

REPORT TO THE HEARING OFFICER

DATE ISSUED: August 13, 2026

HEARING DATE: August 25, 2026 AGENDA ITEM: 6

PROJECT NUMBER: PRJ2025-005830-(2)

PERMIT NUMBER: Conditional Use Permit ("CUP") RPPL2025004790

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 8145 Beach Street, Florence-Firestone

OWNER: 8205 BEACH LLC

APPLICANT: Spectrasite Communications, LLC

CASE PLANNER: Angelo Huang, Planner
ahuang@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 PRJ2025-005830-(2), CUP Number RPPL2025004790, 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 RPPL2025004790 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- A CUP to authorize the continued operation and maintenance of an existing 72-foot-tall wireless communications facility ("WCF") ("Project"), with a request to waive the

design standard for mounting arms and allow the existing mounting arms to extend more than two feet from the monopole, in the Florence-Firestone Transit-Oriented District Specific Plan (“FFTODSP”) M-1-GZ (Light Industrial - Green Zone) Zone pursuant to Los Angeles County Code (“County Code”) Sections 22.22.030 (Principal Use Regulations for Industrial Zones) and 22.140.760 (Wireless Facilities).

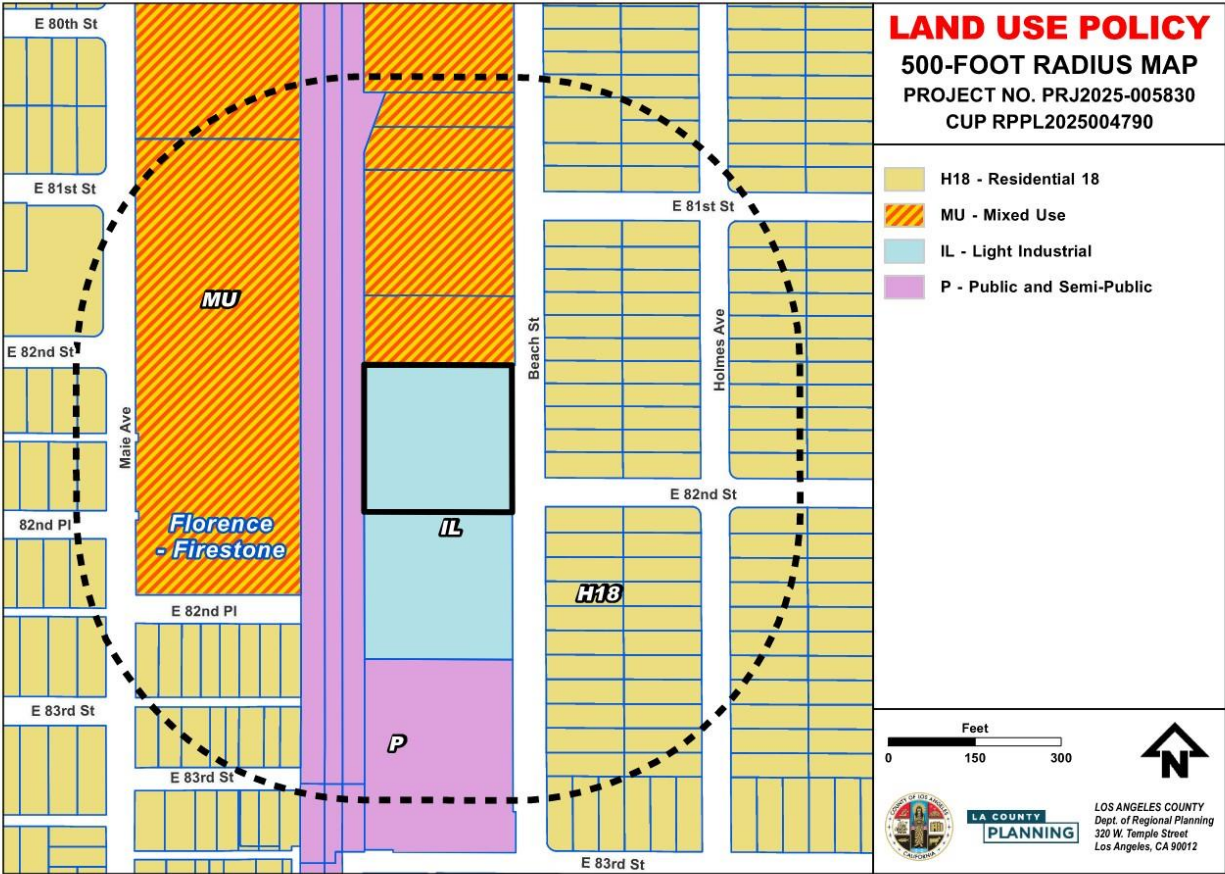
B. Project

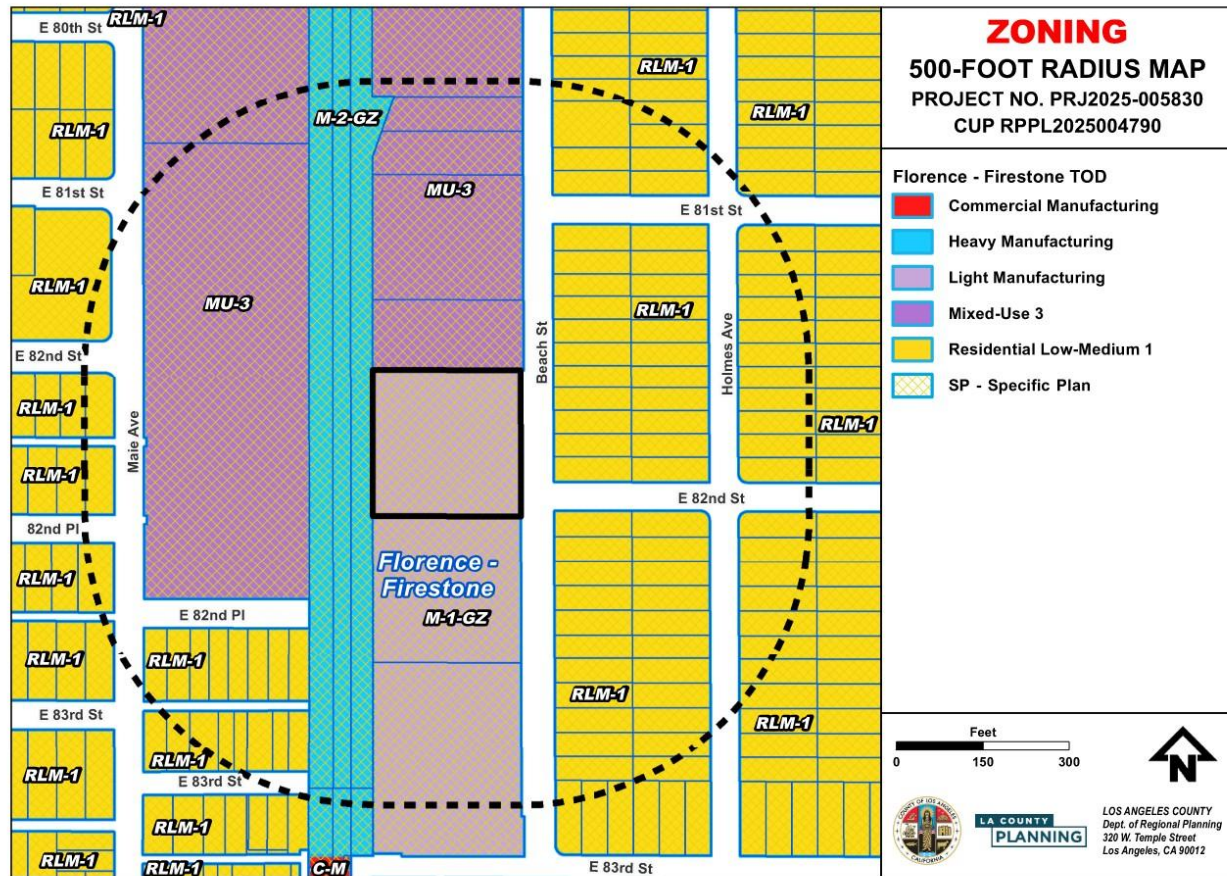
The WCF consists of a 72-foot-tall monopole tower equipped with three separate antenna arrays positioned at three different heights of 68 feet, 58 feet, and 47 feet. The ground lease area is approximately 900 square feet located at 8145 Beach Street (“Project Site”). The WCF is centrally located on the property and out of public view. The WCF is enclosed with a six-foot tall chain-link fence with an access gate. The proposed changes to the WCF include the installation of brown privacy slats to the existing chain-link fence. No new services or equipment will be added. The WCF was previously authorized under CUP No. 20100035 on December 7, 2010, which expired on December 7, 2025. The land use of the Project Site has changed since the previous CUP approval from warehouse operations to a charter school (“Amino Pat Brown Charter High School”).

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	FFTODSP LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Manufacturing)	M-1-GZ (Light Manufacturing - Green Zone)	School
NORTH	MU (Mixed Use)	MU-3 (Mixed Use 3)	Warehouses
EAST	H18 (Residential 18)	RLM-1 (Residential Low-Medium 1)	Single-Family Residential
SOUTH	IL (Light Manufacturing)	M-1-GZ (Light Manufacturing - Green Zone)	School
WEST	P (Public and Semi-Public)	M-2-GZ (Heavy Manufacturing - Green Zone)	Railroad





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
3711	M-2 (Industry)	October 29, 1940
20040033z	M-1 (Light Manufacturing)	June 22, 2004
2022-0023	M-1-GZ (Light Manufacturing - Green Zone)	July 14, 2022
2023-0014z	FFTODSP M-1-GZ (Light Manufacturing - Green Zone)	February 7, 2023

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan ("PP") No. 30641	New office building	February 19, 1981
PP No. 30641	Revision to office building	January 22, 1982

PP No. 30641	Addition to office building	March 20, 1985
CUP No. 99-266-(2)	To authorize the construction, operation and maintenance of an unstaffed WCF.	September 19, 2000
CUP No. 201000035	To maintain and reauthorize an existing WCF.	March 10, 2010
CUP No. RPPL2018005200	CUP to construct and operate a public charter high school.	October 4, 2018
Revised Exhibit A (“REA”) No. RPPL2019003249	To remove and replace existing equipment on the existing monopole.	May 29, 2019
REA No. RPPL2020008376	To remove and replace existing tower and ground equipment in the existing lease area.	November 5, 2020
REA No. RPPL2022001029	To install a backup generator within the existing ground lease area for the existing WCF.	January 27, 2022
Ministerial Site Plan Review (“SPR”) No. RPPL2019007382	Add new signs to building.	December 17, 2022
SPR No. RPPL2022012083	Install two fabric canopies.	November 23, 2024

C. Violations

There are no previous zoning violations reported at the Project Site.

ANALYSIS

A. Land Use Compatibility

The existing WCF is compatible with the surrounding land uses because it serves as a necessary component of the communications infrastructure and will continue to provide service to neighboring properties and businesses. The WCF will provide service coverage for telecommunications providers, which can be used in the event of an emergency to ensure fast and thorough communication between the neighboring properties and businesses.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project will continue to provide valuable telecommunication infrastructure to the community and is consistent with the established land use policy and zoning requirements for the subject property. The WCF has been in existence for more than 25 years and there have been no complaints related to the use.

C. Design Compatibility

The existing WCF is centrally located within the Project Site. The WCF was initially designed to be compatible with the surrounding land uses when the WCF was first established. While the surrounding land uses have changed, the zoning and land use policy designations remain industrial, and the design of the WCF remains consistent with these designations. The WCF plays a vital role in the communications infrastructure and features a gray monopole standing 72 feet tall, with three separate antenna arrays. Additionally, the applicant is proposing to install brown privacy slats to the existing fence to increase screening.

The existing WCF is not consistent with the standards identified in County Code Section 22.140.760.E.2 (Wireless Facilities, Development Standards – Additional Standards for Monopoles), which requires that antennas, side arms brackets and any mounting equipment extend a maximum of two feet from the structure to the greatest extent technically feasible. The Project requires a waiver to allow the existing three antenna arrays and mounting equipment to extend to four feet, two feet and five inches, and three feet, respectively, from the structure. The subject WCF is a crucial component of the local telecommunications network, and satisfying the maximum arm length of two feet would result in a coverage gap for the surrounding area.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Metro Area 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 County Code Sections 22.158.050 and 22.140.760.L. 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 involves the continued operation and maintenance of an existing WCF with no new development, except for adding privacy slats to the existing chain-link fence, and no expansion of the existing structure. The Project does not qualify for any exceptions to a Categorical Exemption because it is not located 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. 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 Recommendation

Comments were not solicited because the Project consists of an existing facility that was previously permitted and no changes are proposed, except for adding brown privacy slats to the existing chain-link fence.

B. Other Agency Comments and Recommendations

Comments were not solicited because the Project consists of an existing facility that was previously permitted and no changes are proposed, except for adding brown privacy slats to the existing chain-link fence.

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 Regional Planner

Report

Approved By: M. 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	Coverage Map
EXHIBIT J	Public Correspondence