

REPORT TO THE HEARING OFFICER

DATE ISSUED: September 4, 2025
HEARING DATE: September 16, 2025 AGENDA ITEM: 8
PROJECT NUMBER: PRJ2024-003550
PERMIT NUMBER(S): Conditional Use RPPL2024005245
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 2050 Workman Mill Road, Whittier CA 90605
OWNER: PUBLIC STORAGE PROPERTIES LTD
APPLICANT: Tammy Hamilton, Virtual Site Walk LLC
CASE PLANNER: Marlene Vega, Regional Planner
Mvega-hernandez@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 PRJ2024-003550, Conditional Use Permit Number (“CUP”) RPPL2024005245, 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 motion:

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 RPPL2024005245 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) for the continued maintenance and operation of an existing 100-foot monopole wireless communications facility (“WCF”) in the M-1-DP-BE (Light Manufacturing – Development Program – Billboard Exclusion) Zone, including a waiver of the maximum height of 75 feet to allow a height of 100 feet, pursuant to County Code Sections 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) and 22.140.760.D.2 (Wireless Facilities – Application Requirements – Conditional Use Permit).

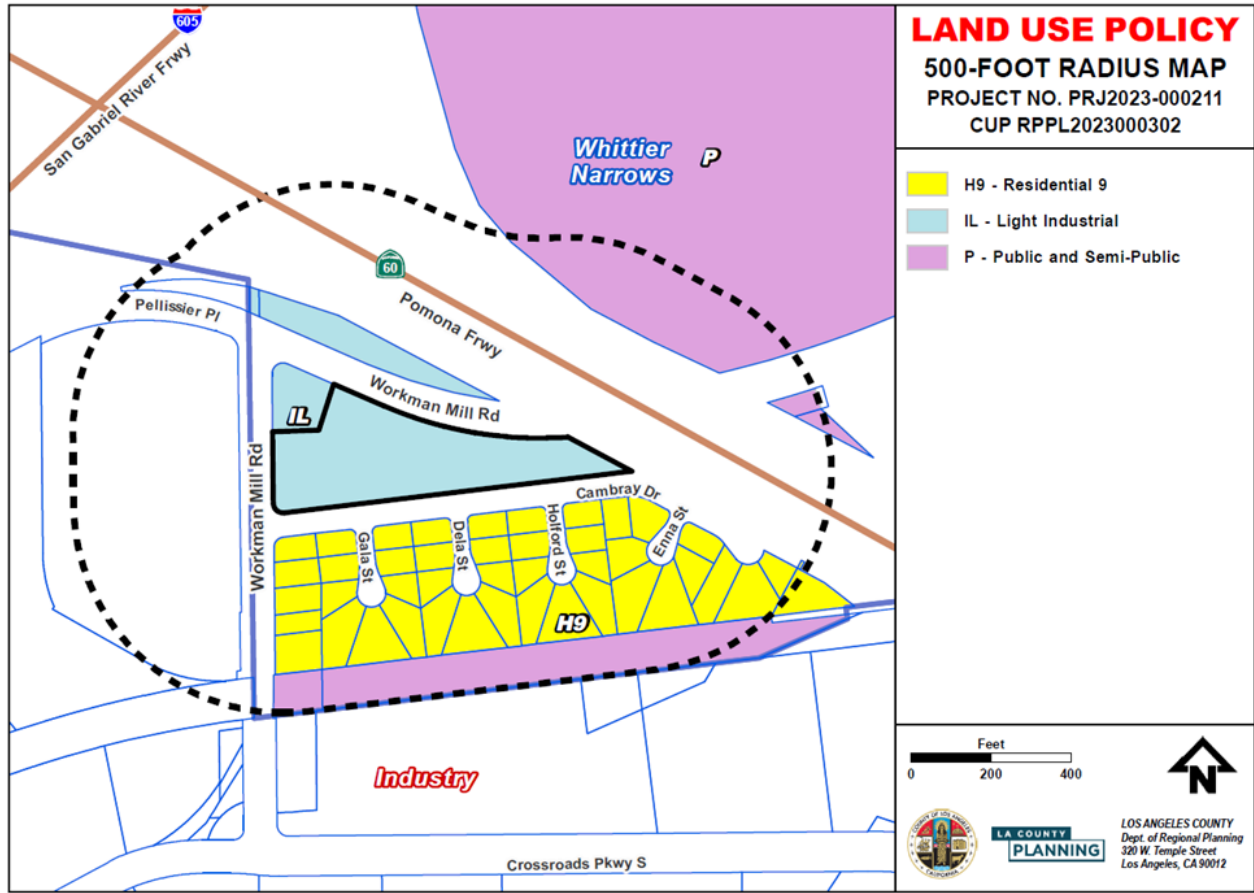
B. Project

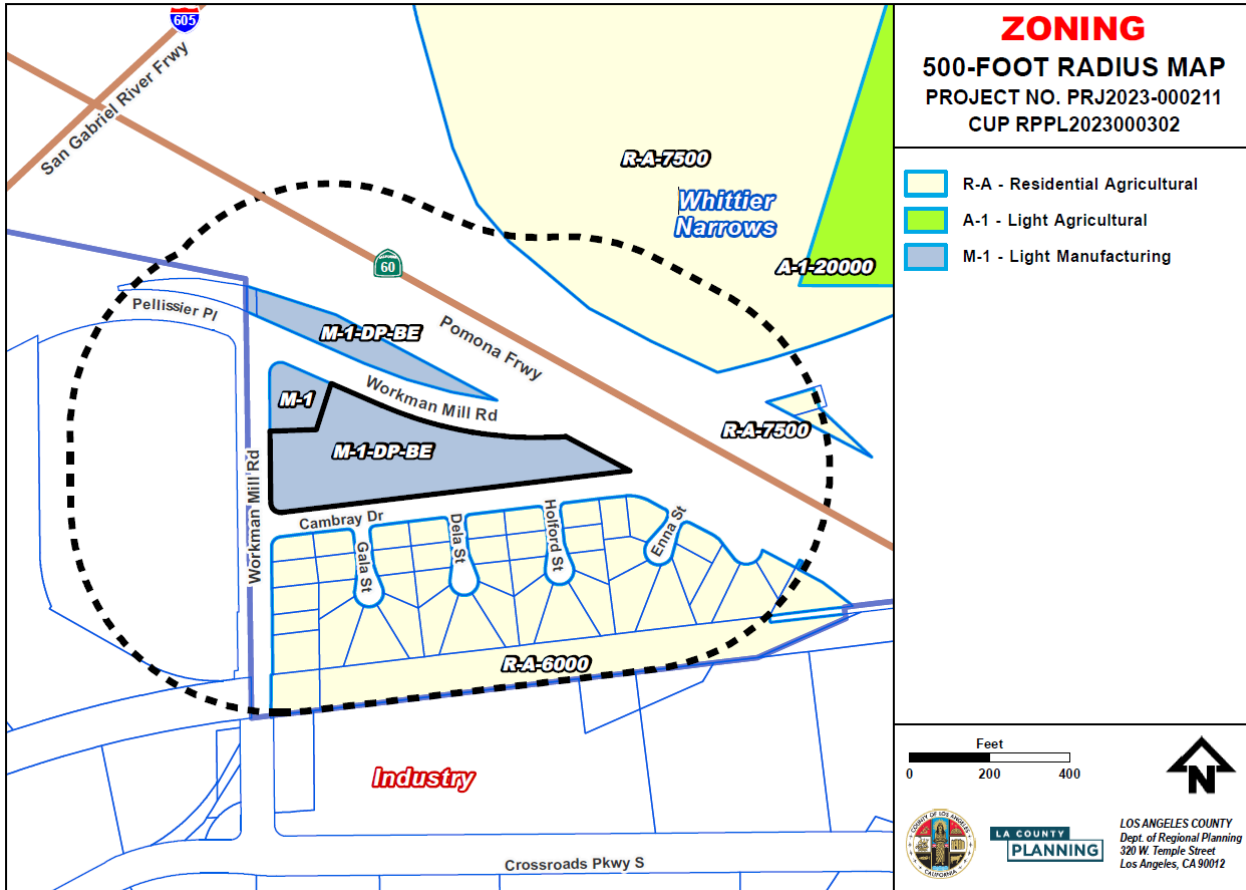
The Project is the continued operation and maintenance of an existing Crown Castle 100-foot monopole in the unincorporated community of North Whittier. The approval of CUP No. 96-041 on April 25, 1996 originally authorized the installation of the existing WCF. CUP No. 200900073 reauthorized the continued operation of the WCF and expired on July 26, 2025. The existing WCF is a 100-foot monopole located at the northern portion of an existing self-storage facility. Proposed upgrades include adding a six-foot-tall wooden fence for screening, painting the existing monopole a dark grey color, and tucking the loose cables on the antennas. The Project is subject to a height waiver. Pursuant to County Code Section 22.140.760 E.1.c the maximum height permitted is 75 feet and the existing height of the monopole is 100 feet. There is another monopole on the far east end of the property that is not subject to this Conditional Use Permit.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN/ LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1-DP-BE	Self-storage Facility, WCF Facilities
NORTH	IL	M-1-DP-BE, R-A-7,500 (Residential Agricultural – 7,500 Square Feet Minimum Required Lot Area)	Parking, SR-60 Freeway
EAST	P (Public and Semi-Public)	R-A-7,500	SR-60 Freeway Office
SOUTH	H9 (Residential 9- 0-9 Dwelling Units per Net Acre)	R-A-6,000 (Residential Agricultural – 6,000 Square Feet Minimum Required Lot Area)	Single – Family Residences
WEST	IL, City of Industry	M-1 (Light Manufacturing), City of Industry	Commercial, Warehouse





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5979	A-1-20,000 (Light Agricultural – 20,000 Square Feet Minimum Required Lot Area)	6/10/1952
6572	R-A-6,000	11/3/1954
9463	R-3-15U (Limited Density Multiple Residence)	12/5/1967
11605	M-1-DP (Light Industrial-Development program)	10/18/1977
850057z	M-1-DP-BE	4/11/1985

A. Previous Cases - Project WCF

CASE NO.	REQUEST	DATE OF ACTION
CUP No. 96-041	To authorize the construction and operation of the subject WCF consisting of a 100-foot-tall monopole located on the north side of the site.	April 25, 1996
CUP No. 200900073	To authorize the continued operation of the 100-foot-tall WCF previously approved under CUP no. 96-041.	July 06, 2010

B. Previous Cases - Other

CASE NO.	REQUEST	DATE OF ACTION
CUP No. RPPL2023000302	To authorize the continued operation of the first WCF with a new total height of 80 feet.	August 27, 2024
CUP No. 200800140	To authorize the continued operation of the first WCF with a new total height of 80 feet.	December 02, 2009
CUP No. 98-148	To authorize the continued operation of the self-storage facility.	June 01, 1999
CUP No. 93-116	To authorize the construction and operation of the first WCF consisting of a 60-foot tall monopole located on the eastern end of the site.	December 06, 1993
CUP No. 1181	To authorize the construction and operation of a self-storage facility.	December 14, 1977

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2020004591	Self-storage facility operating with expired CUP No. 98-148 (exp. June 1, 2019)	July 29, 2024 / December 8, 2020

ANALYSIS

A. Land Use Compatibility

The existing WCF is compatible with the surrounding land uses and ensures that local cellular service will be readily available in the immediate area. WCFs are a permitted use in the M-1 Zone and the project is consistent with the Project Site's IL land use designation. The surrounding land uses to the north are industrial and the SR-60 Freeway overpass, to the east are office uses, to the south is a storage facility and further south there are single family residential uses, and to the west are a storage facility and commercial warehouses. There is another existing 80-foot WCF on east side of the Project Site not subject to this pending CUP. The existing subject WCF is situated at the center of the property. The enhanced design will be to paint the monopole dark gray and add a wooden fence with privacy slats to the ground equipment to further blend with the surrounding area.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project's coverage maps show cellular coverage with and without the WCF as well as the coverage provided by the WCF itself. The maps demonstrate that the WCF improves reception levels around the WCF's vicinity.

The WCF will continue to provide uninterrupted wireless service to the community in support of the existing wireless network. The WCF is located on a property with a public storage business and another WCF facility, is surrounded by a parking lot and the SR-60 Freeway to the north, single-family residences to the south, the SR-60 Freeway and office uses to the east, and commercial and warehouse uses to the west.

The existing WCF is installed on the property's northern end, adjacent to a storage unit building. The WCF's monopole design is similar to other WCFs found in the urban landscape. The WCF will be most visible to pedestrians and motorists from Workman Mill Road and the SR-60 Freeway and to residents south of the Project Site. The continued operation of this WCF allows for the continued provision of local cellular service with minimal change to the existing developed environment.

The WCF will also be required to operate within the safety standards of the Federal Communications Commission ("FCC"), and any sounds generated by the Project are subject to the County noise control regulations. Because the WCF will be unmanned, traffic flow and parking will not be impacted after any construction work that may be required to upgrade or expand the subject facility. Periodic maintenance visits are anticipated, and the frequency of these visits is not expected to be disruptive to the neighborhood. Maintenance technicians can access the Project Site via existing public roads and the on-site parking lot.

C. Design Compatibility

The WCF's design is typical of other monopole WCFs found in urban environments and has a similar design to two nearby WCFs within 300 feet of the subject WCF, including another one on the subject property. This use was previously established by CUP 96-041 and subsequently re-authorized through CUP No. 200900073. The Project design will be enhanced by painting the monopole a dark grey color. The Project design will also be a flush mount panel antenna design, with cables visually concealed and the enclosure and monopole to have screening with a six-foot-tall wooden fence.

A CUP is required because the Project does not adhere to County Code Section 22.140.760.E1.c.i (Development Standards-Height). The existing monopole is 100 feet tall, surpassing the 75 feet requirement. The applicant is applying for a CUP, which satisfies County Code Section 22.140.760.D.2.b (Application Requirements-Conditional Use Permit). The monopole does not deviate from previous Project approvals. The monopole design is also enhanced by proposing wood fencing around the ground equipment, flushing the antennas, and painting the monopole a dark grey color to enhance the design.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements except the wireless design height standard as waived through this CUP. 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 Section 22.158.050 (Findings and Decision) and 22.140.760 (Wireless Facilities Findings and Decision) of the County Code. 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 is for the continued maintenance and operation of an existing WCF.

The Project Site is not located within or in close proximity to a scenic highway, a hazardous waste site, nor a designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

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


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

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: 
Maria Masis, AICP, Supervising Regional Planner

Report
Approved By: 
Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photographs
EXHIBIT I	Supplemental WCF Materials: Alternative Site Analysis, Photo Simulations, Propagation Maps
EXHIBIT J	Previous Entitlement (CUP 200900073)



SITE NAME: TMT LA009 LA-009-10
SITE TYPE: MONOPOLE
TOWER HEIGHT: 100'-0"

BUSINESS UNIT #: 828446
SITE ADDRESS: 2050 WORKMAN RD
 WHITTIER, CA 90601
COUNTY: LOS ANGELES
JURISDICTION: COUNTY OF LOS ANGELES

JURISDICTIONAL APPROVAL:



BU #: 828446
 TMT LA009 LA-009-10
 2050 WORKMAN RD
 WHITTIER, CA 90601
 EXISTING 100'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
3	05/05/25	CW	CUP RENEWAL	JD

SITE INFORMATION

CROWN CASTLE USA INC. TMT LA009 LA-009-10
 SITE NAME:
 SITE ADDRESS: 2050 WORKMAN RD
 WHITTIER, CA 90601
 COUNTY: LOS ANGELES
 MAP/PARCEL #: 8125-019-009
 AREA OF CONSTRUCTION: EXISTING
 LATITUDE: 34°01'54.0"N (34.031672)
 LONGITUDE: 118°01'27.1"W (-118.024194)
 LAT/LONG TYPE: NAD83
 GROUND ELEVATION: 245.5'-0"
 CURRENT ZONING: M-1-DP-BE
 JURISDICTION: COUNTY OF LOS ANGELES
 OCCUPANCY CLASSIFICATION: U
 TYPE OF CONSTRUCTION: IIB
 A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
 PROPERTY OWNER: PUBLIC STORAGE PROPERTIES LTD
 P.O BOX 25025
 GLENDALE, CA 91201
 TOWER OWNER/APPLICANT: CROWN CASTLE
 4301 HACIENDA DRIVE, SUITE 410
 PLEASANTON, CA 94588
 ELECTRIC PROVIDER: SCE
 TBD
 TELCO PROVIDER: VZW
 TBD

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-1.2	SITE PLAN
C-2	EXISTING ELEVATION
C-3.1	EXISTING ANTENNA PLAN & SCHEDULE
C-3.2	EXISTING ANTENNA PLAN & SCHEDULE
C-3.3	EXISTING ANTENNA PLAN & SCHEDULE

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 22X34. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

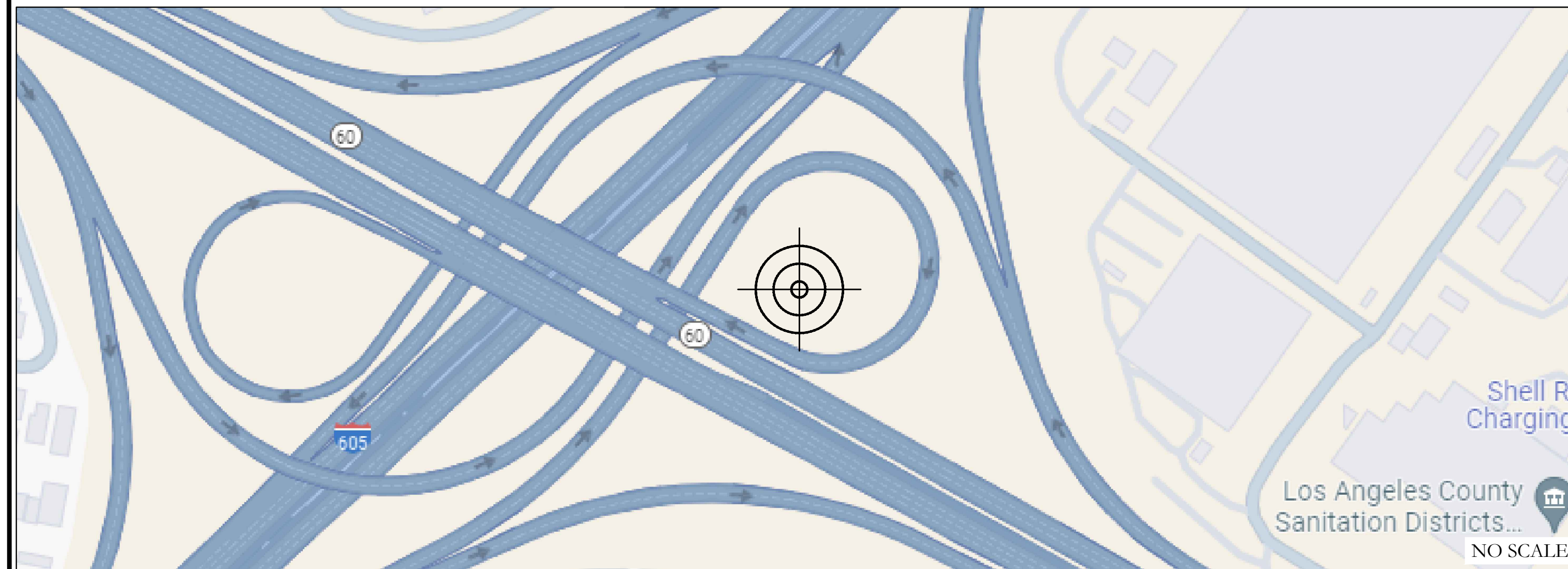
PROJECT DESCRIPTION

CROWN CASTLE PROPOSES TO RENEW THE USE PERMIT FOR AN EXISTING WIRELESS COMMUNICATION FACILITY.

- PAINT THE EXISTING POLE AND EQUIPMENT A DARK GRAY COLOR. NOTE ANTENNAS CAN'T BE PAINTED DUE TO INTERFERENCE WITH OPERATIONS.
- EXPOSED CABLES AT THE BOTTOM OF THE PANEL ANTENNAS SHALL BE TIGHTENED UP SO THAT THEY DON'T HANG LOOSELY AT THE BOTTOM OF THE ANTENNAS.
- A WOOD FENCE SHALL BE INSTALLED AROUND MONOPOLE AND GENERATOR TO PROVIDE BETTER SCREENING.

NOTE:
 PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER

LOCATION MAP



FROM SAN FRANCISCO INTERNATIONAL AIRPORT. HEAD SOUTHWEST ON AIRPORT ACCESS RD 0.2 MI. CONTINUE STRAIGHT TO STAY ON AIRPORT ACCESS RD 0.1 MI. SLIGHT LEFT ONTO INTERNATIONAL TERMINAL ARRIVALS LEVEL 0.1 MI. KEEP LEFT TO STAY ON INTERNATIONAL TERMINAL ARRIVALS LEVEL 0.3 MI. MERGE ONTO US-101 S VIA THE RAMP TO SAN JOSE 0.5 MI. FOLLOW US-101 S TO CA-35/CA-92 W (14.4 MI). MERGE ONTO US-101 S 6.5 MI. TAKE EXIT 414B TO MERGE ONTO CA-92 W TOWARD HALF MOON BAY 7.9 MI. FOLLOW CA-92 W AND CA-1 N/CABRILLO HWY N TO MIRAMAR DR (7.7 MI). KEEP LEFT TO CONTINUE ON CA-35/CA-92 W 5.0 MI. TURN RIGHT ONTO MAIN ST 0.5 MI. TURN RIGHT ONTO CA-1 N/CABRILLO HWY N 2.0 MI. MIRADA RD TURNS LEFT AND BECOMES PURISIMA WAY 492 FT. TURN RIGHT ONTO MIRAMAR DR 0.2 MI. SLIGHT LEFT TO STAY ON MIRAMAR DR. DESTINATION WILL BE ON THE RIGHT

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

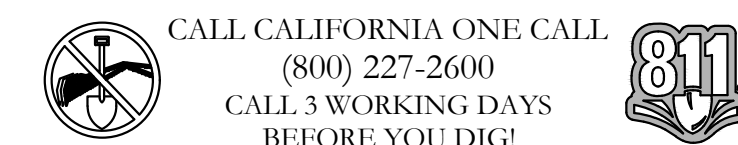
CODE TYPE	CODE
BUILDING	2022 CBC (2018 IBC W/AMMENDMENTS)
MECHANICAL	2022 CMC (2018 IMC W/AMMENDMENTS)
ELECTRICAL	2022 CEC (2017 NEC W/AMMENDMENTS)
FIRE	2022 CFC (2018 IFC W/AMMENDMENTS)

PROJECT TEAM

A&E FIRM: TELCYTE INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD, SUITE 102
 MESA, AZ 85215
 CWOLFE@TELCYTE.COM
 CROWN CASTLE USA INC. DISTRICT CONTACTS:
 4301 HACIENDA DRIVE, SUITE 410
 PLEASANTON, CA 94588
 CAMPBELL A&Z, LLC - ENTITLEMENT CONSULTANT
 MICHAEL J CAMPBELL
 602-616-8396
 CAMPBELLAZ1@EARTHLINK.NET

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 NUMBER: T-1
 REVISION: 3



CALL CALIFORNIA ONE CALL
 (800) 227-2600
 CALL 3 WORKING DAYS
 BEFORE YOU DIG!

SITE PLAN DISCLAIMER:
 PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM GOOGLE MAPS. CROWN CASTLE USA INC. HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TEL CYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

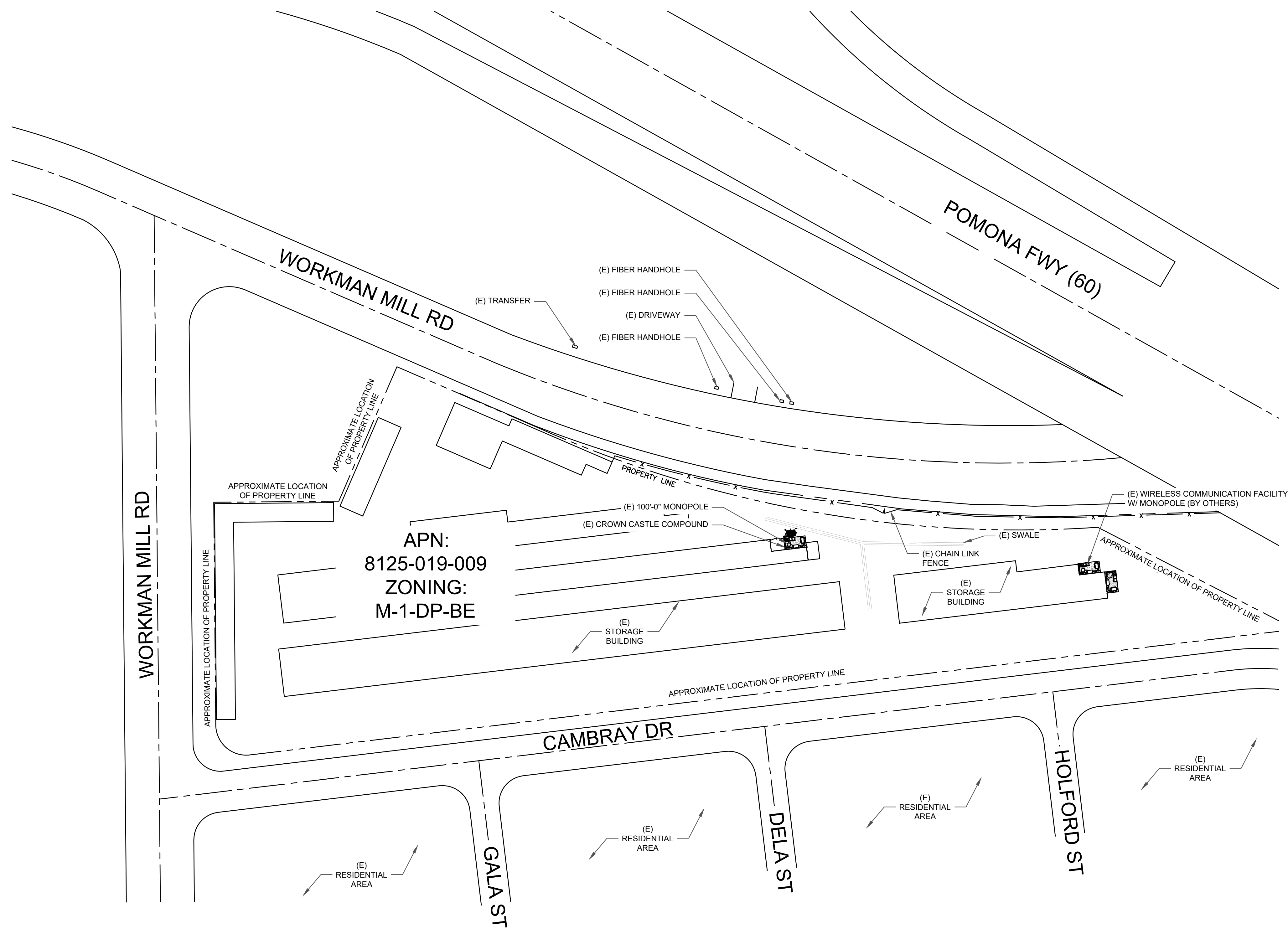
BU #: 828446
TMT LA009 LA-009-10
 2050 WORKMAN RD
 WHITTIER, CA 90601
 EXISTING 100'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
3	05/05/25	CW	CUP RENEWAL	JD

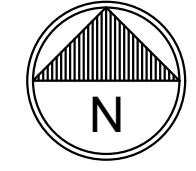
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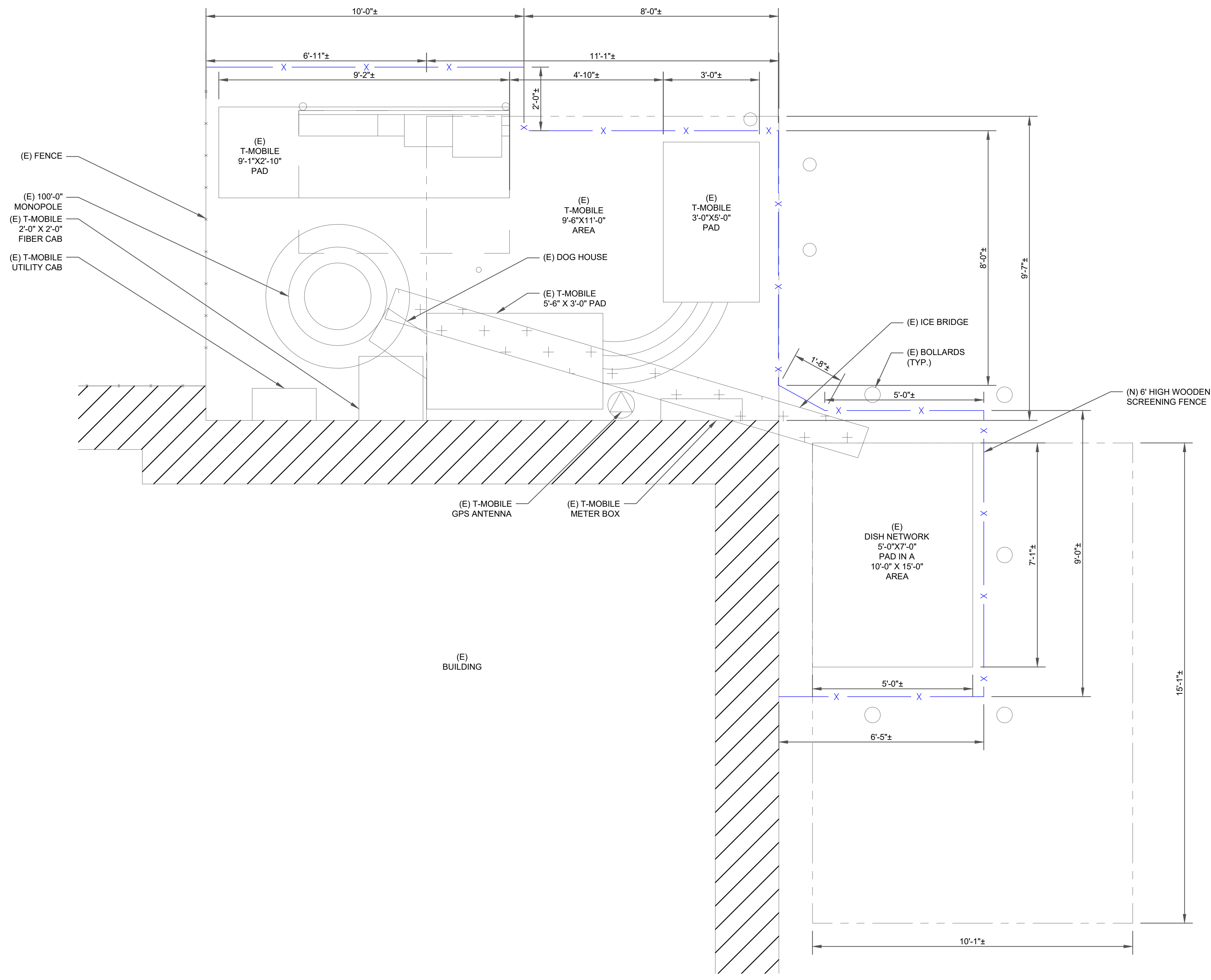
SHEET NUMBER: **C-1.1** REVISION: **3**



APN:
 8125-019-009
 ZONING:
 M-1-DP-BE

1 OVERALL SITE PLAN
 SCALE: 1" = 50'-0" (FULL SIZE)
 1" = 100'-0" (11x17)





JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TELCYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

BU #: 828446
TMT LA009 LA-009-10
 2050 WORKMAN RD
 WHITTIER, CA 90601
 EXISTING 100'-0" MONOPOLE

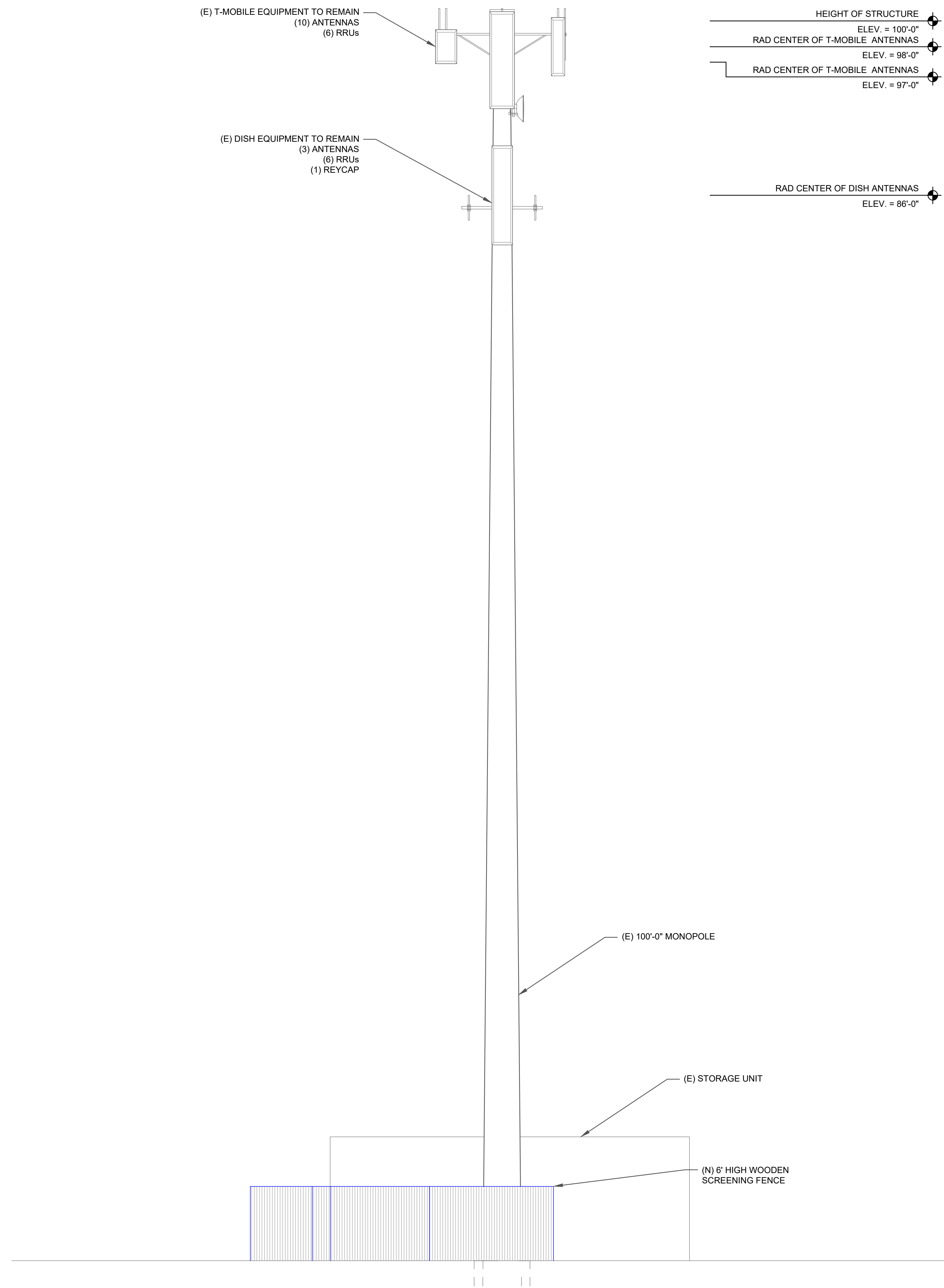
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SHEET NUMBER: **C-1.2** REVISION: **3**

NOTE
 - PAINT THE EXISTING POLE AND EQUIPMENT A DARK GRAY COLOR.
 NOTE ANTENNAS CAN'T BE PAINTED DUE TO INTERFERENCE WITH OPERATIONS.
 - EXPOSED CABLES AT THE BOTTOM OF THE PANEL ANTENNAS SHALL BE TIGHTENED UP SO THAT THEY DON'T HANG LOOSELY AT THE BOTTOM OF THE ANTENNAS.



1 EXISTING NORTH ELEVATION
 SCALE: 3/16"=1'-0" (FULL SIZE)
 3/32"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TELCYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

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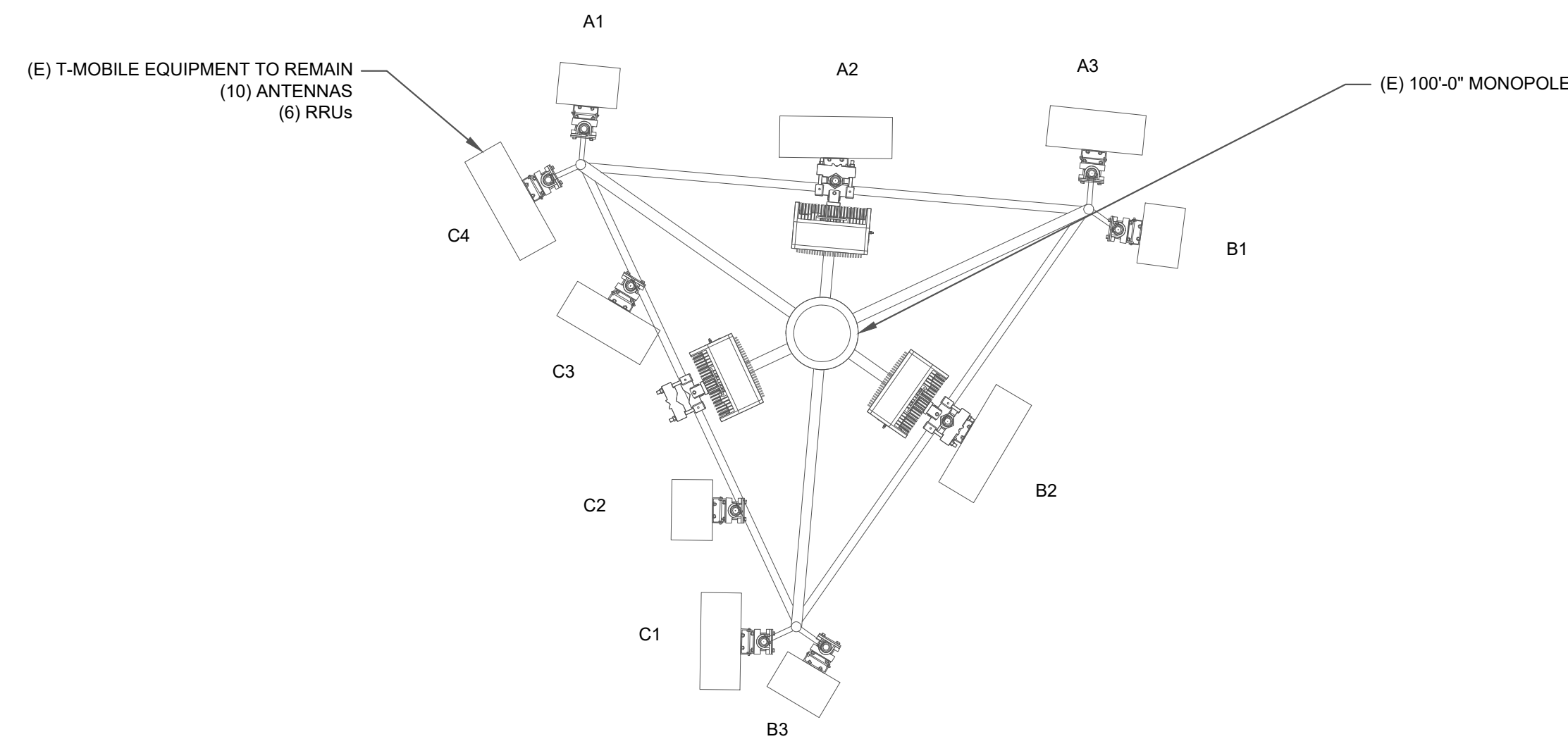
ISSUED FOR:

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SHEET NUMBER: **C-2** REVISION: **3**

EQUIPMENT SCHEDULE															
ALPHA															
POSITION	ANTENNA				RADIO			TMA		SURGE PROTECTION		CABLES			
	CARRIER	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	T-MOBILE	(E) AIR - 32 B2A/B66AA	5°	98'-0"	-	-	-	-	-	-	-	2	HCS	3/8"	100'-0"
A2	T-MOBILE	(E) RFS - APXVAARR24_43-U-NA20	0°	97'-0"	2	(E) 4415 B25 CCIV2 4449 B71 B85A	TOWER	-	-	-	-	-	-	-	-
A3	T-MOBILE	(E) ERICSSON - AIR6449 B41	5°	98'-0"	-	-	-	-	-	-	-	1	HCS	3/8"	100'-0"
BETA															
B1	T-MOBILE	(E) AIR - 32 B2A/B66AA	97°	98'-0"	-	-	-	-	-	-	-	-	-	-	-
B2	T-MOBILE	(E) RFS - APXVAARR24_43-U-NA20	120°	97'-0"	-	-	-	-	-	-	-	-	-	-	-
B3	T-MOBILE	(E) ERICSSON - AIR6449 B41	210°	98'-0"	-	-	-	-	-	-	-	1	HCS	3/8"	100'-0"
GAMMA															
C1	T-MOBILE	(E) ERICSSON - AIR6449 B41	270°	98'-0"	2	(E) 4415 B25 CCIV2 4449 B71 B85A	TOWER	-	-	-	-	-	-	-	-
C2	T-MOBILE	(E) AIR - 32 B2A/B66AA	270°	98'-0"	-	-	-	-	-	-	-	-	-	-	-
C3	T-MOBILE	(E) ERICSSON - AIR6449 B41	210°	98'-0"	-	-	-	-	-	-	-	-	-	-	-
C4	T-MOBILE	(E) RFS - APXVAARR24_43-U-NA20	240°	98'-0"	2	(E) 4415 B25 CCIV2 4449 B71 B85A	TOWER	-	-	-	-	-	-	-	-



1 EXISTING T-MOBILE ANTENNA PLAN @ 99'-0"
SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 828446
TMT LA009 LA-009-10
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WHITTIER, CA 90601
EXISTING 100'-0" MONOPOLE

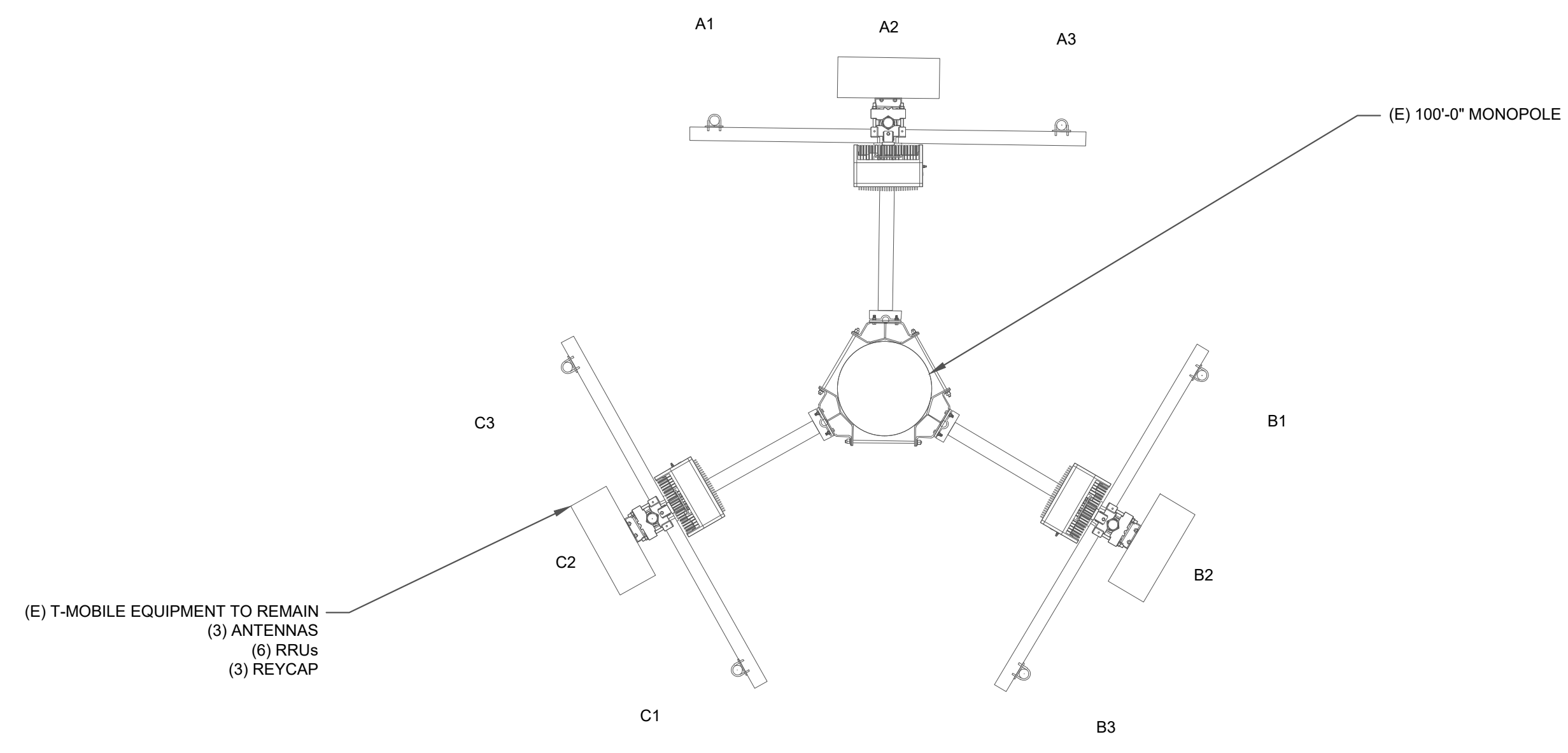
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SHEET NUMBER: **C-3.1** REVISION: **3**

EQUIPMENT SCHEDULE															
POSITION	ANTENNA				RADIO			TMA		SURGE PROTECTION		CABLES			
	CARRIER	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPER	SIZE	LENGTH
ALPHA															
A1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A2	DISH	(E) JMA - MX08FR0665-21	0°	86'-0"	2	(E) RF4450T-71A (E) RF4451D-70A	TOWER	-	-	-	-	-	-	-	-
A3	-	-	-	-	-	-	-	-	-	1	(1) RDIDC-9181-PF-48	1	HCS	1-1/2"	100'-0"
BETA															
B1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	DISH	(E) JMA - MX08FR0665-21	120°	86'-0"	2	(E) RF4450T-71A (E) RF4451D-70A	TOWER	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GAMMA															
C1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C2	DISH	(E) JMA - MX08FR0665-21	240°	86'-0"	2	(E) RF4450T-71A (E) RF4451D-70A	TOWER	-	-	-	-	-	-	-	-
C3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



1 EXISTING DISH ANTENNA PLAN @85'-0"
SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 828446
TMT LA009 LA-009-10
2050 WORKMAN RD
WHITTIER, CA 90601
EXISTING 100'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
3	05/05/25	CW	CUP RENEWAL	JD

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 NUMBER: **C-3.2** REVISION: **3**



PROJECT NUMBER PRJ2024-003550
HEARING DATE 9/16/2025
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2024005245

PROJECT SUMMARY

OWNER / APPLICANT

Public Storage Properties LTD/Tammy Hamilton, Crown Castle

MAP/EXHIBIT DATE

June 3, 2025

PROJECT OVERVIEW

The applicant, Tammy Hamilton, on behalf of Crown Castle requests a Conditional Use Permit (“CUP”) to authorize the continued operation of an existing 100-foot tall monopole wireless communications facility (“WCF”) in the M-1-DP-BE (Light Manufacturing-Development Program –Billboard Exclusion) Zone, pursuant to County Code Sections 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) including a waiver of the maximum height of 75 feet to allow a height of 100 feet, pursuant to County Code Section 22.140.760.D.2 (Wireless Facilities – Application Requirements – Conditional Use Permit).

LOCATION

2050 Workman Mill Road (North Whittier)

ACCESS

Via Workman Mill Road

ASSESSORS PARCEL NUMBER(S)

8125-019-009

SITE AREA

3.34 Acres

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Workman Mill

PLANNING AREA

East San Gabriel Valley

LAND USE DESIGNATION

IL (Light Industrial)

ZONE

M-1-DP-BE

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the 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 22.140.760 (Wireless Facilities Findings and Decision requirements)
 - Section 22.22.060 (Development Standards for Industrial Zones)
 - Section 22.22.070 (Development Standards for Zone M-1)

CASE PLANNER:

Marlene Vega, BA

PHONE NUMBER:

(213) 893-7094

E-MAIL ADDRESS:

Mvega-hernandez@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-003550
CONDITIONAL USE PERMIT NO. RPPL2024005245

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2024005245** on September 16, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The applicant, Tammy Hamilton, on behalf of Crown Castle requests the CUP to authorize continued maintenance and operation of an existing wireless communications facility (“WCF”) consisting of 100-foot-tall monopole and appurtenant equipment (“Project”) on a property located at 2050 Workman Mill Road, Whittier CA 90601 in the unincorporated community of North Whittier ("Project Site") in the M-1-DP-BE (Light Manufacturing - Development Program – Billboard Exclusion) Zone, including a waiver of the maximum height of 75 feet to allow a height of 100 feet, pursuant to County Code Sections 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, M-2.5), 22.140.760 (Wireless Facilities – Application Requirements – Conditional Use Permit).
4. **PREVIOUS ENTITLEMENT(S).** CUP No. 1181, approved December 1977, authorized the construction and operation of the self-storage facility. CUP No. 98-148, approved June 1, 1999, authorized the continued operation of the self-storage facility. CUP No. 96-041, approved in April 1996, authorized the construction and operation of the subject WCF, consisting of a 100-foot-tall monopole located on the north side of the Project Site and CUP No. 2009073, approved on July 2010, authorized the continued operation of the subject WCF. CUP No. 93-116, approved December 6, 1993, authorized construction and operation of the first WCF on the subject property, consisting of a 60-foot-tall monopole located on the eastern end of the Project Site. CUP No. 2008140, approved on September 2009, authorized the continued operation of the WCF with a new total height of 80 feet. CUP No. RPPL2023000302 further authorized the continued operation of the WCF and appurtenant equipment.
5. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the General Plan Land Use Policy Map. On May 21, 2024, the East San Gabriel Valley Area Plan (“Area Plan”) was adopted, which includes the unincorporated community of North Whittier, where the Project Site is located.

6. **ZONING.** The Project Site is located in the Workman Mill Zoned District within the East San Gabriel Valley Planning Area and is currently zoned M-1-DP-BE. Pursuant to County Code Sections 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, M-2.5) and 22.140.760 (Wireless Facilities), a CUP is required for the subject WCF at the Project Site. The existing WCF is 100 feet in height, which necessitates the approval of this CUP to obtain a waiver of the maximum allowable height of 75 feet on the subject property.

7. SURROUNDING LAND USES AND ZONING

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN/ LAND USE POLICY	ZONING	EXISTING USES
NORTH	IL (Light Industrial)	M-1-DP-BE, R-A 7,500 (Residential Agricultural -7,500 Square Feet Minimum Required Lot Area)	Parking, SR-60 Freeway
EAST	P (Public and Semi-Public)	R-A-7,500	SR-60 Freeway, Office
SOUTH	H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre)	R-A-6,000 (Residential Agricultural – 6,000 Square Feet Minimum Required Lot Area)	Single- Family Residences
WEST	IL, City of Industry	M-1, City of Industry	Commercial, Warehouse

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 3.34 gross acres in size and consists of one legal lot. The Project Site is irregular in shape with flat topography and is developed with a public storage facility and two WCFs, including the subject WCF.

B. Site Access

The Project Site is accessible via Workman Mill Road, a Major Highway on the County Master Plan of Highways with varying width, to the east. Primary access to the Project Site will be via an entrance/exit on Workman Mill Road.

C. Site Plan

The site plan for the Project depicts the entire Project Site with the existing WCF located on the northern front of the property. The existing site consists of an 80-foot monopole and the subject existing 100-foot monopole with existing ground equipment and a proposed enclosure with a six-foot wood fence. Separate antenna and equipment plans depict the layout of the associated equipment and antennas, respectively.

9. 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. The Project is for the continued maintenance and operation of an existing WCF at a self-service storage facility, with a 6' tall wood fence to cover ground equipment, paint the monopole dark grey, and conceal cables there is no expansion of use beyond what was previously existing.

The Project Site is not located within or in close proximity to a scenic highway, a hazardous waste site, nor a designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

10. PUBLIC COMMENTS.

No comments were received from the public regarding the Project.

11. AGENCY RECOMMENDATIONS.

WCF projects do not require consultation with other County departments unless the subject property is located in the public right-of-way ("ROW"). The subject property is not located in the public ROW.

12. LEGAL NOTIFICATION.

Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (San Gabriel Valley Tribune), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On August 4, 2025, a total of 74 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 9 notices to those on the courtesy mailing list for the Workman Mill Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with goals and policies of the East San Gabriel Valley Area Plan because the IL land use designation is intended for light industrial uses including light manufacturing, assembly, warehousing, and distribution. The existing storage and wireless facility are consistent with the General Plan and Area Plan. The continued use of the existing WCF consists of a 152 square feet lease area at the north of the property and provides telecommunication services to the surrounding vicinity. The WCF does not interfere with the primary storage use and is therefore consistent with the permitted uses of the underlying land use category.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan.

The following policies of the General Plan are applicable to the Project:

- *Policy PS/F 6.2: Improve existing wired and wireless telecommunication infrastructure.*

The Project allows for the continued operation of an existing WCF to provide telecommunication services for the surrounding community. The WCF is an integral part of the overall existing wireless telecommunications infrastructure and ensures reliable voice and data services for the area. A significant coverage gap for wireless services will occur if the WCF is not allowed to continue operation.

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

The Project Site allows for the continued use of the existing wireless network. The Project is designed as a 100-foot-tall monopole and will be painted a dark grey to minimize visual impacts to the surrounding community. The Project preserves the existing community character by eliminating the need to construct a new macro tower that could potentially be

visually intrusive. The continued operation of this WCF allows for the continued provision of local cellular service with minimal change to the existing developed environment.

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

The Project will allow for the continued use of a WCF to provide telecommunications services for the surrounding community. The WCF is an integral part of the overall existing wireless communication infrastructure and ensures reliable voice and data services for the area. A significant coverage gap for wireless services will occur if the subject WCF is not allowed to continue operation. The Project Site would allow reliable cellular services for emergency calls made by the public. Additionally, wireless networks provide primary and backup communications for emergency personnel.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-1 zoning classification as a WCF is permitted in such zone with a CUP pursuant to County Code Sections 22.22.030 (Land Use Regulations for Industrial Zones) and 22.140.760.D.2 (Wireless Facilities- Application Requirements- Conditional Use Permit). The existing WCF is 100 feet in height, which necessitates the approval of this CUP to obtain a waiver of the maximum allowable height of 75 feet on the subject property.
16. **WIRELESS FACILITY ORDINANCE.** The Hearing Officer finds that the Project complies with the County's Wireless Facility Ordinance under County Code Section 22.140.760 (Wireless Facilities).
 - a. The Project Site is located in the M-1 zone. County Code Section 22.140.760.E.1.b.i (Location) requires WCFs with setbacks not encroaching into any required setbacks for structures. There are no required setbacks in zone M-1.
 - b. The total height of the WCF's monopole is 100 feet, which does not comply with the maximum allowed height of 75 feet. The WCF is 100 feet tall and proposed to remain at that height. The permittee requests a waiver for this standard as part of subject CUP.
 - c. The WCF is proposed to be surrounded by a solid wooden fence and does comply with the requirement for solid walls or fencing per County Code Section 22.140.760.d.iii (Wireless Facilities-Application Requirements-Development Standards - Design Standards).

- d. The WCF complies with the safety standards of being designed by qualified, licensed persons and shall comply with Federal Communications Commission (“FCC”) standards and complies with County Code Section 22.140.760.e.i (Safety Standards).

CONDITIONAL USE PERMIT FINDINGS

17. **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 areas around the Project Site are developed with various industrial operations. With adequate development and operational standards such as concealing the associated ground equipment that will have a 6'-foot-tall wood fence and proposed dark grey color and the requirement to keep the subject facility in good condition, the existing WCF is compatible with the surrounding land uses. The continued operation of this WCF allows for the continued provision of local cellular service with minimal change to the existing developed environment. The WCF will also be required to operate within the safety standards of the FCC, and any sounds generated by the Project are subject to the County noise control regulations. Because the WCF will be unmanned, traffic flow and parking will not be impacted. Periodic maintenance visits are anticipated, and the frequency of these visits is not expected to be disruptive to the neighborhood. Maintenance technicians can access the Project Site via existing public roads and the on-site parking lot.
18. **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 a 3.34-acre lot with a flat topography located at the northeast corner of Workman Mill Road and Pellissier Place. It is currently developed with a self-service storage facility and two WCFs with appurtenant equipment, including the subject 100-foot tall WCF. There is adequate space on the property to accommodate the subject WCF, including the monopole and the associated equipment enclosure as well as the periodic maintenance that will be required for its operations. The subject WCF is not located in a residential zone and there are no applicable setback requirements. The appurtenant equipment is proposed to be surrounded by a wood fence. The existing WCF is 100 feet in height, which necessitates the approval of this CUP to obtain a waiver of the maximum allowable height of 75 feet.
19. **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 Site is accessible via Workman Mill Road, a 60-to-80-foot-wide Major Highway, as

designated on the County Master Plan of Highways. It is sufficient to serve the kind and quantity of traffic that is generated by the WCF, which is composed of periodic maintenance visits.

20. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 15 years.

WIRELESS FACILITIES FINDINGS

21. **The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.760.I (Wireless Facilities – Findings) and County Code Section 22.140.760.K (Wireless Facilities – Permit Duration), except for County Code Section 22.140.760.E.1.c (Height).** The Project complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities), except for its height of 100 feet which exceeds the maximum height of 75 feet for a WCF in the M-1 zone. The approval of this CUP grants a waiver of that requirement. The design and placement of the WCF are the least visually intrusive that are technically feasible and appropriate for the location. The existing wireless facility at the current height and location is necessary to avoid a significant gap in coverage in the area that is currently served by the WCF. The location of the facility is the least intrusive feasible location, will be painted dark grey, and does not create a safety hazard. Further, to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP grant term to 15 years.
22. **The Hearing Officer finds that the Project is eligible for a waiver of County Code Section 22.140.760.E.1.c (Height) pursuant to County Code Section 22.140.760.L (Waivers).** The existing WCF has a height of 100 feet which exceeds the maximum height of 75 feet for a WCF in the M-1 zone. This height is necessary to allow the antennas of the WCF to be at an elevation sufficient to achieve its wireless coverage objectives. The monopole has been there since 1996 and has complied with standards and design. There have not been any code enforcement Issues or complaints on the property because of the height.
23. **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 Project consists of the continued operation and maintenance of an existing unmanned WCF consisting of a 100-foot monopole. Alternative locations would be visually intrusive according to the site analysis provided. Minor modifications are proposed such as the installation of a wood fence for screening appurtenant equipment, painting the pole dark grey, and concealing the cables. These improvements will be the least visually intrusive at the location and an improvement. These improvements are also technically feasible and appropriate for the location.

ENVIRONMENTAL FINDINGS

24. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project is for the continued maintenance and operation of an existing 100-foot tall WCF monopole and associated equipment at an existing self-storage facility with minor modifications to install a 6' tall wood fence, paint the pole dark grey, and conceal its existing cables. The Project Site is not located within or in close proximity to a scenic highway, a hazardous waste site, nor a designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

ADMINISTRATIVE FINDINGS

25. **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 Puente Whittier Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed continuation of the existing use, with the attached conditions, will be consistent with the adopted General Plan.
- B. The proposed use at the site, with the attached conditions, 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), except for County Code Section 22.140.760.E.1.c (Height).

- F. The Hearing Officer finds that the Project is eligible for a waiver of County Code Section 22.140.760.E.1.c (Height) pursuant to County Code Section 22.140.760.L (Waivers).
- G. 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) categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024005245**, subject to the attached conditions.

ACTION DATE: September 16, 2025

MM:MV

September 3, 2025

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-003550
CONDITIONAL USE PERMIT NO. RPPL2024005245**

PROJECT DESCRIPTION

The project is for the continued maintenance and operation of an existing wireless communications facility (“WCF”) consisting of a 100-foot-tall monopole and appurtenant equipment at a self-storage facility, 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 **3,648.00**. Notwithstanding the foregoing, 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 September 16, 2040.** 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) daytime 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 existing 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 **\$3,648.00** 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 **\$456.00** 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 ("Fire").

13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("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 **November 15, 2025**.
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 - CONDITIONAL USE PERMIT (WCF)

19. **Regulations.** The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.

20. **FCC Compliance.** Upon completion of construction of any proposed co-locations, the permittee shall provide upon request to LA County Planning Zoning Enforcement (“Zoning Enforcement”) written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commissions (“FCC”) limitations of general capacity. If other WCFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WCFs.
21. **Co-Location.** Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
22. **Construction Hours.** Construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
23. **Exhibit Compliance.** Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on the approved Exhibit “A”. The facility shall be built as depicted in the photo simulations presented at the public hearing or in any subsequent Revised Exhibit ‘A’s.
24. **Maintenance Parking.** 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.
25. **Maximum Height.** The maximum height of the facility shall not exceed 100 feet above finished grade.
26. **Contact.** The permittee shall maintain current contact information with Zoning Enforcement.
27. **Finishing material.** The finished surface of the facility, including the equipment enclosure, shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
28. **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; 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.

29. **Annual Reporting.** Upon request, the permittee shall submit annual reports to Zoning Enforcement to show compliance with the maintenance conditions.
30. **Contact display.** The FCC Antenna Structure Registration site number, conditional use permit number, primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can easily viewed from ground level.
31. **Cease of Operation.** Upon termination of this grant or after the facility has ceased to operate; the Permittee shall remove such facility and clear the sure of all equipment within six months of the case of operation date. The Permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

PROJECT SITE-SPECIFIC CONDITIONS

32. **Scope of Approval.** This grant shall authorize the continued maintenance and operation of a 100-foot tall WCF indicated in the approved Exhibit "A".
33. **Antennas.** The antennas shall be flush-mounted onto the pole or onto arm mounts that extend as little as possible from the monopole.
34. **Painted.** The monopole and antennas shall be painted or covered with a film to have a flat dark gray color within 60 days of the date of the final approval of this CUP.
35. **Cables.** Any exposed cables shall be concealed, shrouded, or tightened up so that they do not hang loosely at the bottom of the antennas within 60 days of the date of the final approval of this CUP.
36. **Fence.** The additional six-foot wood fence shall be installed within 60 days of the date of the final approval of this CUP.

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>)

PROPOSED ENVIRONMENTAL DETERMINATION

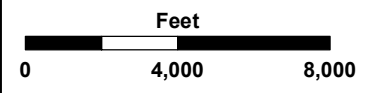
DETERMINATION DATE:	August 4, 2025
PROJECT NUMBER:	PRJ2024-003550
PERMIT NUMBER(S):	CUP RPPL2024005245
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	2050 Workman Mill Road, Whittier CA 90605
OWNER:	PUBLIC STORAGE PROPERTIES LTD
APPLICANT:	Tammy Hamilton, Crown Castle
CASE PLANNER:	Marlene Vega, Regional Planner mvega@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 as a Class 1, Existing Facilities, categorical exemptions under State CEQA Guidelines Sections 15301. The Project is for the continued maintenance and operation of an existing wireless facility (“WCF”) with a 6' tall wood fence to cover ground equipment, paint the monopole dark grey, and conceal cables. There is no expansion of use beyond what was previously existing.

The Project Site is not located within or in close proximity to a scenic highway, a hazardous waste site, nor a designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

3-MILE RADIUS LOCATOR MAP

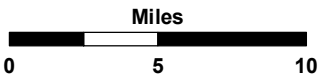
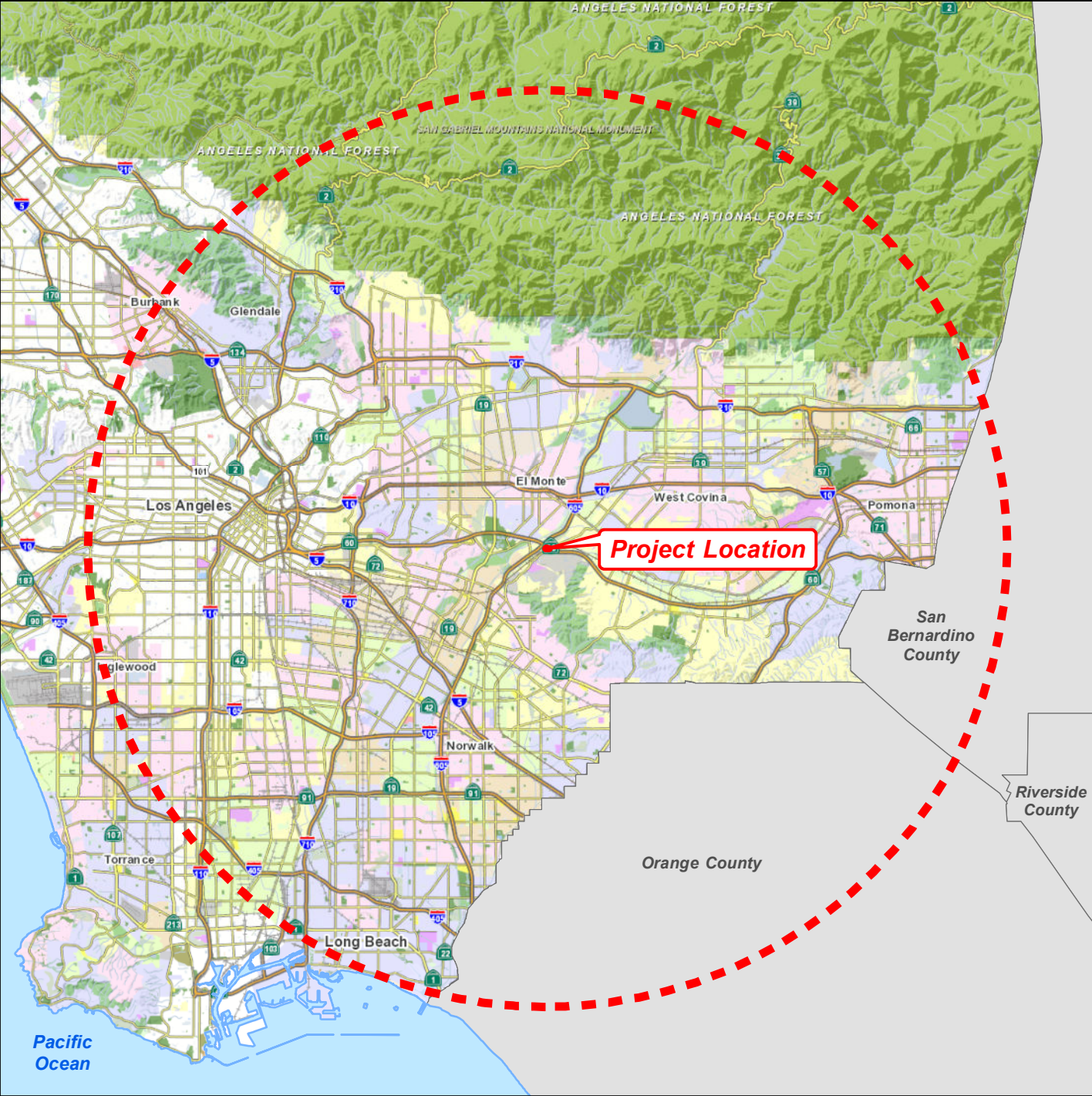
PROJECT NO. PRJ2024-003550
CUP RPPL2024005245



LA COUNTY
PLANNING

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

**20-MILE RADIUS
LOCATOR MAP**
PROJECT NO. PRJ2023-000211
CUP RPPL2023000302



**LA COUNTY
PLANNING**

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



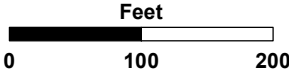
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-003550

CUP RPPL2024005245

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



LA COUNTY
PLANNING

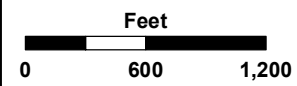
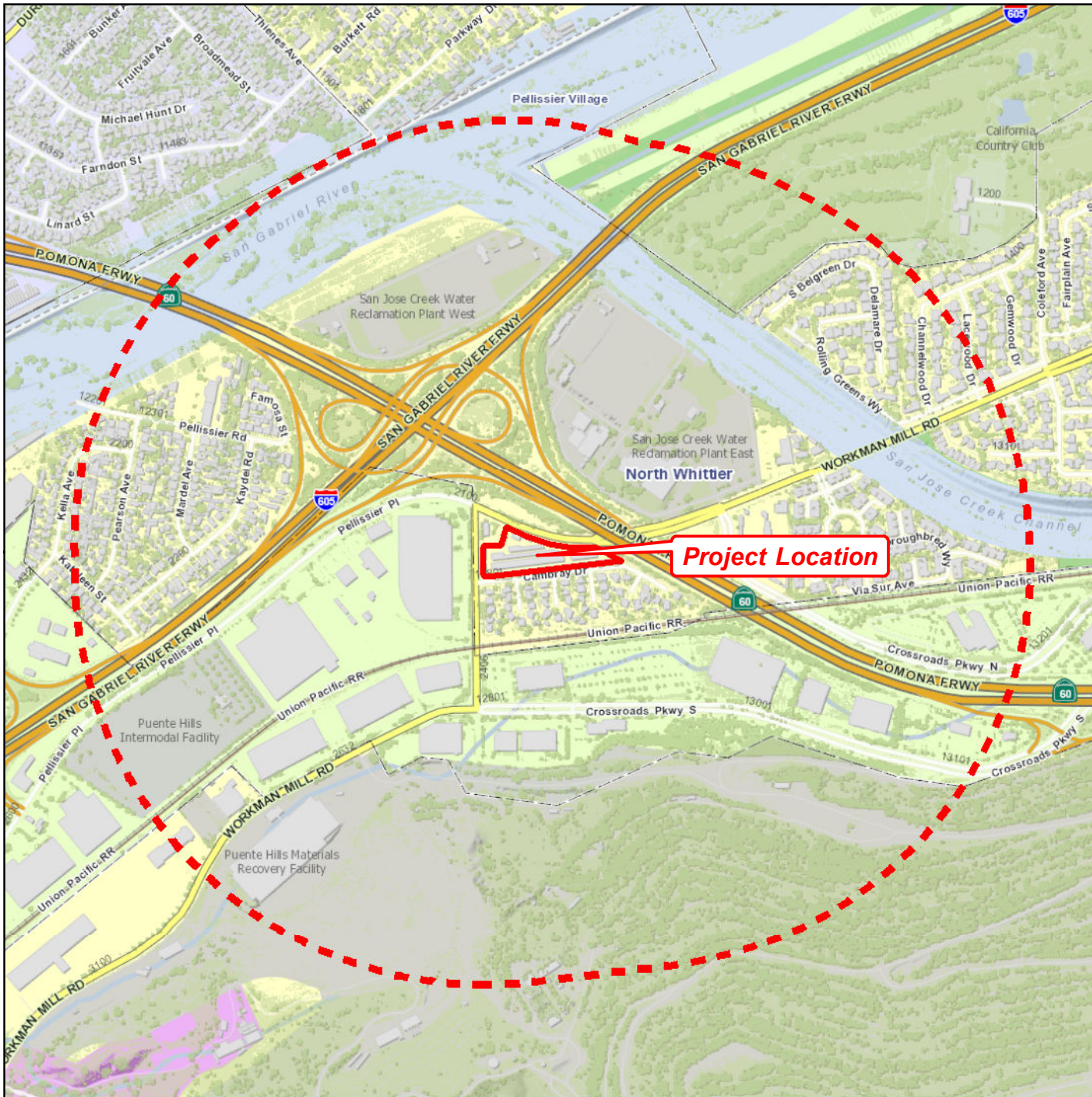
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

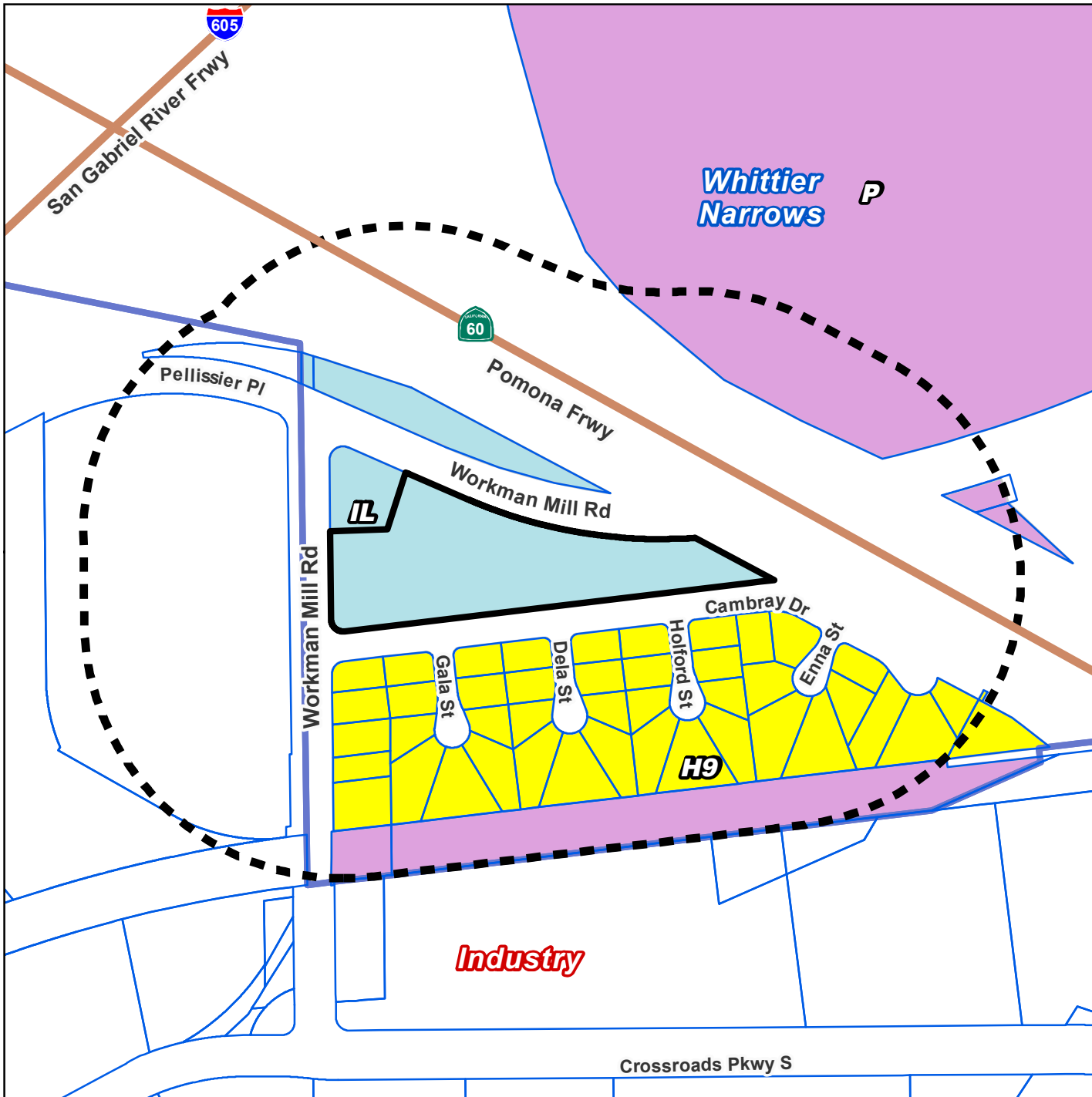
PROJECT NO. PRJ2024-003550

CUP RPPL2024005245



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



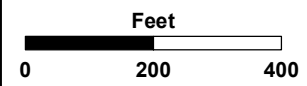
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-003550

CUP RPPL2024005245

- H9 - Residential 9
- IL - Light Industrial
- P - Public and Semi-Public



LA COUNTY
PLANNING




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

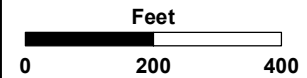
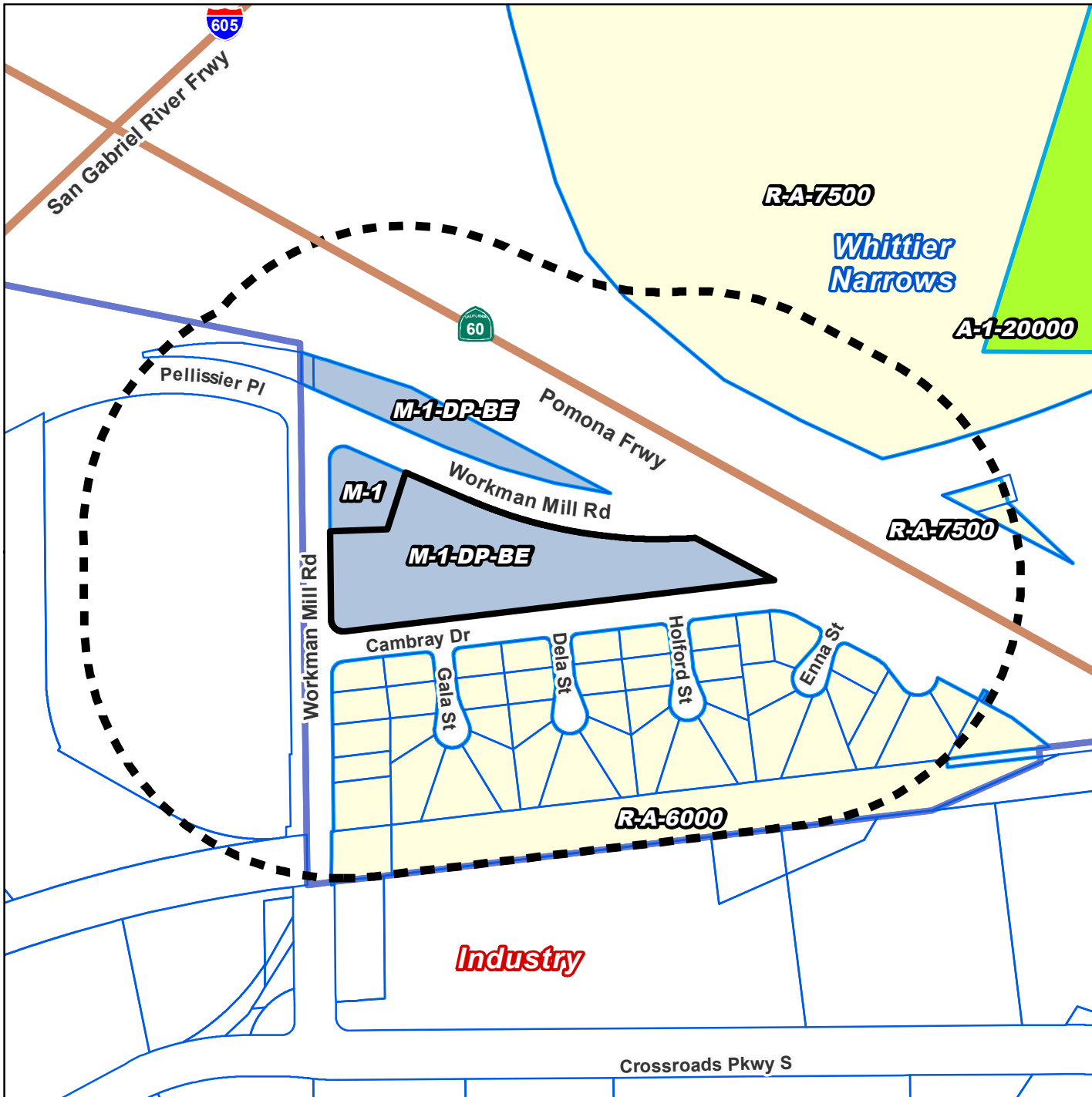
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-003550

CUP RPPL2024005245

-  R-A - Residential Agricultural
-  A-1 - Light Agricultural
-  M-1 - Light Manufacturing



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

EXISTING



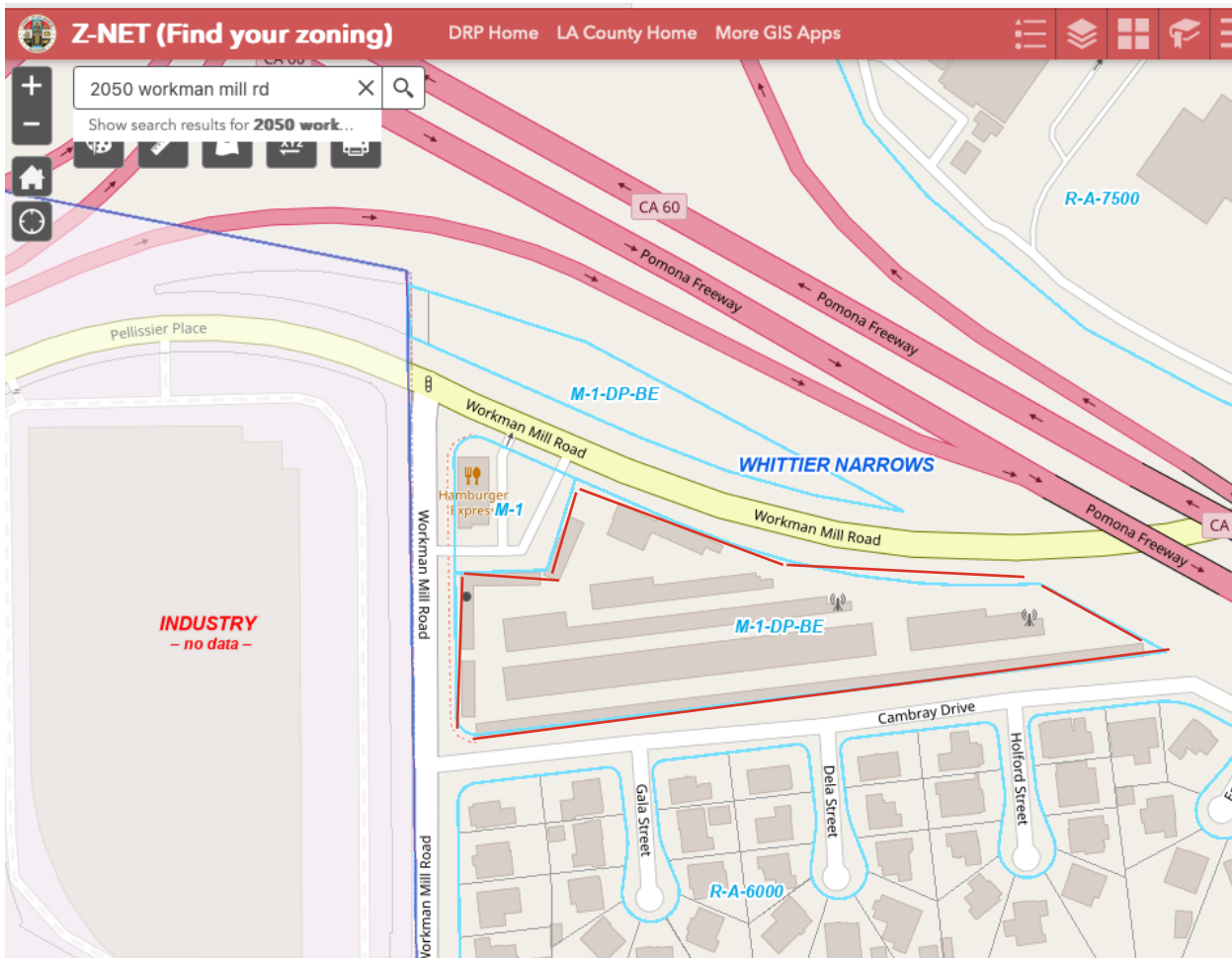


Date: September 23, 2024

**RE: ALTERNATIVE SITE ANALYSIS FOR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY
USE PERMIT (CUP): No. 200900073
SITE NAME/#: TMT LA009/828446
SITE ADDRESS: 2050 Workman Mill Rd. Whittier, CA 90601
APN: AIN 8125019009**

The existing Crown wireless communications facility is located in Workman Mill Rd. Whittier, CA. The wireless facility is already constructed, and this project proposal involves no changes to that facility. Ancillary equipment is at the base of the facility, behind a fence with locked access. This department approved the project as constructed in 1996 and renewed in 2010 and implemented CUP conditions to ensure that it was completed using the least intrusive means necessary. The facility is aesthetically pleasing and was designed to blend in with the surrounding environment. Alternative site locations were considered for this proposal, but no other locations in the general vicinity are as accommodating or preferred as the current site. Changing the location and the design of the facility would involve construction and disruption to the surrounding local businesses and residences. It would also cause environmental effects by increasing exhaust from construction vehicles and additional raw material would be needed for construction. Please see the zoning map below. You can see our subject parcel outlined in **RED**.

Here, there are no feasible or viable towers that has the required height and space to collocate. This is an existing facility with an existing contractual lease in place. The foundation and tower are engineered for the existing monopole. There are no additional space for changes to foundation or lease area, making alternative designs infeasible.







EXISTING



PROPOSED

LOOKING NORTHEAST FROM CAMBRAY DRIVE



EXISTING



PROPOSED

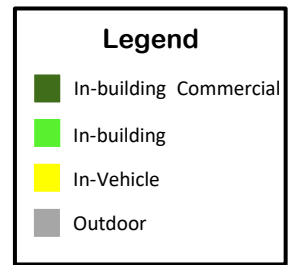
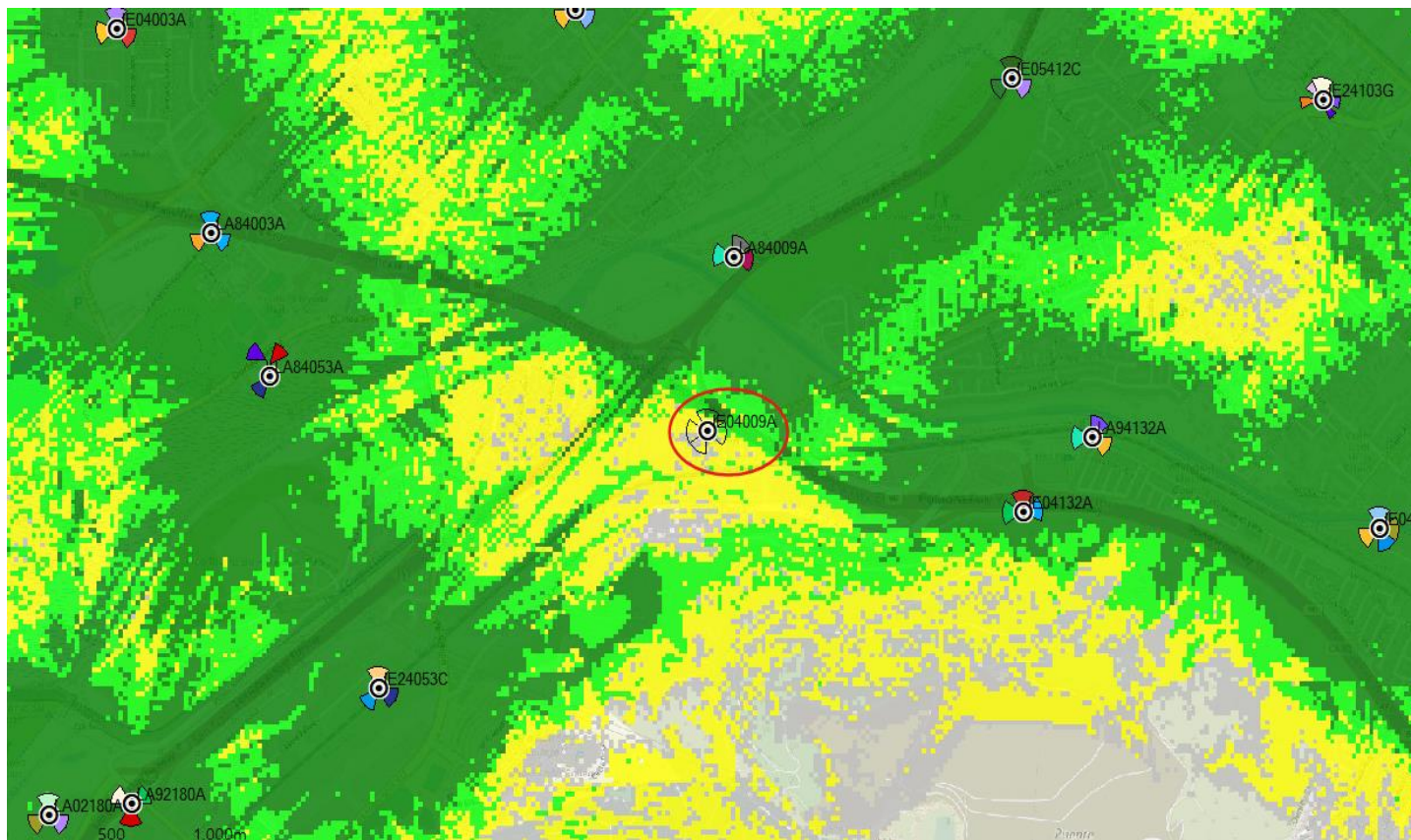
LOOKING SOUTH FROM WORKMAN MILL ROAD

PREDICTIVE MAP

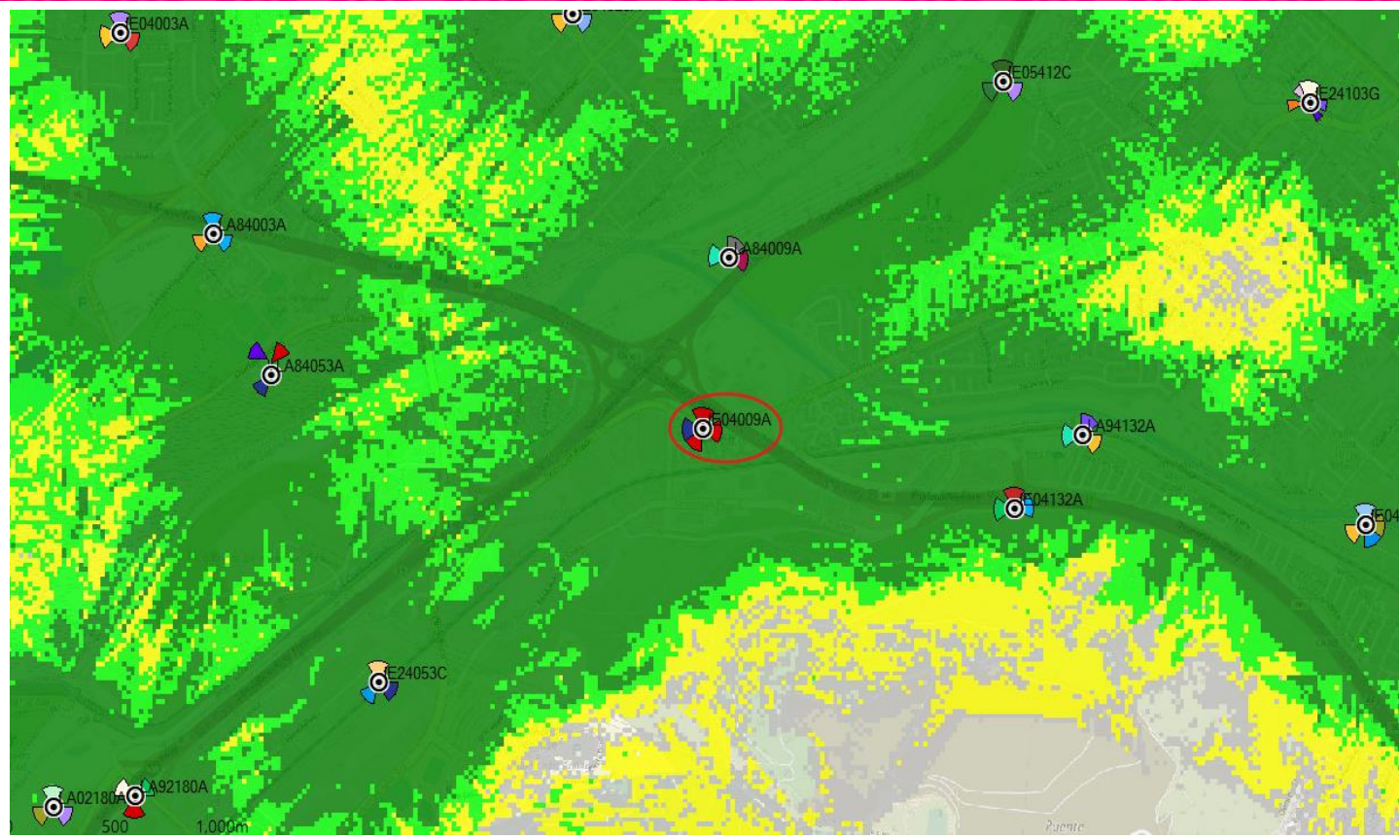
IE04009A

09/09/2024

Prediction of Existing Coverage without IE04009A



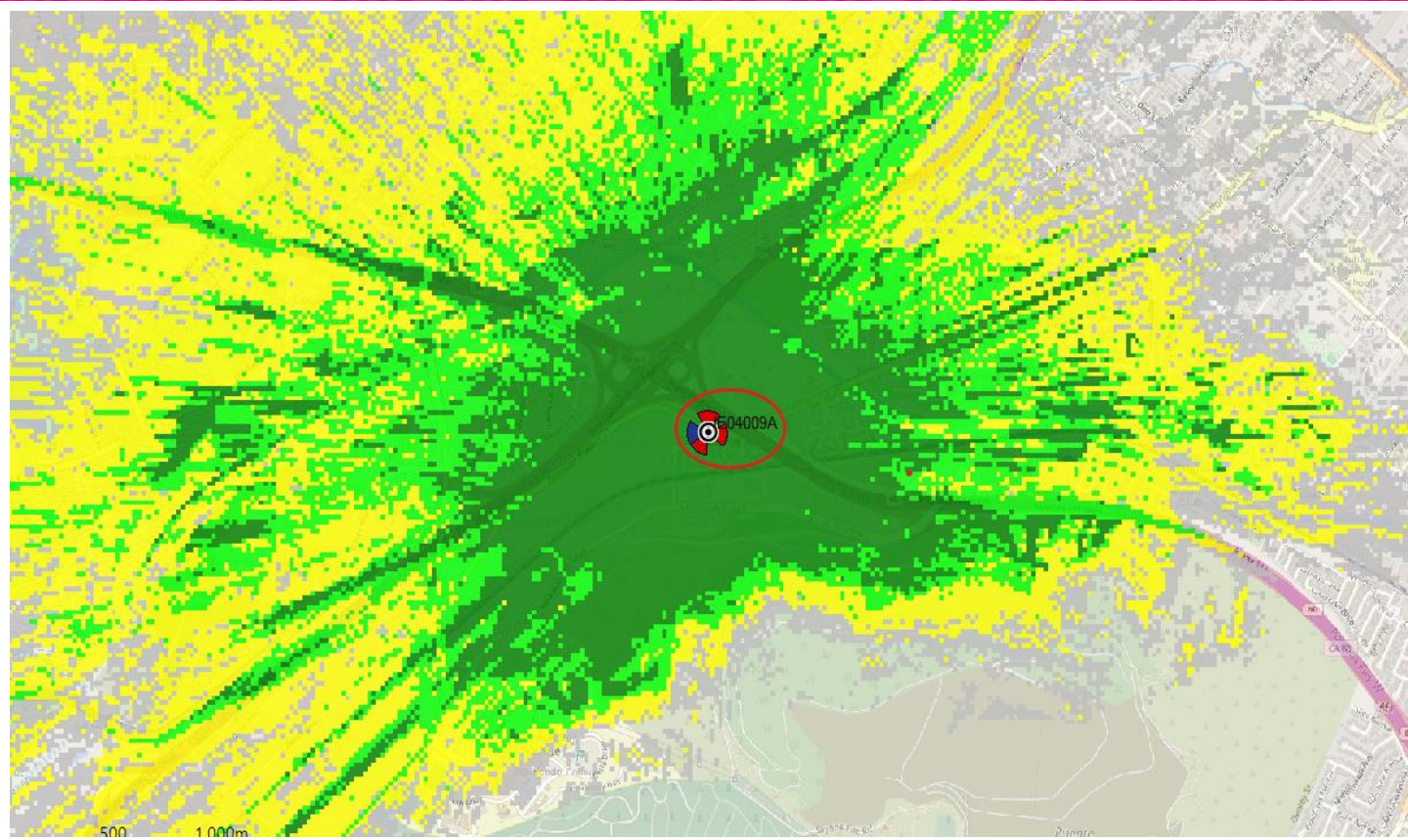
Prediction of Existing Coverage with IE04009A Az: 5/97/210/270
lat/long: 34.03167, -118.024191 RAD: 98'



Legend

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

Prediction of Existing Coverage only for IE04009A Az: 5/97/210/270
lat/long: 34.03167, -118.024191 RAD: 98'



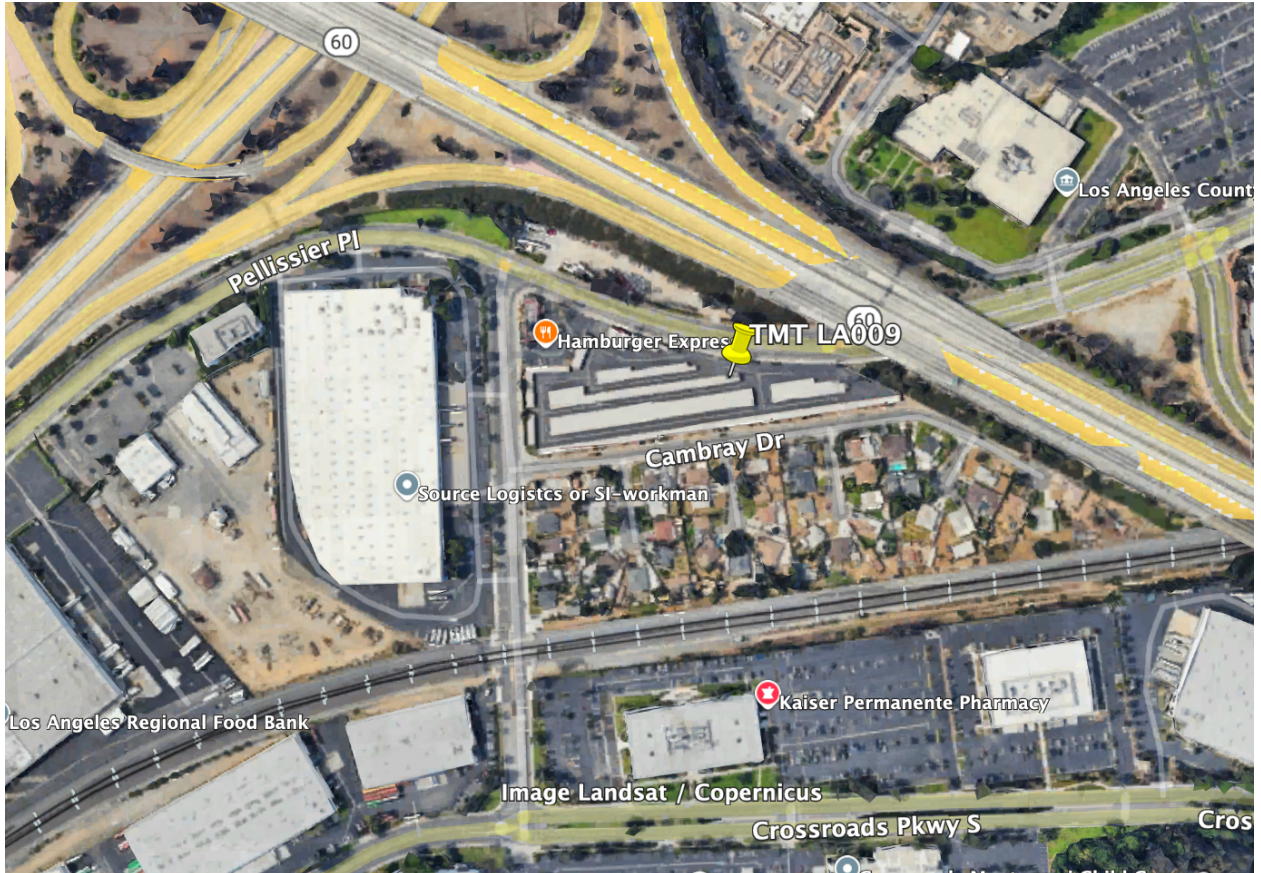
Legend

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

Wireless Telecommunication Facility PhotoSims

Site Name: TMT LA009/828446

Site Address: 2050 Workman Mill Rd, Whittier, CA 9060





Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

July 6, 2010

Richard J. Bruckner
Director

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Rob Searcy
SureSite Consulting Group, LLC
5955 DeSoto Avenue , Suite 142
Woodland Hills, CA 91367

Dear Mr. Searcy:

**SUBJECT: PROJECT NUMBER 96-041 – (1)
CONDITIONAL USE PERMIT CASE NO. 200900073
Request to authorize the continued operation and maintenance of an existing
wireless telecommunication facility (“WTF”) originally approved by Project No.
96041 (expired April 23, 2006) at 2050 Workman Mill Road, Whittier Narrows**

This is to inform you that the above-described application has been **APPROVED** by the Los Angeles County Hearing Officer on July 6, 2010, per Section 22.32.070 of the Los Angeles County Code. Documents pertaining to this permit are enclosed.

Your attention is called to the following:

1. Condition No. 2, requiring acceptance by the owner of the property of all conditions of this permit. The affidavit accepting those conditions must be returned to the Department of Regional Planning, along with evidence that the conditions have been recorded in the Los Angeles County Recorder's office, within 60 days of the date of approval;
2. Condition No. 9, imposing expiration date for this grant;
3. That during the 14 day period ending at 5:00 p.m. on July 20, 2010, the action of the Hearing Officer may be appealed by any dissatisfied person to the Los Angeles County Regional Planning Commission at Commission Services, Room 1350, 320 West Temple Street, Los Angeles, California, 90012, telephone (213) 974-6409.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

SMT:dck

Enclosures: Conditions, Findings, Affidavit (for permittee's completion).

c: Zoning Enforcement, Hearing Officer

DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER COUNTY OF LOS ANGELES

**PROJECT NUMBER 96041– (1)
CONDITIONAL USE PERMIT CASE NO. 200900073**

REQUEST: The applicant, Omnipoint Communications, is requesting the approval of a conditional use permit to authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility (“WTF”) in the M-1-DP-BE (Light Manufacturing — Development Program — Billboard Exclusion) Zone.

HEARING DATE: July 6, 2010

PROCEEDINGS BEFORE THE HEARING OFFICER:

Findings

1. The subject property is located at 2050 Workman Mill Road, Whittier Narrows, in the Workman Mill Zoned District.
2. The subject property is zoned M-1-DP-BE. The surrounding properties are zoned as follows:
 - North: M-1-DP-BE; C-2-BE (Neighborhood Business—Billboard Exclusion)
 - East: TC (Transportation Corridor)
 - South: R-A-6,000 (Residential Agricultural—6,000 Square Feet Minimum Required Lot Area)
 - West: City of Industry
3. The existing land use for the subject property is a self-storage facility. The existing land use for the surrounding properties are as follows:
 - North: Vacant land with WTF and California State Route 60 (Pomona Freeway)
 - East: California State Route 60 (Pomona Freeway)
 - South: Single-family residences
 - West: City of Industry
4. This approval is for the continued operation and maintenance of an existing wireless WTF originally approved by Project No. 96041, (expired April 23, 2006). The facility is located within a 1,664 square foot lease area enclosed by an eight foot high wire fence on a parcel developed with a self-storage facility. The project consists of an existing 100-foot high monopole with six antennas and three ground equipment cabinets.

5. The land use category for the subject property is designated as I (Industrial) in the Los Angeles Countywide General Plan (“General Plan”). Areas within this classification are appropriate for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force. The current use on the subject property is consistent with the General Plan. There are no specific policies related to WTF’s in the General Plan. The existing design of the WTF is consistent with the land use compatibility goals and policies of the General Plan. The following policies of the General Plan are applicable to the subject property and serve as guidelines for development:
 - b. Public Services policy 56: *“Extend new urban facilities and services only where new urban development is planned and permitted.”*
 - The proposed facility will be located within a fully urbanized area.
 - c. Public Services policy 57: *“Improve the quality and accessibility of critical urban services including crime control, health, recreation, and educational services.”*
 - Though cellular phone service was not common at the time the General Plan policies were written, such service has become a critical urban service.
 - d. Public Services policy 58: *“Maintain high quality emergency response services.”*
 - Cellular service is often used to make emergency calls and the proposed facility will ensure that such service is readily available.
6. A WTF is not a use specified in Title 22 of the Los Angeles County Code (Zoning Ordinance). However, the proposed use is similar to a radio tower. Furthermore, until such times as the County of Los Angeles adopts a telecommunication provisions to the existing Zoning Ordinance, the County of Los Angeles requires a conditional use permit for such a use.
7. The subject property is surrounded by vacant land and California State Route 60 (Pomona Freeway) to the north, Pomona Freeway to the east, single-family residences to the south, and City of Industry to the west. The proposed project is an existing WTF which was approved by CUP in 1999 and has been in place since that time. Continuation of this WTF involves no expansion of the existing use. There is another WTF on the subject property. There is also a WTF across Workman Mill Road (north) of the subject property. Staff does not anticipate potential impacts to the neighborhood resulting from continuing the existing WTF use and finds the project compatible with the surrounding uses.

8. Staff has determined that a Categorical Exemption, Class 1-Existing Facilities, is the appropriate environmental documentation for this project pursuant to the California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines.
9. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
10. During the July 6, 2010 Hearing Officer public hearing, the case planner made a presentation which included a description of the subject property and its surroundings.
11. During the July 6, 2010 Hearing Officer public hearing, the applicant's representative requested that the requirement for a cumulative radio frequency emissions report, stated in Condition No. 8 (c), be waived, as the subject WTF is existing. On the recommendation of staff, the Hearing Officer eliminated Condition No. 8 (c).
12. During the July 6, 2010 Hearing Officer public hearing, the applicant's representative requested that Condition No. 8 (h) be modified to allow maintenance of the subject WTF to be done at any time and not be limited to the hours of 8:00 a.m. to 5:00 pm. Monday through Friday, as the subject WTF is located in an industrial area. Staff noted that a solid wall separates the subject property from the single-family residential area adjacent to the south. The Hearing Officer approved the modified language. Condition No. 8(h) was re-numbered as Condition No. 8 (g).
13. During the July 6, 2010 Hearing Officer public hearing, the applicant's representative requested that Condition No. 8 (m) be modified to allow the equipment of the subject WTF to remain its current color, blue, instead of being painted an earthtone color. The Hearing Officer approved the requested modification. Condition No. 8(m) was re-numbered as Condition No. 8(l).
14. During the July 6, 2010, Hearing Officer public hearing, the Hearing Officer directed the case planner to revise Condition No. 10 to state that eight biennial inspections (one every two years) of the subject WTF will be required.
15. During the July 6, 2010 Hearing Officer public hearing, the Hearing Officer certified the Class 1 Categorical Exemption.
16. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years from the date of approval.
17. 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 the Los Angeles County Department of Regional Planning, 13th Floor, Hall of

Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of Zoning Permits, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

The information submitted by the applicant and presented at the public hearing substantiate the required findings identified by Section 22.56.040 of the County Code.

HEARING OFFICER ACTION:

1. The Hearing Officer finds that this project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 200900073 is **approved** subject to the attached conditions.

SMT:dck
7/7/2010

c: Hearing Officer, Zoning Enforcement, Building and Safety

This grant authorizes the an existing wireless telecommunications facility, including a 100-foot high monopole antenna and three ground equipment cabinets, located at an existing self-storage facility.

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. 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 Department of Regional 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. 3, 4, and 6 shall be effective immediately upon final approval of this grant by the County.
3. 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 limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) days of the filing pay the Los Angeles County Department of Regional Planning ("Regional Planning") an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code ("County Code") Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

6. This grant shall expire unless used within 90 days from the date of final approval by the county. A single 30-day time extension may be requested in writing and with payment of the applicable fee. For purposes of this grant, the recordation of the terms and conditions of approval shall constitute the use of this grant.
7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
8. All facilities shall be maintained as depicted on the approved Exhibit "A", subject to all of the following conditions of approval:
 - a. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission;
 - b. Said facility shall be removed if in disuse for more than six months;
 - c. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time;
 - d. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities;
 - e. All structures shall conform with the requirements of the Division of Building and Safety of the Los Angeles Department of Public Works ("Public Works") or other appropriate agency and obtain an encroachment permit if deemed necessary;
 - f. Security lighting, if required, shall be on motion sensors, be of low intensity, and be directed away from residential areas. No pole-mounted lighting shall be permitted on the leasehold. Exterior lighting shall be a top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination;
 - g. Maintenance of the facility and emergency repairs of the facility may occur at any time;
 - h. The project shall be developed and maintained in substantial compliance with the plans marked Exhibit "A". Placement and height of all pole-mounted equipment to be in substantial conformance with that shown on said Exhibit "A". All revised plot plans must be accompanied by the written authorization of the property owner;

- i. The operator shall provide one parking space for maintenance vehicles that shall not block access to driveways or garages and shall obey all applicable on-street parking regulations;
 - j. The maximum height of the facility shall not exceed 100 feet above finished grade;
 - k. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section, Regional Planning, with the name and contact information of the new property owner;
 - l. All structures, including the antenna and equipment cabinets, may remain as their existing blue color. The colors and materials of the surface shall not be glossy or reflective in appearance and shall be maintained in good condition at all times.
 - m. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 30 days of discovery to prevent occurrences of dangerous conditions or visual blight.
 - n. The Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
9. **This grant will terminate on July 6, 2025.** 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, a new conditional use permit application shall be filed with the Regional Planning at least six (6) months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.
10. 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.
- Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$1,600.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for **eight** biennial (one every two years) inspections. Inspections shall be unannounced.
11. 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 Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200 per inspection).

12. 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 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.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. The subject property shall be maintained in substantial conformance with the plans marked Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director of Regional Planning for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
15. All structures shall conform with the requirements of the Division of Building and Safety of Public Works.
16. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by Regional 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.
17. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.