

REPORT TO THE HEARING OFFICER

DATE ISSUED:	January 8, 2026		
HEARING DATE:	January 20, 2026	AGENDA ITEM:	5
PROJECT NUMBER:	2016-000284-(2)		
PERMIT NUMBER:	Conditional Use Permit (“CUP”) RPPL2016002040		
SUPERVISORIAL DISTRICT:	2		
PROJECT LOCATION:	Public right-of-way in the southwest corner of the intersection at Slauson Avenue and South La Cienega Boulevard on-ramp in Ladera Heights, adjacent to APN 4101-011-020, map coordinates 33.987572, -118.370892		
APPLICANT:	Verizon Wireless		
CASE PLANNER:	Reina Schaetzl, Senior Planner rschaetzl@planning.lacounty.gov		

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number 2016-000284-(2), CUP Number RPPL2016002040, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2016002040 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

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

At the time a complete application for this CUP was submitted, WCFs were not a specified use in the County Code and were considered a comparative use to radio and television stations and towers by the 2010 Memo, which is a use permitted in the R-3 Zone with the approval of a CUP. In addition, the zoning was changed to R-2 (Two-family residence) Zone on March 11, 2025, in conjunction with the adoption of the Westside Area Plan. Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on May 3, 2016.

B. Project

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

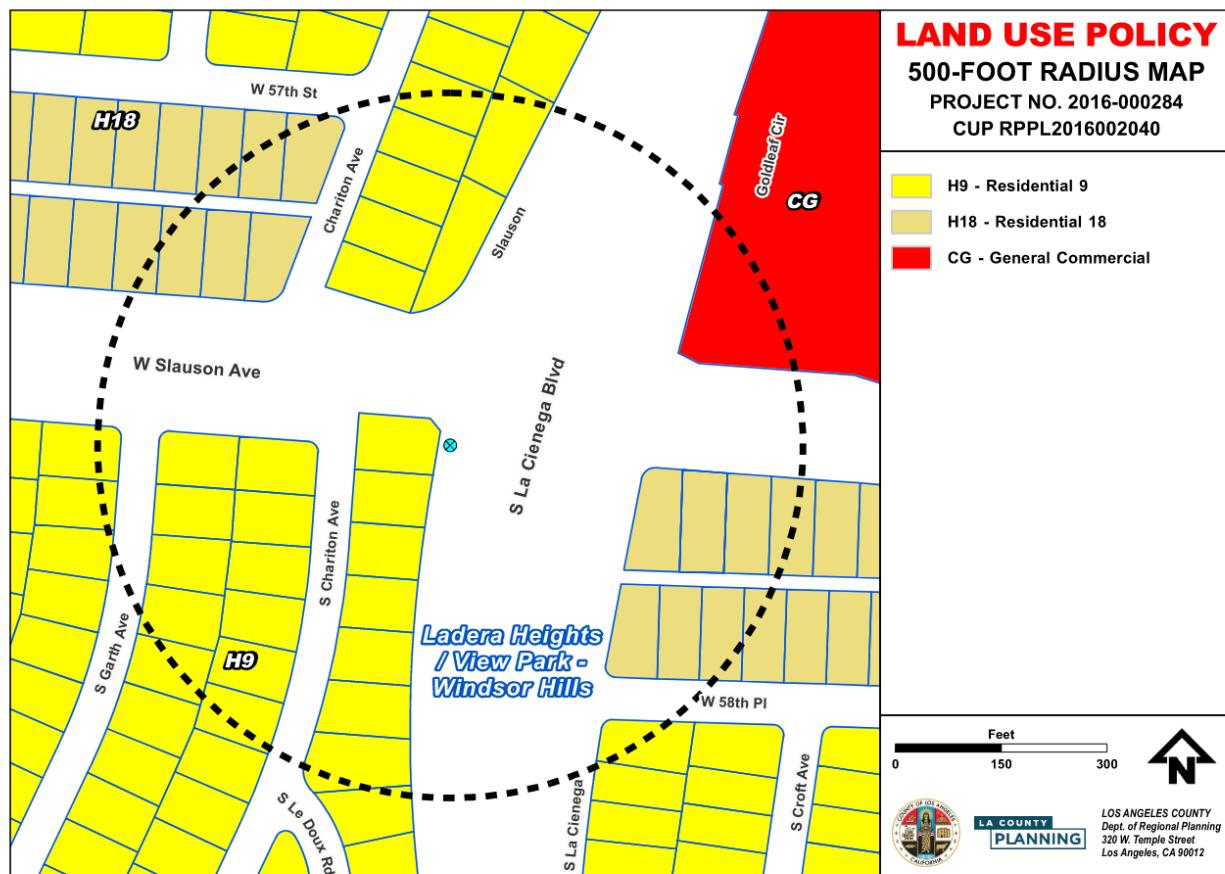
SUBJECT PROPERTY AND SURROUNDINGS

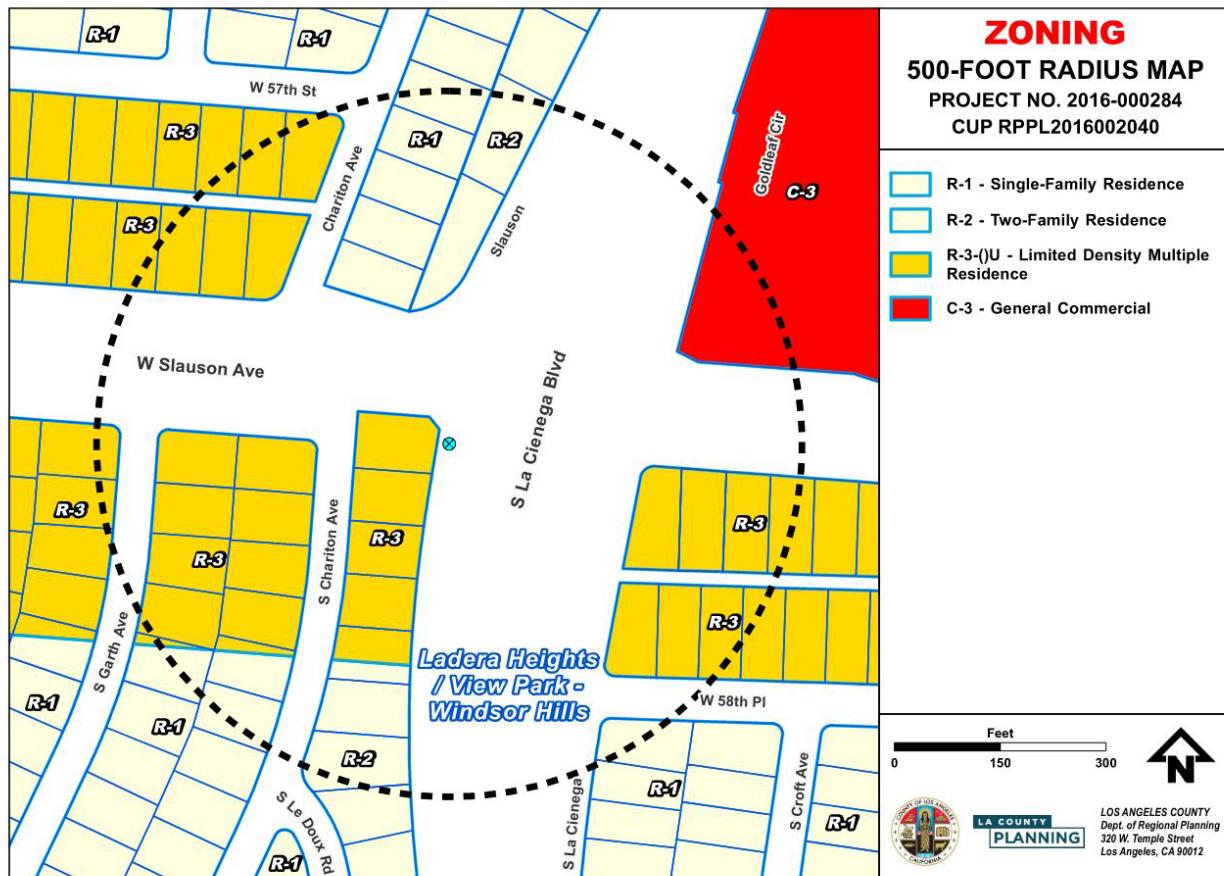
The following chart provides property data within a 500-foot radius:

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

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

*Note: The zoning was changed from R-3 to R-2 (Limited Density Multiple Residence) and the Land Use Policy changed to H18 on March 11, 2025, in conjunction with the adoption of the Westside Area Plan. Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on May 3, 2016.





PROPERTY HISTORY

A. Zoning History

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

B. Previous Cases

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

C. Violations

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

ANALYSIS

A. Land Use Compatibility

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

B. Neighborhood Impact (Need/Convenience Assessment)

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

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

C. Design Compatibility

The Project is intended to blend in with the surrounding PROW utility equipment. The WCF consists of six antennas flush-mounted behind steel plates painted brown and reach a height of 50 feet. Associated ground equipment includes an equipment cabinet and power pedestal, located to the south of the utility pole. Updates to improve the WCF appearance include a new eight-foot high concrete masonry unit ("CMU") block wall covered with real fig vines to shield the equipment enclosure. The vines will be watered manually during routine maintenance visits. Alternative sites were assessed for suitability for the Project but none were found to be feasible to adequately house the Project. Additionally, alternative designs were considered for compatibility with the property and surrounding area. A faux tree was considered. However given that there are existing utility poles already lining the PROW, the proposed design, disguised as a utility pole, was chosen as the most suitable.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by former County Code Section 22.56.040. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines, the Project involves the construction of a utility-type service in the form of a wireless transmission tower, which complements uses listed within this categorical exemption. The Project is considered small in size and scope in comparison with other projects that generally fall under the Class 3 Exemption. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway, or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Improvements are limited to a 50-foot-tall utility pole design and associated ground equipment. Therefore, staff recommends that the Hearing Officer determines that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

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

B. Other Agency Comments and Recommendations

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

C. Public Comments

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

Report
Reviewed By: Elsa M. Rodriguez

Elsa M. Rodriguez, Acting Supervising Planner

Report
Approved By: Rob Glaser for Mitch Glaser

Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Photosimulation
EXHIBIT J	Agency Correspondence



GOLDFLEAF

PROJECT ID: 17055191

UNADDRESSED (NO APN)

S.W. CORNER OF LA CIENEGA BLVD. & SLAUSON AVE.
LOS ANGELES, CA 90056

**LATITUDE 33° 59' 15.31" (33.987586°) NORTH (NAD83),
LONGITUDE 118° 22' 15.23" (118.370897°) WEST (NAD83)**

PROJECT TEAM

SITE ACQUISITION

SURE-SITE CONSULTING GROUP, LLC
2000 PGA BLVD., SUITE 4440, PMB 212
PALM BEACH GARDENS, FL 33408
CONTACT: ROB SEARCY
TELEPHONE: (661) 627-7067

PLANNING

SURE-SITE CONSULTING GROUP, LLC
2000 PGA BLVD., SUITE 4440, PMB 212
PALM BEACH GARDENS, FL 33408
CONTACT: ROB SEARCY
TELEPHONE: (661) 627-7067

ARCHITECT:

DCI PACIFIC
38 EXECUTIVE PARK, SUITE 240
IRVINE, CA 92614
TELEPHONE: (949) 475-1000

CONTACT: D.K. DO, RA
E-MAIL: DK@DCIPACIFIC.COM

CONTACT: JOHNOAH 'BOK' YU, RA
E-MAIL: BOK@DCIPACIFIC.COM

SURVEYOR:

AMBIT CONSULTING
428 MAIN STREET, SUITE 206
HUNTINGTON BEACH, CA 92648
(480) 659-4072

UTILITY COORDINATOR:

TRIAD GROUP
PLAZA CENTER
10900 NE 8TH ST., SUITE 1500
BELLEVUE, WA 98004
CONTACT: JON STEWART
PHONE: (972) 998-6224

PROJECT DESCRIPTION

PROJECT SUMMARY

APPLICANT/LESSEE

15505 SAND CANYON AVENUE
IRVINE, CA 92618
OFFICE: (949) 286-7000

LATITUDE: 33°59'15.31" (33.987586) NORTH
LONGITUDE: 118°22'15.23" (-118.370897) WEST

APPLICANT'S REPRESENTATIVE

SURE-SITE CONSULTING GROUP, LLC
2000 PGA BLVD., SUITE 4440, PMB 212
PALM BEACH GARDENS, FL 33408
CONTACT: ROB SEARCY
TELEPHONE: (661) 627-7067

PROPERTY OWNER:

OWNER: DEPARTMENT OF PUBLIC WORKS
CONTACT: SEAN DONNELLY
ADDRESS: 320 W. TEMPLE ST.
LOS ANGELES, CA 90056
PHONE: (213) 893-7024

PROPERTY INFORMATION:

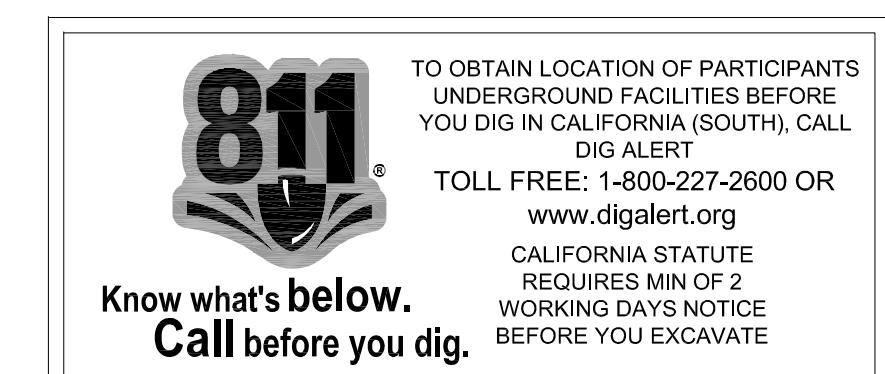
SITE NAME: GOLDEAF
SITE ADDRESS: S.W. CORNER OF LA CIENEGA BLVD. & SLAUSON AVE
LOS ANGELES, CA 90056
JURISDICTION: COUNTY OF LOS ANGELES

CONSTRUCTION INFORMATION

OCCUPANCY:	UNMANNED TELECOMMUNICATIONS FACILITY
TYPE OF CONSTRUCTION:	TYPE V-B
CURRENT ZONING:	N/A IN ROW
ADA COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

CODE COMPLIANCE



GOLDFLEAF
PROJECT ID: 17055191

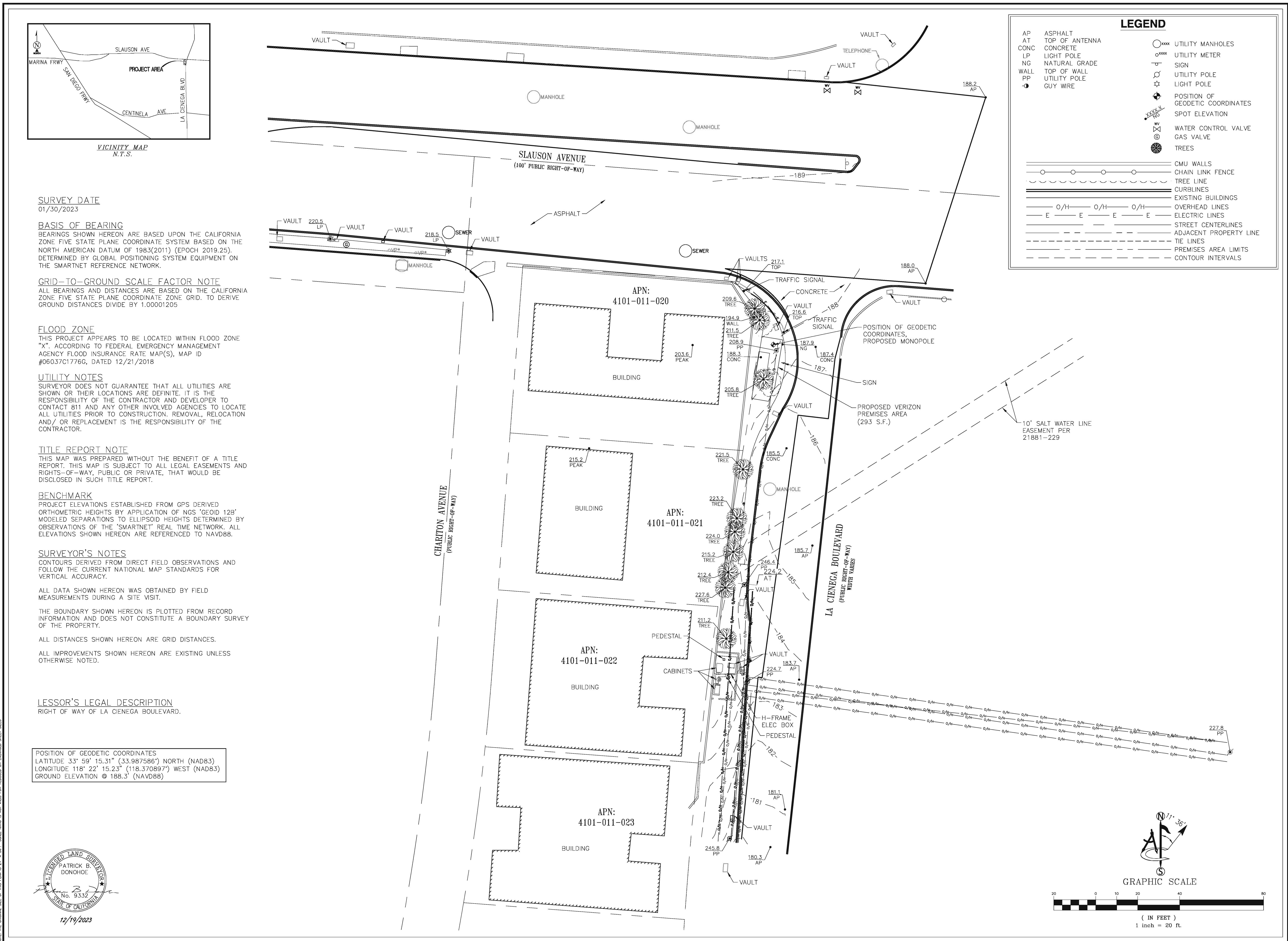
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S.W. CORNER OF LA CIENEGA BLVD.
& SLAUSON AVE
LOS ANGELES, CA 90056

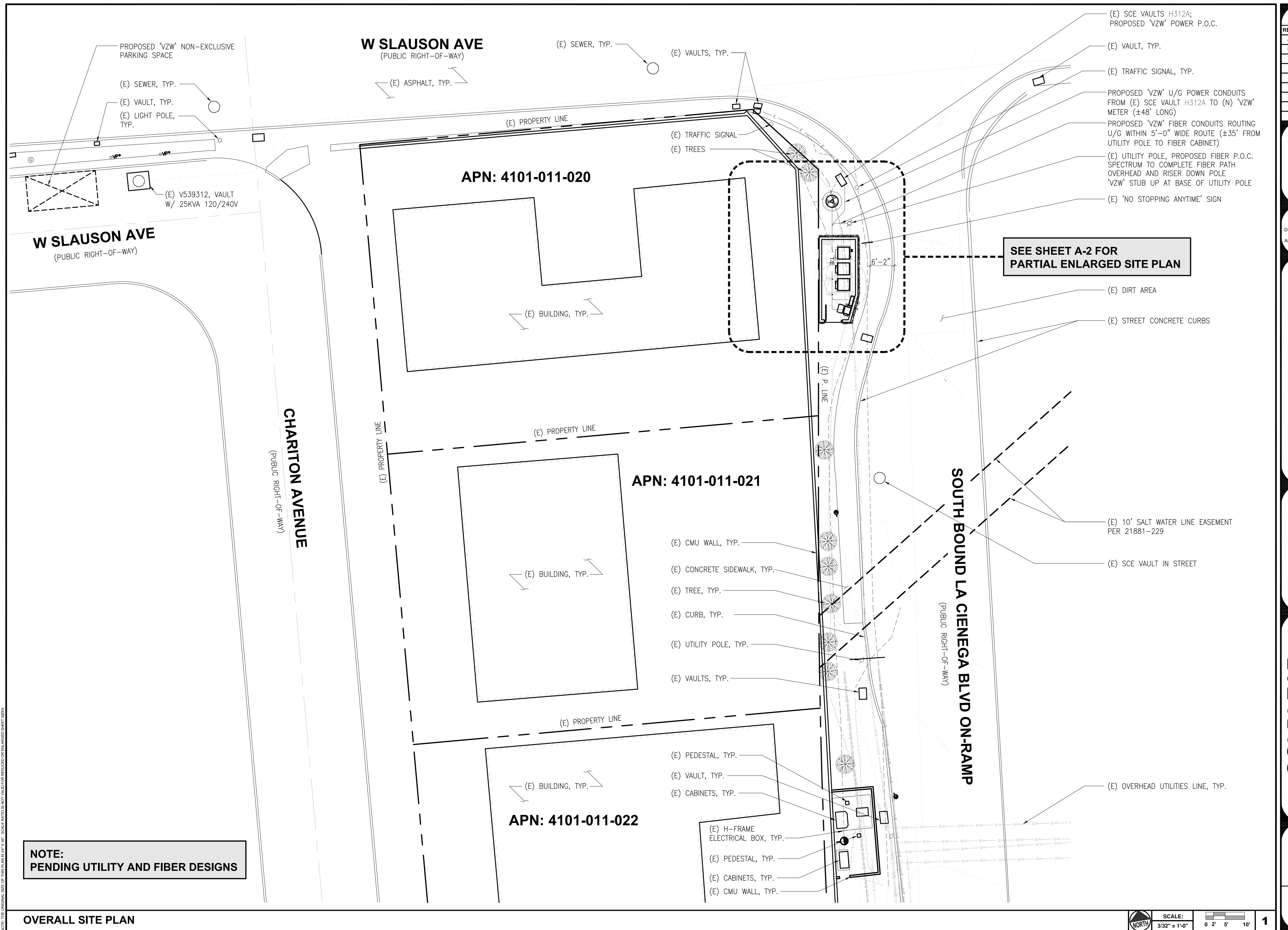
POWER METER SCE ADDRESS
5801U SOUTH LA CIENEGA BLVD.
LOS ANGELES, CA 90056

SHEET TITLE:
TITLE SHEET

T-1

15505 SAND CAY
IRVINE, CA





ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	01/21/2025	902Z_DRM REVIEW	HN
B	02/18/2025	100Z_DRM APPROVED	HN

DCI PACIFIC

A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
38 EXECUTIVE PARK | SUITE 240
IRVINE | CA 92614PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO VZW
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VZW IS STRICTLY PROHIBITED

verizon

15505 SAND CANYON AVENUE

IRVINE, CA 92618

GOLDEAF

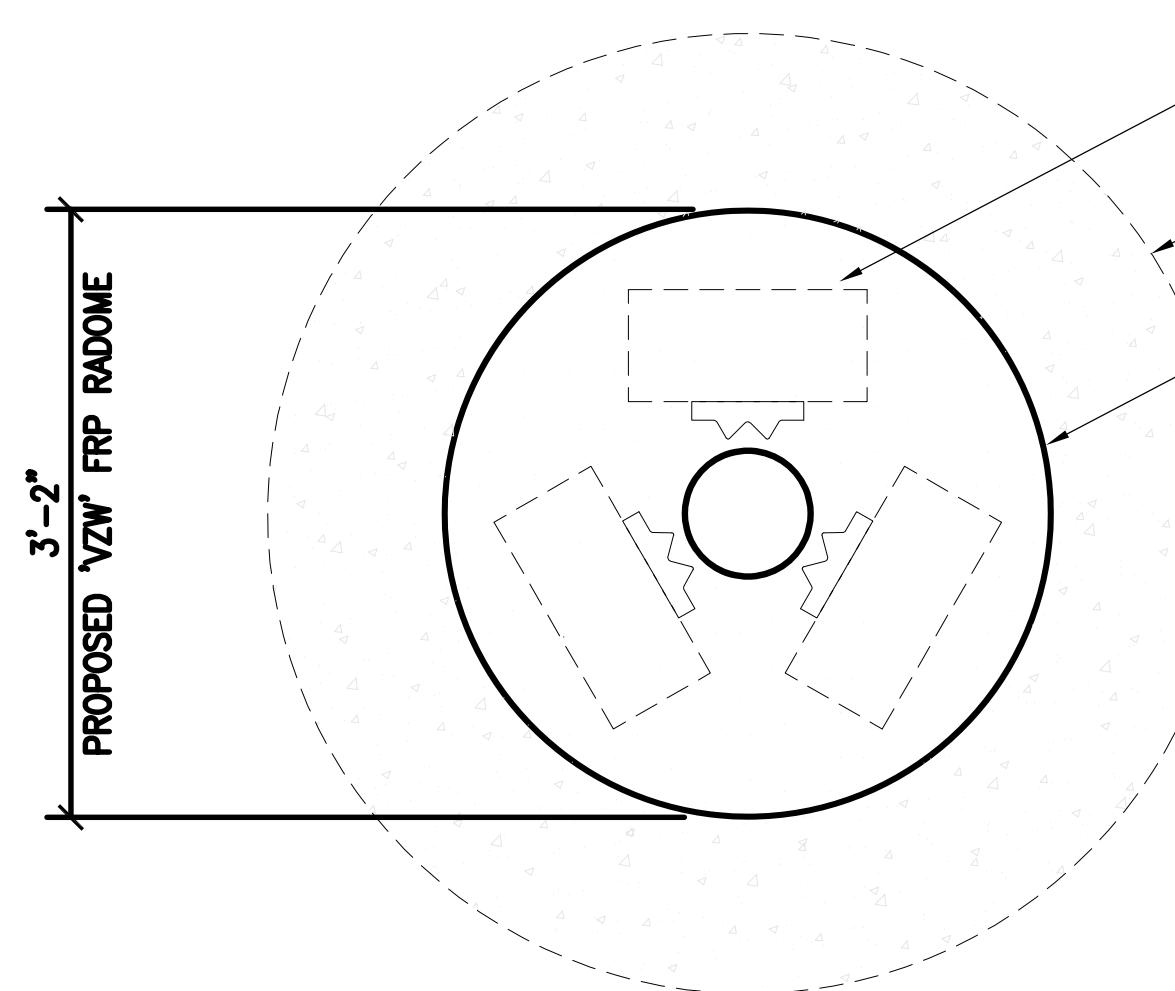
PROJECT ID: 17055191

UNADDRESS (NO APN)
S.W. CORNER OF LA CIENEGA BLVD.
& SLAUSON AVE
LOS ANGELES, CA 90056
POWER METER SCE ADDRESS
5801U SOUTH LA CIENEGA BLVD.
LOS ANGELES, CA 90056

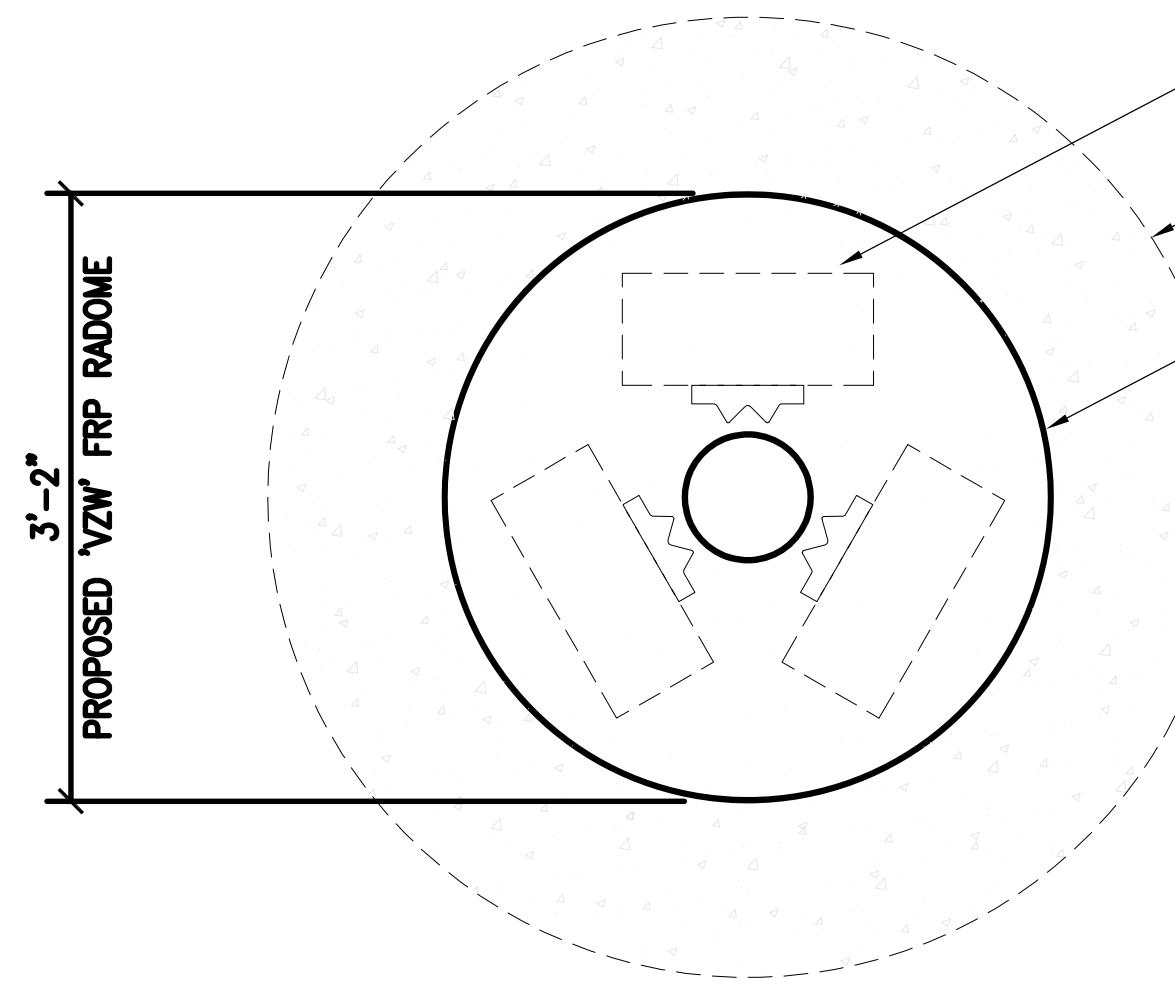
SHEET TITLE:

ANTENNA, RRUS AND
RAYCAP LAYOUT
PLANS

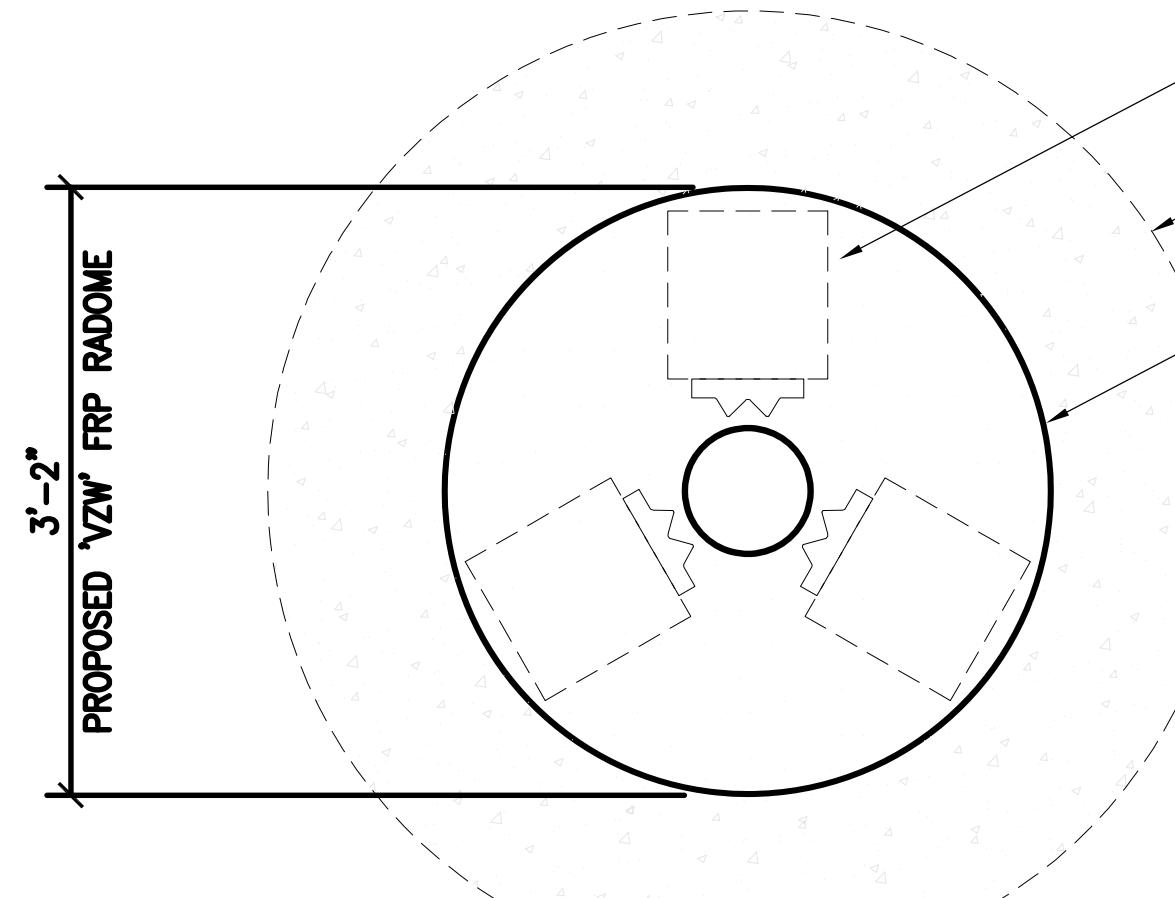
A-4



RRUS AT 34'-0" RAD CENTER



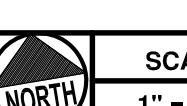
RRUS AT 31'-0" RAD CENTER



RAYCAPS AT 28'-0" RAD CENTER

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

RRUS AND RAYCAP LAYOUT PLANS



SCALE:

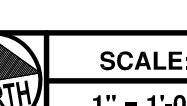
1" = 1'-0"

0

1'

2

ANTENNA LAYOUT PLANS



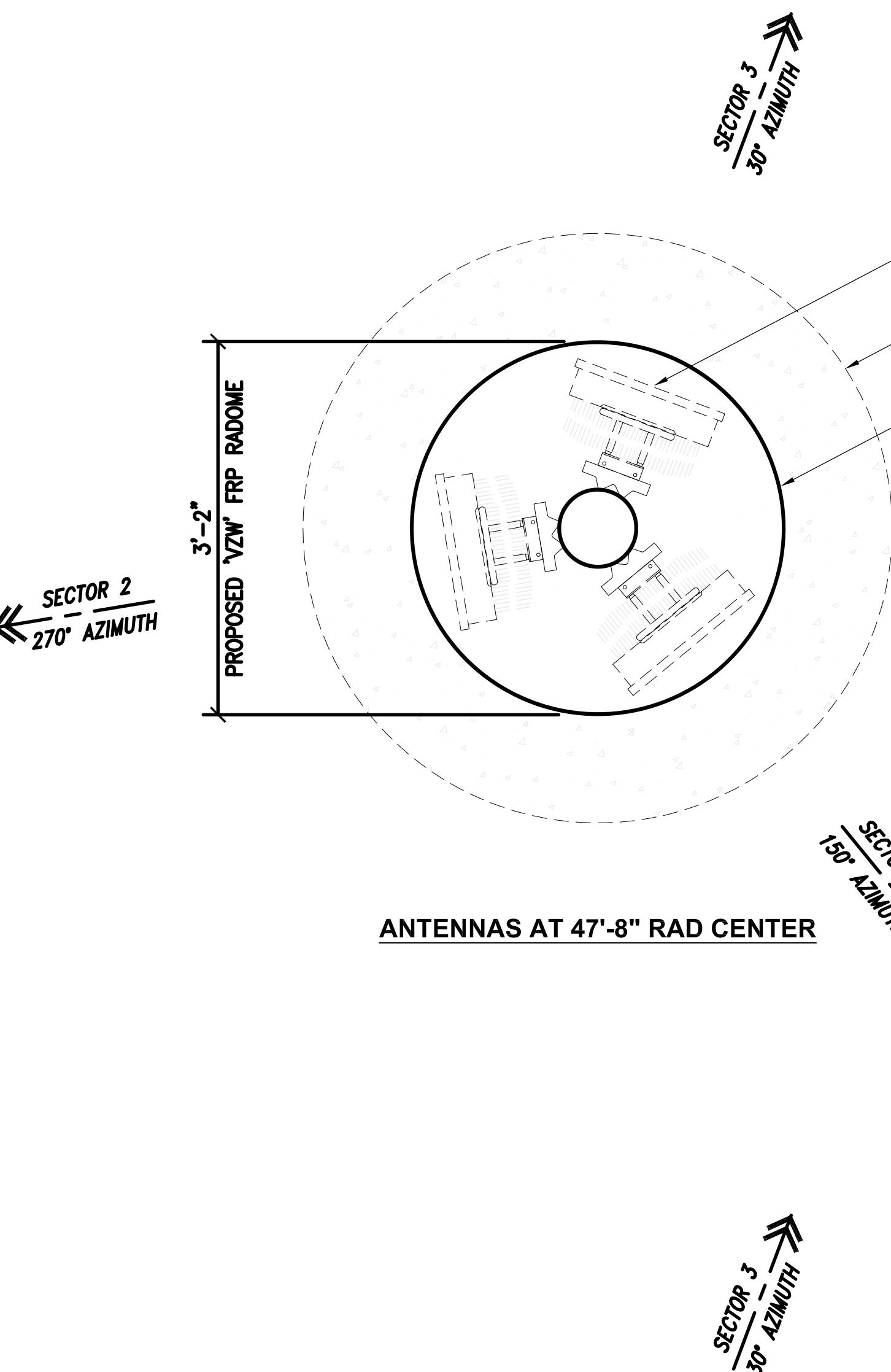
SCALE:

1" = 1'-0"

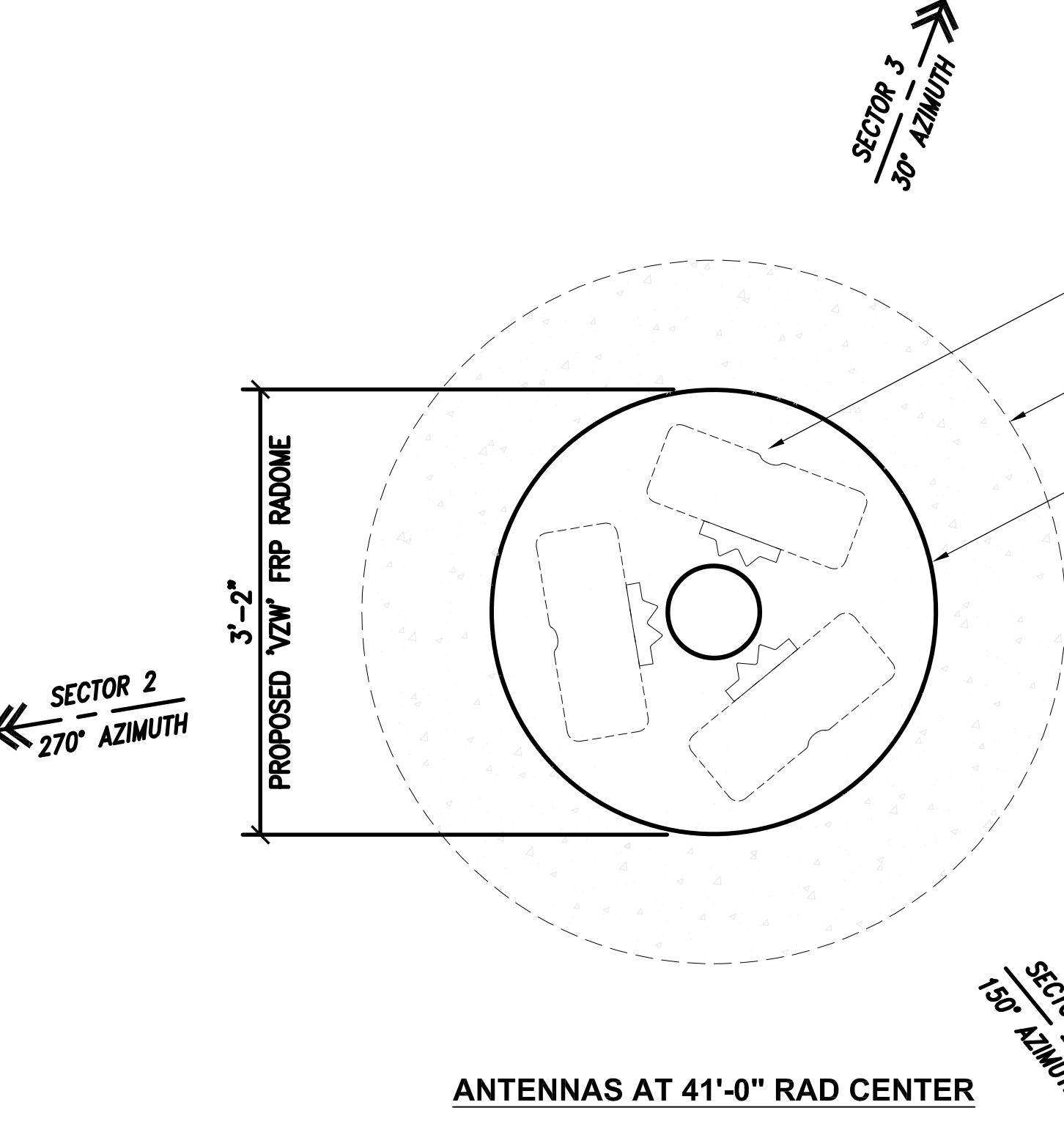
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1'

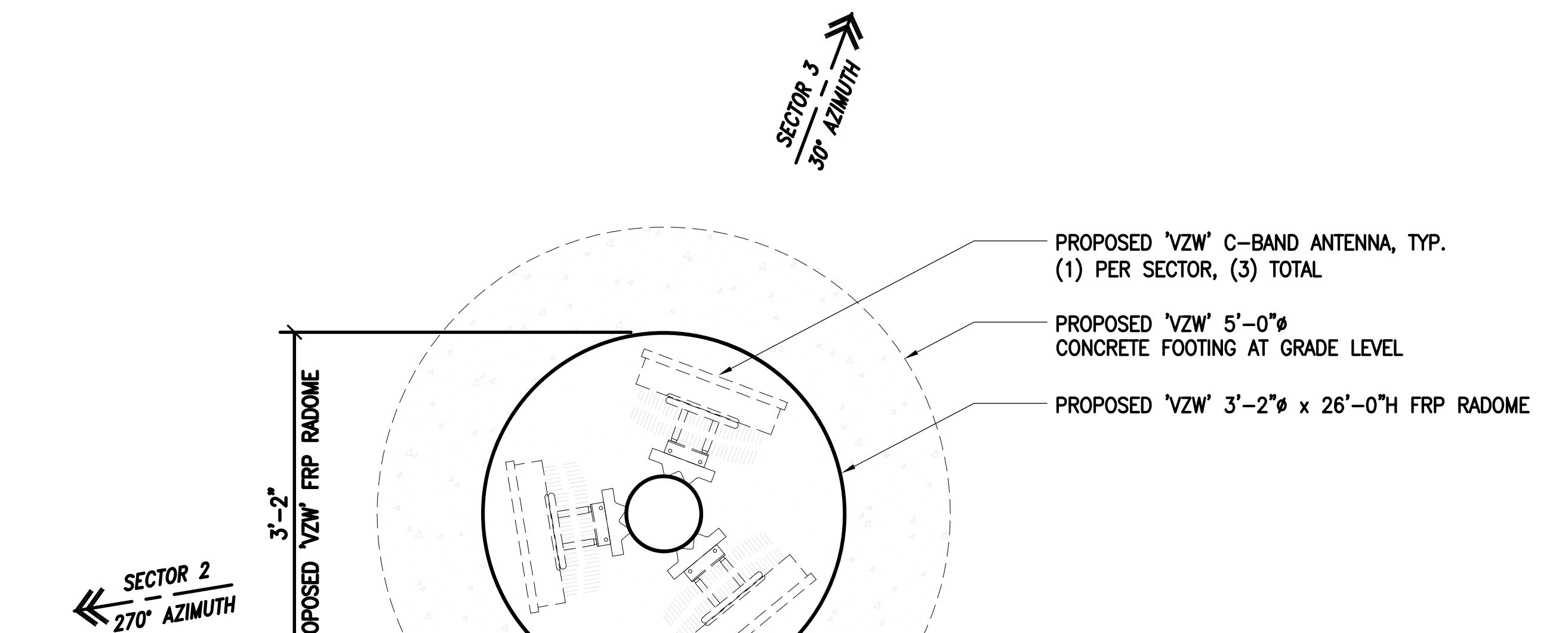
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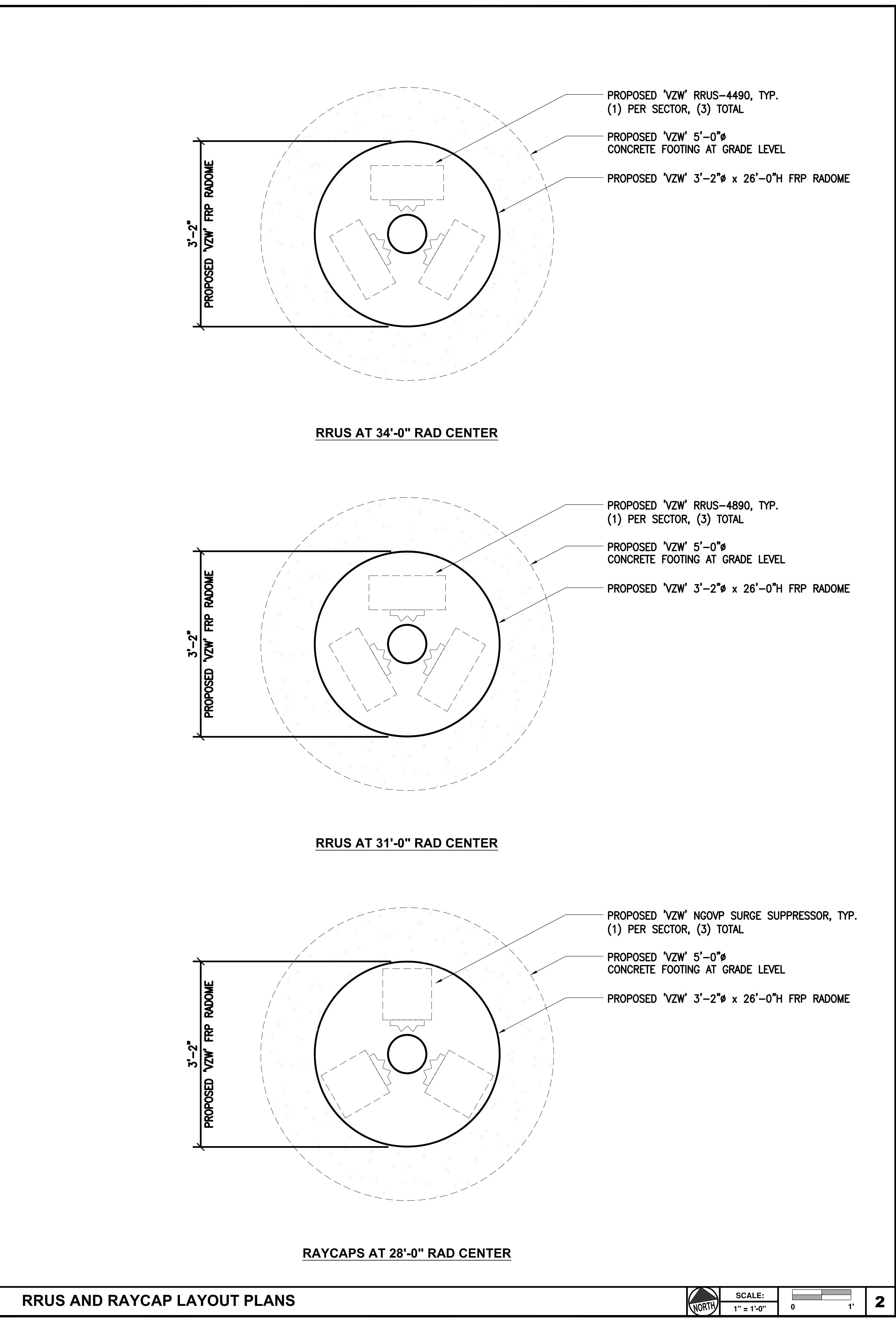
ANTENNAS AT 47'-8" RAD CENTER



ANTENNAS AT 41'-0" RAD CENTER



ANTENNAS AT 34'-0" RAD CENTER



2

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	01/21/2025	90ZD_DRM REVIEW	HN
B	02/18/2025	100ZD_DRM APPROVED	HN

DCI PACIFIC

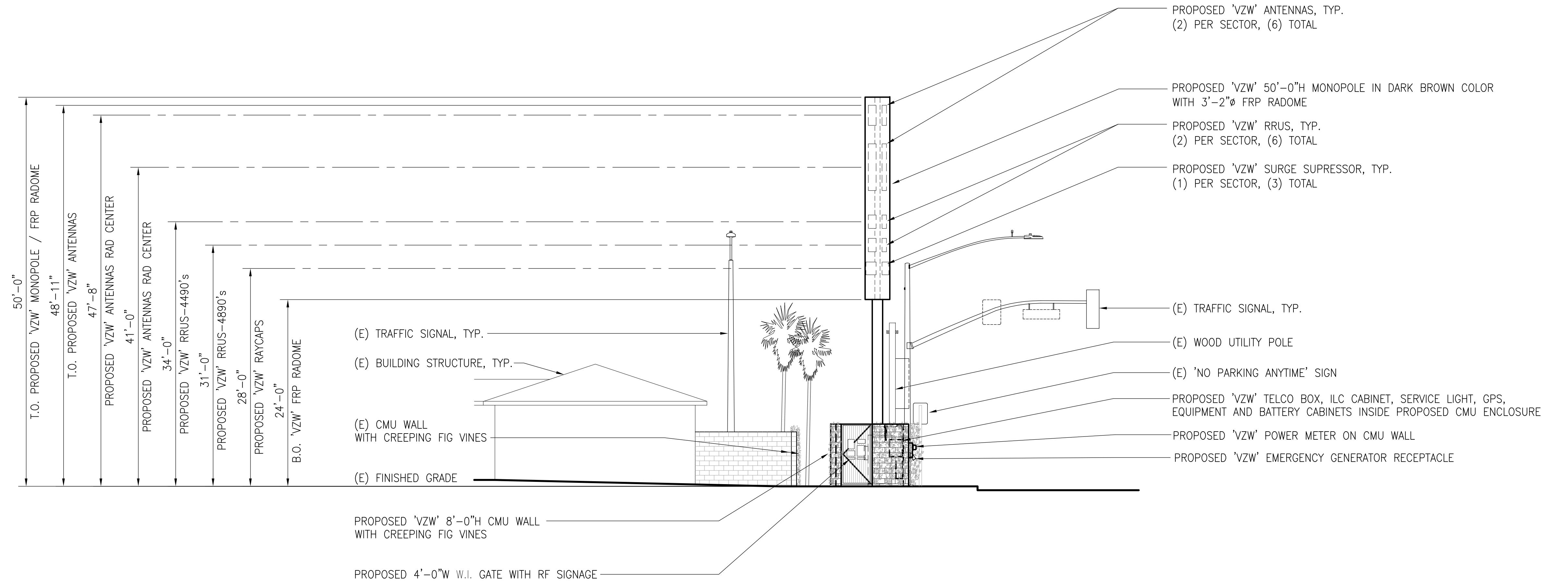
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verizon

15505 SAND CANYON AVENUE

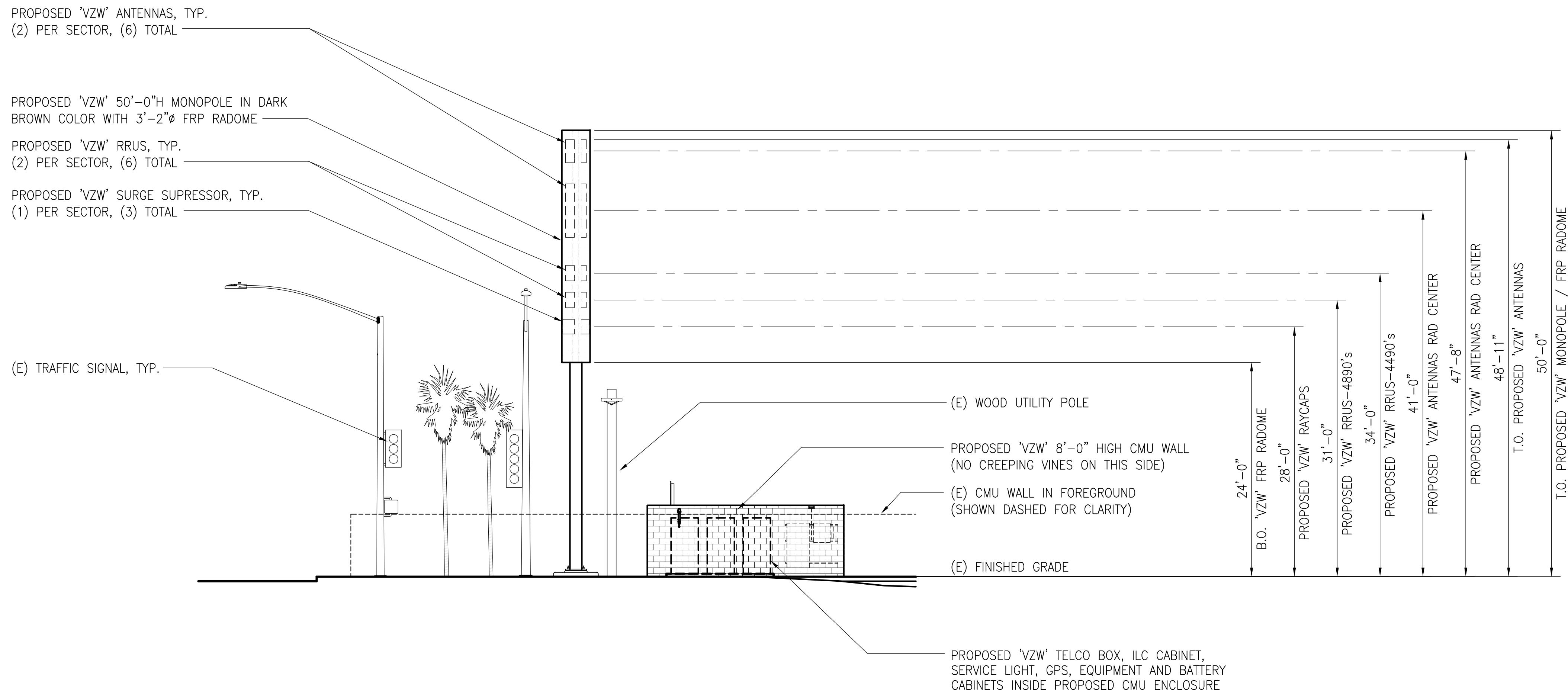
IRVINE, CA 92618



SOUTH ELEVATION (LOOKING NORTH)

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

1



NOTE: ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

WEST ELEVATION (LOOKING EAST)

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

2

GOLDEAF
PROJECT ID: 17055191UNADDRESS (NO APN)
S.W. CORNER OF LA CIENEGA BLVD.
& SLAUSON AVE
LOS ANGELES, CA 90056
POWER METER SCE ADDRESS
5801U SOUTH LA CIENEGA BLVD.
LOS ANGELES, CA 90056

SHEET TITLE:

SOUTH & WEST
ELEVATIONS

A-5

DCI PACIFIC

A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
38 EXECUTIVE PARK | SUITE 240
IRVINE | CA 92614

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO 'VZW'. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO 'VZW' IS STRICTLY PROHIBITED

115505 SAND CANYON AVENUE
IRVINE, CA 92618

115505 SAND CANYON AVENUE
IRVINE, CA 92618

LOS ANGELES, CA 90056
POWER METER SCE ADDRESS
5801U SOUTH LA CIENEGA BLVD.
LOS ANGELES, CA 90056

SHEET TITLE:

A-6

NORTH ELEVATION (LOOKING SOUTH)

Architectural floor plan showing a section of a building. The vertical axis is labeled with dimensions: 48'-11" at the top and 50'-0" at the bottom. The horizontal axis is labeled with dimensions: 0', 2', 4', and 8' at the top. A scale bar at the top right shows a 1' segment divided into four 1/4' increments. A vertical line on the left is labeled "T.O. PROPOSED 'VZW' ANTENNAS". A vertical line on the right is labeled "T.O. PROPOSED 'VZW' MONOPOLE / FRP RADOME". A horizontal line at the top is labeled "T.O. PROPOSED 'VZW' ANTENNAS". A horizontal line at the bottom is labeled "T.O. PROPOSED 'VZW' MONOPOLE / FRP RADOME". A small "1" is in the top right corner.

THE EAST ELEVATION (LOOKING WEST)

PROPOSED 'VZW' ANTENNAS, TYP.
(2) PER SECTOR, (6) TOTAL

PROPOSED 'VZW' 50'-0" H MONPOLE IN DARK BROWN COLOR
WITH 3'-2"Ø FRP RADOME

PROPOSED 'VZW' RRUS, TYP.
(2) PER SECTOR, (6) TOTAL

PROPOSED 'VZW' SURGE SUPPRESSOR, TYP.
(1) PER SECTOR, (3) TOTAL

(E) TRAFFIC SIGNAL, TYP.

(E) TREE, TYP.

(E) BUILDING STRUCTURE, TYP.

(E) CMU WALL WITH CREEPING FIG VINES

(E) 'NO PARKING ANYTIME' SIGN

PROPOSED 'VZW' POWER
METER ON CMU WALL

PROPOSED 'VZW' EMERGENCY
GENERATOR RECEPTACLE

(E) FINISHED GRADE

PROPOSED 'VZW' 8'-0" H CMU WALL WITH CREEPING FIG VINES

PROPOSED 'VZW' TELCO BOX, ILC CABINET,
SERVICE LIGHT, GPS, EQUIPMENT AND BATTERY
CABINETS INSIDE PROPOSED CMU ENCLOSURE

50'-0"

48'-11"

47'-8"

PROPOSED 'VZW' MONOPOLE / FRP RADOME

T.O. PROPOSED 'VZW' ANTENNAS

PROPOSED 'VZW' ANTENNAS RAD CENTER

PROPOSED 'VZW' RRUS-4490's

PROPOSED 'VZW' RRUS-4890's

PROPOSED 'VZW' RAYCAPS

28'-0"

31'-0"

34'-0"

41'-0"

PROPOSED 'VZW' ANTENNAS RAD CENTER

T.O. PROPOSED 'VZW' ANTENNAS

PROPOSED 'VZW' MONOPOLE / FRP RADOME

B.O. 'VZW' FRP RADOME

(E) TRAFFIC SIGNAL, TYP.

(E) FINISHED GRADE

NORTH ELEVATION (LOOKING SOUTH)

PROPOSED 'VZW' ANTENNAS, TYP.
(2) PER SECTOR, (6) TOTAL

PROPOSED 'VZW' 50'-0" H MONPOLE IN DARK BROWN COLOR WITH 3'-2"Ø FRP RADOME

PROPOSED 'VZW' RRUS, TYP.
(2) PER SECTOR, (6) TOTAL

PROPOSED 'VZW' SURGE SUPPRESSOR, TYP.
(1) PER SECTOR, (3) TOTAL

(E) WOOD UTILITY POLE

(E) 'NO PARKING ANYTIME' SIGN

PROPOSED 'VZW' 8'-0" H CMU WALL WITH CREEPING FIG VINES

PROPOSED 'VZW' TELCO BOX, ILC CABINET, SERVICE LIGHT, GPS, EQUIPMENT AND BATTERY CABINETS INSIDE PROPOSED CMU ENCLOSURE

PROPOSED 'VZW' EMERGENCY GENERATOR RECEPTACLE

PROPOSED 'VZW' POWER METER ON CMU WALL

(E) FINISHED GRADE

(E) TRAFFIC SIGNAL, TYP.

(E) CMU WALL, TYP.

B.O. 'VZW' FRP RADOME
24'-0"

PROPOSED 'VZW' RRUS-4890's
34'-0"

PROPOSED 'VZW' RRUS-4490's
28'-0"

PROPOSED 'VZW' RRUS-4490's
31'-0"

PROPOSED 'VZW' FRP RADOME
24'-0"

PROPOSED 'VZW' RRUS-4490's
34'-0"

PROPOSED 'VZW' RRUS-4490's
28'-0"

PROPOSED 'VZW' ANTENNAS RAD CENTER
47'-8"

T.O. PROPOSED 'VZW' ANTENNAS
48'-11"

T.O. PROPOSED 'VZW' ANTENNAS RAD CENTER
50'-0"

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

EAST ELEVATION (LOOKING WEST)

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

THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

PROJECT NUMBER

2016-000284-(2)

HEARING DATE

January 20, 2026

REQUESTED ENTITLEMENT

Conditional Use Permit ("CUP") No.
RPPL2016002040**PROJECT SUMMARY****OWNER / APPLICANT**

Verizon Wireless, Applicant

MAP/EXHIBIT DATE

February 18, 2025

PROJECT OVERVIEW

Construction and maintenance of a new unstaffed Wireless Communication Facility ("WCF") within the public right-of-way ("PROW") at the Southwest (SW) corner of Slauson Avenue and the Southbound La Cienega Boulevard on-ramp. The WCF tower will be 50 feet above grade and disguised as a brown utility pole design. Associated ground equipment includes an equipment cabinet and power pedestal, located to the south of the utility pole.

LOCATION

PROW in the SW corner of Slauson Ave and the Southbound La Cienega Blvd on-ramp in Ladera Heights, 33.987572, -118.370892

ACCESS

Southbound La Cienega Blvd on-ramp from Slauson Avenue

ASSESSORS PARCEL NUMBER

Adjacent to APN 4101-011-020

LEASE AREA

Approximately 300 square feet

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Baldwin Hills

PLANNING AREA

Westside

LAND USE DESIGNATION*

N/A - Adjacent Parcel is H9 (Residential 9)

ZONE*

N/A – Public right-of-way; adjacent parcel is R-3 (Limited Density Multiple Residence)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.56.090 (Application - Grant or denial - Findings and decision at public hearing)
 - Section 22.20.290 (Uses Subject to Permit)
 - Subdivision and Zoning Ordinance Policy No. 01-2010

CASE PLANNER:

Reina Schaetzl

PHONE NUMBER:

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E-MAIL ADDRESS:

rschaetzl@planning.lacounty.gov

* Note: The zoning was changed from R-3 to R-2 (Limited Density Multiple Residence) and the Land Use Policy changed to H18 on March 11, 2025, in conjunction with the adoption of the Westside Area Plan. Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on May 3, 2016.

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**FINDINGS OF THE HEARING OFFICER
AND ORDER**

PROJECT NO. 2016-000284-(2)

CONDITIONAL USE PERMIT NO. RPPL2016002040

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer ("Hearing Officer") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2016002040** ("CUP") on January 20, 2026.
2. **HEARING PROCEEDINGS.** Reserved.
3. **ENTITLEMENT REQUESTED.** The Permittee, Verizon Wireless ("Permittee"), requests the CUP to authorize the construction and maintenance of new 50-foot-tall unstaffed wireless communications facility ("WCF") with a utility-pole design ("Project") located at in the public right-of-way ("PROW") at the southwest (SW) corner of Slauson Avenue in the unincorporated community of Ladera Heights/View Park-Windsor Hills ("Project Site") in the R-3 (Limited Density Multiple Residence) zone pursuant to Los Angeles County Code ("County Code") Section 22.20.290 (Uses Subject to Permits for the R-3 Zone). At the time a complete application for this CUP was submitted, WCFs were not a specified use in the County Code and were considered a comparative use to radio and television stations and towers by Subdivision and Zoning Ordinance Policy No. 01-2010 ("2010 Memo"), which is a use permitted in the R-3 Zone with the approval of a CUP. In addition, the zoning was changed to R-2 (Two-family residence) Zone on March 11, 2025, in conjunction with the adoption of the Westside Area Plan. Pursuant to Chapter 2 (Applicability) of the County General Plan and current County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on May 3, 2016.
4. **ENTITLEMENT REQUIRED.** The CUP is a request for the construction and maintenance of a new unstaffed WCF within the public right-of-way ("PROW") at the Southwest (SW) corner of Slauson Avenue and the Southbound La Cienega Boulevard on-ramp. At the time a complete application for this CUP was submitted, WCFs were not a specified use in the County Code and were considered a comparative use to radio and television stations and towers by the 2010 Memo, which is a use permitted in the R-3 Zone with the approval of a CUP per former County Code Section 22.20.290 (Uses Subject to Permit)
5. **LOCATION.** The Project is located in the PROW at map coordinates 33.987572, -118.370892 within the Baldwin Hills Zoned District and Westside Planning Area.

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

9. SURROUNDING LAND USES AND ZONING

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

* Note: The zoning was changed from R-3 to R-2 (Limited Density Multiple Residence) and the Land Use Policy changed to H18 on March 11, 2025, in conjunction with the adoption of the Westside Area Plan. Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on May 3, 2016.

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

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

B. Site Access

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

C. Site Plan

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

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

D. Parking

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

11. CEQA DETERMINATION.

Prior to the Hearing Officer’s public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the construction of a utility-type service in the form of a wireless transmission tower, which complements uses listed within this categorical exemption. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway, or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. The Project is considered small in size and scope in comparison with other projects that generally fall under the Class 3 Exemption, because improvements are limited to a 50-foot-tall utility pole design and associated ground floor equipment.

12. COMMUNITY OUTREACH.

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

13. PUBLIC COMMENTS.

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

14. AGENCY RECOMMENDATIONS.

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

15. LEGAL NOTIFICATION. Pursuant to Section 22.56.1620 (Application – Notice Requirements) of the County Code, the community was properly notified of the public hearing by mail, newspaper (Daily Journal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On November 20, 2025, a total of 58 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, including eight notices to those on the courtesy mailing list for the Baldwin Hills Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the adjacent H9 land use categories are intended for single-family residences and infrastructure that serves the neighborhood. The WCF is consistent with the land use categories as it serves as a necessary component of communications infrastructure that supports the operations of these kinds of uses and provides improved service to neighboring properties and businesses.

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

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

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

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

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

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

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

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

ZONING CODE CONSISTENCY FINDINGS

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

CONDITIONAL USE FINDINGS

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

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

26. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The Project is accessible from La Cienega Boulevard on ramp, which is adequate to serve the Project Site. The WCF is unmanned and does not generate traffic congestion, as it requires only periodic maintenance. The Project will not generate traffic in excess of what is existing. As such it will not require additional public or private service facilities.

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

ENVIRONMENTAL FINDINGS

28. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 3, New Construction or Conversion of Small Structures) categorical exemptions. The Project consists of a new WCF with associated ground mounted equipment. The Project is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to a Categorical Exemption.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

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

THEREFORE, THE HEARING OFFICER:

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

ACTION DATE: January 20, 2026

EMR:MR:RS

1/8/2026

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2016-000284-(2)
CONDITIONAL USE PERMIT NO. RPPL2016002040

PROJECT DESCRIPTION

The project is a proposed Wireless Communications Facility ("WCF") disguised as a 50-foot-tall utility pole and associated ground mounted equipment 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 until all required monies have been paid pursuant to Condition No. 10 Inspections. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4 (Indemnification), 5 (Litigation Deposit), and 9 (Expiration) shall be effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
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.** 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 January 20, 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 two (2) years from the date of decision for this 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. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$3,648.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the

premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for (eight) 8 inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not 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. **Rewvisions 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 February 14, 2026.
18. **Subsequent Rewvisions 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

19. **Public Utilities Commission (PUC).** The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
20. **Electromagnetic Emissions Levels.** Upon completion of construction of the facility, the permittee shall provide upon request 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 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. **Colocation Feasibility.** Insofar as is feasible, the Permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
22. **Modifications under Eligible Facilities.** Any modifications to the facility qualifying as an Eligible Facilities Request, as described in Section 6409(a) of the Spectrum Act, shall require the submittal of a Revised Exhibit “A” application or Site Plan Review application pursuant to County Code Section 22.140.760.G. (Modifications to Existing Macro Facilities), and modifications shall be approved if they are within the limits established by the FCC.

23. **Cumulative 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 the Zoning Enforcement.
24. **Light Trespass.** If any external lighting is proposed, including security lighting, it 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.
25. **Construction and Maintenance Hours.** If the subject property is adjacent to residences, 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.
26. **Pole Mounted Equipment Conformance.** Placement and height of all pole-mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing, which are attached to the approved Exhibit "A."
27. **Vehicle Parking Space.** 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 structures (for example garages).
28. **Maximum Height.** The maximum height of the facility shall not exceed 50 feet above finished grade.
29. **Zoning Enforcement Section Contact Information.** The Permittee shall maintain current contact information with the Zoning Enforcement Section of the Department of Regional Planning.
30. **Finished Surface.** 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.
31. **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 and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the Permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the Permittee within 30 days of notice. Provided fig vine landscaping shall be maintained at all times and shall be promptly replaced if needed.

32. **Annual Reports.** Upon request, the Permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
33. **Facility Signage.** 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.
34. **Fences and Walls.** 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 or wrought iron. Chain link, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.
35. **Stealth Design.** New equipment added to the facility shall not compromise the stealth design of the facility.
36. **Appurtenant Equipment.** Appurtenant equipment boxes shall be screened or camouflaged.
37. **Contact Information.** The name, address and telephone number of the service provider shall be displayed on the subject property.
38. **Cease of Operation.** Upon termination of this grant or after the facility has ceased to operate, the Permittee shall remove such facility and clear the 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. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of Regional Planning and any other government agency. In the event the facility is not so removed within 90 days after the Permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the Permittee's expense.
39. **Additional Equipment.** No separate electric meter boxes or pedestals shall be installed at the facility as indicated in the approved Exhibit "A."
40. **Landscaping.** The wireless facility owner shall install drought-tolerant landscaping immediately surrounding the installation or restore any existing landscaping and irrigation system disturbed by the installation. The installed or restored landscaping shall be consistent with the existing landscaping in the immediate vicinity. The proposed fig vines will only require hand-watering.
41. **Placement of Facility.** The placement of the facility shall not interfere with the public's unobstructed use of highways, sidewalks or trails, or unobstructed access from private property to highways and other public access to the satisfaction of Los Angeles County Public Works.

42. **Street Improvement Costs.** The Permittee shall be responsible for all costs associated with the relocation of the wireless facility due to street improvement projects and/or undergrounding of utilities if required by the Department of Public Works.
43. **Maintain Clearances.** The Permittee shall maintain standard Americans with Disabilities Act clearances around all above ground wireless telecommunication equipment including poles within the public right of way to the satisfaction of the Department of Public Works, where applicable.

Attachments:

Exhibit J-1 Public Works Letter dated November 03, 2025
Exhibit J-2 Fire Department Letter dated November 16, 2023

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. **Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**
2. **Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
3. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

1. The proposed facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community, but is necessary to provide wireless communications to this particular area of Los Angeles County and the surrounding communities. Wireless communications are also used to promote efficient and effective non-emergency personal, business, and governmental communications. These services have been established and are accepted as an integral part of the nation's telecommunications infrastructure and promote the public health, safety, morals, comfort and general welfare. The proposed operation of the proposed telecommunications facility will provide a reliable and convenient means of communication for everyday personal and business use.

The proposed wireless telecommunications which Verizon Wireless will operate are necessary in order to provide wireless services to the surrounding community, including traditional wireless services such as wireless digital telephone service, mobile broadband and data transmission services. This technology does not interfere with radio, television or other communications signals, and all matters pertaining to health and safety and signal interference are within the sole province of the FCC.

2. The facility does not have growth-inducing implications, or promote additional development or a change in the density of surrounding residential and open space areas. Substantially no additional noise, smoke, odor impacts will be generated and no additional parking will be required for the proposed facility. Further, the proposed facility will not interfere with the quiet enjoyment of neighboring land uses.
3. This telecommunications facility will not endanger the public health, safety or general welfare. In fact, this site, as part of a larger network, provides access to wireless telecommunications in the event of an emergency. Wireless communication technology provides vital communications in "E911" and other emergency situations.

B. 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The facility will not impair the use or enjoyment of, or be otherwise injurious to, property in the immediate vicinity. To the contrary, enhanced wireless communications has a positive influence on personal, business, governmental, and other existing uses in this area. Substantially similar wireless telecommunication installations exist within this immediate area.

The facility is consistent with the primary established uses within the Right-of-Way providing access to transportation services and the conveyance of utility services. The proposed wood pole will have three (3) panel antennas, three (3) RRUs, outdoor equipment cabinets and a meter painted to match surroundings to emulate the color of the existing features.

C. That the proposed site is adequately served:

1. **By highways or streets of sufficient width an improved as necessary to carry the kind and quantity of traffic such use would generate, and**
2. **By other public or private service facilities as are required.**

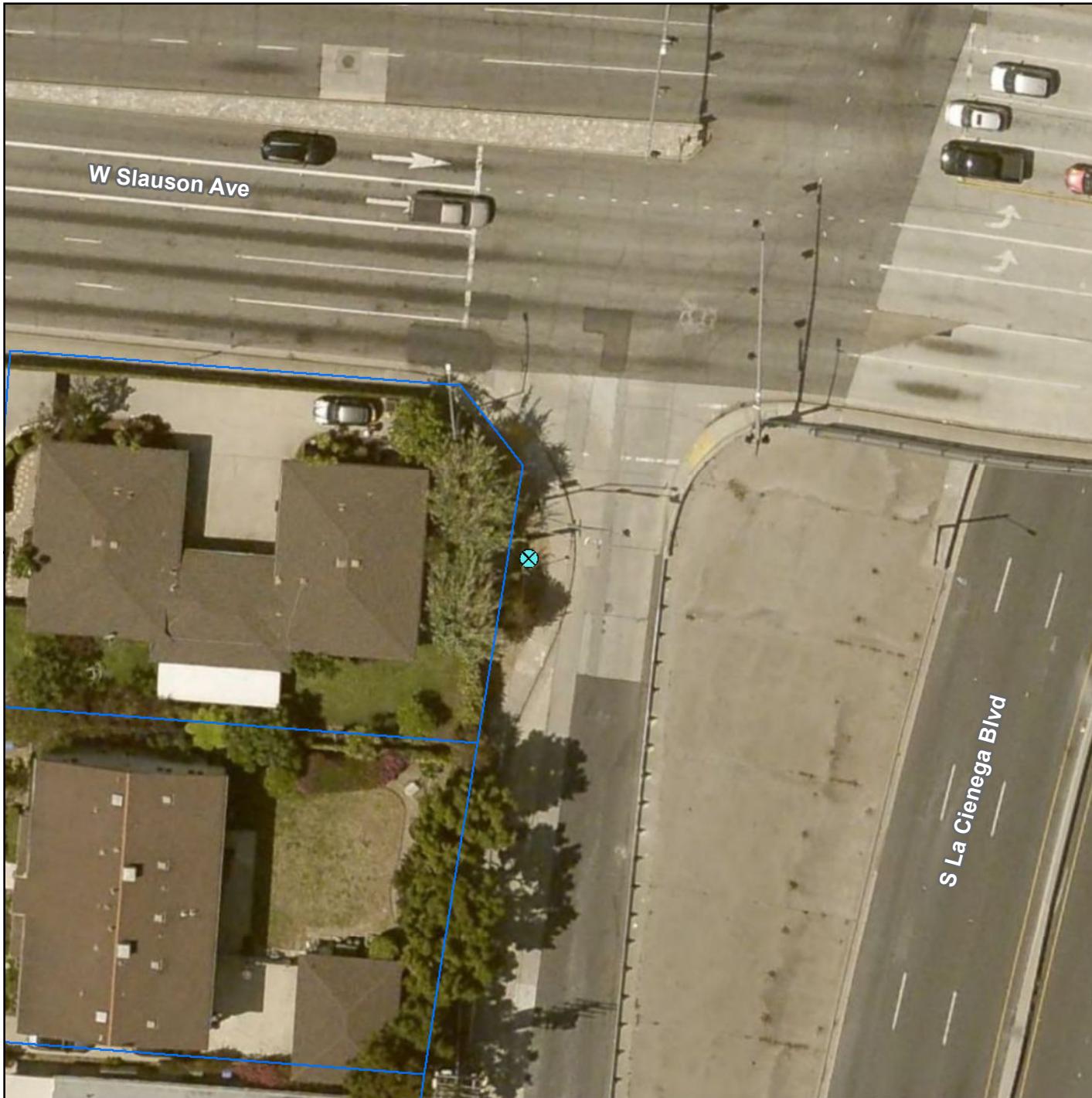
1. The facility is not staffed and requires only infrequent maintenance visits (approximately one time a month). Further, no public access is required. There will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. The proposed project is consistent with the State franchise granted by the California Public Utilities Commission that provides for the conveyance of utility services within the ROW consistent with local regulatory standards.

2. The proposed facility only utilizes minimal electric service, with a proposed electric meter pedestal. No water, sewer, refuse or other additional services shall be required.

PROPOSED ENVIRONMENTAL DETERMINATION

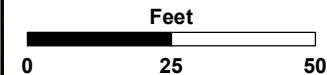
DETERMINATION DATE:	January 20, 2026
PROJECT NUMBER:	2016-000284-(2)
PERMIT NUMBER(S):	Conditional Use Permit (“CUP”) RPPL2016002040
SUPERVISORIAL DISTRICT:	2
PROJECT LOCATION:	Public right-of-way in the southwest corner of the intersection at Slauson Avenue and the South La Cienega Boulevard on-ramp in Ladera Heights, adjacent to APN 4101-011-020, map coordinates 33.987572, -118.370892
APPLICANT:	Verizon Wireless
CASE PLANNER:	Reina Schaetzl, Senior Planner rschaetzl@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 a Categorical Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under CEQA and the County environmental guidelines, because it involves the construction of a utility-type service in the form of a wireless transmission tower, which complements uses listed within this categorical exemption. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway, or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. The Project is considered small in size and scope in comparison with other projects that generally fall under the Class 3 Exemption, such as a store, motel, or office building that does not exceed 2,500 square feet in area.



AERIAL IMAGERY
SITE-SPECIFIC MAP
PROJECT NO. 2016-000284
CUP RPPL2016002040

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024



LA COUNTY
PLANNING

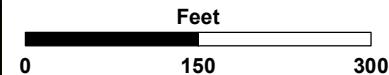
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012





LAND USE POLICY
500-Foot Radius Map
 PROJECT NO. 2016-000284
 CUP RPPL2016002040

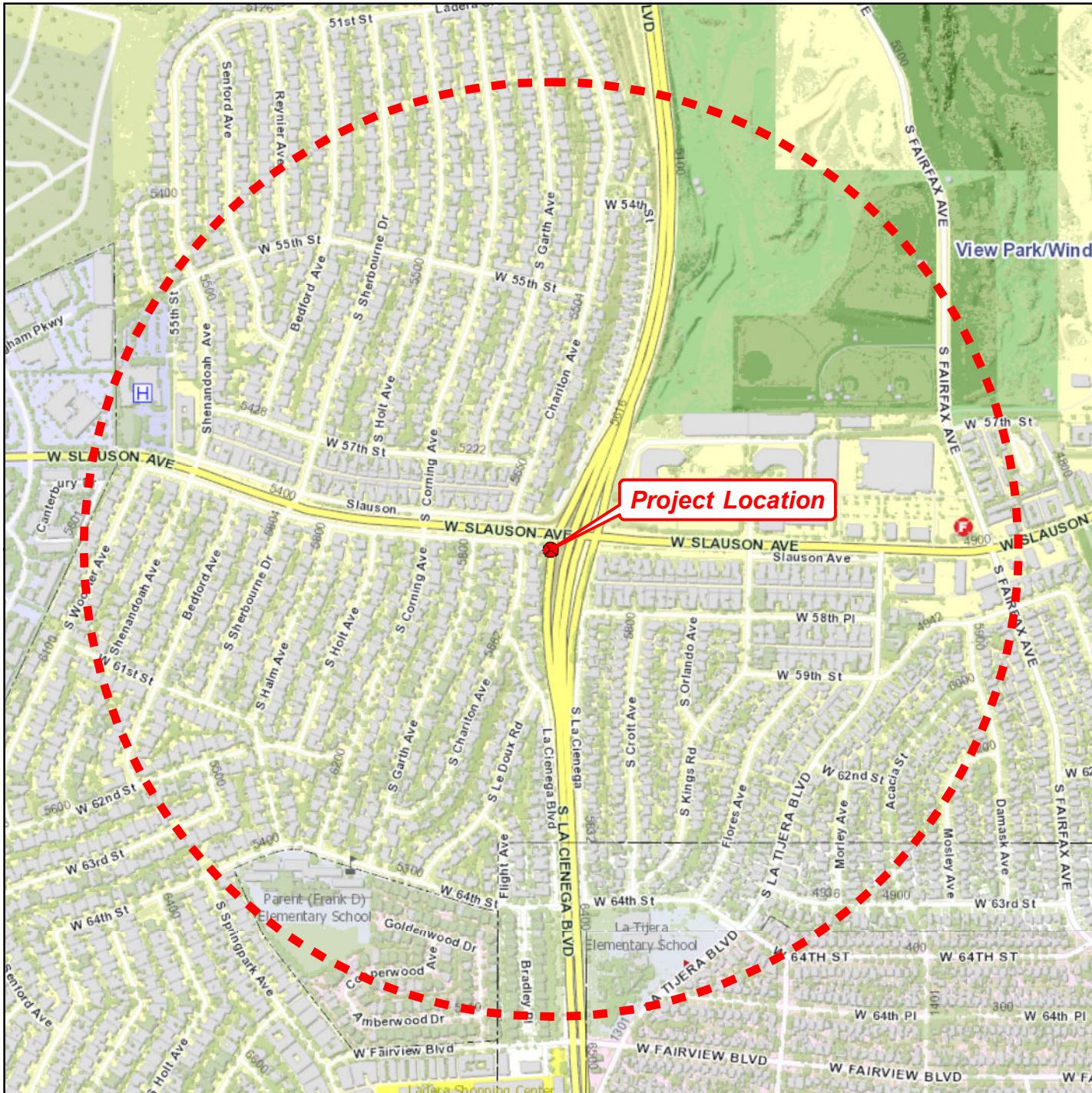
- H9 - Residential 9
- H18 - Residential 18
- CG - General Commercial



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. 2016-000284
CUP RPPL2016002040



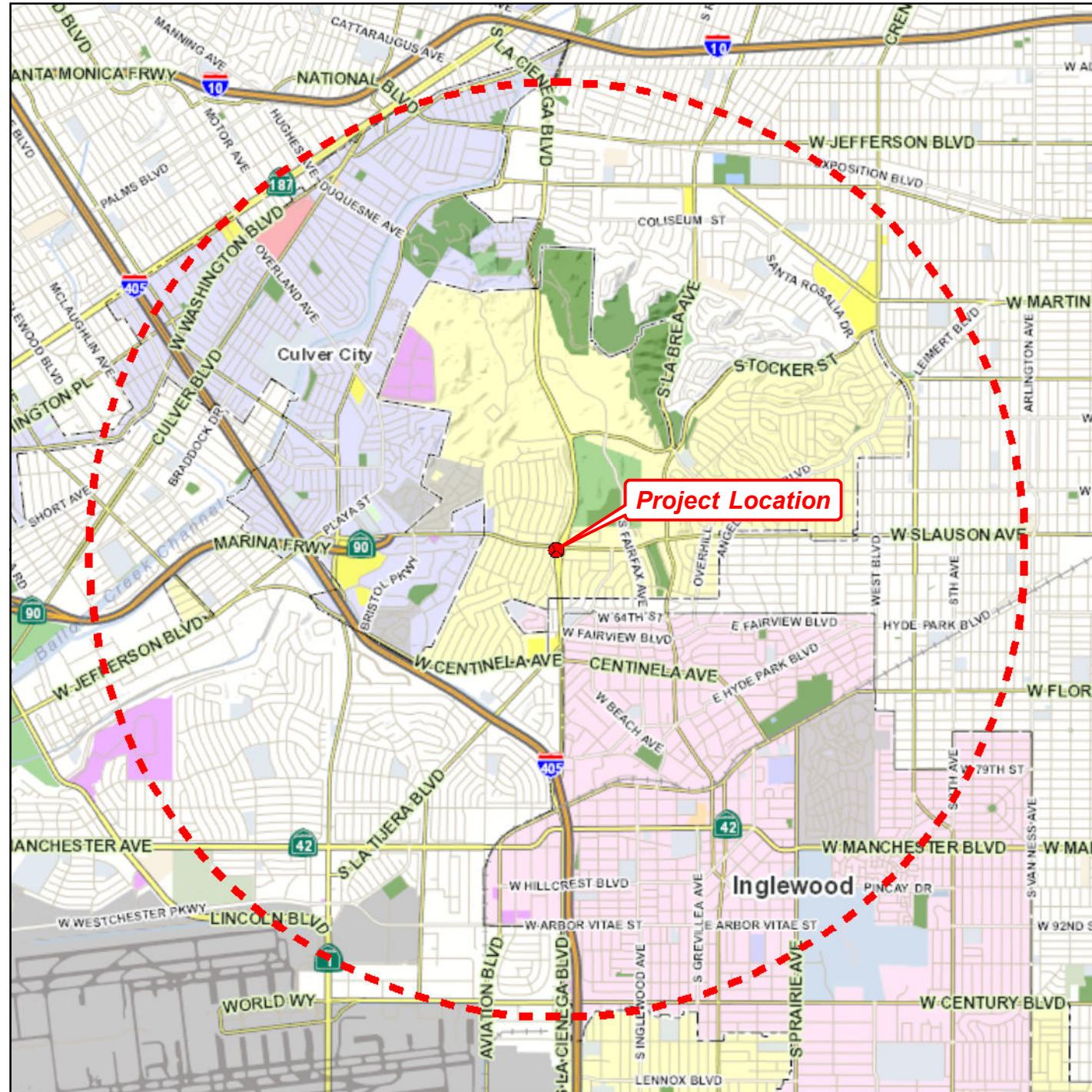
Feet

0 600 1,200



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

3-MILE RADIUS
LOCATOR MAP
PROJECT NO. 2016-000284
CUP RPPL2016002040

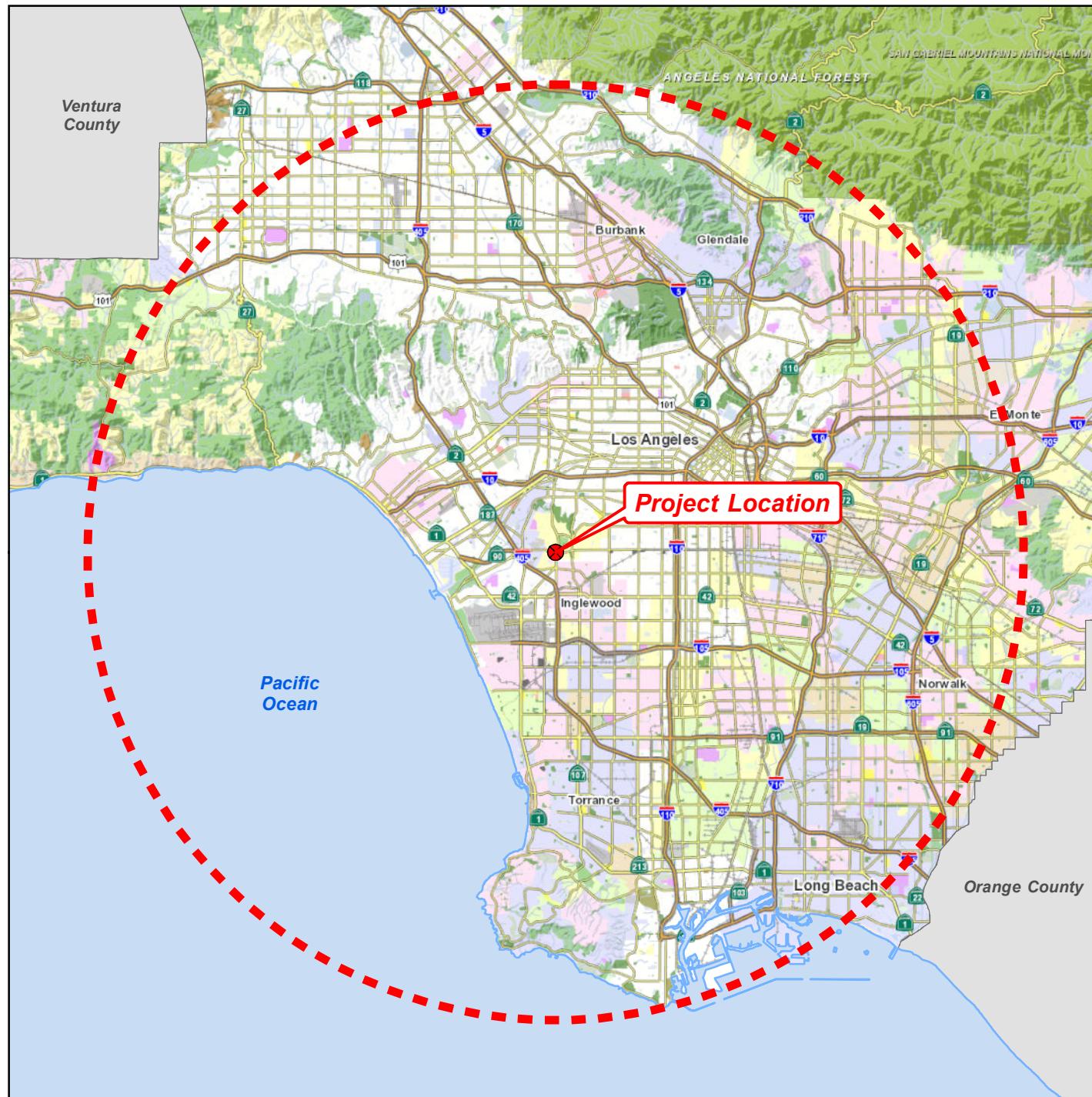


Feet
0 4,000 8,000



LA COUNTY
PLANNING

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



AERIAL



View To Site From The North



View To Site From The South



View To Site From The East





View To The Site From The West
No Photo Available

View of Access



AERIAL MAP



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EXISTING



PROPOSED



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

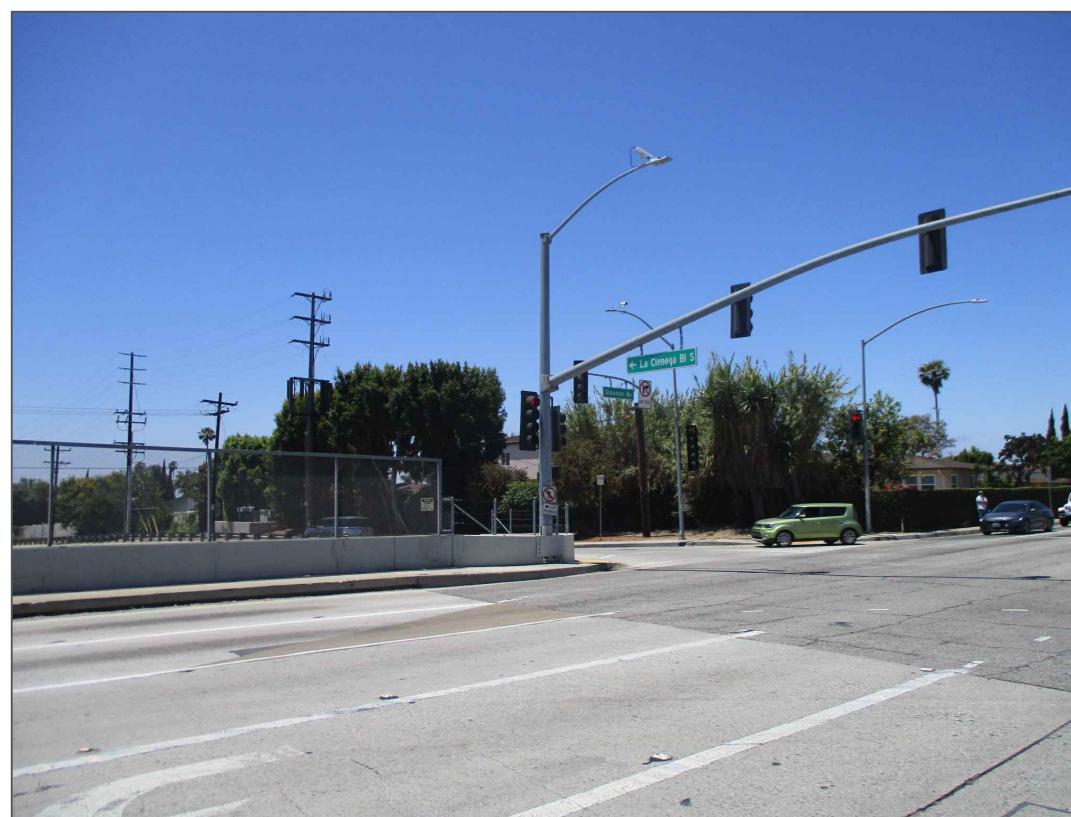
PHOTO PROVIDED BY: SURE SITE

AERIAL MAP



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EXISTING



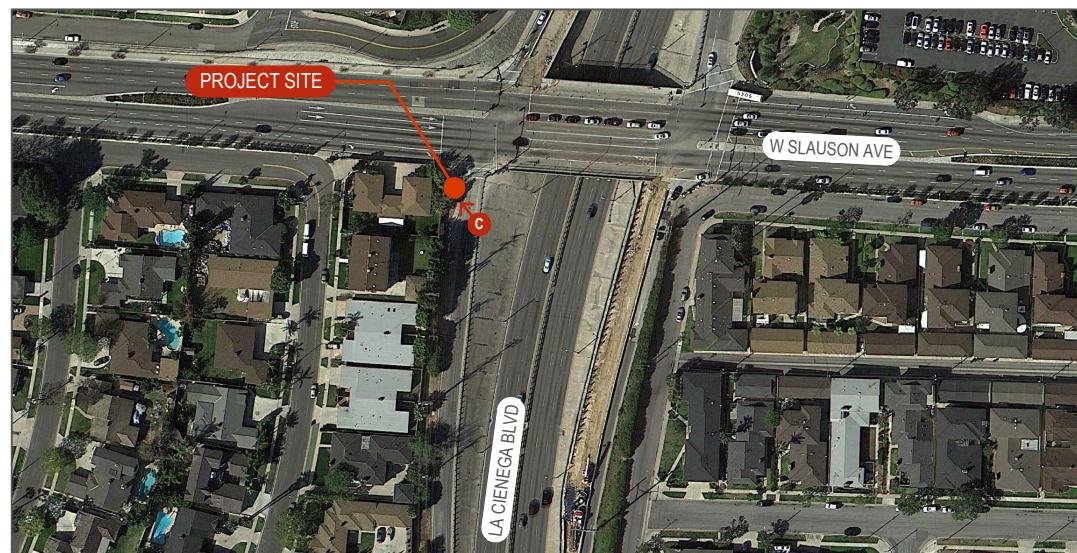
PROPOSED



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

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AERIAL MAP



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EXISTING



PROPOSED



PHOTO PROVIDED BY: SURE SITE



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 3, 2025

IN REPLY PLEASE
REFER TO FILE: LD-4

TO: Carmen Sainz
Metro Development Services
Department of Regional Planning

Attention Rana Schaetzl

FROM: James Chon
Land Development Division

CONDITIONAL USE PERMIT (RPPL2016002040)
5800 SOUTH CHARITON AVENUE
ASSESSOR'S MAP BOOK 4101, PAGE 11, PARCEL 20
UNINCORPORATED LADERA HEIGHTS

As requested, Public Works reviewed the zoning permit application and site plan for the proposed Verizon Wireless Unmanned Telecommunication Wireless Facility in the street right of way.

- Public Works has no comments, and this memo will serve as clearance for our review.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4945 or tduong@pw.lacounty.gov.

DK:la

P:\dpw\SUBPCHECK\Plan Checking Files\CUPI\RPPL2016002040 - 5800 S Charlton Avenue\2025-10-02 Submittal\DPW_Cleared_2025-10-23_RPPL2016002040.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2016002040

PROJECT NUMBER: 2016-000284

CITY/COMMUNITY: Ladera Heights

STATUS: Cleared

PROJECT ADDRESS: 5800 S Chariton Avenue
Los Angeles, CA 90056

DATE: 11/16/2023

CONDITIONS

1. The proposed tower and battery cabinet installation shall not store or create hazardous materials in excess of Table 307.1 of the CBC. Provide a list of hazardous materials to the local area inspector, which will be stored at the proposed site, prior to installation.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.