

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2025-003383-(2)  
CONDITIONAL USE PERMIT NO. RPPL2025003160

**RECITALS**

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2025003160** (“CUP”) on March 24, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Crown Castle ("Permittee"), requests the CUP to authorize the continued operation and maintenance of an existing wireless communications facility (“WCF”) (“Project”) on a property located at 5005 South La Brea Avenue in the unincorporated community of Ladera Heights/View Park-Windsor Hills ("Project Site") in the C-1 (Restricted Commercial) Zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030 (Land Use Regulations for Commercial Zones) and County Code Section 22.140.760 (Wireless Facilities).
4. **ENTITLEMENT REQUIRED.** The CUP is required to authorize an existing WCF in the C-1 Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones) and County Code Section 22.140.760 (Wireless Facilities).
5. **LOCATION.** The Project is located at 5005 South La Brea Avenue within the Baldwin Hills Zoned District and Westside Planning Area.
6. **PREVIOUS ENTITLEMENTS.**

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

7. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use designation of the General Plan Land Use Policy Map.
8. **ZONING.** The Project Site is in the Baldwin Hills Zoned District and is currently zoned C-1. Pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.760 (Wireless Facilities), a CUP is required for a WCF.

**9. SURROUNDING LAND USES AND ZONING**

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

**10. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 1.07 gross acres in size and consists of two legal lots. The Project Site is irregular in shape with a flat topography and is developed with a motel, a WCF, a billboard, and a retail building with a paved surface parking lot. The WCF is located in the rear of the motel.

**B. Site Access**

The Project Site is accessible via La Brea Avenue to the east. Primary access to the Project Site will be via an entrance on La Brea Avenue. Access to the WCF will entail entrance through the motel entrance.

**C. Site Plan**

The site plan depicts a 1.07-acre property developed with the existing WCF behind an existing motel. The WCF is in a lease area that is approximately 342 square feet in size. The monopole tower has a total height of 44 feet and includes six antennas which are mounted at a 38 feet and one inch above ground. The ground equipment is enclosed with an eight-foot-tall chain link fence secured with a combination lock. The existing fence will include green privacy slats to meet screening requirements.

**D. Parking**

The Project Site provides a total of 56 vehicle parking spaces, of which 33 vehicle parking spaces are reserved for the motel. The retail parking area has a total of 23 vehicle parking spaces, of which one is a compact-sized vehicle parking space and one vehicle parking space is accessible to people with disabilities in accordance with the Americans with Disabilities Act. Access to the parking lot is via two 39-foot

and 36-foot-wide driveways on La Brea Avenue. The WCF only requires monthly maintenance and will utilize one of the existing parking spaces on the motel side of the property as needed.

**11. CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued use and maintenance of an existing WCF with no new development or expansion of the existing structure. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the State Department of Toxic Substances Control's list of hazardous waste or clean up sites.

**12. COMMUNITY OUTREACH.** Prior to the publication of the Report to the Hearing Officer, Staff was unaware of community outreach.

**13. PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer, Staff received no public comments.

**14. AGENCY RECOMMENDATIONS.** Comments were not solicited because the Project consists of an existing facility that was previously permitted and no changes are proposed.

**15. LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (Daily Journal), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On February 5, 2025, a total of 22 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as eight notices to those on the courtesy mailing list for the Baldwin Hills Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

**16. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the CG land use designation is intended for local-serving commercial uses, including retail stores, restaurants, and personal and professional services. Although a WCF is not specifically mentioned in the CG land use designation, communication facilities are considered necessary infrastructure to support the underlying and intended land uses. The Hearing Officer further finds that the Project promotes additional wireless coverage to serve the surrounding area, which consists of commercial uses.

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

- *General Plan Public Services and Facilities Policy PS/F 6.2: “Improve existing wired and wireless telecommunications infrastructure.”*

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

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

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

The Hearing Officer finds that the Project is consistent with the following goals and policies of the Westside Area Plan:

- *Infrastructure and utility systems that provide reliable and equitable services to Westside residents Policy PF 3.1: “Minimize visual impacts of existing electrical distribution and transmission lines near Slauson Avenue and La Brea Avenue and other locations.*

The WCF is consistent with Policy PF 3.1, to minimize visual impacts, by adhering to the height limitations for WCF towers.

### **ZONING CODE CONSISTENCY FINDINGS**

**18. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-1 zoning classification because a WCF is permitted in such zone with a CUP pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).

**19. REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.050 (Development Standards for Commercial Zones) because the Project meets the required front yard setback of 20 feet for a lot fronting on a Major Highway. No rear and interior side yards are required for non-residential uses in commercial zones.

**20. HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760.E.1.c (Wireless Facilities), which allows for a maximum height of 65 feet for the WCF. The WCF’s total existing height is 44 feet.

21. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). A total of 56 vehicle parking spaces is provided onsite for the motel and the retail spaces. The County Code states that, for uses not specified in the County Code, required vehicle parking may be provided as determined by the Director to prevent traffic congestion and excessive on-street parking. The unstaffed WCF will not generate traffic or congestion. The Project Site provides adequate parking to accommodate maintenance visits because the WCF will be visited approximately once a month for maintenance.
22. **DESIGN STANDARDS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760 (Wireless Facilities), which requires that all wireless facilities comply with the following standards:
- **CABLES.** All cables that serve the wireless facility shall be located within the interior of the structure, sheathed, or hidden to the fullest extent technically feasible. The cables are located behind the antennas.
  - **COLOR.** All pole-mounted equipment not concealed shall be treated with exterior coatings of a color and texture to match the predominant visual background or existing architectural elements to visually blend in with the surrounding development. The antennas and tower are painted gray, which is meant to blend in with the sky.
  - **ASSOCIATED EQUIPMENT.** Associated equipment shall not be visible, and, if placed on the ground, shall be located in an enclosed structure, such as a building or underground vault (with the exception of required electrical panels), or screened and secured by solid fencing, walls, and gates, and shall conform to the height of the applicable zone. Radio units need not be enclosed but shall use concealment techniques. The equipment is screened with an existing chain link fence and slats are proposed to meet screening requirements
  - **FENCING.** Barbed wire shall be prohibited. No barbed wire fencing is present at the Project Site.
23. **DESIGN STANDARDS - ADDITIONAL STANDARDS FOR MONOPOLES.** The Hearing Officer finds that the Project is not consistent with the standard identified in County Code Section 22.140.760.E.2.a (Wireless Facilities, Development Standards - Additional Standards for Monopoles), which requires that antennas, side arms brackets and any mounting equipment extend a maximum of two feet from the structure to the greatest extent technically feasible. The existing antennas and mounting arm extend four feet from the structure. The Permittee is requesting a waiver to deviate from this standard because the facility was established 29 years ago, prior to this design requirement, and is therefore legal nonconforming with respect to this standard.

**CONDITIONAL USE FINDINGS**

24. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The WCF has existed on the Project Site for 29 years and will continue to provide important telecommunications services to the surrounding community. The Permittee has provided cellular service coverage maps to demonstrate the necessity of maintaining the existing WCF as part of the current telecommunications infrastructure in the area. Based on the coverage maps, the Project provides important coverage along La Brea Avenue. The Project will continue to provide wireless communication services to the public and businesses located in the area, including first responders who are responding to routine and emergency calls in the area. The Project will help improve public health, safety, and general welfare in the area.
25. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The WCF is located in an approximately 342-square-foot lease area located on a 1.07-acre property. There will be no modifications nor expansions to the existing footprint of the WCF. The improved design elements in the Project include installing green privacy slats within the existing chain link fence to provide a more visually appealing appearance. The Project Site easily accommodates the existing Project without any variances or deviations from the required development standards. The Project is unstaffed and there will be sufficient area for maintenance vehicle parking.
26. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The existing WCF is an unstaffed facility and will not generate traffic or congestion, as it will require only periodic maintenance. Ingress and egress to the Project Site will be via an existing driveway off La Brea Avenue, which is a Major Highway that is sufficiently wide and improved. The WCF will operate unstaffed and therefore will not increase the flow of traffic or impact parking because the Project Site will be visited approximately once a month for maintenance. The Project Site provides adequate parking to accommodate maintenance visits.

**SUPPLEMENTAL FINDINGS – WIRELESS FACILITIES**

27. **The Hearing Officer finds that the facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities) unless a waiver has been requested, pursuant to Subsection 22.140.760.L.** The Permittee is requesting a waiver from the development standard in County Code Section 22.140.760.E.2 (Wireless Facilities, Development Standards) that limits the mounted

arm length to a maximum of two feet. The Permittee requests the waiver to maintain the mounted arms at their current length of four feet, which was previously approved by CUP No. 2008-00185 on July 20, 2010. All other components of the WCF design elements are in compliance with the development standards, including height and location, pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards).

28. **The Hearing Officer finds that the design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.** The WCF design and placement is the least visually intrusive that is technically feasible. The WCF is situated behind and off to the side of the existing motel, away from the public right-of-way and areas of public visibility. The WCF does not involve any new modifications, expansions, or additions to the existing WCF, besides the placement of privacy slats on the existing chain link fence to reduce visibility from adjacent properties and surrounding streets.
29. **The Hearing Officer finds that a waiver of the standard for the screening and length of the arms supporting the antennas on the monopole is justified pursuant to County Code Section 22.140.760.L and the permittee has established that the denial of the application would: a. prohibit to Title 47 of the United States Code, section 3329(c)(7)(B)(i)(II), or any successor provision; b. Otherwise violate applicable laws or regulations; or c. Require a technically infeasible design or installation of a wireless facility.** The requested waiver from the mounted arm length requirement is necessary due to the specific site conditions and operational needs of the facility. The WCF arms are well under the maximum length of eight feet allowed under a CUP. The current design was acceptable in the previous approval and is a crucial component of the local telecommunications network, and satisfying the arm length of two feet would result in a coverage gap for the surrounding area.
30. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

### **ENVIRONMENTAL FINDINGS**

31. 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 consists of the continued use and maintenance of an existing WCF with no new development or expansion of the existing structure. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the State Department of Toxic Substances Control's list of hazardous waste or clean-up sites. Therefore, no exemptions are applicable, and the Project is categorically exempt from CEQA.

### **ADMINISTRATIVE FINDINGS**

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West

Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities) unless a waiver has been requested, pursuant to Subsection L.
- F. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025003160**, subject to the attached conditions.

**ACTION DATE: March 24, 2026**

MG:EMR:SZ

March 12, 2026

c: Hearing Officer, Zoning Enforcement, Building and Safety