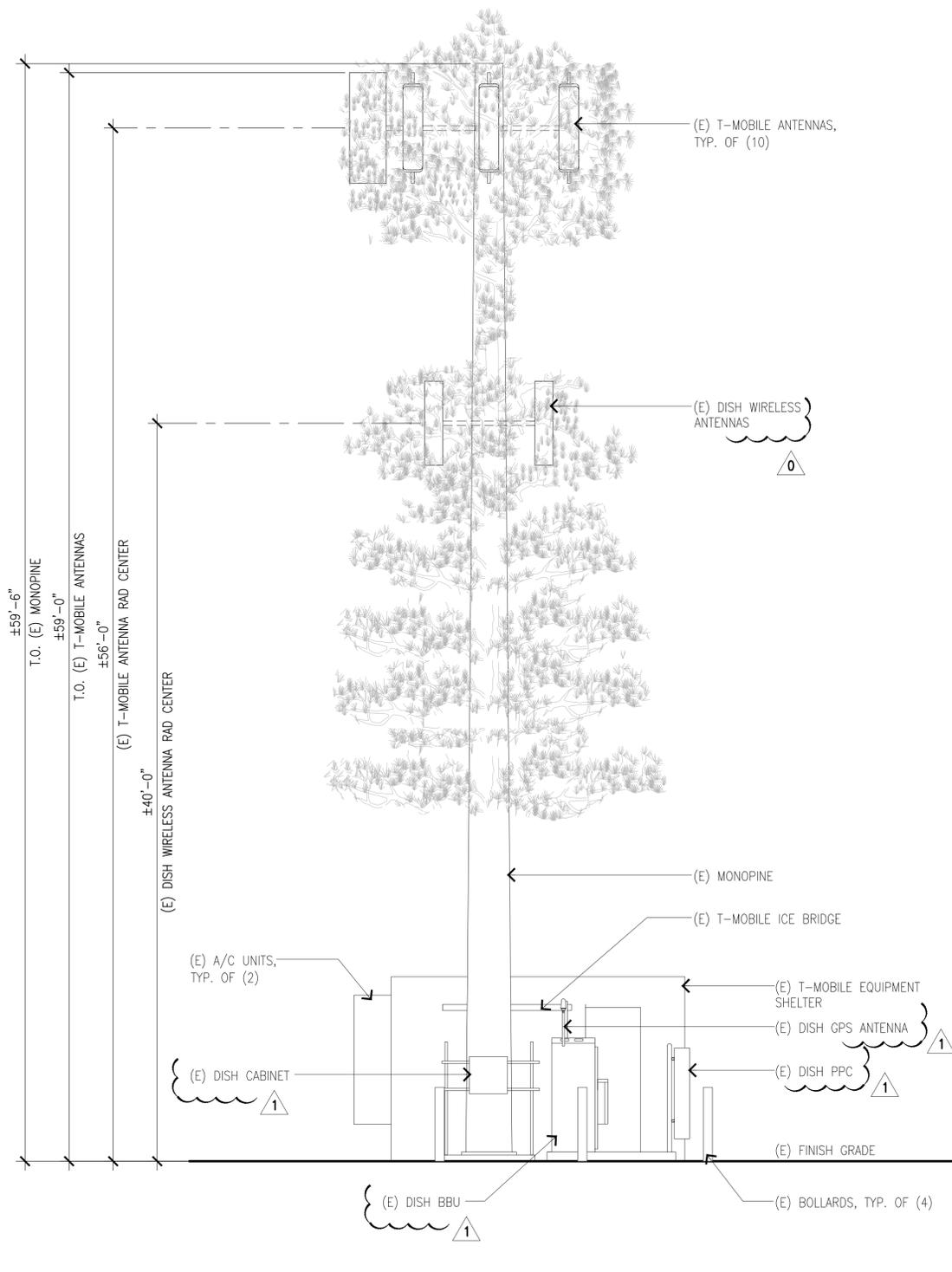
NOTE:
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 2. ANTENNA SOCKS TO BE REPLACED IF MISSING.



(N) EAST ELEVATION

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

2



(E) EAST ELEVATION

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

1

(CUP RENEWAL)
 BU# 827487
 TMT SC574 SAN PEDRO-ALONDRA R
 16001-1/2 S. SAN PEDRO ST., WAREHOUSE C
 GARDENA, CA 90248
 MONOPINE

ZONING

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VTA	DSK	DSK

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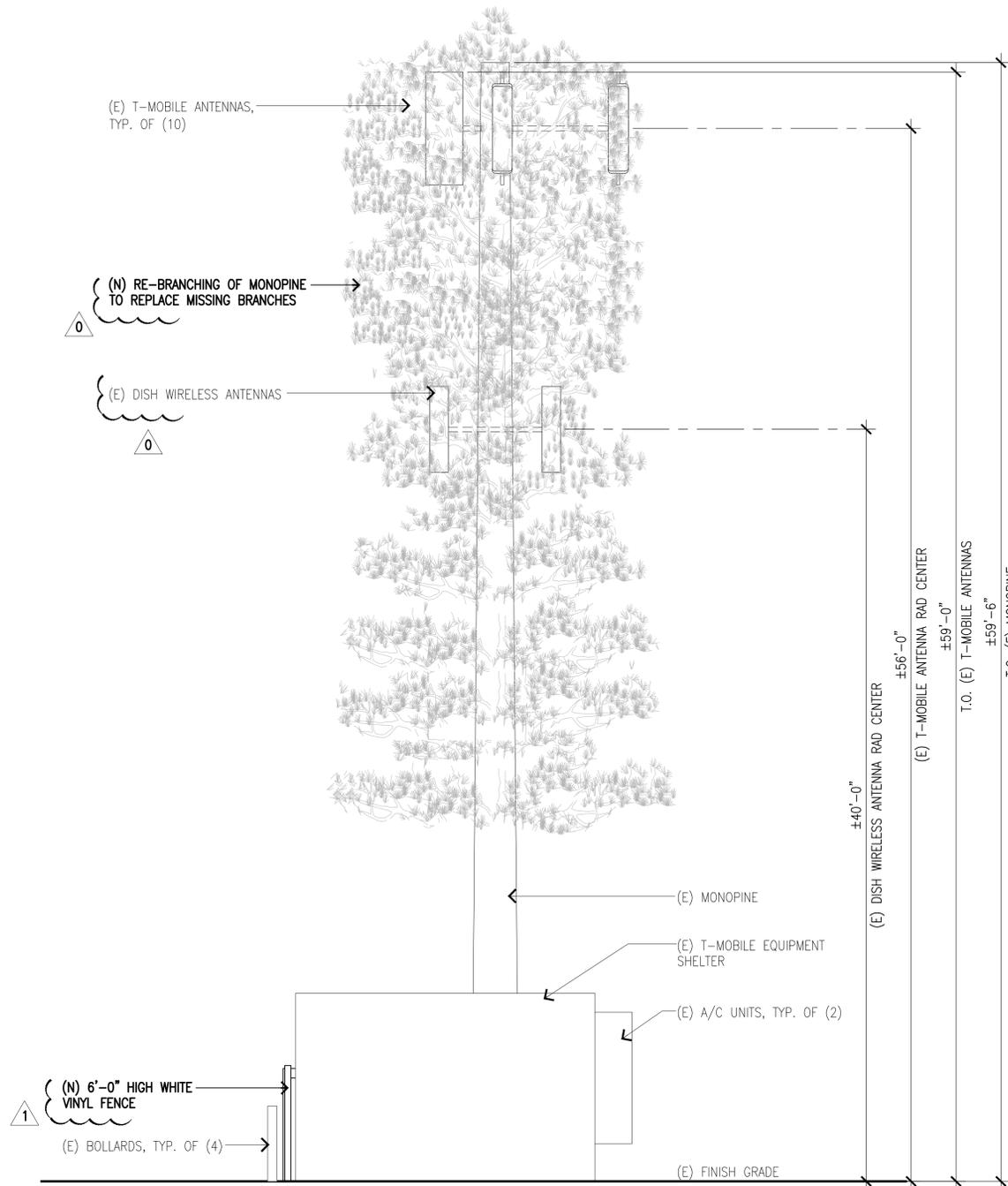
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ELEVATIONS III

SHEET NUMBER: REVISION:

A-5 1
 BU# 827487

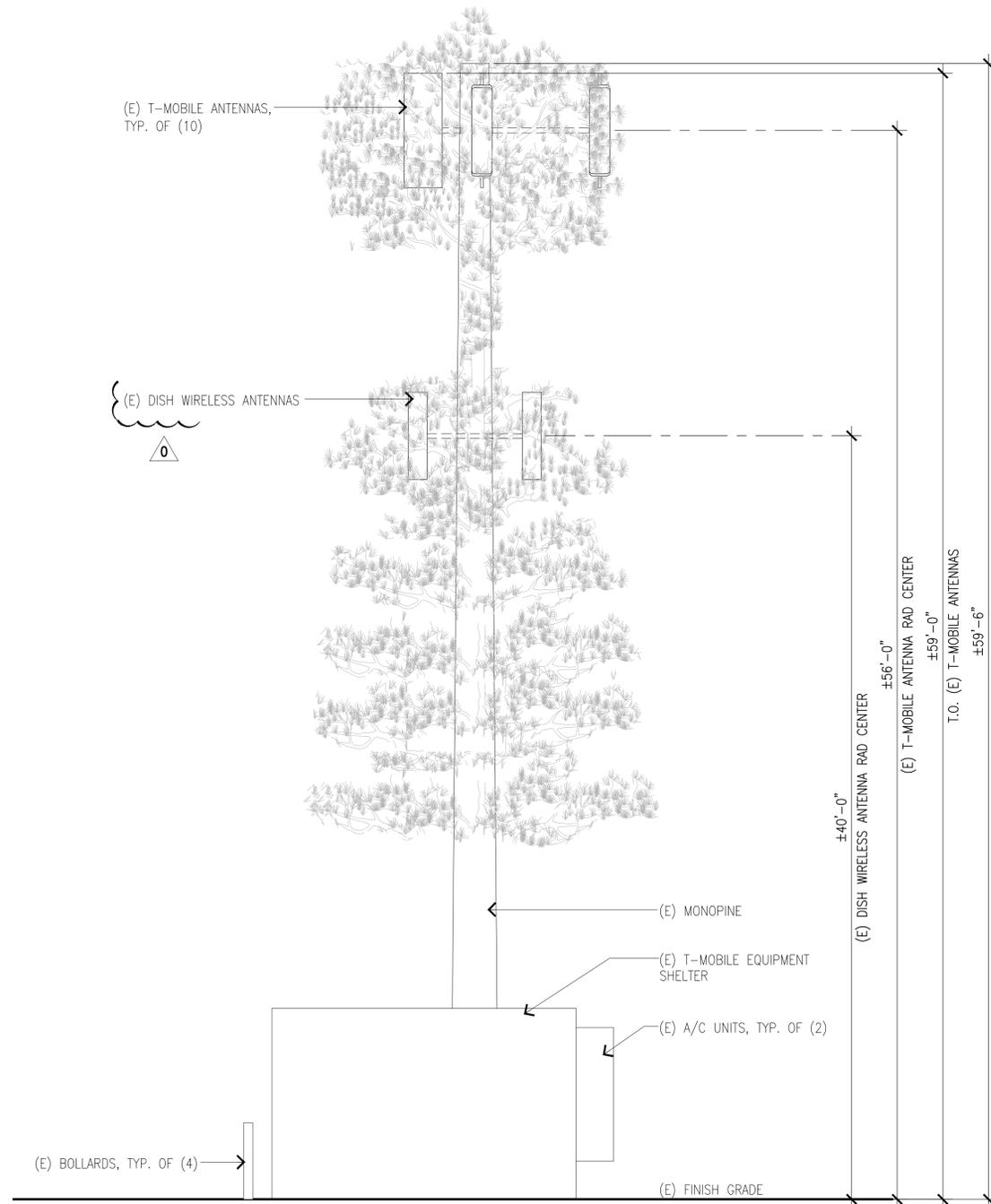
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(N) WEST ELEVATION

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

(E) WEST ELEVATION



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



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1	03/05/25	100% ZD, REVISED PER PLANNING COMMENTS	GJA

DRAWN BY: CHK.: APV.:

VTA DSK DSK

LICENSURE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:

ELEVATIONS IV

SHEET NUMBER: REVISION:

A-6 1
 BU# 827487



PROJECT NUMBER PRJ2023-003734-(2) **HEARING DATE** March 17, 2026

REQUESTED ENTITLEMENT
Conditional Use Permit (“CUP”) No.
RPPL2023005484

PROJECT SUMMARY

OWNER / APPLICANT

San Pedro Alondra Realty C/O
Kidder Matthews of CA, Owner
Crown Castle, Applicant

MAP/EXHIBIT DATE

March 5, 2025

PROJECT OVERVIEW

A CUP to authorize the continued operation and maintenance of an existing 59-foot-and-six-inch-tall wireless communications facility (“WCF”). The WCF is disguised with a faux-pine design with two rows of antennas mounted at 40 feet above grade and 56 feet above grade. Ground equipment includes an approximately 160-square-foot equipment shelter, one ice bridge and one equipment cabinet. The remainder of the property is occupied with an industrial building and a surface parking lot.

LOCATION

16001 South San Pedro Street, West Rancho-Dominguez Victoria

ACCESS

Avalon Boulevard and South San Pedro Street

ASSESSORS PARCEL NUMBER

6125-012-013

SITE AREA

0.98 Acres

GENERAL PLAN / LOCAL PLAN*

General Plan 2035

ZONED DISTRICTS

Willowbrook-Enterprise
and Victoria

PLANNING AREA

Metro

LAND USE DESIGNATION

IH (Heavy Industrial)

ZONE

M-2-IP-GZ (Heavy Manufacturing - Industrial
Preservation - Green Zone)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT

West Rancho Dominguez-Victoria CSD

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)
 - Section 22.22.030 (Land Use Regulations for Industrial Zones)
 - Section 22.140.760 (Wireless Facilities)
 - Chapter 22.350 (West Rancho Dominguez-Victoria Community Standards District)

CASE PLANNER:

Melissa Reyes

PHONE NUMBER:

(213) 204-9945

E-MAIL ADDRESS:

Mreyes2@planning.lacounty.gov

*Note: The CUP application was deemed complete prior to the adoption of the Metro Area Plan on May 20, 2024. Pursuant to Chapter 2 (Applicability) of the County General Plan and 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 land use policies, zoning and regulations in effect at the time it was submitted on October 12, 2023.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2023-003734-(2)
CONDITIONAL USE PERMIT NO. RPPL2023005484

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. **RPPL2023005484** on March 17, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Crown Castle ("Permittee"), requests the CUP to authorize the continued operation and maintenance of an existing wireless communications facility (“WCF”) (“Project”) on a property located at 16001 South San Pedro Street in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site") in the M-2-IP-GZ (Heavy Manufacturing – Industrial Preservation – Green Zone) Zone pursuant to Los Angeles County Code ("County Code") Section 22.22.030 (Land Use Regulations for Industrial Zones) and County Code Section 22.140.760 (Wireless Facilities).
4. **ENTITLEMENT REQUIRED.** The CUP is required to authorize the continued operation and maintenance of an existing WCF in the M-2-IP-GZ Zone pursuant to County Code Section 22.22.030 (Land Use Regulations for Industrial Zones) and County Code Section 22.140.760 (Wireless Facilities).
5. **LOCATION.** The Project is located at 16001 South San Pedro Street within the Victoria Zoned District, the Willowbrook–Enterprise Zoned District and the Metro Planning Area.
6. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
Revised Exhibit “A” (“REA”) No. RPPL2021013041	Co-location of a wireless carrier at an existing WCF.	Approved February 2, 2022
REA No. 200900118	Co-location of a wireless carrier at an existing WCF. A 10-year grant term time extension applied pursuant to Condition No. 9 of CUP No. 04-071.	Approved October 27, 2009
CUP No. 04-071-(2)	Construction of subject WCF.	Approved July 20, 2004

Plot Plan No. 29734	Construction of an industrial building.	Approved May 30, 1979
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7. **LAND USE DESIGNATION.** The Project Site is located within the IH (Heavy Industrial) land use designation of the General Plan Land Use Policy Map.
8. **ZONING.** The Project Site is located in the Willowbrook-Enterprise and Victoria Zoned Districts and is currently zoned M-2-IP-GZ. Pursuant to the County Code Sections 22.22.030 (Land Use Regulations for Industrial Zones) and 22.140.760 (Wireless Facilities), a CUP is required for a WCF.
9. **SURROUNDING LAND USES AND ZONING.**

LOCATION	GENERAL PLAN LAND USE POLICY*	ZONING*	EXISTING USES
NORTH	IH (Heavy Industrial), IL (Light Industrial) and H9 (Residential 9)	M-2-IP-GZ, M-1-IP-GZ (Light Manufacturing – Industrial Preservation – Green Zone), and R-1 (Single-Family Residence)	Manufacturing, warehouse, restaurant, single family residences (“SFRs”)
EAST	IL	M-1-IP-GZ	Service station, manufacturing, warehouse, storage, SFRs
SOUTH	IH and City of Carson	M-2-IP-GZ and City of Carson	Restaurant, car wash, auto repair
WEST	IH, IL	M-2-IP-GZ, M-1-IP-GZ	Manufacturing, warehouse, storage

* Note: The CUP application for the Project was deemed complete prior to the adoption of the Metro Area Plan on May 20, 2024. Pursuant to Chapter 2 (Applicability) of the County General Plan and 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 12, 2023.

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.98 gross acres in size and consists of one lot. The property is irregular in shape with flat topography and is developed with the subject WCF and an industrial building.

B. Site Access

The Project Site is accessible via Avalon Boulevard and South San Pedro Street to the east. Access to the Project Site is via an entrance/exit on South San Pedro Street and an entrance/exit on Avalon Boulevard.

C. Site Plan

The site plan depicts a 0.98-acre property developed with the existing WCF and an industrial building. The WCF consists of a 59-foot-and-six-inch-tall tower with two rows of antennas mounted at 40-feet above ground level and 56-feet above ground level. Ground equipment includes one approximately 160-square-foot equipment shelter, one ice bridge and one equipment cabinet. The proposed changes include the installation of branches to make the faux-pine design seem fuller to minimize visual impacts and the installation of a new six-foot-tall solid white vinyl fence for screening.

D. Parking

The Project will continue to be unstaffed and maintenance will 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 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.

11. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued use and maintenance of an existing WCF with no new development or expansion of the existing structure. The Project does not meet any exceptions to a Categorical Exemption because it is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

12. COMMUNITY OUTREACH. Prior to the publication of the Report to the Hearing Officer, dated March 5, 2026, Staff is not aware of community outreach conducted for the Project.

13. PUBLIC COMMENTS. Prior to the publication of the Report to the Hearing Officer, dated March 5, 2026, Staff received no public comments.

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

15. 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 January 26, 2026 a total of 37 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 nine notices to those on the courtesy mailing list for the Victoria Zoned District, those on the courtesy mailing list for the Willowbrook-Enterprise Zoned District, and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the IH (Heavy Industrial) land use designation is intended for heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities. The Project is consistent with these uses. The Hearing Officer further finds that the Project promotes additional wireless coverage to serve the surrounding area, which consists of manufacturing, industrial uses, single-family residences, and restaurants.

17. **GOALS AND POLICIES.** 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 provides the continued maintenance and operations of an existing infrastructure 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 colocation and design. The Project includes a faux-pine design which improves the visual characteristics of the facility and provides camouflage to mounted equipment. The Project includes the co-location of a service provider, which alleviates the need for new towers.

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

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

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-2-IP zoning classification because a WCF is permitted in such zone with a CUP pursuant to County Code Section 22.22.030 (Land Use Regulations for Industrial Zones) and County Code Section 22.140.760 (Wireless Facilities).
19. **REQUIRED YARDS.** The Hearing Officer finds that there are no required yards in the M-2-IP 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 75 feet for the WCF. The WCF's existing height is 59 feet and six inches.
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. **FAUX TREE.** The Hearing Officer finds that the Project is not consistent with the standard identified in County Code Section 22.140.760 (Wireless Facilities), which says "wherever possible, faux trees shall be located within 50 feet of an existing grove of at least two live trees and shall be similar in appearance to the species of the live trees." There are two live trees within the Project Site located further than 50 feet from the WCF. Adding two live trees within 50 feet of the WCF is not feasible due to limited project lease space in the parking lot.
23. **DESIGN STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards 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 wireless facility shall be located within the interior of the structure, sheathed, or hidden to the fullest extent technically feasible. The existing WCF is disguised with a faux-pine design, and all cables are hidden to the extent feasible.
 - **COLOR.** All pole-mounted equipment 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. The existing WCF is disguised with a faux-pine design, and proposed

changes include the installation of branches to make the faux-pine design seem fuller and the installation of a new white six-foot-tall solid vinyl fence for screening.

- **ASSOCIATED EQUIPMENT.** Associated equipment shall not be visible, and, if placed on the ground, shall be located in an enclosed structure, such as a building or underground vault, or screened and secured by solid fencing, walls, and gates, and shall conform to the height of the applicable zone. The Project includes the installation of a new white six-foot-tall solid vinyl fencing to meet screening requirements.
- **FENCING.** Barbed wire shall be prohibited. No barbed wire exists or is proposed in the Project's lease area.

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 three feet and two inches from the structure. The Permittee is requesting a waiver to deviate from this standard because the WCF was established in 2004, prior to this design requirement, and is therefore legal nonconforming with respect to this standard.

25. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.350.070 (West Rancho Dominguez-Victoria Community Standards District), which says “buildings and structures shall be set back a minimum of ten feet from the front property line.” The Project meets the minimum setback from the front property line because the WCF is located towards the rear of the property.

CONDITIONAL USE FINDINGS

26. **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 more than 20 years and will continue to provide telecommunications services to the surrounding community. A WCF is compatible with the surrounding land uses because it serves as a necessary component of the communications infrastructure and continues to provide service to neighboring properties and businesses. The Project is camouflaged with a faux-pine design, which provides a more visually appealing appearance and helps the WCF minimize its visual impact. 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.

27. **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 subject property is currently developed with an industrial building with an associated parking area. The WCF is located at the southwest corner of the property and is only accessible through an existing entrance from Avalon Boulevard and South San Pedro Street. There will be no modifications nor expansion to the existing footprint of the WCF. The improved design elements in the Project include the installation of branches to make the faux-pine design seem fuller to minimize visual impacts and the installation of a new six-foot solid white vinyl fence for screening.
28. **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 is accessible via Avalon Boulevard and South San Pedro Street. Avalon Boulevard is a Major Highway identified in the County Master Plan of Highways. The WCF will operate 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 Project Site provides adequate parking to accommodate this visit.

SUPPLEMENTAL FINDINGS – WIRELESS FACILITIES

29. **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 WCF complies with all applicable standards except for the length of the arms on the facility, which exceeds the maximum length of two feet. The Permittee requested a waiver. The antenna configurations and separations for the multiple carriers on the pole require adequate distance from the pole and each other to avoid interference, as well as to address space limitations. Without such separation service would be unavailable to the licensed coverage area.
30. **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 is existing and is located towards the rear of the Project Site. Staff recommended making the faux-pine design of the WCF seem fuller. The Permittee is proposing to install additional branches. Additionally, the Permittee is proposing a new six-foot-tall solid vinyl fence to meet screening requirements.
31. **The Hearing Officer finds that a waiver of the standard for the 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 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; b. Otherwise violate applicable**

laws or regulations; or c. Require a technically infeasible design or installation of a wireless facility. County Code Section 22.140.760.E (Wireless Facilities, Development Standards) includes a development standard that limits arm mounts to two feet in length. The Project requires a waiver to allow for a four-foot-long arm mount. Although the existing WCF arms exceed the maximum length of two feet in length allowed with a Ministerial Site Plan Review, the arms are well under the maximum length of eight feet allowed under a CUP. The proposed changes to the WCF include the installation of branches to make the faux-pine design seem fuller to minimize visual impacts and the installation of a new six-foot-tall solid vinyl fence for screening. The subject WCF is a crucial component of the local telecommunications network, and satisfying the maximum arm length of two feet would result in a coverage gap for the surrounding area. The WCF complies with all other development standards in County Code Section 22.140.760.E (Wireless Facilities, Development Standards).

32. 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

33. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 1, Existing Facilities Categorical Exemption). The Project consists of the continued use and maintenance of an existing WCF with no new development or expansion of the existing structure. The Project does not meet any exceptions to a Categorical Exemption because it is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact. Therefore, no exceptions to the categorical exemption are applicable and the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

34. **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.
- 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.

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. RPPL2023005484**, subject to the attached conditions.

ACTION DATE: March 17, 2026

MG:CS:MR

3/5/2026

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-003734-(2)
CONDITIONAL USE PERMIT NO. RPPL2023005484

PROJECT DESCRIPTION

The project is the continued operation and maintenance of a 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 March 17, 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 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.
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 **May 17, 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 Emissions Levels.** The Permittee shall provide upon request to the LA County Planning 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 co-location. 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 a 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 facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of LA County Planning.
24. **Light Trespass.** 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 residences. Pole mounted lighting is prohibited on the leasehold. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
25. **Pole Mounted Equipment Conformance.** Placement and height of all equipment shall be in substantial conformance with that shown on the approved Exhibit "A."
26. **Vehicle Parking Space.** 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. **Maximum Height.** The maximum height of the facility shall not exceed 59 feet and six inches above finished grade.
28. **Contact Information.** The Permittee shall maintain current contact information with the Zoning Enforcement Section of LA County Planning.
29. **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.
30. **Annual Reports.** Upon request, the Permittee shall submit annual reports to the Zoning Enforcement Section of LA County Planning to show compliance with the maintenance and removal conditions.
31. **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.

32. **Fences and Walls.** The facility shall be secured by fencing, gates and/or locks as shown on the Exhibit "A." All new fencing or walls used for screening or securing the facility constructed after the date of final approval of this grant by the County shall be solid fencing, walls and gates. Chain links, chain link with slats, barbed wire, and other types of wire fencing are prohibited.
33. **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 after the termination of this grant or within six months after the cease of operation date. The Permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject property.

PROJECT SITE-SPECIFIC CONDITIONS

34. **Scope of Work.** This grant shall authorize the continued operation and maintenance of an existing WCF consisting of a 59-foot-and-six-inch-tall monopole with a faux-pine design and related ground equipment.
35. **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 or fronds 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.
36. **New Equipment.** New equipment added to the facility shall not compromise the stealth design of the facility.
37. **Screening.** Appurtenant equipment boxes shall be maintained in areas of the facility's lease area that are screened by a new six-foot-tall solid fence. As noted in condition 32, above, all new fencing or walls used for screening or securing the facility constructed after the date of final approval of this grant by the County shall be solid.

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>)

NETWORK CONNEX

Date: 12/5/2024

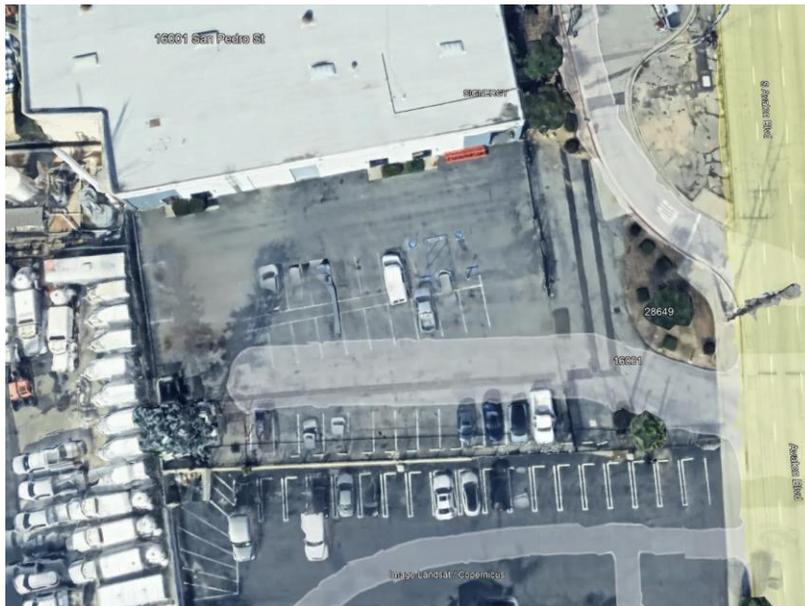
Los Angeles County
Planning Department
Attn: Melissa Reyes
Address: 16001 S SAN PEDRO STREET GARDENA, CA 90248
(APN:6125012013)

RE: RPPL2023005484

Dear Melissa Reyes,

Please see the revised construction drawings associated with this project.

- 1) Associated Equipment. We have updated the plans to add a white viny fence to keep the equipment hidden in order to satisfy the requirement.
- 2) Faux Trees. Unfortunately, adding the two faux trees would not be feasible due to lack of space in the parking lot. This was also not a part of the original Conditions of Approval.



PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: February 12, 2026
PROJECT NUMBER: PRJ2023-003734-(2)
PERMIT NUMBER: Conditional Use Permit RPPL2023005484
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 16001 South San Pedro Street,
OWNER: San Pedro Alondra Realty C/O Kidder Matthews of CA
APPLICANT: Crown Castle
CASE PLANNER: Melissa Reyes, Principal Planner
Mreyes2@planning.lacounty.gov

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

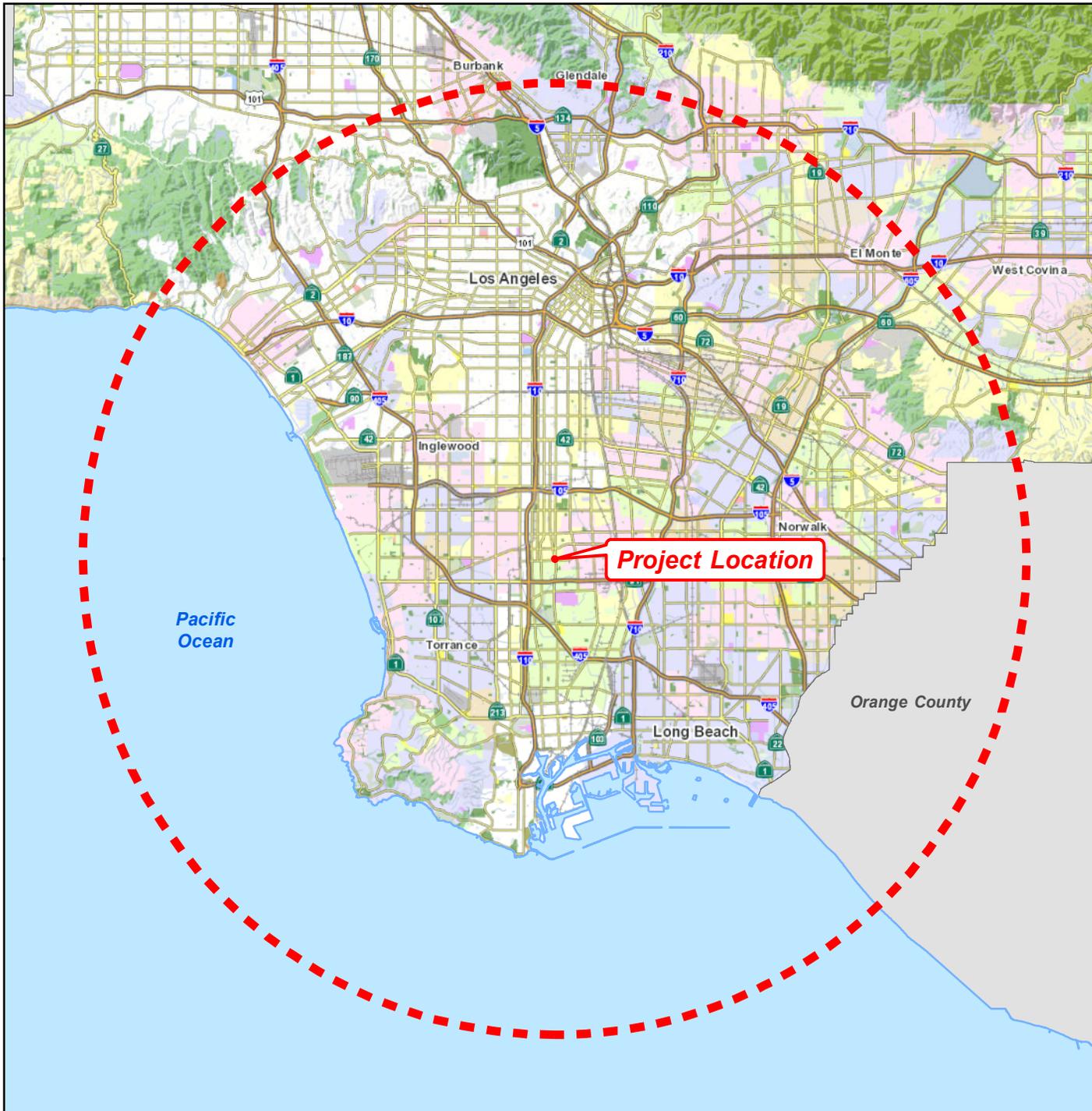
SHAPING
TOMORROW

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-003734

CUP RPPL2023005484



LA COUNTY
PLANNING

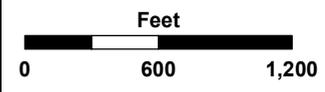
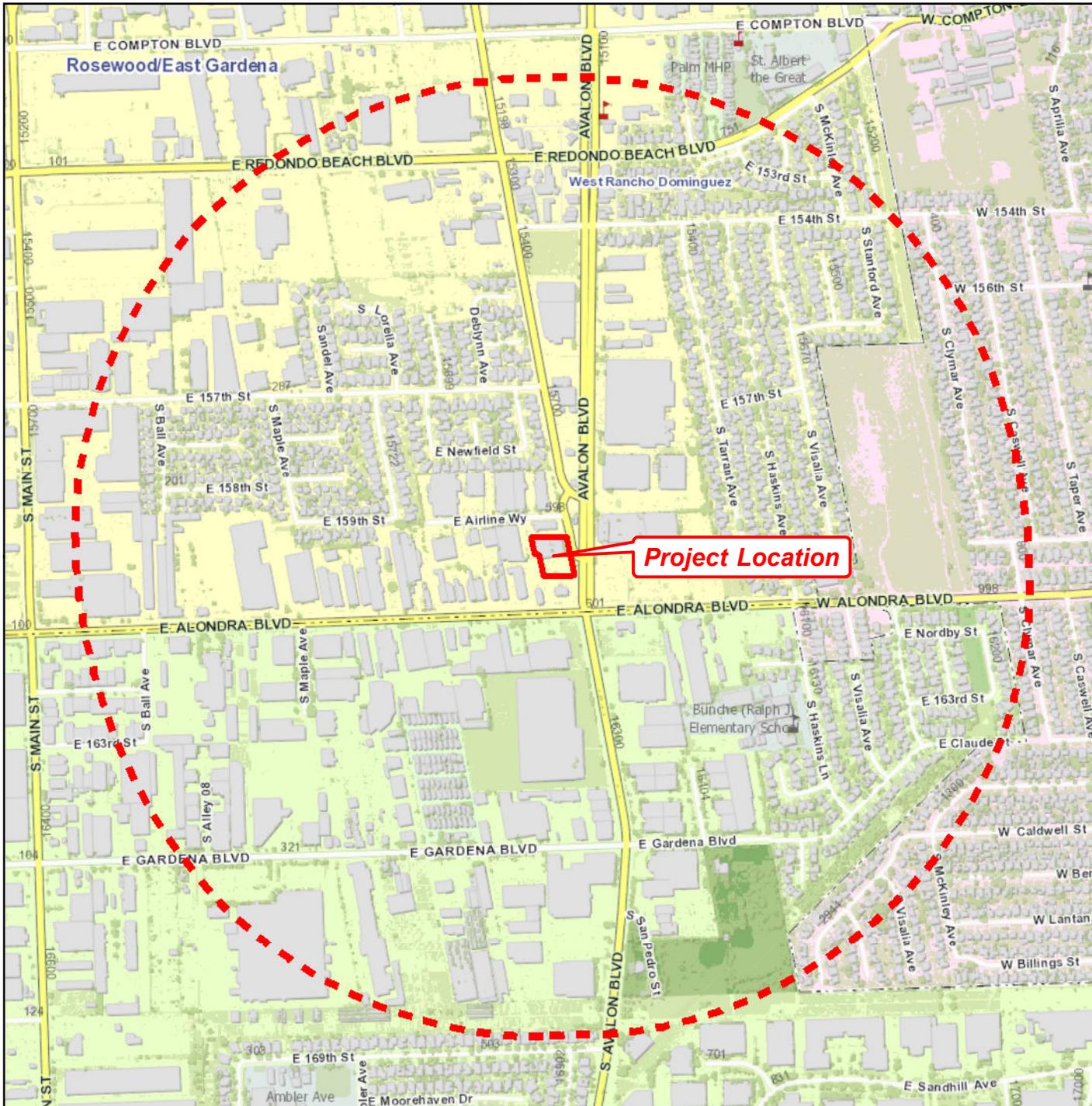
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-003734

CUP RPPL2023005484



LA COUNTY
PLANNING

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

LAND USE POLICY

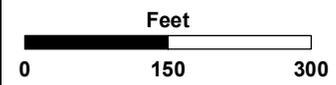
500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003734

CUP RPPL2023005484



-  H9 - Residential 9
-  IL - Light Industrial
-  IH - Heavy Industrial



LA COUNTY
PLANNING

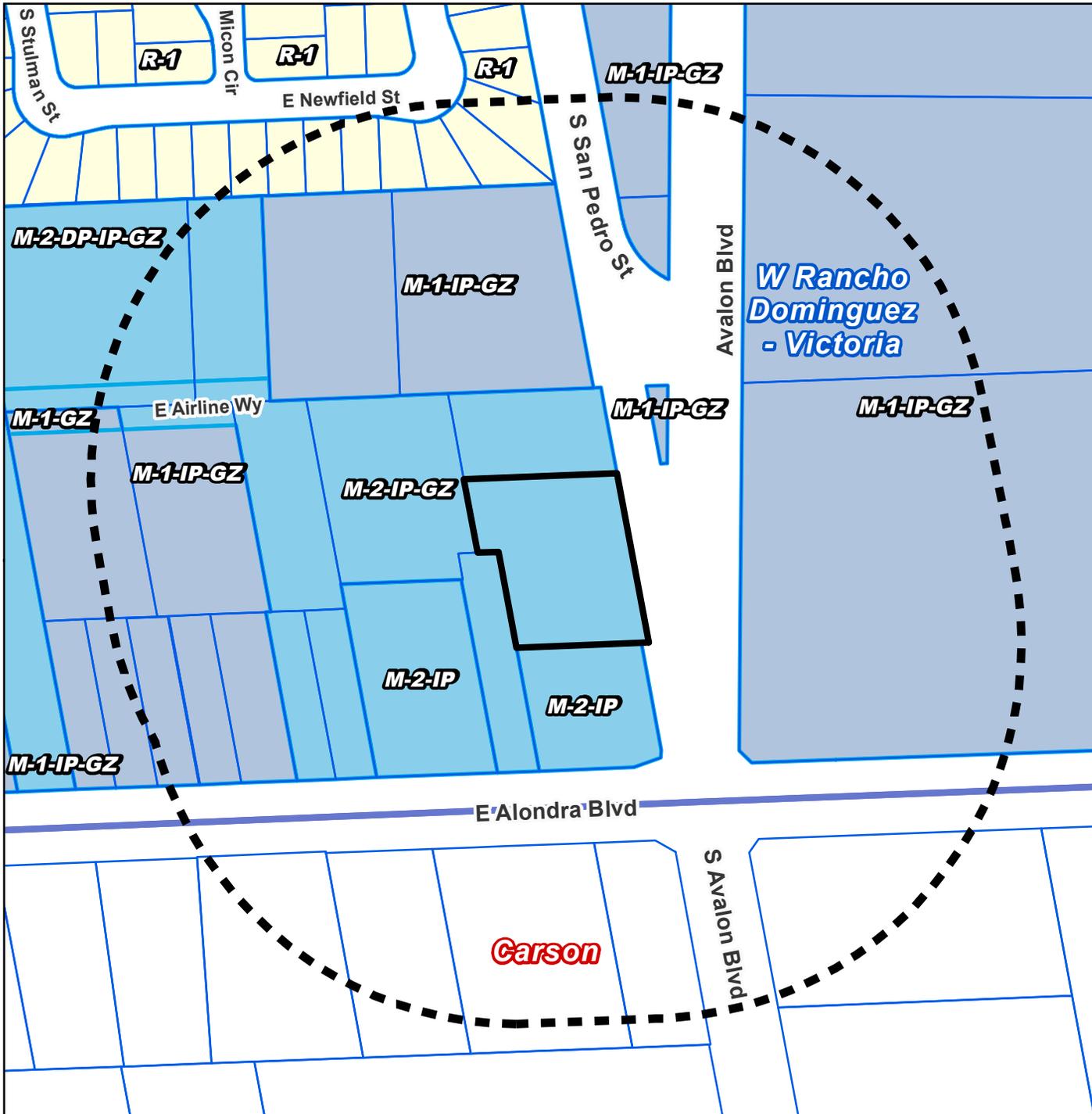
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

ZONING

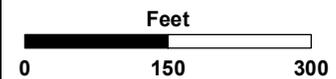
500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003734

CUP RPPL2023005484



-  R-1 - Single-Family Residence
-  M-1 - Light Manufacturing
-  M-1.5 - Restricted Heavy Manufacturing
-  M-2 - Heavy Manufacturing



LA COUNTY
PLANNING

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



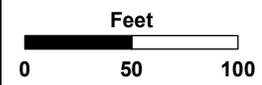
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-003734

CUP RPPL2023005484

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



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



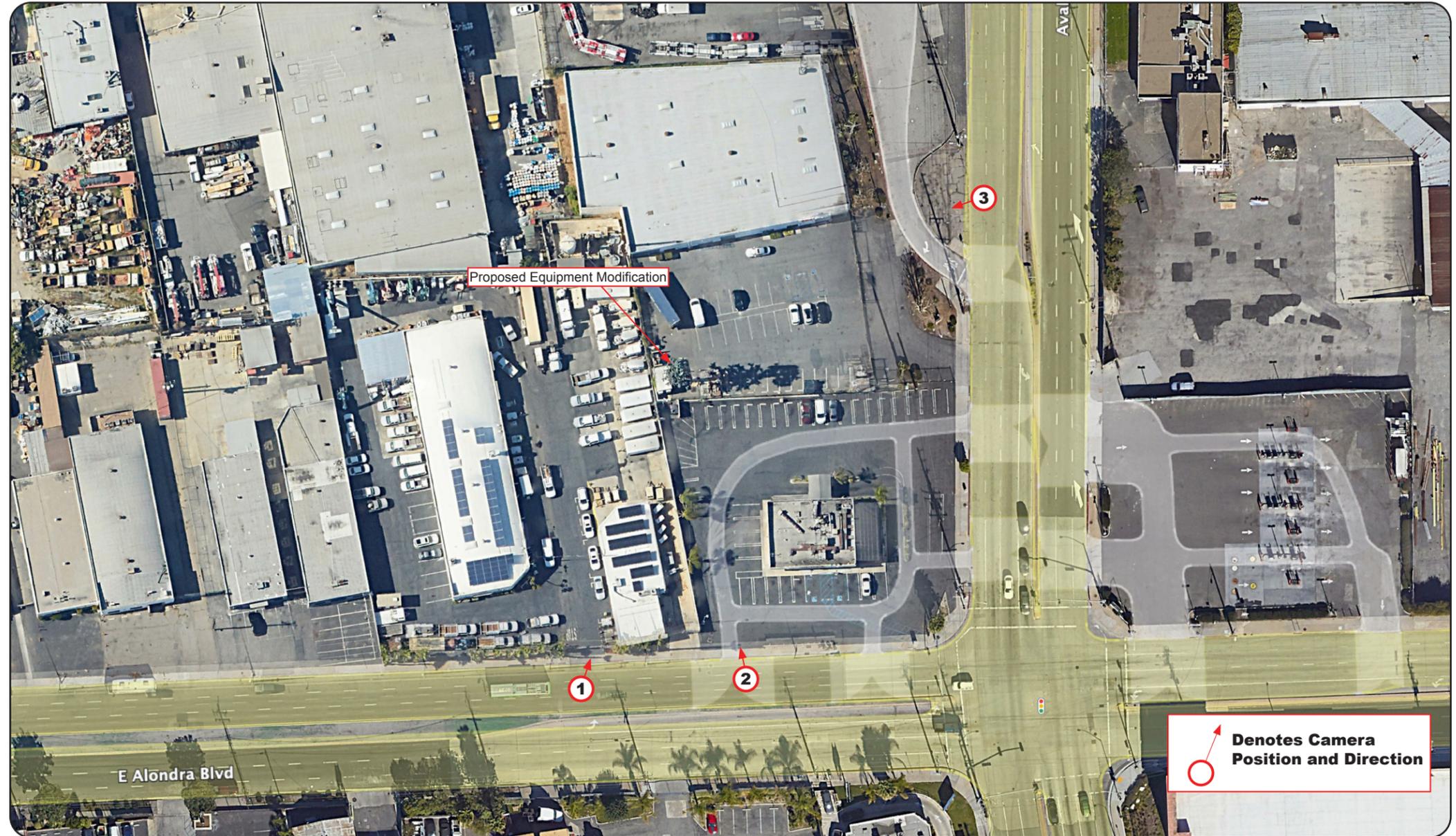
827487 LA03574A CUP Renewal
 16001 1/2 S. SAN PEDREO STREET
 WAREHOUSE C
 GARDENA. CA 90248



PHOTOGRAPHIC VISUALIZATIONS CREATED BY



www.ascendsouthwest.com



GEODETIC COORDINATES

33 53 11.89/-118 15 58.15

This photo simulation is being provided as a conceptual representation of the proposed wireless facility.
 For exact dimensions and design, please refer to the submitted plans.
 Ascend South West is not Responsible for Post Simulation Production Design Changes, Scaling Error, Omissions, Color Discrepancies, Material Variances or any Construction Related Concern.

Rev Date: 09/04/23



Existing Conditions



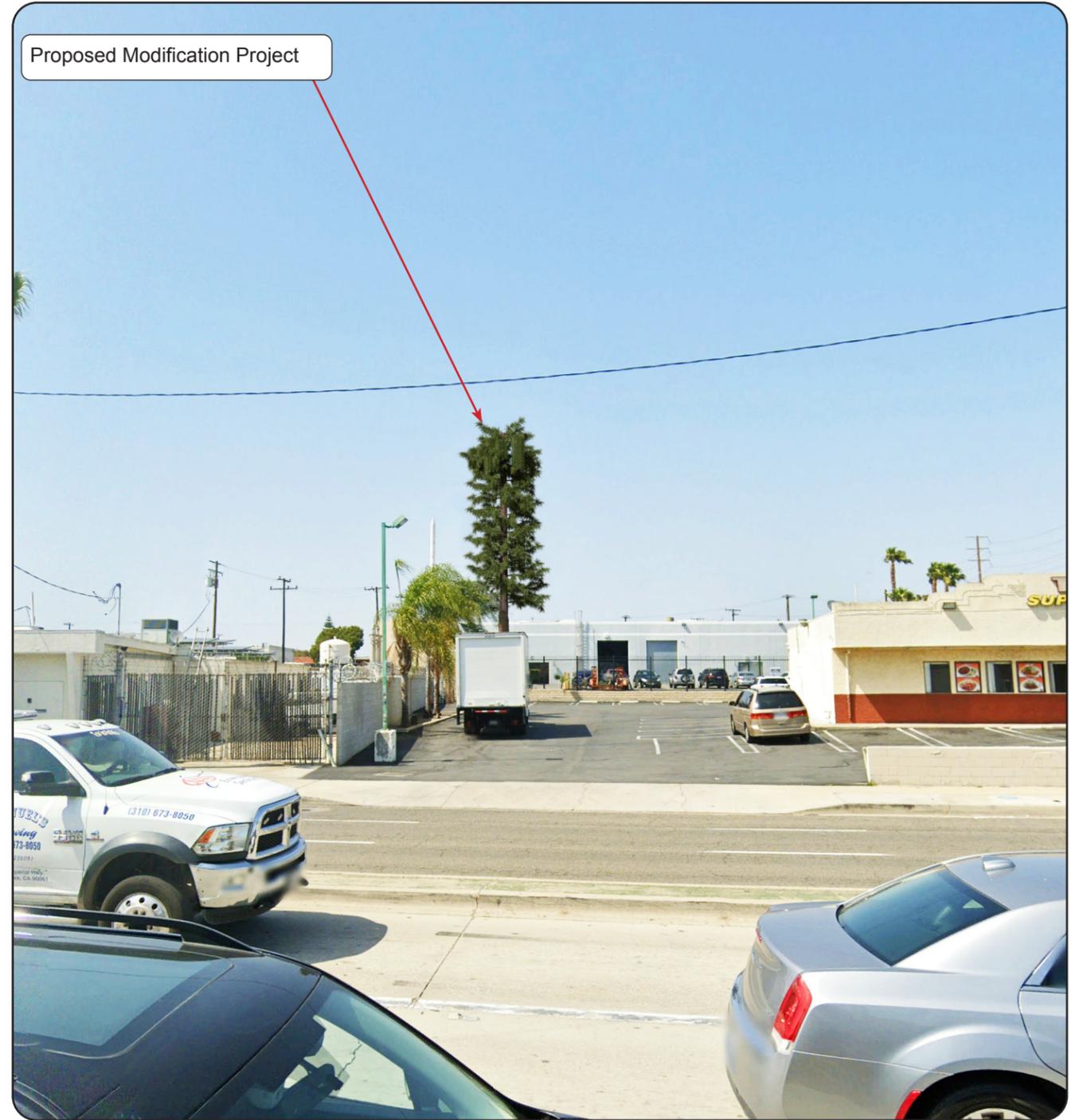
Proposed Site Build

View: 1
Revision Date: 09/04/23

	<p>PHOTOGRAPHIC VISUALIZATIONS CREATED BY</p> <p>EST. 2005 ASCEND SOUTH WEST</p> <p>www.ascendsouthwest.com</p>	
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Existing Conditions



Proposed Site Build

View: 2
Revision Date: 09/04/23

	PHOTOGRAPHIC VISUALIZATIONS CREATED BY www.ascendsouthwest.com	
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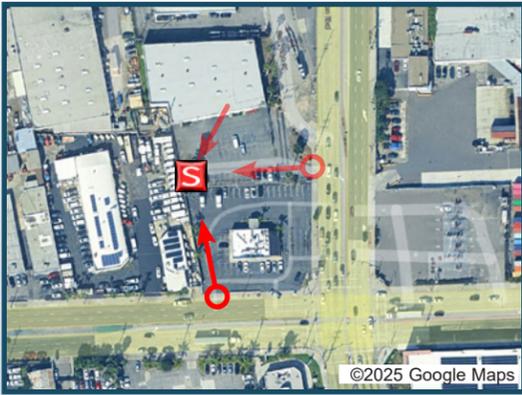
Existing Conditions



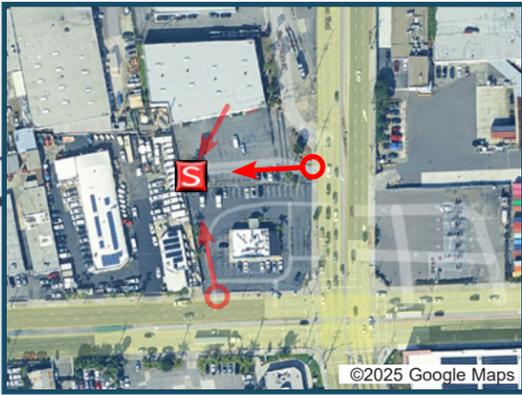
Proposed Site Build

View: 3
Revision Date: 09/04/23

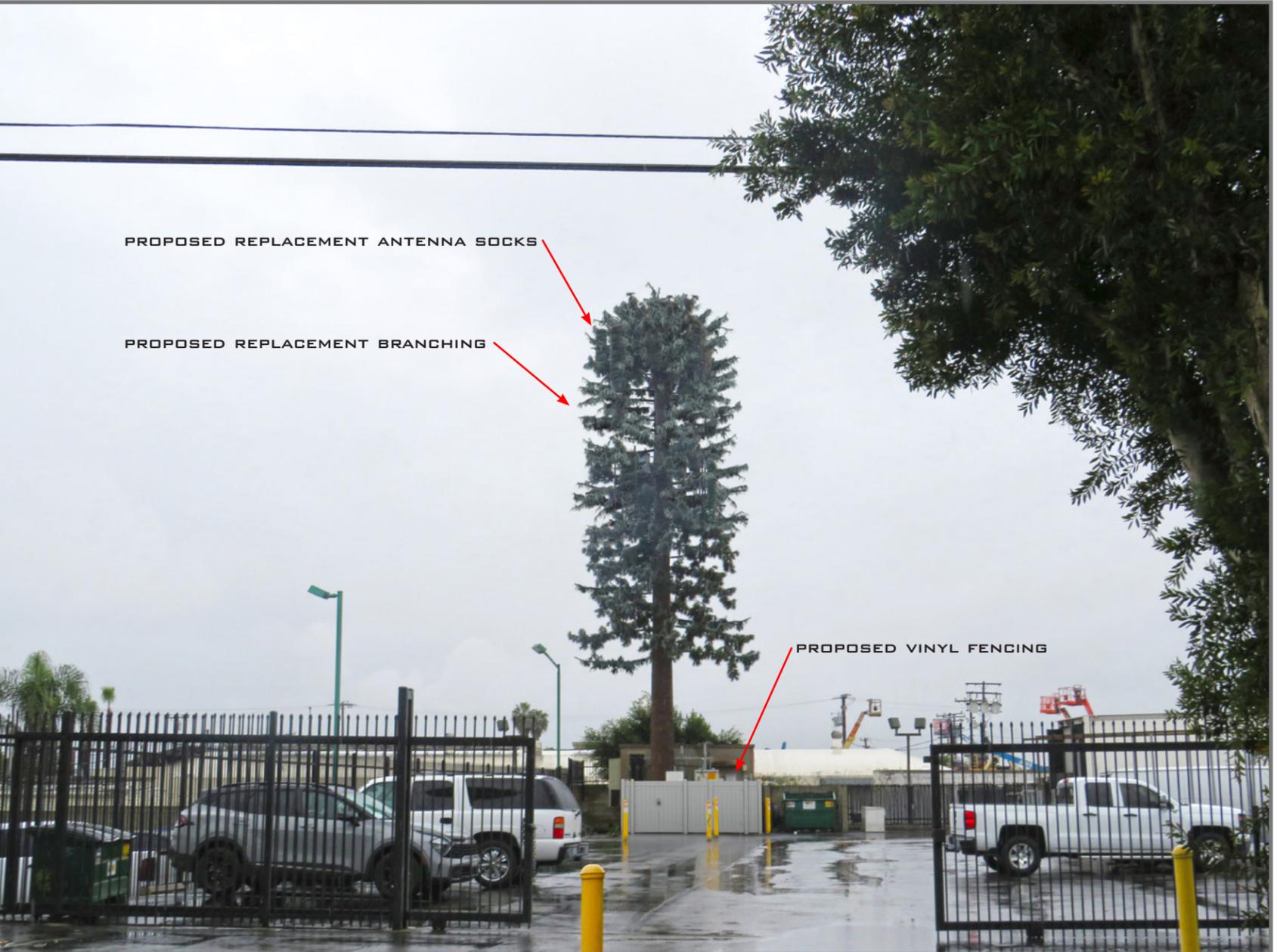
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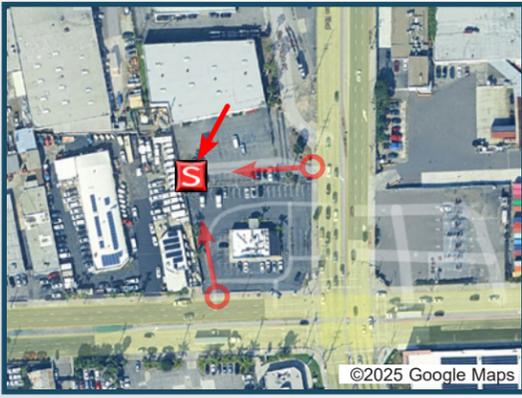
PROPOSED LOOKING NORTH FROM ALONDRA BOULEVARD



EXISTING



PROPOSED LOOKING WEST FROM AVALON BOULEVARD



Project: T-Mobile

Site ID: LA03574A

**CUP RENEWAL
Configuration:
Indoor Shelter/Colocation**

Date: 08/26/2023

Candidate Name:	TMT SC574 San Pedro-Alondra R
Site Type:	Monopine
Structure Type:	Monotree Tower
Latitude:	33.88639794
Longitude:	-118.265996
Street Address:	16001-1/2 S. San Pedro St Warehouse
City/State/Zip:	Gardena,CA,90248
Access:	Full Access=Yes; Safety= Red; Generator=YES; Access 24/7. Shelter- Located in the rear of parking lot door code #12345, the gate code combo is 1776. generator=YES , Meter located in front of business facing street. Meter # N212-002527

Site Visit By:	Patrick Sullivan
Safety Issues:	No
Quality Issues:	No
General Site Visit Notes:	Take updated photos of site.





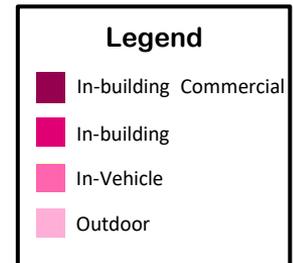






LA03574A

T-Mobile Coverage Plot





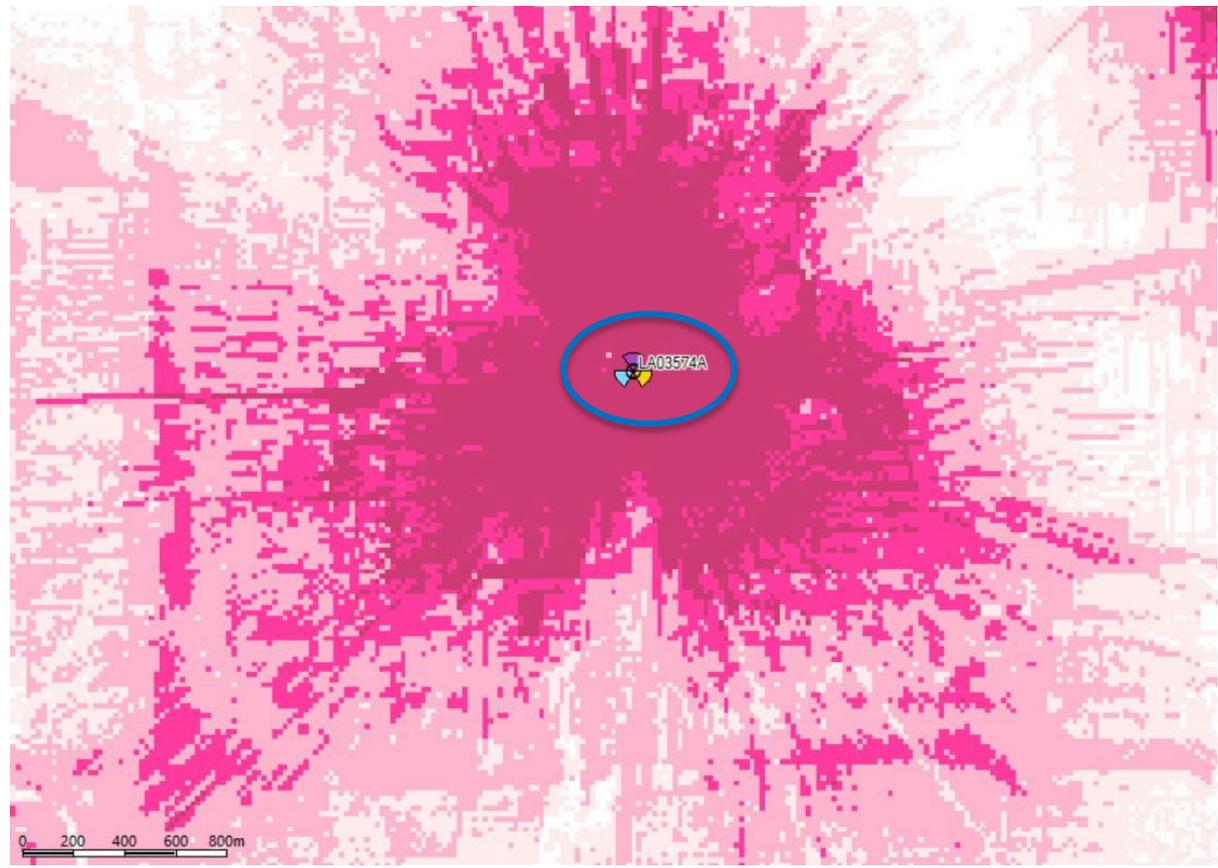
Site :



Legend

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

Coverage with LA03574A Only



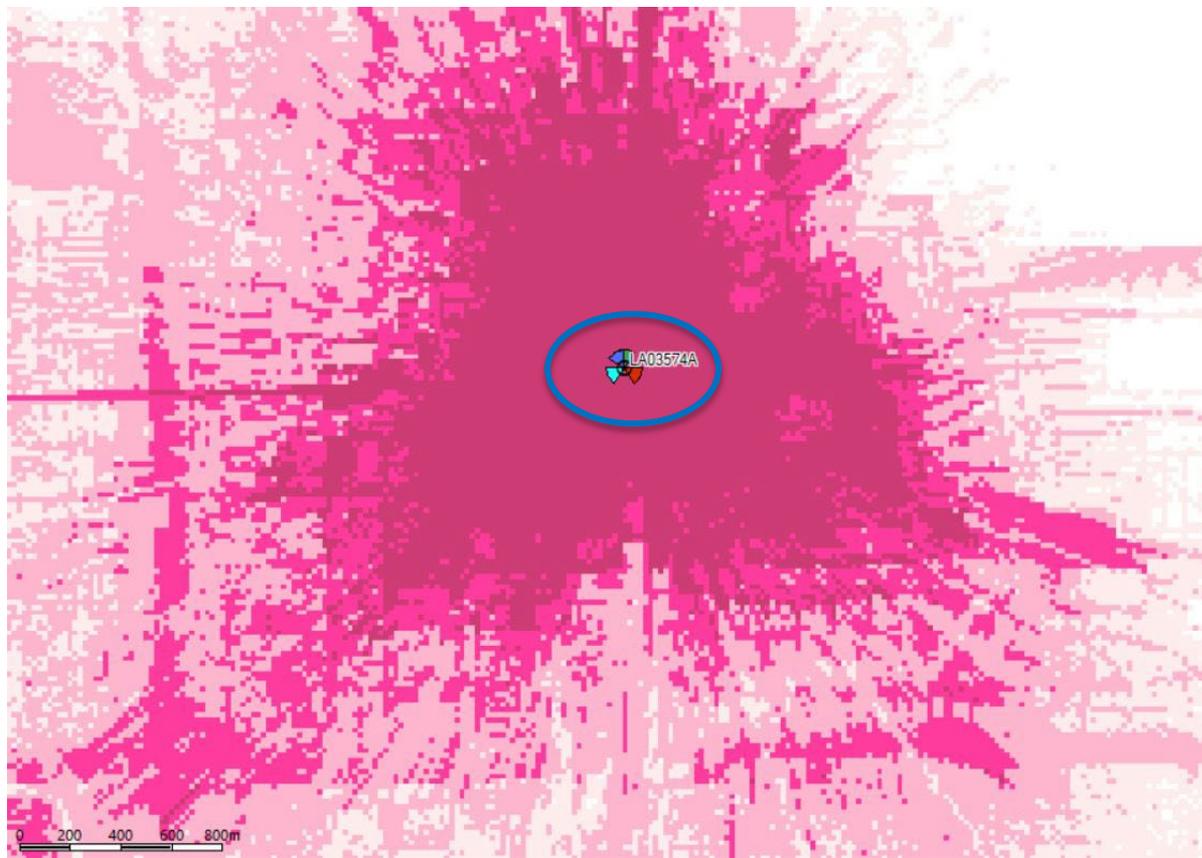
New Site :



Legend

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

LTE 2100 Coverage With LA03574A Only



Site :



Legend

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