

REPORT TO THE HEARING OFFICER

DATE ISSUED: March 12, 2026

HEARING DATE: March 24, 2026 AGENDA ITEM: 3

PROJECT NUMBER: PRJ2025-001327-(4)

PERMIT NUMBER(S): Conditional Use Permit RPPL2025001496

SUPERVISORIAL DISTRICT: 4

PROJECT LOCATION: 10634 Inez Street, Whittier (S. Whittier – Sunshine Acres)

OWNER: Vlach Family Trust

APPLICANT: Network Connex

CASE PLANNER: Steve Mar, Senior Regional Planner
smar@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 PRJ2025-001327-(4), Conditional Use Permit Number RPPL2025001496, 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(S):

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2025001496 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) for the continued operation of an existing wireless communications facility (“WCF”) monopole with requested development standards waivers in the M-1-BE (Light Manufacturing – Billboard Exclusion) Zone pursuant to County Code Sections 22.22.030.C (Land Use Regulations for Industrial Zones) and 22.140.760.D (Wireless Facilities – Application Requirements).

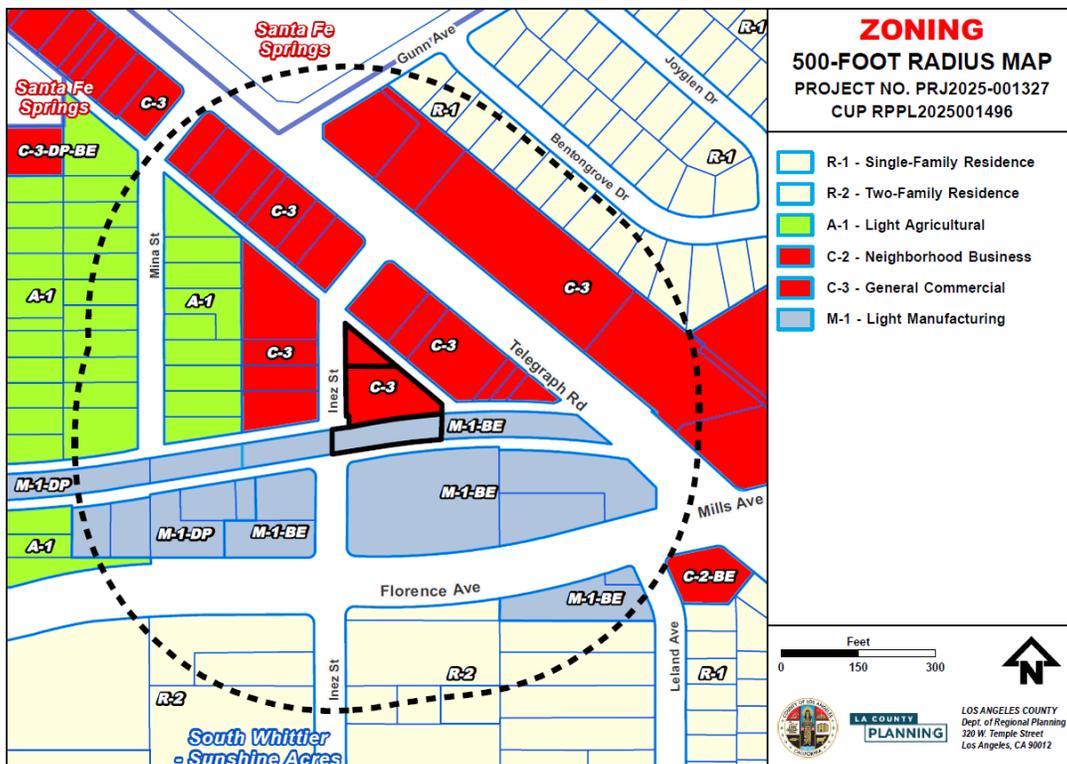
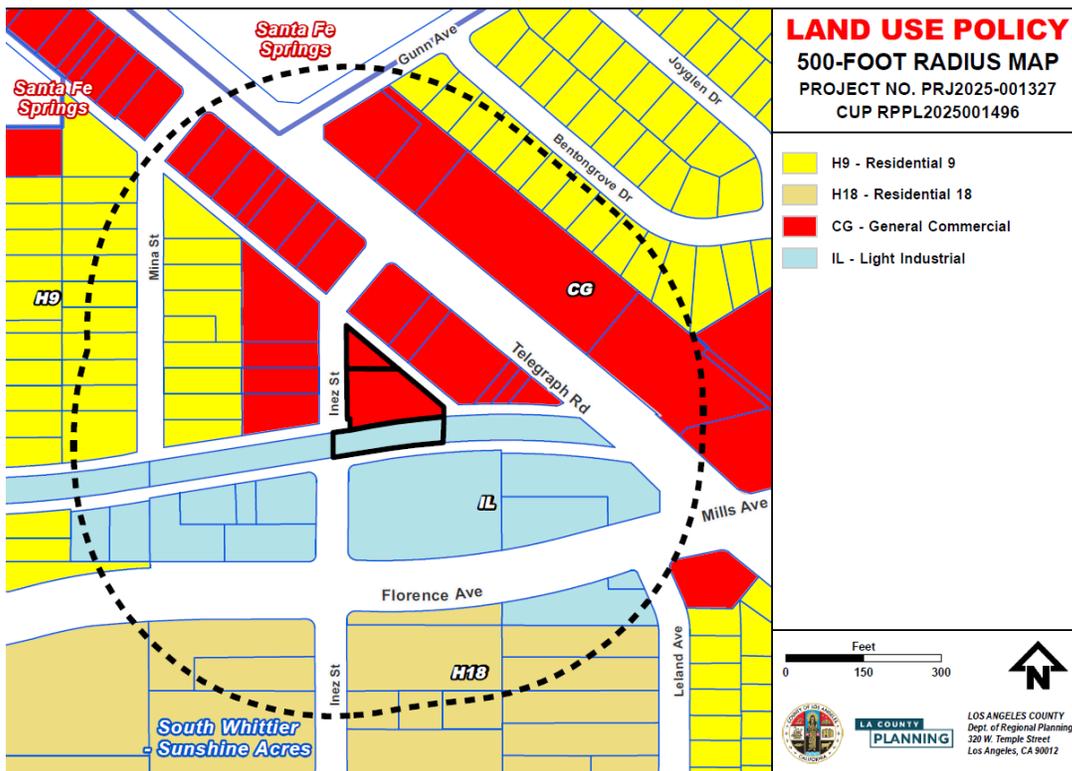
B. Project

The applicant, Network Connex, requests a CUP to authorize the continued operation of an existing 56-foot-tall WCF monopole located on a property with an auto body and paint shop in the M-1-BE (Light Manufacturing – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones). This application is subject to County Code Section 22.140.760.D (Wireless Facilities – Application Requirements) to require a CUP to waive one or more WCF development standards as required per County Code. The Project is requesting development standards waivers to allow existing chain-link fencing covered in plastic privacy slats around the facility’s lease area and to maintain existing antenna arm mounts of approximately four and a half feet in length that are longer than the allowed two feet in length. Proposed improvements to the monopole include concealing existing exposed cables and painting the monopole and panel antennas a neutral, uniform color.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1-BE	Auto Body and Paint Shop, WCF
NORTH	CG (General Commercial)	C-3 (General Commercial)	Commercial, Auto Repair
EAST	IL	M-1-BE	Auto Repair
SOUTH	IL	M-1-BE	Auto Body and Repair
WEST	IL, CG	M-1-BE, C-3	Auto Repair, Single-Family Residences, Multi-Family Residences



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
3919	N/A (Atchison, Topeka, and Santa Fe Railway)	8/19/1941
840146z	M-1-BE	8/28/1984

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP No. 97-156	To authorize the construction and operation of a WCF monopole.	Approved January 20, 1998
CUP No. 200800072	To authorize the continued operation of an existing WCF monopole with a new co-located antenna array.	Approved August 16, 2010
CUP No. 201100048	To authorize the continued operation of the WCF with upgrades including removing six panel antennas and installing 12 new panel antennas and four new ground-mounted equipment cabinets.	Approved December 6, 2011
Revised Exhibit "A" ("REA") No. RPPL2017007656	To authorize antenna and equipment upgrades to the existing WCF.	Approved June 26, 2017
REA No. RPPL2017008720	To authorize antenna and equipment upgrades to the existing WCF.	Approved August 17, 2017
Zoning Conformance Review ("ZCR") No. RPPL2021005268	To authorize antenna and equipment upgrades to the existing WCF.	Approved May 18, 2021
REA No. RPPL2025002860	To authorize antenna and equipment upgrades to the existing WCF.	Approved July 29, 2025

C. Violations

There are no prior zoning violations on the property.

ANALYSIS

A. Land Use Compatibility

The WCF on the subject property is compatible with the surrounding land uses characterized mainly by auto repair and service uses with some nearby commercial and residential uses. The WCF's continued operation ensures that local cellular service will be readily available in the immediate area. The applicant is requesting development standards waivers to allow existing chain-link fencing covered in plastic privacy slats around the facility's lease area and to maintain existing antenna arm mounts of approximately four and a half feet in length that are longer than the allowed two feet in length. WCFs that require a waiver from one or more development standards are a permitted use in the M-1 Zone with a CUP and the project is compatible with the site's IL land use designation.

B. Neighborhood Impact (Need/Convenience Assessment)

The project's coverage maps show cellular coverage in the area with and without the facility as well as the coverage provided by the facility itself. The maps demonstrate that the facility is a vital part of the cellular network and will continue to provide appropriate reception levels around the facility's vicinity.

The facility will continue to provide uninterrupted wireless service to the community in support of the existing wireless network. The facility is located on an auto body paint and repair shop property and is surrounded mostly by similar auto-oriented businesses and a few commercial and residential uses to the north and west.

The facility is located at the southeast corner of the subject property. The facility's monopole has a total height of 56 feet and the monopole will be most visible to pedestrians and motorists along Inez Street to the west, an adjacent alley and Florence Avenue to the south, and Telegraph Road to the east and north. Existing chain-link fencing around the facility's lease area is covered in privacy slats and maintains visually continuity with adjacent fencing that also consists of chain-link fencing covered with privacy slats and netting. Proposed improvements to the monopole to conceal exposed cables and paint the monopole and panel antennas a neutral, uniform color will minimize the facility's visual impact to the surrounding neighborhood.

The facility 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 facility will be unmanned, traffic flow and parking would 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.

C. Design Compatibility

The facility features a standard wireless monopole design with a 50-foot, two-inch main monopole height and a maximum height of 56 feet to the top of the panel antennas. The monopole hosts two different carriers on two main antenna arrays mounted at 53 feet and

40 feet. The monopole is contained within a lease area containing ground-mounted appurtenant equipment surrounded by chain-link fencing covered in plastic privacy slats. The Project is requesting waivers in accordance with County Code to allow chain-link fencing around the facility's lease area and antenna arm mounts that are longer than two feet in length. The existing chain-link fencing around the facility's lease area is covered in privacy slats and maintains visually continuity with adjacent fencing that also consists of chain-link fencing covered with privacy slats and netting. The monopole's antenna arm mounts are compatible with the mostly industrial and commercial character of the neighborhood and visually blend in with nearby utility poles. Proposed improvements to the facility include concealing existing exposed cables on the antenna arrays and painting the monopole and antenna panels a flat, uniform, neutral color.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

The project complies with all applicable zoning requirements, including the County's current Wireless Ordinance, with the exception of allowed waivers to the WCF development standards with a CUP related to exposed cables, antenna arm mount length, and fencing. 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 Sections 22.158.050 (Conditional Use Permit 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 an existing WCF and is proposing minor improvements to the monopole to conceal exposed cables and to paint the monopole and panel antennas a neutral, uniform color. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site or 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

WCF projects do not require consultation with other County departments unless the proposed project will be located in the public right-of-way. The proposed project is not located in the public right-of-way.

B. 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	Photos
EXHIBIT I	Coverage Map
EXHIBIT J	Alternative Sites Analysis
EXHIBIT K	Previous CUP No. 201100048 Findings & Conditions

NOTE:
 INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON
 PROVIDED INFORMATION AND IS NOT A RESULT OF FIELD SURVEY



200 SPECTRUM, SUITE 1700
 IRVINE, CA 92618

PLANS PREPARED BY:



655 N. CENTRAL AVE., #1520
 GLENDALE, CA 91203
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

PROJECT INFORMATION:

(CUP RENEWAL)

BU# 877983

SANTA FE

10634 INEZ STREET
 WHITTIER, CALIFORNIA 90605
 LOS ANGELES COUNTY

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
0	03/26/25	100% ZD	GJA

DRAWN BY: CHK.: APV.:

VJA	CS	CS
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SHEET TITLE:

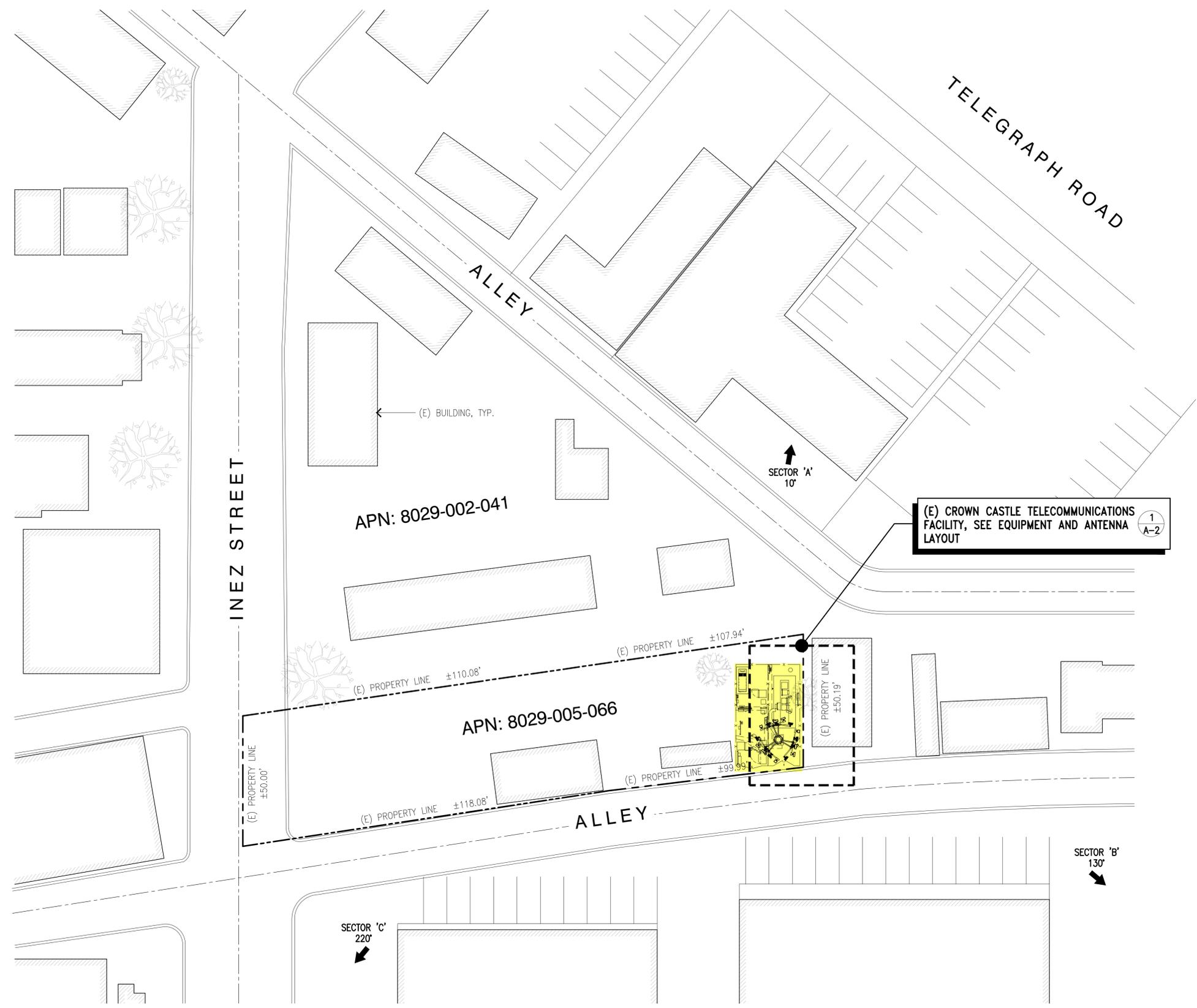
EXISTING OVERALL
 SITE PLAN

SHEET NUMBER: REVISION:

A-1

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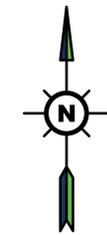
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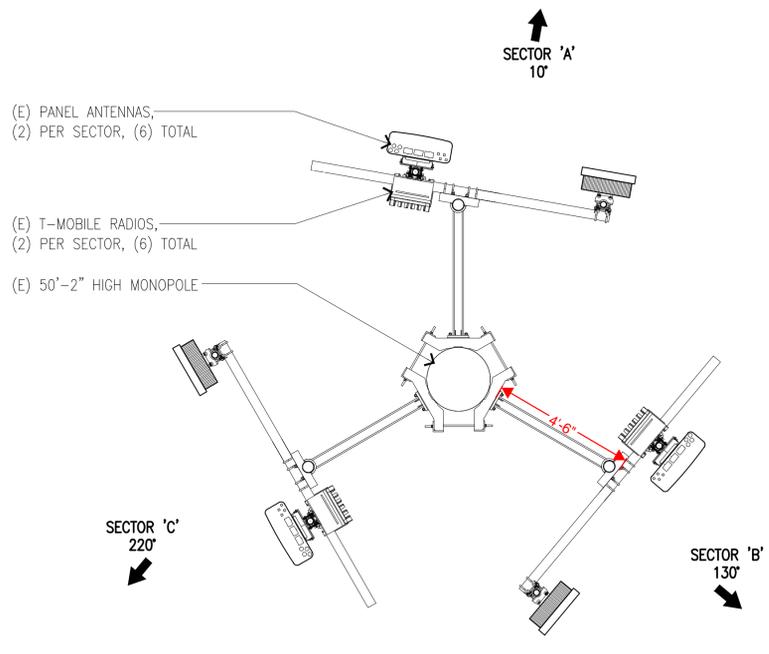


(E) OVERALL SITE PLAN

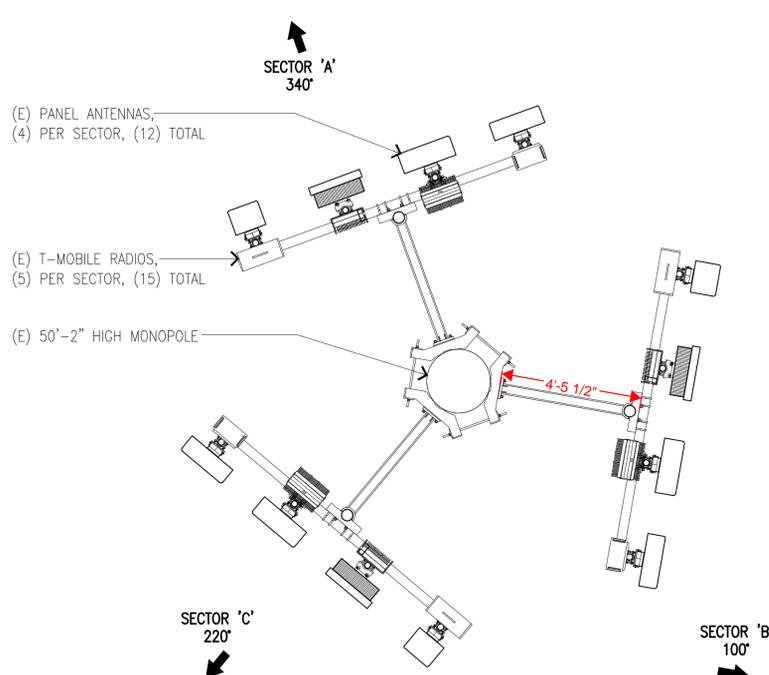
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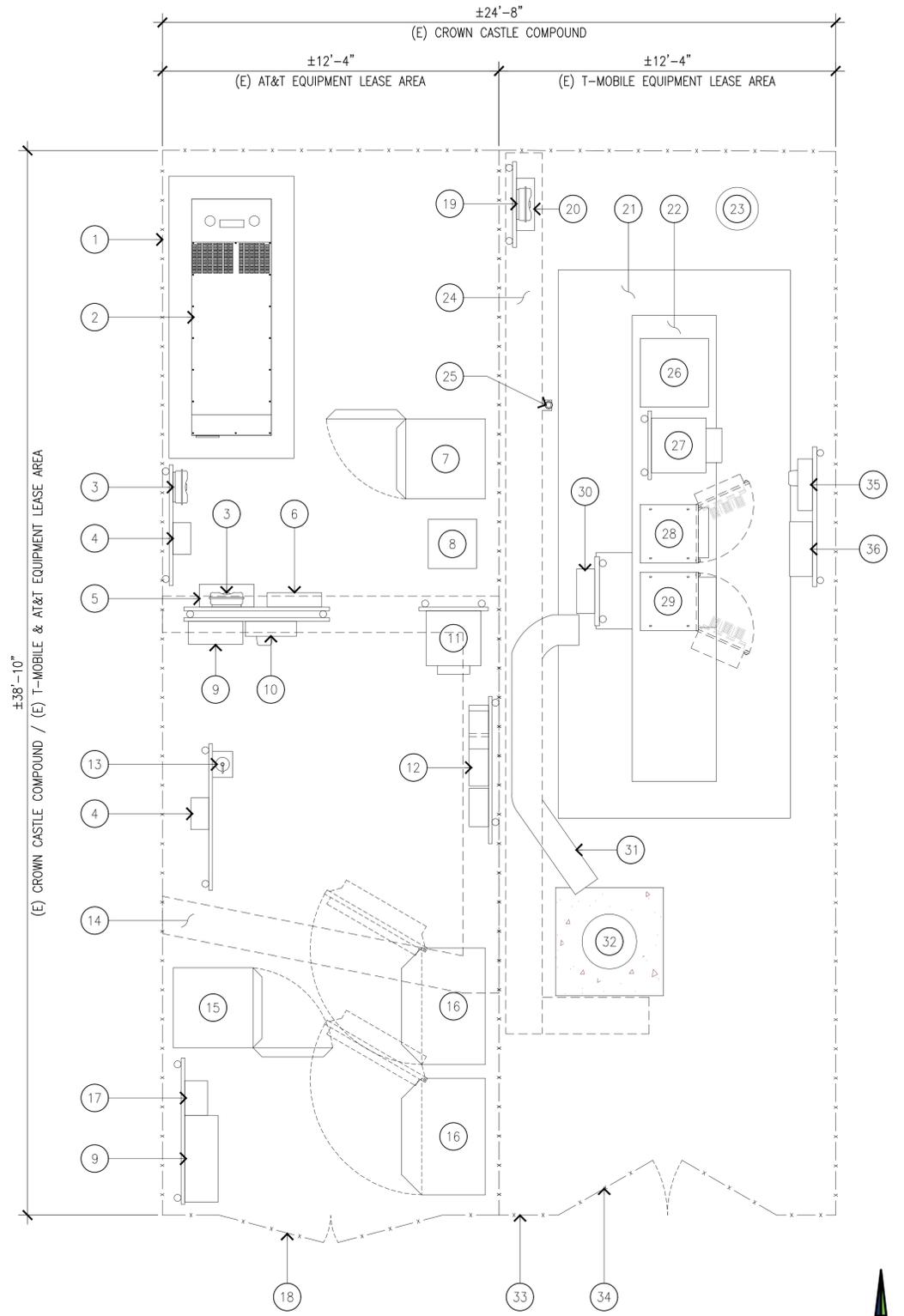


@53'-0" RAD CENTER



@40'-0" RAD CENTER

- KEYNOTES:
- 1 (E) AT&T CHAIN LINK FENCE ENCLOSURE WITH PRIVACY SLATS
 - 2 (E) AT&T GENERATOR ON (E) CONCRETE SLAB
 - 3 (E) AT&T FIBER CIENA, TYP. OF (2)
 - 4 (E) AT&T DC-12 CABINET, TYP. OF (2)
 - 5 (E) AT&T FIBER JUNCTION BOX
 - 6 (E) AT&T TELCO CABINET
 - 7 (E) AT&T BATTERY CABINET
 - 8 (E) AT&T DOUBLE STACK PURCELL CABINET
 - 9 (E) AT&T PPC, TYP. OF (2)
 - 10 (E) AT&T METER BOX
 - 11 (E) AT&T FIBER BOX
 - 12 (E) AT&T MMOP EQUIPMENT, TYP. OF (4)
 - 13 (E) FIRE EXTINGUISHER
 - 14 (E) AT&T CABLE BRIDGE
 - 15 (E) AT&T POWER PLANT
 - 16 (E) AT&T RBS 6131 EQUIPMENT CBINET
 - 17 (E) AT&T ATS
 - 18 (E) AT&T CHAIN LINK ACCESS GATE WITH PRIVACY SLATS
 - 19 (E) T-MOBILE FIBER CIENA
 - 20 (E) T-MOBILE FIBER JUNCTION BOX
 - 21 (E) T-MOBILE CONCRETE SLAB
 - 22 (E) T-MOBILE RAISED CONCRETE PAD
 - 23 (E) WOOD POLE
 - 24 (E) T-MOBILE CABLE BRIDGE
 - 25 (E) T-MOBILE GPS ANTENNA
 - 26 (E) T-MOBILE TELCO CABINET
 - 27 (E) T-MOBILE FIBER BOX
 - 28 (E) T-MOBILE BATTERY CABINET
 - 29 (E) T-MOBILE SITE SUPPORT CABINET
 - 30 (E) T-MOBILE HCS SPOOL BOX
 - 31 (E) T-MOBILE CABLE TRAY
 - 32 (E) 50'-2" HIGH CROWN CASTLE MONOPOLE
 - 33 (E) T-MOBILE CHAIN LINK FENCE ENCLOSURE WITH PRIVACY SLATS
 - 34 (E) T-MOBILE CHAIN LINK ACCESS GATE WITH PRIVACY SLATS
 - 35 (E) T-MOBILE METER BOX
 - 36 (E) T-MOBILE PPC



REV.	DATE	DESCRIPTION	BY
0	03/26/25	100% ZD	GJA

DRAWN BY:	CHK.:	APV.:
VJA	CS	CS

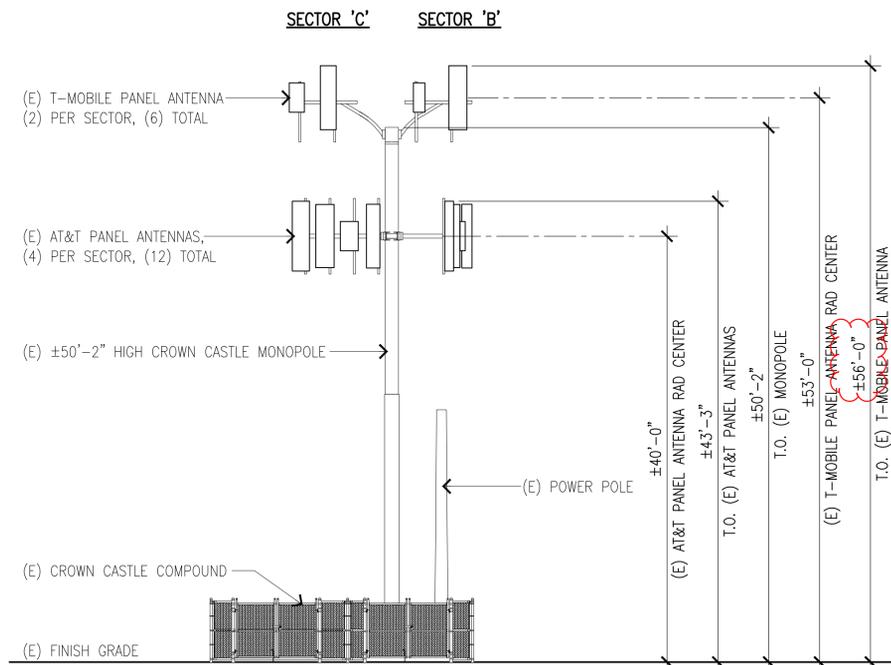
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SHEET TITLE:
EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS

SHEET NUMBER: **A-2** REVISION: **0**

BU# 877983

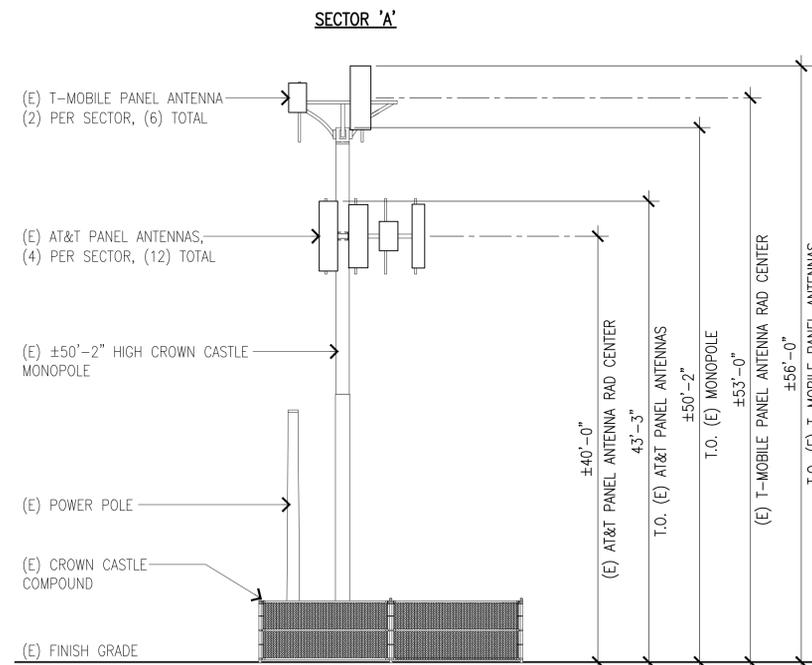
NOTE: (E) T-MOBILE RADIOS (2) PER SECTOR, (6) TOTAL, AND AT&T RADIOS, (5) PER SECTOR, (15) TOTAL, MOUNTED BEHIND PANEL ANTENNAS, NOT SHOWN FOR CLARITY



(E) SOUTH ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15' 3

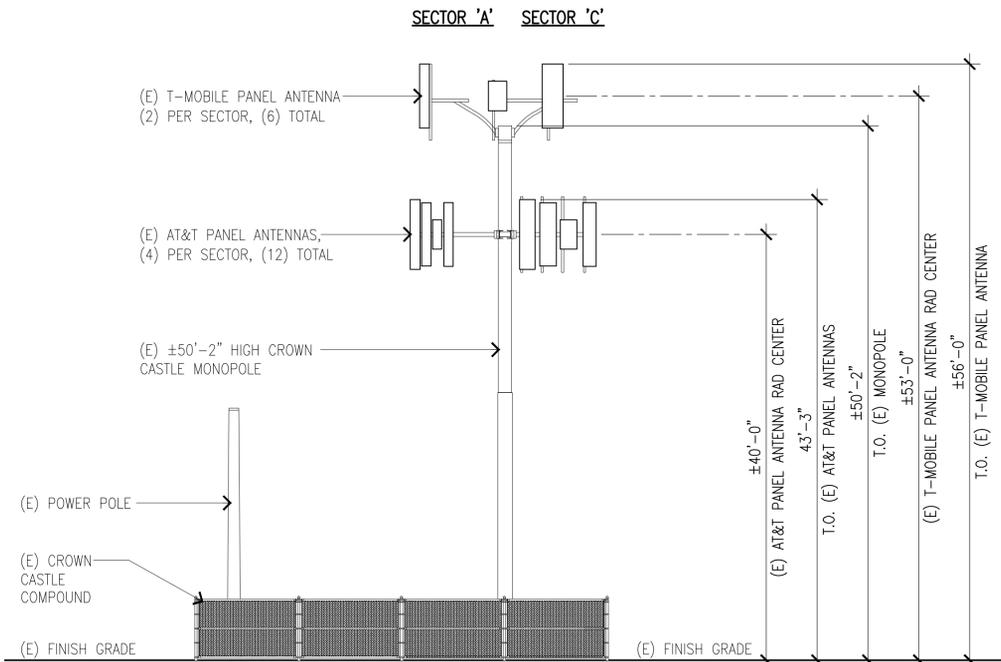
NOTE: (E) T-MOBILE RADIOS (2) PER SECTOR, (6) TOTAL, AND AT&T RADIOS, (5) PER SECTOR, (15) TOTAL, MOUNTED BEHIND PANEL ANTENNAS, NOT SHOWN FOR CLARITY



(E) NORTH ELEVATION

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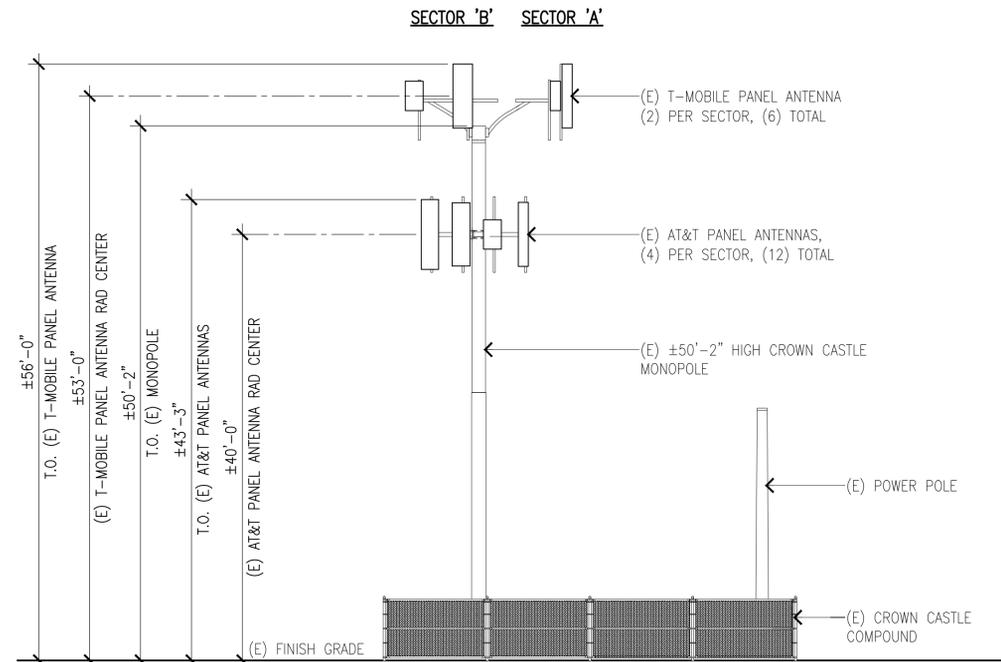
NOTE: (E) T-MOBILE RADIOS (2) PER SECTOR, (6) TOTAL, AND AT&T RADIOS, (5) PER SECTOR, (15) TOTAL, MOUNTED BEHIND PANEL ANTENNAS, NOT SHOWN FOR CLARITY



(E) WEST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15' 4

NOTE: (E) T-MOBILE RADIOS (2) PER SECTOR, (6) TOTAL, AND AT&T RADIOS, (5) PER SECTOR, (15) TOTAL, MOUNTED BEHIND PANEL ANTENNAS, NOT SHOWN FOR CLARITY



(E) EAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15' 2



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PLANS PREPARED BY:



655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

PROJECT INFORMATION:

(CUP RENEWAL)

BU# 877983

SANTA FE

10634 INEZ STREET
WHITTIER, CALIFORNIA 90605
LOS ANGELES COUNTY

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	03/26/25	100% ZD	GJA

DRAWN BY: CHK.: APV.:

VJA	CS	CS
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SHEET TITLE:

EXISTING ELEVATIONS

SHEET NUMBER: REVISION:

A-3

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BU# 877983



PROJECT NUMBER **HEARING DATE**
 PRJ2025-001327-(4) March 24, 2026
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2025001496

PROJECT SUMMARY

OWNER / APPLICANT

Vlach Family Trust / Network Connex

MAP/EXHIBIT DATE

3/26/2025

PROJECT OVERVIEW

The applicant, Network Connex, requests a conditional use permit ("CUP") to authorize the continued operation of an existing 56-foot-tall wireless communications facility ("WCF") monopole located on a property with an auto body and paint shop in the M-1-BE (Light Manufacturing – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones). This application is subject to County Code Section 22.140.760.D (Wireless Facilities – Application Requirements) to require a CUP to waive one or more WCF development standards as required per County Code. The Project is requesting development standards waivers to allow existing chain-link fencing covered in plastic privacy slats around the facility's lease area and to maintain existing antenna arm mounts of approximately four and a half feet in length that are longer than the allowed two feet in length. Proposed improvements to the monopole include concealing existing exposed cables and painting the monopole and panel antennas a neutral, uniform color.

LOCATION

10634 Inez Street, Whittier (S. Whittier – Sunshine Acres)

ACCESS

via Inez Street

ASSESSORS PARCEL NUMBER(S)

8029-005-066

SITE AREA

0.24 Acres

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Sunshine Acres

PLANNING AREA

Gateway

LAND USE DESIGNATION

IL (Light Industrial)

ZONE

M-1-BE

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICTS

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)

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 893-7009

E-MAIL ADDRESS:

smar@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-001327-(4)
CONDITIONAL USE PERMIT NO. RPPL2025001496

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. **RPPL2025001496** on March 24, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Network Connex ("Permittee"), requests the CUP to authorize the continued operation of an existing 56-foot-tall wireless communications facility (“WCF”) monopole (“Project”) on a property with an auto body and paint shop located at 10634 Inez Street in the unincorporated community of South Whittier – Sunshine Acres ("Project Site") in the M-1-BE (Restricted Heavy Manufacturing – Billboard Exclusion) zone pursuant to Los Angeles County Code ("County Code") Section 22.22.030.C (Land Use Regulations for Industrial Zones). This application is subject to County Code Section 22.140.760.D (Wireless Facilities – Application Requirements) to require a CUP to waive one or more WCF development standards as required per County Code. The Project is requesting development standards waivers to allow existing chain-link fencing covered in plastic privacy slats around the facility’s lease area and to maintain existing antenna arm mounts of approximately four and a half feet in length that are longer than the allowed two feet in length. Proposed improvements to the monopole include concealing existing exposed cables and painting the monopole and panel antennas a neutral, uniform color.
4. **PREVIOUS ENTITLEMENT(S).** CUP No. 96-156, approved January 20, 1998, authorized the construction and operation of a new WCF monopole. CUP No. 200800072, approved August 16, 2010, authorized the continued operation of the existing WCF with a new co-located antenna array. CUP No. 201100048, approved December 6, 2011, authorized the continued operation of the WCF with upgrades which included removing six panel antennas and installing 12 new panel antennas and four new ground-mounted equipment cabinets. Subsequent Revised Exhibit “A” (“REA”) and Zoning Conformance Review (“ZCR”) applications authorized antenna and equipment upgrades to the existing WCF. These include REA No. 2017007656 approved June 26, 2017, REA No. 2017008720 approved August 17, 2017, ZCR No. 2021005268 approved May 18, 2021, and REA No. RPPL2025002860 approved July 29, 2025.

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.
6. **ZONING.** The Project Site is located in the Sunshine Acres Zoned District and is currently zoned M-1-BE. Pursuant to County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones), a CUP is required for WCFs that request waivers to the WCF development standards.

7. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG (General Commercial)	C-3 (General Commercial)	Commercial, Auto Repair
EAST	IL	M-1-BE	Auto Repair
SOUTH	IL	M-1-BE	Auto Body and Repair
WEST	IL, CG	M-1-BE, C-3	Auto Repair, Single-Family Residences, Multi-Family Residences

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.24 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with an auto body and paint shop and with the subject WCF.

B. Site Access

The Project Site is accessible via Inez Street, a 60-foot-wide public street to the west. Primary access to the Project Site will be via a 20-foot wide public alley off of Inez Street south of the Project Site.

C. Site Plan

The site plan depicts the Project Site with the existing WCF located on the southeastern corner of the property and immediately adjacent to a public alley to the south. The facility’s monopole and ground-mounted equipment cabinets are contained within an enclosed lease area surrounded by a chain-link fence covered in plastic privacy slats. The facility’s monopole has a total height of 56 feet to the top of the antenna panels and supports two antenna arrays mounted at 53 feet and at 40 feet on the pole.

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, because the Project involved the continued operation of an existing WCF with minor improvements to the monopole to conceal exposed cables and to paint the monopole and panel antennas a neutral, uniform color. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site or 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.

Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received no public comments regarding the Project.

11. AGENCY RECOMMENDATIONS.

WCF projects do not require consultation with other County departments unless the proposed project will be located in the public right-of-way. The subject property is not located in the public right-of-way.

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, 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 February 4, 2026, a total of 235 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 three notices to those on the courtesy mailing list for the Sunshine Acres 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 the goals and policies of the General Plan because the IL land use designation is intended for light industrial uses but does not preclude development of other uses deemed compatible with the underlying land use category, such as the existing WCF on the Project Site. The existing WCF consists of a small lease area at the southeast corner of the property and provides telecommunication services to the surrounding vicinity. The WCF does not interfere nor conflict with the Project Site’s primary auto body and paint shop 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 following policies of the General Plan are applicable to the proposed project:

- *(Policy PS/F 1.4) Ensure the adequate maintenance of infrastructure.*
- *(Policy PS/F 6.2) Improve existing wired and wireless telecommunication infrastructure.*

The Project will allow the continued operation of an existing WCF which provides essential telecommunication services for the vicinity. 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 would occur for wireless services if the WCF ceases to operate.

- *(Policy S 4.1) Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.*

The Project would allow continued, 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-BE zoning classification as wireless facilities are permitted in such zone with a CUP pursuant to County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones).

16. WIRELESS FACILITY ORDINANCE. The Hearing Officer finds that the Project is consistent with the County's Wireless Facility Ordinance except as modified through this CUP pursuant to County Code Section 22.140.760 (Wireless Facilities).

- a. The Project Site is located in the M-1-BE zone where setbacks are not prescribed for structures or WCFs.
- b. The facility's lease area is surrounded by chain-link fencing and does not comply with the requirement for solid walls or fencing per County Code Section 22.140.760.E.1.d.iii (Design Standards – Associated Equipment). Existing privacy slats on the chain-link fencing provide visual screening of the facility's ground-level equipment within the lease area but is not considered sufficient as a solid wall or fence. The Permittee requests a waiver for this standard.
- c. The facility 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.1.e (Safety Standards).
- d. The facility's antenna mounting arms on the two separate arrays extend approximately four and a half feet in length from the monopole and do not comply with County Code Section 22.140.760.E.2.a (Additional Standards for Monopoles) which limits the maximum length of any mounting equipment, such as a side arm, bracket, or extension, to no more than two feet from the structure. The Permittee requests a waiver for this standard.

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 Project will allow the continued operation of an existing WCF which operates in such a manner that does not produce adverse effects to people or property in the vicinity. Proposed minor improvements to the facility include concealing existing exposed cables on the antenna arrays and painting the monopole and antenna panels a flat, uniform, neutral color. The facility is located in an area characterized mostly by auto-oriented uses and is therefore appropriately located for such operations.
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 existing facility requires a CUP to request waivers from development standards as required under County Code Section 22.140.760 (Wireless Facilities). The waivers requested are to allow chain-link fencing around the facility's lease area and antenna arm mounts that are longer than two feet in length. The existing facility has been operating with its current design for almost 30 years without any record of zoning violation complaints regarding these design standards.
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 site is in an urbanized area and is adequately served by existing roads and public utilities. The facility is accessible from Inez Street, a 60-foot wide public street located to the west, and a 20-foot wide public alley off of Inez Street south of the Project Site. The facility does not generate vehicular traffic except for occasional visits for routine maintenance.

SUPPLEMENTAL FINDINGS

20. **The Hearing Officer finds that the facility complies with all applicable standards in Section 22.140.760, unless a waiver has been requested in Section 22.140.760.L.** The existing facility requires a CUP to request waivers from development standards as required under County Code Section 22.140.760.L (Waivers). The waivers requested are to allow chain-link fencing with plastic privacy slats around the facility's lease area and antenna arm mounts that are approximately four and a half feet in length that are longer than the allowed two feet in length. The existing facility has been operating with its current design for almost 30 years without any record of zoning violation complaints regarding these design standards.

21. **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 facility is located near the southeast corner of the auto body and paint shop property and designed as a standard WCF monopole. The Project Site is surrounded by similar auto-oriented uses in the immediate vicinity. The Project's design and placement are appropriate within the context of the surrounding industrial uses.
22. **The Hearing Officer finds that when requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (*please specify which standard*) 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.** The waivers for chain-link fencing around the facility's lease area and antenna arm mounts that more than two feet in length are not being requested on the basis that the standards would prohibit the provision of personal wireless services.
23. **The Hearing Officer finds that when requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (*please specify which standard*) would otherwise violate applicable laws or regulations (*provide citations*).** The waivers for chain-link fencing around the facility's lease area and antenna arm mounts that more than two feet in length are not being requested on the basis that the standards would violate any applicable laws or regulations.
24. **The Hearing Officer finds that when requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (*please specify which standard*) would require a technically infeasible design or installation of a wireless facility.** The Project requests waivers to allow existing chain-link fencing with plastic privacy slats around the facility's lease area and antenna arm mounts that are approximately four and a half feet in length that are longer than the allowed two feet in length. The monopole's current design has served the facility for almost 30 years. Retrofitting the existing antenna array to reduce the length of the antenna arm mounts may create safety, maintenance, and operational issues. The existing chain-link fencing that surrounds the facility's lease area provides a practical way to secure the facility. The chain-link fencing is covered with plastic privacy slats to reduce the visual impacts of the fence and maintains visually continuity with adjacent fencing that also consists of chain-link fencing covered with privacy slats and netting.
25. 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

26. 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 WCF is an existing use that is proposing minor

improvements to the monopole to conceal exposed cables and to paint the monopole and panel antennas a neutral, uniform color. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a scenic highway, a hazardous waste site, nor 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

27. 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 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 proposed facility complies with all applicable standards in Section 22.140.760 (Wireless Facilities).
- F. The proposed design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.
- G. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is not being requested because the standard 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.

- H. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is not being requested on the basis that the standard would otherwise violate applicable laws or regulations.
- I. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard would require a technically infeasible design or installation of a wireless facility.

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. RPPL2025001496**, subject to the attached conditions.

ACTION DATE: March 24, 2026

MM:SM

3/24/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-001327-(4)
CONDITIONAL USE PERMIT NO. RPPL2025001496

PROJECT DESCRIPTION

The project is to authorize the continued operation of an existing wireless communications facility (“WCF”) monopole located on an auto body shop and paint property 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. Notwithstanding the foregoing, this 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 March 24, 2041.** 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) day time 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 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 **\$3,760.00**, 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 **\$470.00** 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 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 **May 24, 2026**.
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 – WIRELESS COMMUNICATIONS FACILITIES

19. **California Public Utilities Commission Regulations.** The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
20. **FCC RF Emissions Certification.** The permittee shall provide upon request to LA County Planning Staff ("Staff") written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission ("FCC") limitations for general population/uncontrolled exposure to such emissions when operating at full strength and 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 WCFs in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
22. **Co-location RF Emissions.** Any proposed WCF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to Staff.
23. **External and Security Lighting.** External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any

adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.

24. **Maintenance Hours.** 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.
25. **Pole Mounted Equipment.** Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A".
26. **Maintenance Vehicle 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.
27. **Facility Height.** The maximum height of the facility shall not exceed 56 feet above finished grade.
28. **Permittee Contact Information.** The Permittee shall maintain current contact information with Staff.
29. **Surface Finish.** The finished surface of the facility 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.
30. **Facility 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 (pursuant to Condition No. 16), and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Except as otherwise provided in Condition No. 16 regarding graffiti removal within 48 hours, 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.
31. **Compliance Reporting.** Upon request, the permittee shall submit annual reports to Zoning Enforcement to show compliance with the maintenance and removal conditions.
32. **Display of Registration and Contact Information.** 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 be easily viewed from ground level.
33. **Facility Security and Fencing.** The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco, wrought iron or chain-link. If chain-link fencing is used, the fencing shall be covered with slats or other types of screening and be properly maintained and free of holes and/or torn material.

34. **Facility Removal and Site Restoration.** Upon termination of this grant or after the facility has ceased to operate, the Permittee shall remove such facility and clear the site of all equipment within six months of the cease-of-operation date. The Permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.
35. **Equipment Screening.** Appurtenant equipment boxes shall be screened or camouflaged.
36. **Cable Concealment.** Within 90 days of the date of approval, all exposed cabling shall be concealed, shrouded, or secured so that no slack or visible cabling is present below the antennas.
37. **Monopole and Antenna Color.** Within six (6) months of the date of approval, the monopole and antennas shall be painted a flat, uniform, neutral color.

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>B.1 The proposed use will be consistent with the adopted General Plan for the area.</p>
<p>The proposed use is the continuation of the wireless telecommunications facility that is in the General Commercial Zone. This is consistent with the zone description because it is a commercial monopole cell tower and it relates to its surrounding areas and is a valuable utility and services that it provides on a daily basis and in the event of an emergency. It will continue to be an asset to this area.</p>
<p>B.2 The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
<p>The requested use will not affect the health, peace or welfare of people in the area. The towers are FCC approved and within guidelines. This facility does not create any risk or hazard to the surrounding public or the property. The monopole blends with the area and the existing ground-based equipment is located at the base of the existing site and does not create any nuisance or safety hazard to the club or the surrounding areas.</p>
<p>B.3 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>
<p>The existing site is only a small fraction and is built to be able to have complete wireless coverage to the entire area surrounded. The existing site is located out of the way and in a location that does not affect or interfere with the operations and uses for the facility</p>

B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

The site does not affect the traffic or parking demands. The monopole is in the best location to provide the most efficient wireless service which increases business for the surrounding area by allowing businesses to keep up with the growing demands of the modern day. This technology is crucial for the growing success and safety of the public as it provides fast service that is used by everyone on a daily basis.

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: February 24, 2026
PROJECT NUMBER: PRJ2022-003375-(1)
PERMIT NUMBER(S): CUP RPPL2025001496
SUPERVISORIAL DISTRICT: 4
PROJECT LOCATION: 10634 Inez Street, Whittier (S. Whittier – Sunshine Acres)
OWNER: Vlach Family Trust
APPLICANT: Network Connex
CASE PLANNER: Steve Mar, Senior Regional Planner
smar@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 Exemption under State CEQA Guidelines Section 15301 because the Project is an existing wireless that is proposing minor improvements to the monopole to conceal exposed cables and to paint the monopole and panel antennas a neutral, uniform color. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a scenic highway, a hazardous waste site, nor 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.

SHAPING
TOMORROW



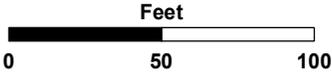
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-001327

CUP RPPL2025001496

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



LA COUNTY
PLANNING

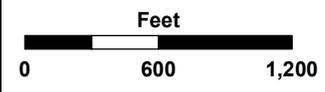
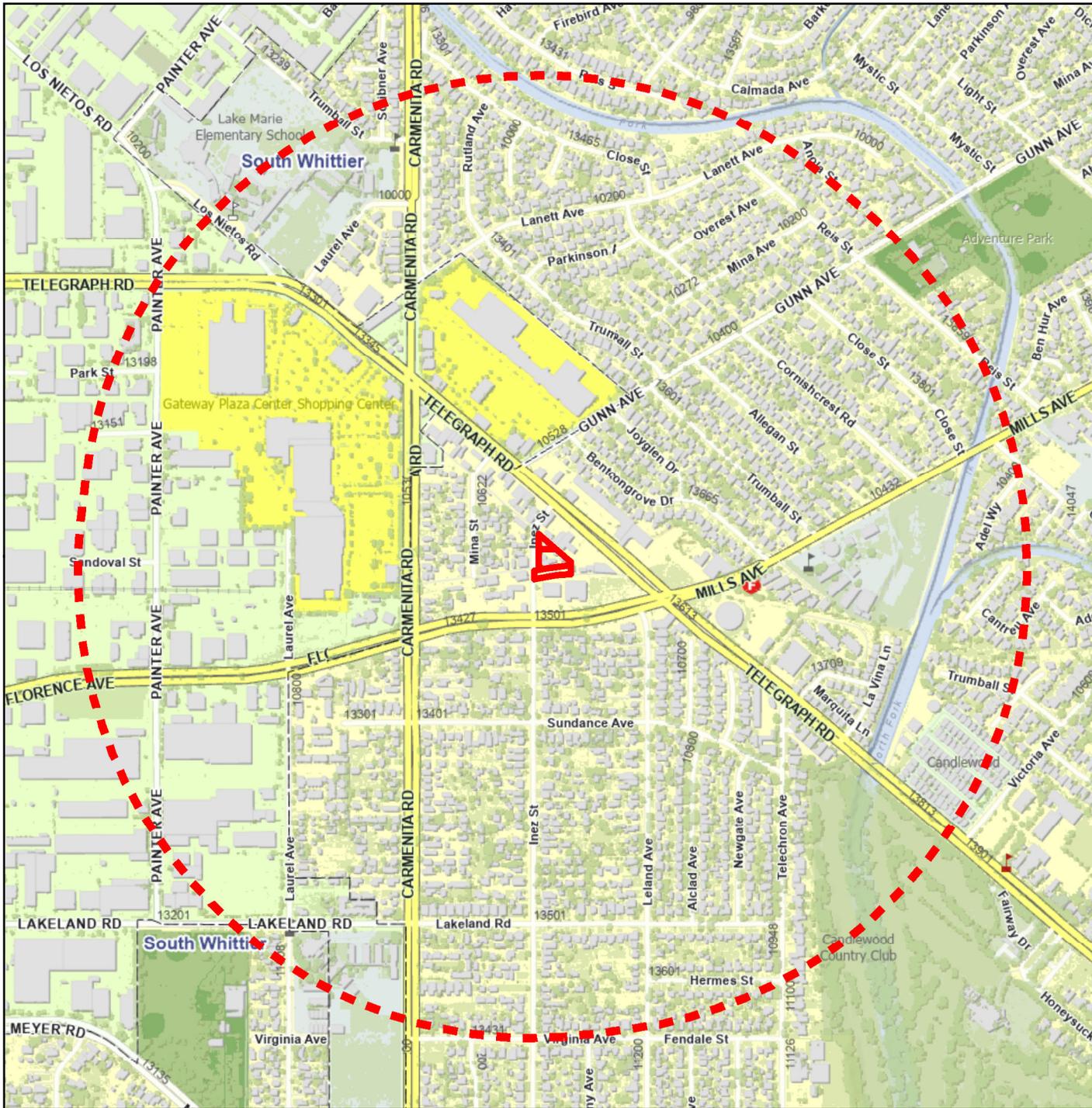
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-001327

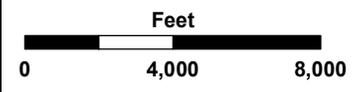
CUP RPPL2025001496



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

3-MILE RADIUS LOCATOR MAP

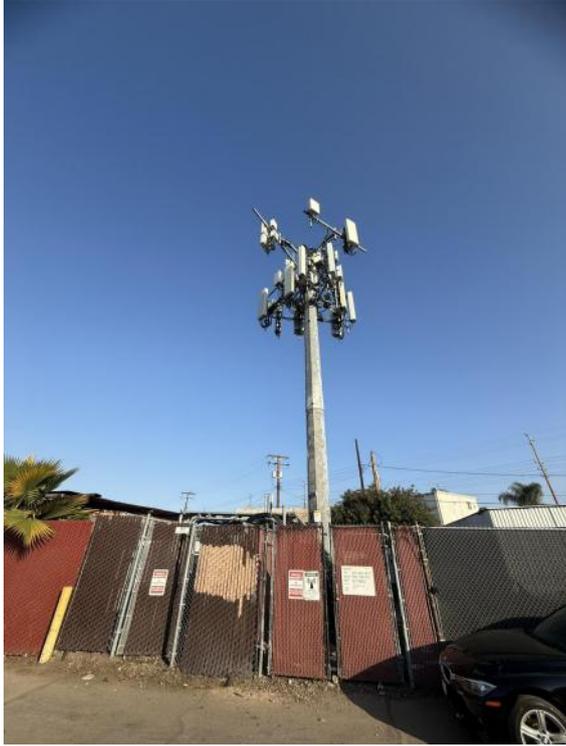
PROJECT NO. PRJ2025-001327
CUP RPPL2025001496



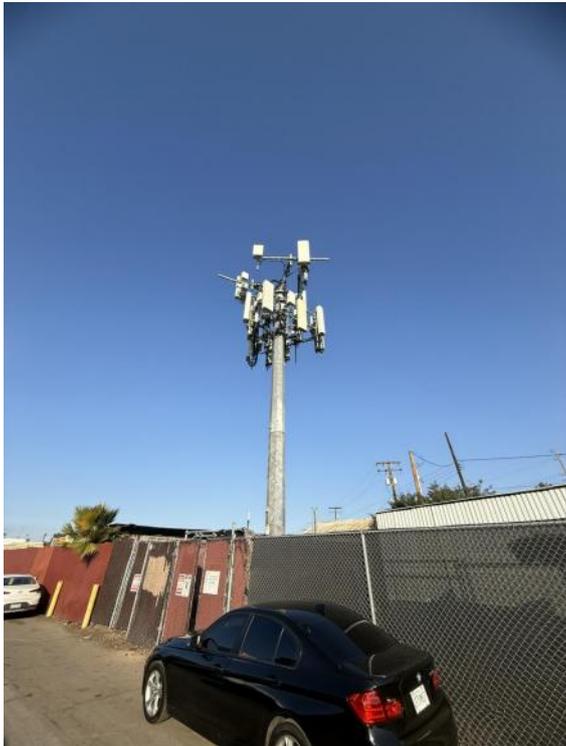
LA COUNTY
PLANNING

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

Construction Form



View of Antennas from the South



View of Antennas from the South

Construction Form



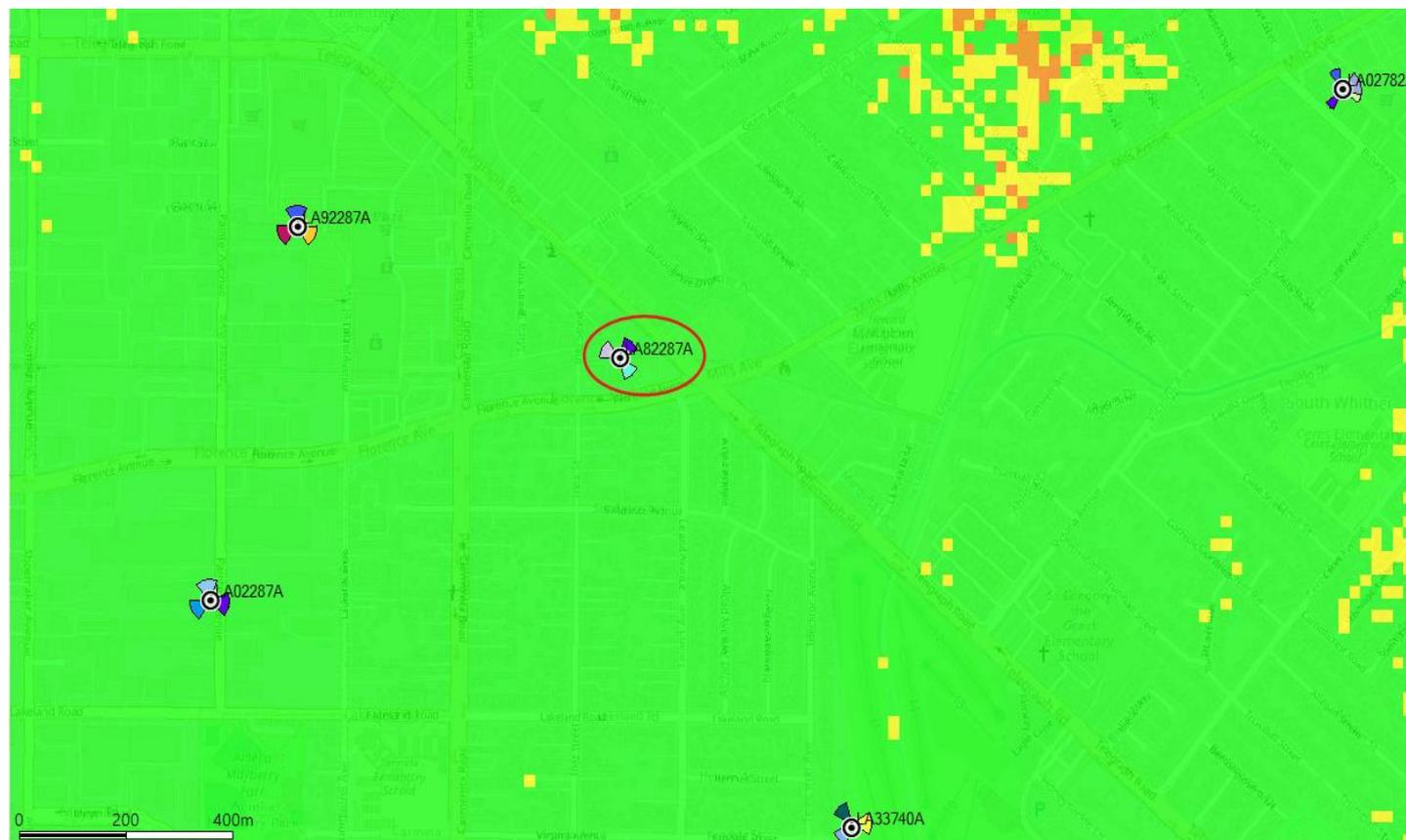
View of Antennas from the South



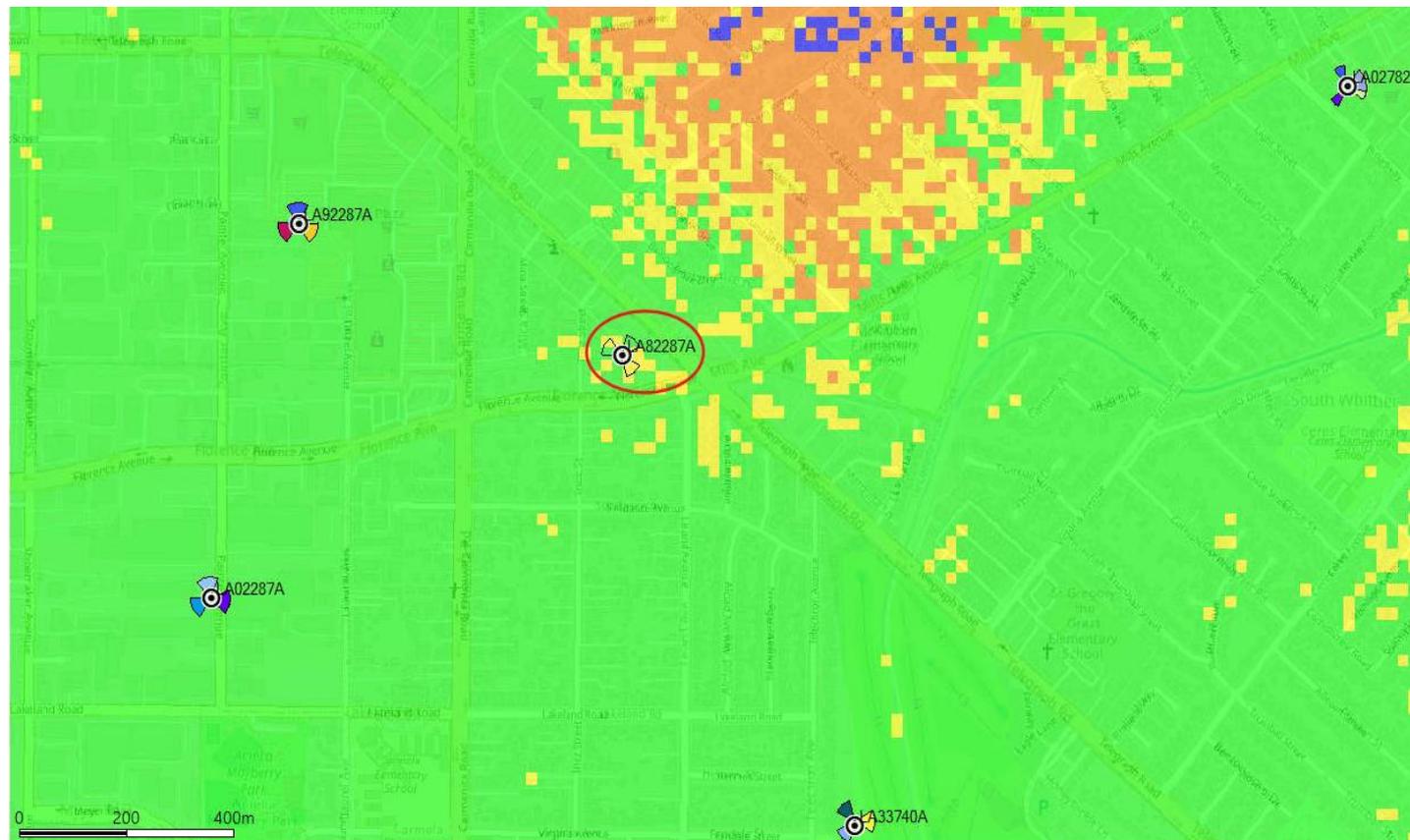
View of Antennas from the South

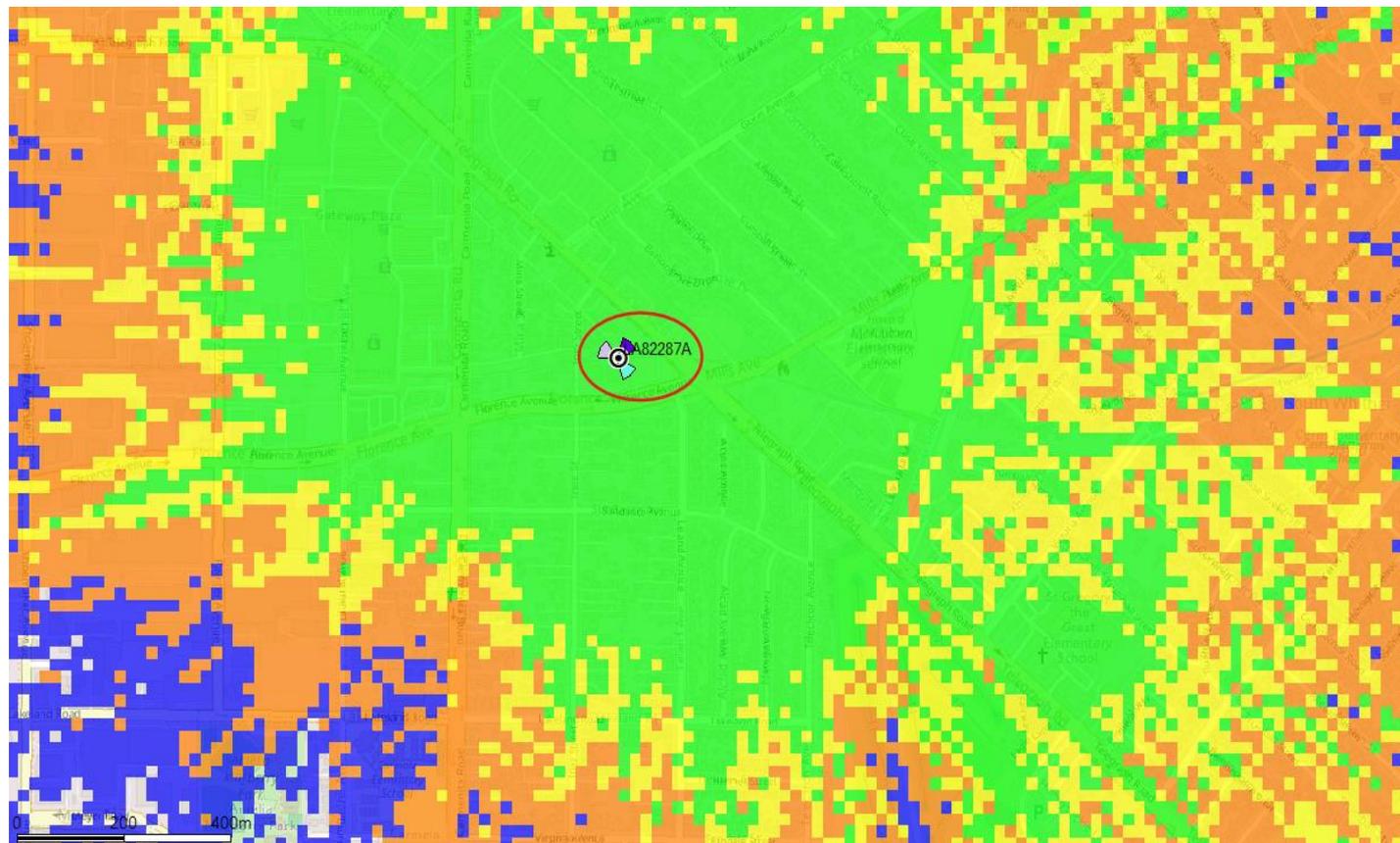
PREDICTIVE MAP REQUEST(LA82287A)

Existing coverage with LA82287A



Existing coverage without LA82287A





Alternative Site Analysis

Location Name	Latitude	Longitude	Available RAD Ctr Ht	Structure Type	Meets what percentage of service	RF Service	RF Service Objective Issues	Development Comments	Development Issues
Southeast Pet Hospital	33.982506	-118.040962	56	Monopole	25%	Does not meet service objectives (under 50%)	Capacity site -does not offload capacity	No Space for cell tower	Site has no additional ground space so there is no space for equipment. Parking lot limited
									
JD Auto Body and Mechanic	33.982506	-118.040962	56	Monopole	N/A	Will not offload capacity due	Capacity site -does not offload capacity	lacking ground space for monopole	Site has no additional ground space so there is no space for equipment
									
Pizzamania	33.982506	118.040962	56	Monopole	50%	Meets some service objectives	Too close to residents	Setback issue	Nearby residential area. "Larger cell towers should be located to minimize visibility from nearby residents and should avoid setback areas."
									

Alternative Site Analysis

Location Name	Latitude	Longitude	Available RAD Ctr Ht	Structure Type	Meets what percentage of service	RF Service	RF Service Objective Issues	Development Comments	Development Issues

Does not meet service objectives (under 50%)
Meets some service objectives
Meets service objectives
Will not offload capacity
Will offload capacity

LL will not lease
Site cannot be upgraded for collocation
Environmental Issues (Floodplain, historic etc.)
Other



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 6, 2011

Justin Davis
4060 Campus Drive, Ste. 200
Newport Beach, CA 92660

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

**REGARDING: PROJECT NO. 97-156-(4)
CONDITIONAL USE PERMIT NO. 201100048
10634 INEZ STREET, WHITTIER**

Dear Applicant:

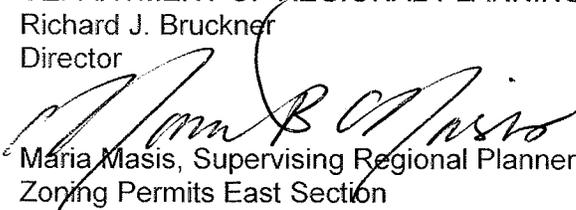
Hearing Officer Gina Natoli, by her action of December 6, 2011, **APPROVED** the above described project and entitlements. The attached documents contain the Hearing Officer's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 2 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant or and other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on December 20, 2011.** Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

Upon completion of the appeal period, **hand deliver** a notarized affidavit of acceptance form, a certified copy of the recorded findings and conditions of approval, and any other required fees or materials to the planner assigned to your case (see attached instructions for more information). Please **make an appointment** with the case planner to ensure that processing will be completed expeditiously. If the required documents and fees are not received within 60 days of this final letter's date, this permit will be transferred to Zoning Enforcement for further action.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Steve Mar of the Zoning Permits East Section at (213) 974-6435 or e-mail at smar@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: DPW (Building and Safety), Zoning Enforcement, AT&T Mobility.
MM:SM

HEARING OFFICER'S FINDINGS AND ORDER:

**PROJECT NUMBER 97-156 - (4)
CONDITIONAL USE PERMIT NO. 201100048**

HEARING DATE: December 6, 2011

REQUEST: The applicant, AT&T Mobility, is requesting a conditional use permit (CUP) for the upgrade of an existing wireless telecommunications facility (WTF) consisting of the removal of six (6) existing 4-foot long panel antennas on an existing 50-foot high monopole (52 ½ feet to the top of the antenna array) and replacing them with twelve (12) new six-foot long panel antennas mounted in three (3) sectors located in the lot of an existing auto body and paint shop (Rube's Body & Paint) in the M-1-BE (Light Manufacturing – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.32.070. Four (4) new equipment cabinets will be added in a 186-square foot expansion to the existing equipment enclosure area and will be screened behind a chain link fence with slats.

PROCEEDINGS BEFORE THE HEARING OFFICER:

A duly noticed public hearing was held on December 6, 2011 before the Hearing Officer. The applicant's representative, Justin Davis, was present at the hearing but chose not to testify. The Hearing Officer requested minor changes to the project's findings and conditions and closed the public hearing and approved project 97-156-(4) with conditions.

Findings

1. The subject property is located at 10634 Inez Street in unincorporated Whittier and in the Sunshine Acres Zoned District.
2. The subject property is zoned M-1-BE (Light Manufacturing – Billboard Exclusion). The existing zoning for the surrounding properties are as follows:
 - North: M-1-BE (Light Manufacturing – Billboard Exclusion) Zone.
 - East: M-1-BE (Light Manufacturing – Billboard Exclusion) Zone.
 - South: M-1-BE (Light Manufacturing – Billboard Exclusion) Zone.
 - West: M-1-BE (Light Manufacturing – Billboard Exclusion) Zone.
3. The existing land use for the subject property contains an existing auto body and paint shop. The existing land use for the surrounding properties are as follows:
 - North: Auto Shop Services
 - East: Light Industrial
 - South: Light Industrial Warehouse, Auto Body & Paint
 - West: Auto Shop Services, Single-family Residences
4. This approval is for the upgrade of an existing unmanned wireless telecommunications facility (WTF). The WTF is located in the lot of an existing auto body and paint shop. The WTF upgrade consists of the removal of six (6) existing four-foot long panel antennas and replacing them with twelve (12) new six-foot long panel antennas mounted in three (3) sectors on an existing 50-foot tall monopole (52 ½ feet to the top of the antenna array). Four (4) new equipment cabinets will be added in a 186-square foot expansion to the existing equipment enclosure area and will be screened behind a chain link fence with slats. The total lease area will be 426 sq. ft.

5. CUP 97-156 was approved on January 20, 1998. This CUP authorized the construction and operation of a 55-foot tall monopole containing an unmanned wireless telecommunications facility and appurtenant equipment.
6. CUP 200800072 was approved August 16, 2010. This CUP authorized the renewal of CUP 97-156 and an additional co-location for the existing WTF.
7. The subject property is designated 1 – Low Density Residential (1 to 6 du/ac) in the General Plan. Currently, the subject property is being used as an auto body and paint shop. The General Plan Update proposes that the subject property be reclassified as “IL” for Light Industrial to correspond with the industrial nature of the established uses in the area.
8. Pursuant to Section 22.32.070 of the County Code, development of wireless telecommunication facilities is not a recognized use but a similar use of radio/television towers is permitted in the M-1 (Light Manufacturing) Zone, provided that a CUP is obtained.
9. Allowing the wireless telecommunication facility to be upgraded and continue operations will ensure that local cellular service will remain readily available. The facility is located 205 feet east of the centerline of Inez Street. The WTF is located on the southeast corner of an existing auto body and paint shop. Four (4) new equipment cabinets will be added in a 186-square foot expansion to the existing chain link enclosed equipment area for a total lease area of 426 sq. ft. The subject property is surrounded by auto shop services to the north, light industrial warehouse and auto body and paint services to the south, light industrial to the east, and auto shop services and single-family residences to the west.
10. One parking space for maintenance vehicles is required. The facility provides adequate parking for maintenance vehicles.
11. Maintenance visits to 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.
12. The Hearing Officer finds that a Categorical Exemption, Class 1 Categorical Exemption – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project consists of a minor alteration to an existing wireless telecommunication facility.
13. 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.
14. No public comments were received on this project at the time of the public hearing.
15. 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 Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the existing use is consistent with the adopted general plan for the area;
- B. That the request for the construction, operation, and maintenance of the said unmanned WTF, following the attached conditions of approval, will not adversely affect the health, peace, comfort, or welfare of persons residing and 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. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the existing 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 information submitted by the applicant and presented at the public hearing substantiate the required findings identified by Section 22.56.040 of the Los Angeles 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 201100048 is **approved** subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

MM:SM:sm

**CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 97-156-(4)
CONDITIONAL USE PERMIT NO. 201100048**

PROJECT DESCRIPTION

The project is a conditional use permit for the upgrade of an existing wireless telecommunications facility (WTF) consisting of the removal of six (6) existing panel antennas on an existing monopole located in the lot of an existing auto body and paint shop and replacing them with twelve (12) new panel antennas mounted in three (3) sectors and the addition of four (4) new equipment cabinets in an expansion to the existing equipment enclosure area in the M-1-BE (Light Manufacturing – Billboard Exclusion) Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. 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. 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 ("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 Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 Regional Planning in the amount of \$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 Regional 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.

6. 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. 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 ("Recorder"). 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. **This grant shall terminate on December 6, 2026.** 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 Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) 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. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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. 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 of **\$1,400.00**. Any remaining balance from permittee's previous conditional use permit shall be applied to this deposit. The deposit 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. The fund provides for **seven (7) biennial (one every other year)** inspections. Inspections shall be unannounced.

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 enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall

be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All requirements of Title 22 (Zoning Ordinance) and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
15. 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 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. 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 24 hours of notification 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.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." Placement and height of all pole-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A." The facility shall be built as depicted in the photo simulations presented at the public hearing. If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

PERMIT-SPECIFIC CONDITIONS

17. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
18. Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section of the Department of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs

are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.

19. 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.
20. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.
21. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and the permittee shall obtain an encroachment permit if deemed necessary.
22. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole-mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
23. 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.
24. 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. The maximum height of the facility shall not exceed 52'-6" above finished grade.
26. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of the Department of Regional Planning the name and contact information of the new service provider.
27. The finished surface of the facility 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. 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; and, 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 within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
29. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of the Department of Regional Planning to show compliance with the maintenance and removal conditions.

30. The Department of Regional Planning project number, conditional use permit number and leaseholder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
31. The facility shall be secured by fencing, gates and/or locks. All fencing used for screening or securing the facility shall be composed of chain link with slats.
32. Appurtenant equipment boxes shall be screened or camouflaged.