

**PROJECT NUMBER**

PRJ2023-003734-(2)

HEARING DATE

March 17, 2026

REQUESTED ENTITLEMENT

Conditional Use Permit (“CUP”) No. RPPL2023005484

PROJECT SUMMARY

OWNER / APPLICANT

San Pedro Alondra Realty C/O
 Kidder Matthews of CA, Owner
 Crown Castle, Applicant

MAP/EXHIBIT DATE

March 5, 2025

PROJECT OVERVIEW

A CUP to authorize the continued operation and maintenance of an existing 59-foot-6-inch wireless communications facility (“WCF”) in the M-2-IP (Heavy Industrial-Preservation) Zone. The WCF is disguised with a faux-pine design with two rows of antennas mounted at 40-feet above grade and 56-feet above grade. Ground equipment includes one approximately 160-square-foot equipment shelter, one ice bridge and one equipment cabinet. The remainder of the property is occupied with an industrial building and a parking lot.

LOCATION

16001 South San Pedro Street, West Rancho-Dominguez
 Victoria

ACCESS

Avalon Boulevard and South San Pedro Street

ASSESSORS PARCEL NUMBER

6125-012-013

SITE AREA

0.98 Acres

GENERAL PLAN / LOCAL PLAN*

General Plan 2035

ZONED DISTRICTSWillowbrook-Enterprise
and Victoria**PLANNING AREA**

Metro

LAND USE DESIGNATION

IH (Heavy Industrial)

ZONE

M-2-IP (Heavy Manufacturing Industrial Preservation)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT

West Rancho Dominguez-Victoria CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

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 22.22.030 (Land Use Regulations for Industrial Zones)
 - Section 22.140.760 (Wireless Facilities)
 - Chapter 22.350 (West Rancho Dominguez-Victoria Community Standards District)

CASE PLANNER:

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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 land use policies, zoning and regulations in effect at the time it was submitted on October 12, 2023.