

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**
**FINDINGS OF THE HEARING OFFICER
AND ORDER**
PROJECT NO. PRJ2025-00506-(2)
CONDITIONAL USE PERMIT (“CUP”) NO. RPPL2025000715

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 No. **RPPL2025000715** (“CUP”) on November 18, 2025.
2. **HEARING PROCEEDINGS.** Reserved.
3. **ENTITLEMENT REQUESTED.** The Permittee, Verizon Wireless, (“Permittee”) requests a CUP to authorize the construction, operation, and maintenance of a new 65-foot-high mono-eucalyptus Wireless Communications Facility (“WCF”) (“Project”) on a property located at 6111 Compton Avenue in the unincorporated community of Florence-Firestone (“Project Site”).
4. **ENTITLEMENT REQUIRED.** The CUP is a request to authorize the construction, operation, and maintenance of a WCF in the Florence-Firestone Transit-Oriented Specific Plan (“TOD SP”) MXD (Mixed Use Development) Zone pursuant to County Code Section 22.26.030 (Principal Use Regulations for Mixed Use Development Zone).
5. **LOCATION.** The Project is located at 6111 Compton Avenue within the Compton-Florence Zoned District and the Metro Planning Area.
6. **PREVIOUS ENTITLEMENT.** On June 20, 1995, Plot Plan No. PP37475 authorized a manufacturer of wood pallets with a 480-square-foot office building and six parking spaces.
7. **LAND USE DESIGNATION.** The Project Site is located within the MU (Mixed Use) land use designation of the Florence-Firestone TOD SP Land Use Policy Map.
8. **ZONING.** The Project Site is located in the Compton-Florence Zoned District and is currently zoned MXD. Pursuant to County Code Section 22.140.760 (Wireless Facilities), a CUP is required for a WCF.

9. SURROUNDING LAND USES AND ZONING

LOCATION	FLORENCE-FIRESTONE TRANSIT TOD SPECIFIC PLAN POLICY	ZONING	EXISTING USES
NORTH	MU (Mixed Use)	MXD (Mixed Use Development)	Retail and multi-family residences (MFRs)
EAST	H30 (Residential)	RLM-2(Residential Low-Medium 2)	Single-family residences (SFRs)
SOUTH	MU, H30	MXD, RLM-2	Vacant building, vacant lot and SFRs
WEST	MU	MXD	Community church and MFRs

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site consists of a 0.54-acre property and includes one legal lot. The site includes a 480-square-foot office building and six parking spaces and is secured with 13-foot-tall concrete masonry unit (“CMU”) walls. The property is occupied by an existing outdoor pallet yard business. The site is rectangular and has gentle sloping topography. The Permittee plans to lease 778 square feet of the southeastern portion of the property.

B. Site Access

The Project Site is accessible via Compton Ave to the east and 62nd Street to the south. Primary access to the Project Site will be via an entrance/exit on 62nd Street.

C. Site Plan

The site plan shows a lease area measuring 778 square feet. Within this area, there will be a new 65-foot-tall mono-eucalyptus tree, which will feature twelve eight-foot panel antennas and a four-foot-wide microwave dish. Additionally, the equipment will be enclosed with an eight-foot-tall wrought iron fence with perforated metal screening.

D. Parking

The Project will be unstaffed, and maintenance will occur approximately once a month. As such, no designated parking spaces will be provided.

11. CEQA DETERMINATION.

Prior to the Hearing Officer’s public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff (“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 is 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.

12. COMMUNITY OUTREACH. On October 3, 2025, the applicant Peter J Blied emailed community leaders from the Florence-Firestone Community Organization (FFCO), and Juntos Florence-Firestone Together to introduce the project.

13. PUBLIC COMMENTS. On October 20, 2025, Staff received a letter of concern from the Florence-Firestone Community Organization (FFCO). The applicant Peter J. Blied responded to the letter of concern on October 20, 2025.

14. AGENCY RECOMMENDATIONS.

1. County Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated August 19, 2025.
2. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated August 19, 2025. The conditions are:
 - a) Quantities of hazardous materials storage must meet the requirements of the CBC Chapter 3. Provide the classification and the quantity of hazardous materials to be stored on site at any given time.
 - b) An approved key box, listed in accordance with UL 1037, shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector. All locking devices shall comply with the Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.
 - c) This project is exempt from Fire Land Development review.
3. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated April 17, 2025.

15. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), 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 October 1, 2025, a total of 364 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1000-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Compton-Florence 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 Mixed Use (“MU”) land use designation is intended for mixed use development uses, including pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use; residential and commercial mixed uses; and multifamily residences. Communication facilities are considered necessary infrastructure to support the underlying and intended land uses. The Hearing Officer further finds that the Project

promotes additional wireless coverage to serve the surrounding area, which consists of warehouses, manufacturers and other industrial land uses.

17. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the following 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 will provide 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 also consistent with Policy PS/F 6.3, which seeks to minimize visual impacts of WCFs through co-location and design. The Project includes a monoeucalyptus design 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.”

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 communication between residents and first responders.

The Hearing Officer finds that the Project is consistent with the following goals and policies of the Metro Area Plan:

- Policy LU 2.4: Incorporate Public Facilities in Commercial Centers. Encourage the development of public facilities and/or public agency satellite offices that provide access to public information and services in active commercial centers.

This WCF is consistent with Policy LU 2.4, which promotes the development of public facilities in active commercial centers. The WCF enhances connectivity and network coverage, which are essential for making calls, sending messages, and browsing the internet. Communication facilities are considered necessary infrastructure to support access to public information. Although the WCF is not

located in a commercial center, it supports public agencies in the community as well as nearby residential properties and surrounding businesses.

The Hearing Officer finds that the Project is consistent with the following goals and policies of the Florence Firestone TOD SP:

- Guiding Principle 6: Improve safety, connectivity, access, and ease of use for all modes of transportation.

This WCF is consistent with Guiding Principle 6, which focuses on improving safety. The new WCF will enhance safety by offering a wider communication channel for both first responders and the public. This ensures that in emergency situations, calls can be made and received from inside buildings, which is critical for public safety.

ZONING CODE CONSISTENCY FINDINGS

18. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the MXD zoning classification because a WCF is permitted in such zone with a CUP pursuant to County Code Sections 22.26.030 (Land Use Regulations for Mixed Use Development Zone) and 22.140.760 D.2 (Wireless Facilities).

19. DEVELOPMENT STANDARDS. The Hearing Officer finds the Project is consistent with the design standards regarding WCFs in County Code Section 22.140.760 (Wireless Facilities). The Project is sufficiently camouflaged by the faux mono-eucalyptus foliage design.

- **Cables.** The cables that serve the WCF will be located within the interior of the structure, sheathed, or hidden to the fullest extent technically feasible.
- **Color.** All pole-mounted equipment that is not concealed will be treated with exterior coatings of color and texture to match the predominant visual background or existing architectural elements to visually blend in with the surrounding development. The proposed panel antennas will be concealed with faux socks to match the proposed faux eucalyptus branches, and faux bark cladding will be provided from the ground up to five feet above where the faux branches begin. Above the faux bark cladding, the pole will be painted with a flat non-reflective paint that is the same color as the faux bark cladding.
- **Associated Equipment.** The associated ground equipment will be enclosed and located away from public view.
- **Fencing.** The WCF will be surrounded by an eight-foot-tall wrought iron fence with perforated metal screening.

20. HEIGHT. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760.E.1.c (Wireless Facilities), which allows for a maximum 65-foot height. The proposed maximum height is 65 feet.

21. PARKING. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.112.070 (Required Parking Spaces). Where

parking requirements are not specified, parking shall be provided in an amount that the Director of Regional Planning finds adequate. The Project will be unstaffed and require maintenance approximately once a month. There is ample space within the property to accommodate a maintenance vehicle. As such, no designated parking spaces will be required.

22. **FAUX TREE.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760 (Wireless Facilities), which says “where possible, faux trees shall be located within 50 feet of an existing grove of at least two live trees and shall be similar in appearance to the species of the live trees.” Two live trees within the Project Site are similar to the proposed faux design.

CONDITIONAL USE FINDINGS

23. **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 proposed WCF is designed to be compatible with the surrounding land uses. It serves as an essential part of the communications infrastructure, featuring a mono-eucalyptus design that enhances its visual appeal. This design helps to reduce the visual impact of the facility, making it an ideal option for the co-location of equipment. Additionally, the WCF will be integrated into the existing layout of the property and the surrounding landscape, ensuring it blends in seamlessly with the environment.
24. **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 can easily accommodate the proposed WCF without requiring any variances or deviations from the development standards outlined in Title 22 for the existing pallet yard. The WCF will be integrated into the current layout of the property and will be located in the southeastern corner.
25. **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 WCF will be unstaffed and will not contribute to additional traffic or congestion, as it will only require periodic maintenance. The Permittee will lease 778 square feet of an existing pallet yard, which has 13-foot-tall masonry walls. Access to the Project Site will be from 62nd Street, with a new door leading exclusively into the WCF lease area. Since the WCF will operate without staff, it will not increase traffic flow or affect parking availability. The site will be visited approximately once a month for maintenance, and there is sufficient parking to accommodate these visits.

26. 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.

ENVIRONMNTAL FINDINGS

27. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15303 (Class 3, New Construction or Conversion of Small Structures, Categorical Exemption). The Project is consistent with the MXD zoning classification and related development standards. The Project involves the construction of a utility-type service in the form of a wireless transmission tower. The Project consists of the construction of new structures and facilities that are relatively small in size with a minor amount of ground disturbance area. The Project Site is not located within a Significant Ecological Area. The visual impacts of the WCF are minimized with a proposed faux mono-eucalyptus stealth design and an eight-foot-tall wrought-iron fence enclosing the ground equipment. There are no significant effects due to the unusual circumstances and no cumulative impacts anticipated; therefore, no exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. The WCF is unstaffed and will not generate traffic or congestion, as it will only require periodic maintenance.

ADMINISTRATIVE FINDINGS

28. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On October 1, 2025, a total of 364 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.

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 of 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.

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 CEQA pursuant to State CEQA Guidelines section 15303 (Class 3, New Construction or Conversion of Small Structures Categorical Exemption); and
2. Approves **CONDITIONAL USE PERMIT (“CUP”) NO. RPPL2025000715**, subject to the attached conditions.

ACTION DATE: November 18, 2025

MG:EMR:DD

November 6, 2025

c: Hearing Officer, Zoning Enforcement, Building and Safety