

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: March 12, 2026

HEARING DATE: March 24, 2026 AGENDA ITEM: 4

PROJECT NUMBER: PRJ2025-003383-(2)

PERMIT NUMBER: Conditional Use Permit (“CUP”) RPPL2025003160

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 5005 S. La Brea Avenue, Ladera Heights/ View Park – Windsor Hills

OWNER: Kevin L. Pickett

APPLICANT: Crown Castle

CASE PLANNER: Susan Zermeno, Senior Planner  
szermeno@planning.lacounty.gov

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### 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 PRJ2025-003383-(2), CUP Number RPPL2025003160, 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 RPPL2025003160 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

**PROJECT DESCRIPTION**

**A. Entitlement Requested**

- A CUP for the continued operation and maintenance of an existing 44-foot-tall wireless communications facility (“WCF”) (“Project”) in the C-1 (Restricted Commercial) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zone) and County Code Section 22.140.760 (Wireless Facilities).

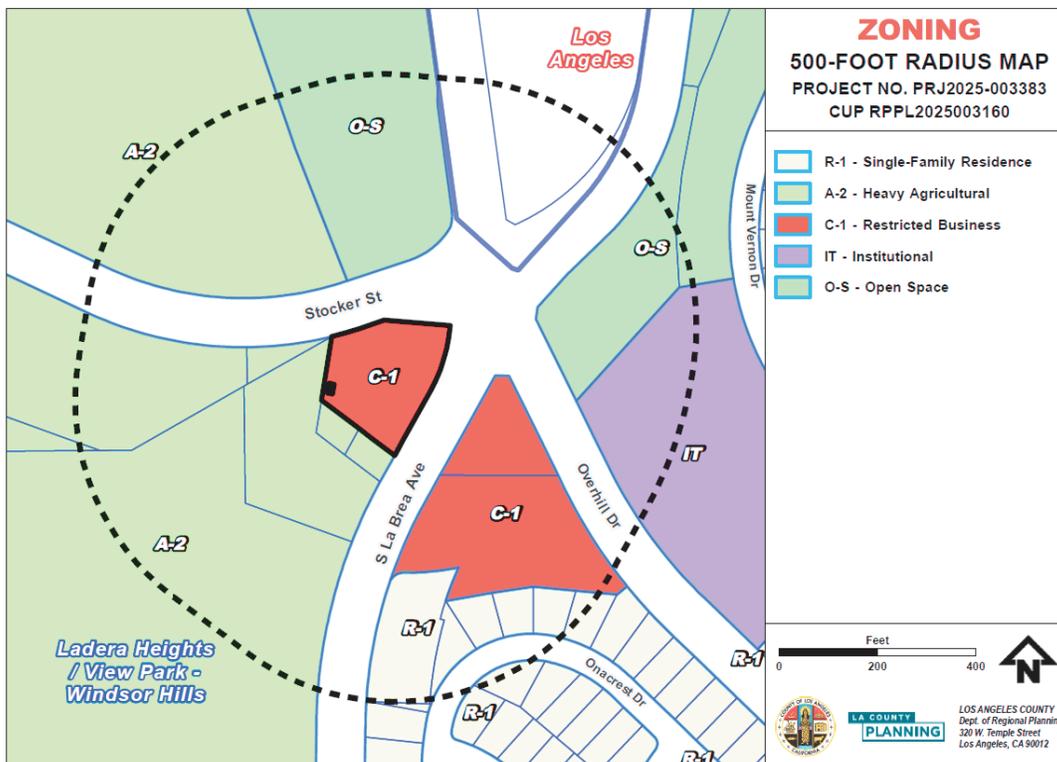
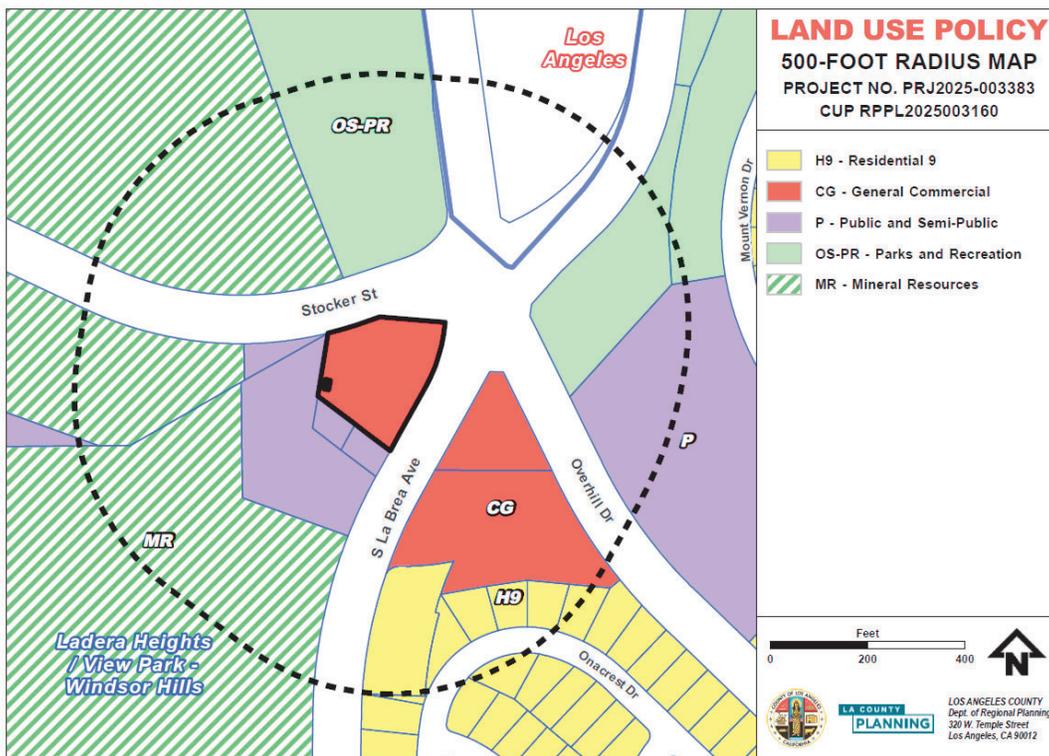
**B. Project**

The Project Site is a lease area in the rear portion of an existing motel that is approximately 342 square feet in size within a 1.07-acre site. The existing WCF tower is a 38-foot-and-one-inch above grade monopole with six antennas for a total height of 44 feet. The ground mounted equipment is enclosed with an existing eight-foot-tall chain link fence and secured with a combination lock. Green privacy slats will be added for additional screening. The applicant is requesting a waiver to allow the antennas and mounting arm to extend beyond two feet from the structure. The WCF was developed 29 years ago, and the antennas and mounting arm extend four feet from the structure. The Project was previously authorized through the approval of CUP No. 2008-00185 on July 20, 2010, and CUP No. 97-120 on December 16, 1997, which both had grant terms of 15 years.

**SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	WESTSIDE AREA PLAN	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-1 (Restricted Commercial)	Motel and Retail
NORTH	OS-PR (Parks and Recreation)	O-S (Open Space) and A-2 (Heavy Agricultural)	State Recreation
EAST	CG, OS-PR and H9 (Residential 9)	C-1 (Restricted Commercial), O-S, and R-1 (Single-family Residences)	Retail spaces, County Recreation Park, and Single-family residences
SOUTH	MR (Mineral Resources) and P (Public and Semi-Public)	A-2	Oil Wells and Public Utilities Substation
WEST	MR and P	A-2	Oil Wells and Public Utilities Substation



## **PROPERTY HISTORY**

### **A. Zoning History**

<b>ORDINANCE NO.</b>	<b>ZONING</b>	<b>DATE OF ADOPTION</b>
2015-0043Z	C-1 (Restricted Commercial)	November 5, 2015
2000-0057Z	CPD (Commercial Planned Development)	September 26, 2000
6431	C-4 (Restricted Commercial Industrial)	March 30, 1954
1495_1	Zone 7 (Unrestricted)	September 12, 1947

### **B. Previous Cases**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
CUP No. 2008-00185	Continued operation of an existing WCF	July 20, 2010
CUP No. 97-120	Construction of a new WCF	December 16, 1997
CUP No. RPPL2025000390	Continued operation of an existing 28-unit motel	December 16, 2025

## **ANALYSIS**

### **A. Land Use Compatibility**

The CG land use designation is intended for local-serving commercial uses, including retail, restaurants, and personal and professional services. The surrounding area consists of a mix of open space, commercial, and public and semi-public uses. The existing WCF is compatible with the CG land use designation and the surrounding land uses because it serves as a necessary component of the communication infrastructure that supports the community and will continue to provide service to neighboring properties and businesses. This WCF was originally approved in 1997, has served the community for approximately 29 years and is in an area that has multiple surrounding land uses. The WCF has demonstrated its ability to co-exist with neighboring properties without adversely affecting the character of functionality of the community.

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

The Project is located behind an existing motel on the southwestern side of the subject property. The Project does not involve any expansion or physical alterations to the monopole or antennas and will continue to operate as it currently exists. The Project has been operating since 1997 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 44 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 monopole tower with six antennas and appurtenant equipment. The ground mounted equipment is enclosed in a shelter with a chain link fence and new green privacy slats will be added. 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 technically possible and should be aesthetically compatible with surrounding structures regarding color, materials, size and scale, and the built environment.

The monopole is in a location surrounded by utility poles and blends in with the surrounding areas, which are zoned commercial and are adjacent to a large utility power plant. The pole and antennas are light gray, which is meant to blend in with the sky. In addition, the WCF is located behind mature trees and shrubs along La Brea Avenue and does not impose a significant visual impact. The WCF is consistent with the current motel use on the subject property and its continued operation and maintenance will be compatible with the surrounding uses.

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 29 years ago, prior to this design requirement.

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

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

### **ZONING ORDINANCE CONSISTENCY**

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

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by County Code Sections 22.158.050 and 22.140.760.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. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the State Department of Toxic Substances Control's list of hazardous waste or clean up sites. 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.

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

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

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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