



PROJECT NUMBER      HEARING DATE  
PRJ2025-000506-(2)      November 18, 2025  
REQUESTED ENTITLEMENT  
Conditional Use Permit (“CUP”)  
No. RPPL2025000715

## PROJECT SUMMARY

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### OWNER / APPLICANT

Soto, Dora A, Owner  
Verizon, Applicant  
Blied, Peter J., Applicant’s Representative

### MAP/EXHIBIT DATE

June 30, 2025

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### PROJECT OVERVIEW

A CUP to authorize the construction, operation, and maintenance of a new 65-foot-tall mono-eucalyptus wireless communications facility (“WCF”) in an approximately 778-square-foot lease area. The rest of the property is occupied by an existing outdoor pallet yard business. The ground equipment includes three new equipment cabinets, a new Verizon 30kw diesel standby AC generator with a 168-gallon fuel tank, and a new GPS antenna enclosed with an eight-foot-tall wrought iron fence with perforated metal screening. The WCF contains 12 eight-foot-tall panel antennas, a four-foot microwave dish, 12 radio units, and three ray caps.

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### LOCATION

6111 Compton Avenue, Florence-Firestone

### ACCESS

62<sup>nd</sup> Street

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### ASSESSORS PARCEL NUMBER

6008-029-028

### LEASE AREA

778 Square Feet

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### GENERAL PLAN/ LOCAL PLAN

Florence-Firestone TOD Specific Plan

### ZONED DISTRICT

Compton-Florence

### PLANNING AREA

Metro

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### LAND USE DESIGNATION

MU (Mixed Use)

### ZONE

MXD (Mixed Use Development Zone)

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### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

N/A

### APPLICABLE STANDARDS DISTRICT

Metro Planning Area Standards District

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### ENVIRONMENTAL DETERMINATION (CEQA)

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

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### 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 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.26.030 (Mixed Use Development Zone)
  - Chapter 22.364 (Metro Planning Area Standards Districts PASD)
  - Section 22.140.760 (Wireless Facilities)

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### CASE PLANNER:

Daisy De La Rosa

### PHONE NUMBER:

(213) 719-2945

### E-MAIL ADDRESS:

Ddelarosa@planning.lacounty.gov