

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.)

B.1 The proposed use will be consistent with the adopted General Plan for the area.

The existing facility is on property classified "I" Major Industrial in the Countywide General Plan. The facility was found to be compatible with this classification by the Los Angeles County Department of Regional Planning staff and hearing officer at its original approval September 19, 2000 (Finding A), CUP 99-266. There have been no significant changes to the facility since that time.

B.2 The requested use at the location proposed will not:

- 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.

- (a) The existing facility will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area as it operates noise free and without any additional traffic, air pollution or parking infringement.
- (b) The existing facility is not detrimental to the use, enjoyment or valuation of properties or persons in the vicinity as it does not affect traffic, freedom of movement or property values.
- (c) The existing facility does not jeopardize or endanger public health as it does not create any traffic, air pollution or threats to public safety. On the contrary, it enhances communications for residents and public safety in the area.

These findings were made by the Los Angeles County Department of Regional Planning at its original 9/19/2000 hearing (Finding B). There have been no significant changes to the facility since that time.

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.

The existing facility consists of an approximate 900 sq. ft. ground compound on a 1.5 acre plot. There are no additional parking, loading facilities or landscaping encroaching on the larger parcel.

The Los Angeles County DRP found the facility compliant with this requirement at its 9/19/2000 hearing approving the existing facility (Finding C).

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 existing facility is adequately served by public highways and streets able to accommodate the infrequent traffic (approximately once quarterly) to the facility. It is served by the 110 and 405 Freeways and E. Manchester Avenue. This Finding was made by the Los Angeles County DRP at its 9/19/2000 hearing (Finding D).

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 (*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. (*Describe how the standard would prevent wireless services*).

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 (*please specify which standard*) would otherwise violate applicable laws or regulations (*provide citations*).

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 (*please specify which standard*) would require a technically infeasible design or installation of a wireless facility. (*Describe how the standard is technically infeasible, and no alternatives exist to satisfy the standard.*)
