

REPORT TO THE HEARING OFFICER

DATE ISSUED: January 8, 2026

HEARING DATE: January 20, 2026 AGENDA ITEM: 5

PROJECT NUMBER: 2016-000284-(2)

PERMIT NUMBER: Conditional Use Permit ("CUP") RPPL2016002040

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: Public right-of-way in the southwest corner of the intersection at Slauson Avenue and South La Cienega Boulevard on-ramp in Ladera Heights, adjacent to APN 4101-011-020, map coordinates 33.987572, -118.370892

APPLICANT: Verizon Wireless

CASE PLANNER: Reina Schaeztl, Senior Planner
rschaeztl@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 2016-000284-(2), CUP Number RPPL2016002040, 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 RPPL2016002040 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- CUP for the construction and maintenance of a new 50-foot-tall unstaffed wireless communications facility (“WCF”) disguised with a utility-pole design (“Project”) in the R-3 (Limited Density Multiple Residence) Zone pursuant to County Code Section 22.20.290 and Subdivision and Zoning Ordinance Policy No. 01-2010 (“2010 Memo”).

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. 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 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.

B. Project

The applicant, Verizon Wireless, is requesting a CUP for the construction and maintenance of a new WCF. The WCF will be constructed in the public-right-of-way (“PROW”) and disguised as a utility pole. The WCF consists of six antennas flush-mounted behind steel plates painted brown that reach a height of 50 feet. Associated ground equipment includes an equipment cabinet and power pedestal, located to the south of the utility pole. The applicant proposes real fig vines to camouflage the equipment enclosure to improve the WCF appearance, which will be watered manually during routine maintenance visits. A WCF was installed at the same location in 2016 without an approved CUP. The unpermitted WCF was removed and this application for a new WCF in the same location was submitted.

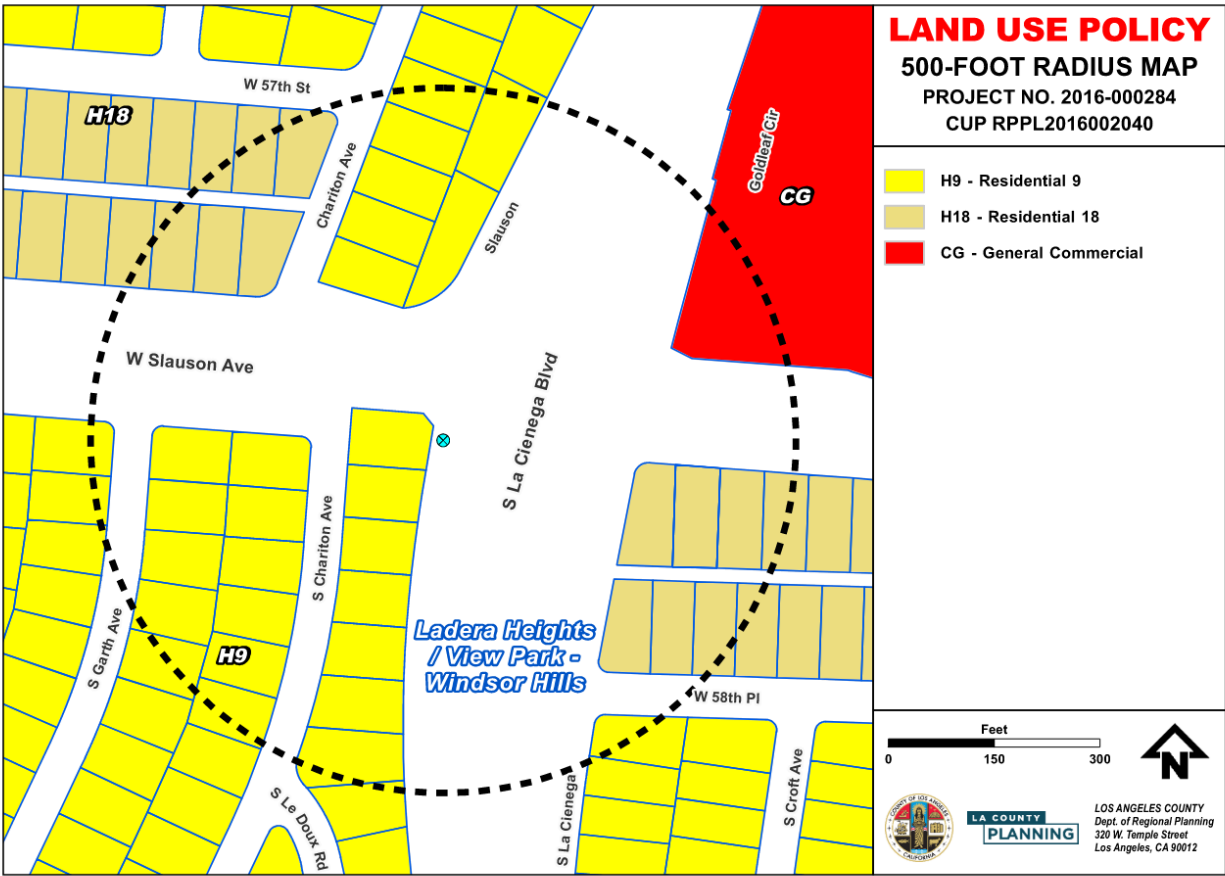
SUBJECT PROPERTY AND SURROUNDINGS

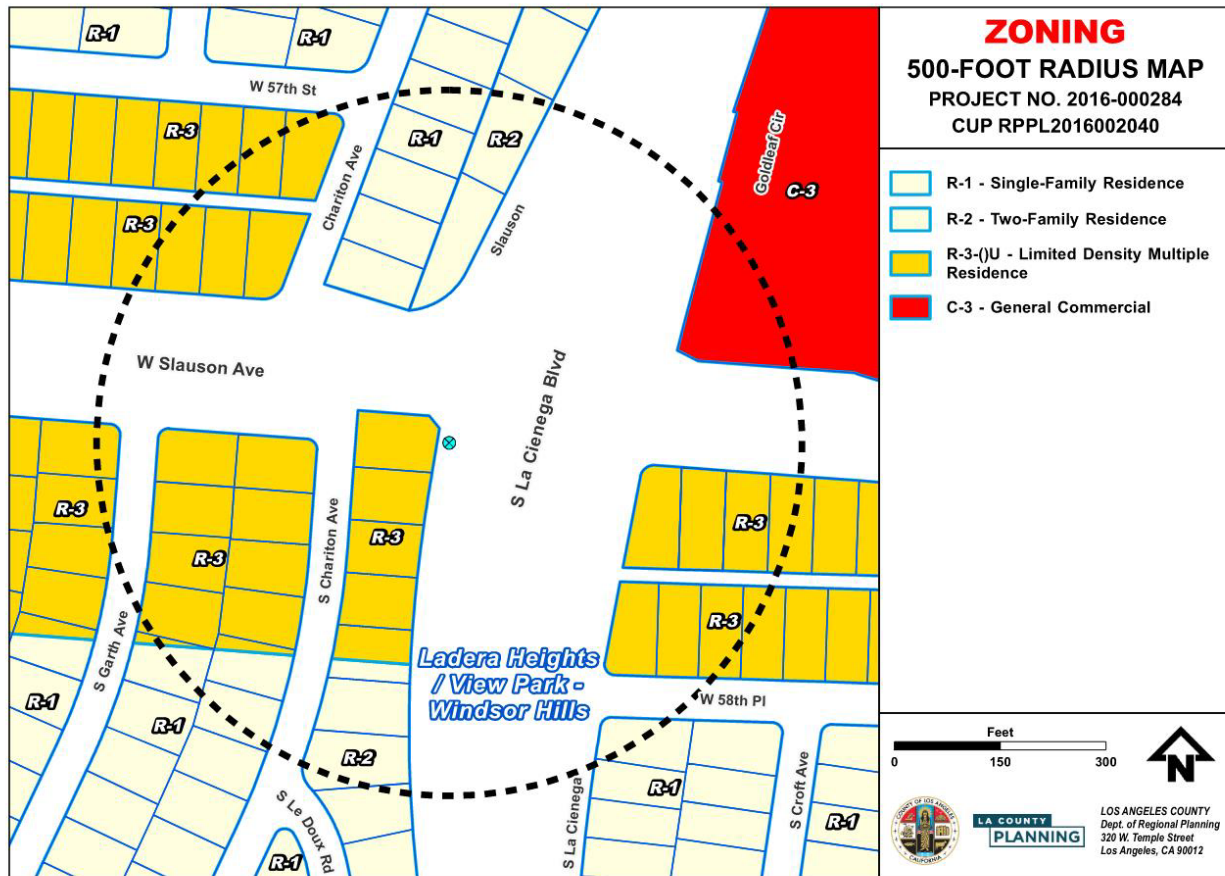
The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY*	ZONING*	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9)	R-3 (Limited Density Multiple Residence)	PROW
NORTH	H9, H18 (Residential 18), CG (General Commercial)	R-1 (Single-Family Residence), R-2 (Two-Family Residence), R-3	Single-family residences ("SFRs") and multifamily

			residences ("MFRs")
EAST	H18	R-3	MFR and Commercial
SOUTH	H9	R-3	SFR and MFR
WEST	H9	R-3	SFR and MFR

*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.





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6431	R-3	March 30, 1954
2025-0007Z	R-2	March 11, 2025

B. Previous Cases

There is no record of cases associated with this Project Site.

C. Violations

CASE NO.	VIOLATION	CLOSED
RPZPE2016000486	Unpermitted WCF	Closed December 12, 2016

ANALYSIS

A. Land Use Compatibility

The WCF is compatible with the surrounding residential and commercial uses because it serves as a necessary component of the communications infrastructure and will provide improved service to neighboring properties and businesses. The WCF will provide service for day-to-day communications and during times of emergency to ensure fast and thorough communications between residents and first responders.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project is a proposed WCF whose design is intended to blend in with other utilities and associated ground equipment in the surrounding PROW. The WCF consists of six antennas flush-mounted behind steel plates painted brown and reach a height of 50 feet. Associated ground equipment includes an equipment cabinet and power pedestal, located to the south of the utility pole. The Applicant proposes real fig vines to shield the equipment enclosure which will be watered manually during routine maintenance visits.

The Project provides improved coverage to the surrounding area. Alternative sites in the area were assessed for suitability for the Project, but none were found to be feasible to adequately house the Project. The unstaffed WCF will not generate traffic or congestion, as it will require maintenance approximately once a month.

C. Design Compatibility

The Project is intended to blend in with the surrounding PROW utility equipment. The WCF consists of six antennas flush-mounted behind steel plates painted brown and reach 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 new eight-foot high concrete masonry unit ("CMU") block wall covered with real fig vines to shield the equipment enclosure. The vines will be watered manually during routine maintenance visits. Alternative sites were assessed for suitability for the Project but none were found to be feasible to adequately house the Project. Additionally, alternative designs were considered for compatibility with the property and surrounding area. A faux tree was considered. However given that there are existing utility poles already lining the PROW, the proposed design, disguised as a utility pole, was chosen as the most suitable.

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 former County Code Section 22.56.040. 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 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines, 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. The Project is considered small in size and scope in comparison with other projects that generally fall under the Class 3 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. Improvements are limited to a 50-foot-tall utility pole design and associated ground equipment. 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

1. The Department of Public Works, in a letter dated November 3, 2025, recommended that the Project proceed to public hearing.
2. The Fire Department, in a letter dated November 16, 2023, recommended that the Project proceed to public hearing with required conditions of approval.

B. Other Agency Comments and Recommendations

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

C. Public Comments

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

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

Report
Approved By: Rob Glaser for Mitch 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	Photosimulation
EXHIBIT J	Agency Correspondence