

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**FINDINGS OF THE HEARING OFFICER
AND ORDER**

PROJECT NO. 2016-000284-(2)

CONDITIONAL USE PERMIT NO. RPPL2016002040

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer ("Hearing Officer") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2016002040** ("CUP") on January 20, 2026.
2. **HEARING PROCEEDINGS.** Reserved.
3. **ENTITLEMENT REQUESTED.** The Permittee, Verizon Wireless ("Permittee"), requests the CUP to authorize the construction and maintenance of new 50-foot-tall unstaffed wireless communications facility ("WCF") with a utility-pole design ("Project") located at in the public right-of-way ("PROW") at the southwest (SW) corner of Slauson Avenue in the unincorporated community of Ladera Heights/View Park-Windsor Hills ("Project Site") in the R-3 (Limited Density Multiple Residence) zone pursuant to Los Angeles County Code ("County Code") Section 22.20.290 (Uses Subject to Permits for the R-3 Zone). At the time a complete application for this CUP was submitted, WCFs were not a specified use in the County Code and were considered a comparative use to radio and television stations and towers by Subdivision and Zoning Ordinance Policy No. 01-2010 ("2010 Memo"), which is a use permitted in the R-3 Zone with the approval of a CUP. In addition, the zoning was changed to R-2 (Two-family residence) Zone on March 11, 2025, in conjunction with the adoption of the Westside Area Plan. Pursuant to Chapter 2 (Applicability) of the County General Plan and current 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 May 3, 2016.
4. **ENTITLEMENT REQUIRED.** The CUP is a request for the construction and maintenance of a new unstaffed WCF within the public right-of-way ("PROW") at the Southwest (SW) corner of Slauson Avenue and the Southbound La Cienega Boulevard on-ramp. At the time a complete application for this CUP was submitted, WCFs were not a specified use in the County Code and were considered a comparative use to radio and television stations and towers by the 2010 Memo, which is a use permitted in the R-3 Zone with the approval of a CUP per former County Code Section 22.20.290 (Uses Subject to Permit)
5. **LOCATION.** The Project is located in the PROW at map coordinates 33.987572, -118.370892 within the Baldwin Hills Zoned District and Westside Planning Area.

6. **PREVIOUS ENTITLEMENT.** There are no previous entitlements. CUP No. RPPL2016002040 is the first entitlement to authorize the construction of a new WCF and associated ground equipment.
7. **LAND USE DESIGNATION.** The Project Site is located in the PROW. Therefore, there is no LUP within the Los Angeles County General Plan (“General Plan”) Land Use Policy. However, the adjacent property is within H9 (Residential 9) land use category of the General Plan.
8. **ZONING.** The Project Site is located in the Baldwin Hill Zoned District and is currently zoned R-3 (Limited Density Multiple Residence). Zoning goes to the centerline of the PROW. Pursuant to Subdivision and Zoning Ordinance Policy No. 01-2010 (“2010 Memo”), in which WCFs are deemed similar to radio and television towers, a CUP is required pursuant to County Code Section 22.20.290 (Uses Subject to Permits).

9. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY*	ZONING*	EXISTING USES
NORTH	H9 (Residential 9), H18 (Residential 18)	R-1 (Single-Family Residence), R-2 (Two-Family Residence), R-3	Single-family residences (“SFRs”) and multi- family residences (“MFRs”)
EAST	H18	R-3	MFR
SOUTH	H18	R-3	SFR and MFRs
WEST	H18	R-3	SFRs and MFRs

* Note: The zoning was changed from R-3 to R-2 (Limited Density Multiple Residence) and the Land Use Policy changed to H18 on March 11, 2025, in conjunction with the adoption of the Westside Area Plan. 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 May 3, 2016.

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is located in the PROW and is approximately 300 square feet in size. The Project Site has flat topography and is vacant.

B. Site Access

The Project Site is accessible via La Cienega Boulevard on-ramp to the east. Primary access to the Project Site will be via the PROW on La Cienega Boulevard.

C. Site Plan

The WCF will be constructed to appear like a utility pole. The WCF consists of six antennas flush-mounted behind steel plates painted brown and reaches a height of

50 feet. Associated ground equipment includes an equipment cabinet and power pedestal, located to the south of the utility pole. Updates to improve the WCF appearance include a proposed eight-foot-tall concrete masonry unit (“CMU”) wall with creeping fig vines to shield the equipment enclosure which matches an existing and nearby utility enclosure.

D. Parking

The Project will be unmanned and require maintenance no more than once per month. As such, no designated parking spaces will be provided.

11. CEQA DETERMINATION.

Prior to the Hearing Officer’s public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3 (New Construction or Conversion of Small Structures) 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 construction of a utility-type service in the form of a wireless transmission tower, which complements uses listed within this categorical exemption. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway, or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. The Project is considered small in size and scope in comparison with other projects that generally fall under the Class 3 Exemption, because improvements are limited to a 50-foot-tall utility pole design and associated ground floor equipment.

12. COMMUNITY OUTREACH.

On August 5, 2024, Staff encouraged the Permittee to conduct outreach via email. The Permittee reached out to the Ladera Heights Civic Association (“Association”) via their online portal on September 17, 2024, March 4, 2025 and October 9, 2025. The Permittee responded to Staff that he did not receive any response from the Association regarding the Project.

13. PUBLIC COMMENTS.

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

14. AGENCY RECOMMENDATIONS.

- A. County Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated November 03, 2025.
- B. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated November 16, 2023.

15. LEGAL NOTIFICATION. Pursuant to Section 22.56.1620 (Application – Notice Requirements) of the County Code, the community was properly notified of the public hearing by mail, newspaper (Daily Journal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On November 20, 2025, a total of 58 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, including eight notices to those on the courtesy mailing list for the Baldwin Hills 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 adjacent H9 land use categories are intended for single-family residences and infrastructure that serves the neighborhood. The WCF is consistent with the land use categories as it serves as a necessary component of communications infrastructure that supports the operations of these kinds of uses and provides improved service to neighboring properties and businesses.

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

- *General Plan Public Services and Facilities Policy PS/F 6.3: "Expand access to wireless technology networks, while minimizing visual impacts through co-location and design."*

This WCF is consistent with Policy PS/F 6.3, which seeks to minimize visual impacts of WCFs through colocation and design. The Project will be disguised as a utility pole design with antennas flush-mounted behind steel plates painted brown which improves the visual characteristics of the facility and provides camouflage to mounted equipment. The Project also has capacity for the co-location of future proposed facilities, which would alleviate the need for new towers.

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

Lastly, this WCF is also consistent with Policy S 7.1, which looks to mitigate public health effects from natural and manmade disasters by improving risk

communication. This WCF provides service coverage for telecommunications providers, which can be used in the event of an emergency to ensure fast and thorough communications between residents and first responders.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-3 zoning classification as WCFs in the PROW are permitted in such zone with a CUP pursuant the 2010 Memo, in which WCFs are deemed similar to radio and television towers; therefore a CUP is required pursuant to County Code Section 22.20.290.A.
19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is not applicable as the Project is in the PROW.
20. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in the 2010 Memo which allows for the WCF to be up to 50 feet tall for located in the public right-of-way. The proposed WCF is 50 feet tall.
21. **GROUND MOUNTED EQUIPMENT.** The Hearing Officer finds that the Project is consistent standard identified in the 2010 Memo because the appurtenant equipment boxes will be screened by an eight-foot-tall CMU wall with creeping fig vines on the wall.
22. **FENCING AND WALLS.** The Hearing Officer finds that the Project is consistent with the standard identified in the 2010 Memo because the walls screening the ground mounted equipment are CMU walls, Additionally, the walls will be screened from the with the creeping figs vines on the walls.
23. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in 2010 Memo because the Project Site is unmanned and does not require dedicated parking.

CONDITIONAL USE FINDINGS

24. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is compatible with the surrounding uses, which include single-family and multi-family residences. The Project provides improved coverage to the surrounding area.. The Project will help improve wireless communication for the public, residences and businesses located in the area, as well as for first responders who are responding to routine and emergency calls in the area. As such, the Project will help to improve public health, safety, and general welfare in the area.

25. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project Site is adequate to accommodate the Project and all relevant development standards as demonstrated in the Zoning Code Consistency Findings Section of this document. The facility will be located within the PROW. The Project provides improved coverage to the surrounding area. If the Project were to be denied, there would be a coverage gap surrounding Project. Alternative sites in the area were assessed for suitability for the Project, but none were found to be feasible to adequately house the Project.

26. 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 Project is accessible from La Cienega Boulevard on ramp, which is adequate to serve the Project Site. The WCF is unmanned and does not generate traffic congestion, as it requires only periodic maintenance. The Project will not generate traffic in excess of what is existing. As such it will not require additional public or private service facilities.

27. 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

28. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 3, New Construction or Conversion of Small Structures) categorical exemptions. The Project consists of a new WCF with associated ground mounted equipment. The Project 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; thus, the Project does not meet any exceptions to a Categorical Exemption.

ADMINISTRATIVE FINDINGS

29. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 3, New Construction or Conversion of Small Structures) categorical exemption; and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2016002040**, subject to the attached conditions.

ACTION DATE: January 20, 2026

EMR:MR:RS

1/8/2026

c: Hearing Officer, Zoning Enforcement, Building and Safety