

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-005830-(2)
CONDITIONAL USE PERMIT NO. RPPL2025004790

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. **RPPL2025004790** ("CUP") on August 25, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Spectrasite Communications, LLC ("Permittee"), requests a CUP to authorize the continued operation and maintenance of an existing wireless communications facility ("WCF") ("Project") on a property located at 8145 Beach Street in the unincorporated community of Florence-Firestone ("Project Site") in the Florence-Firestone Transit-Oriented District Specific Plan ("FFTODSP") M-1-GZ (Light Manufacturing - Green Zone) Zone pursuant to Los Angeles County Code ("County Code") Section 22.22.030.C (Land Use Regulations for Industrial Zones) and County Code Section 22.130.760 (Wireless Facilities).
4. **LOCATION.** The Project is located at 8145 Beach Street within the Roosevelt Park Zoned District and Metro Planning Area.
5. **PREVIOUS ENTITLEMENT(S).**

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan ("Plot Plan") No. PP 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 unmanned 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

6. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use designation of the FFTODSP Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Roosevelt Park Zoned District and is currently zoned M-1-GZ. Pursuant to County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones) and County Code Section 22.140.760 (Wireless Facilities), a CUP is required for a WCF.

8. **SURROUNDING LAND USES AND ZONING.**

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

9. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site consists of a 1.5-acre property, which consists of one legal lot. The Project Site is rectangular in shape and is developed with a high school.

B. Site Access

The Project Site is accessible via Beach Street to the west. Primary access to the Project Site will be via an entrance/exit on Beach Street.

C. Site Plan

The site plan shows a lease area of approximately 900 square feet. The existing WCF is centrally located within the high school's open play area. The WCF features a 72-foot-tall monopole, equipped with three separate antenna arrays mounted at three different heights of 68 feet, 58 feet, and 47 feet. The equipment lease area is enclosed with a six-foot-tall chain-link fence with access gates. The Project also includes enhancing screening by installing brown privacy slats on the existing chain-link fence. The lease area is surrounded by several bollards to protect the ground equipment.

D. Parking

The WCF will continue to be unstaffed and will not generate traffic or congestion, as maintenance will occur approximately once a month. The County Code states that, for uses not specified in the County Code, required vehicle parking may be provided as determined by the Director of Regional Planning ("Director") to prevent traffic congestion and excessive on-street parking. Therefore, one parking space for maintenance vehicles will be provided, which will be one of the existing parking spaces on the property.

10. 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 1, Existing Facilities, 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 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.

11. COMMUNITY OUTREACH.

Prior to the publication of the Report to the Hearing Officer, dated August 13, 2026, Staff is not aware of community outreach conducted for the Project.

12. PUBLIC COMMENTS.

Prior to the publication of the Report to the Hearing Officer, dated August 13, 2026, Staff has not received any comments.

13. AGENCY RECOMMENDATIONS.

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

14. 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 July 8, 2026, a total of 442 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, as well as four notices to those on the courtesy mailing list for the Roosevelt Park Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. LAND USE POLICY.

The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the IL land use designation is intended for light industrial uses, including light manufacturing, warehousing and distribution. Although a WCF is not specifically mentioned in the IL land use designation, 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, residential, schools, and other industrial land uses.

16. GOALS AND POLICIES – GENERAL PLAN.

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 continue to provide essential infrastructure and service for the network and is consistent with Policy PS/F 6.2, which calls for improved wireless telecommunications infrastructure.

- 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.

- General Land Use Policy LU 7.1: "Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers, appropriate technology, building enclosure, and other design techniques."

This WCF is consistent with Policy LU 7.1, which proposes to mitigate incompatible land uses by installing brown privacy slats on the existing chain link fence to provide increased safety and screening from the surrounding land use.

17. GOALS AND POLICIES – METRO AREA PLAN.

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

- Policy LU 5.1: Industrial Use Revitalization. "Support the growth, revitalization, and diversification of industrial uses, and ensure compatibility with nearby land uses through efforts including but not limited to the Green Zones Program and buffers."

This WCF is consistent with Policy LU 5.1, which aims to support the growth and diversification of industrial uses within the nearby land uses by ensuring that the area is properly serviced with telecommunications coverage.

18. GOALS AND POLICIES – FLORENCE-FIRESTONE TRANSIT-ORIENTED DISTRICT SPECIFIC PLAN.

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

- Guiding Principle 1: Promote pedestrian-friendly, active transit-oriented districts and corridors that support land uses that provide a variety of local services, employment, and housing.

This WCF will continue to provide essential connection and communication infrastructure for the general public by providing reliable telecommunication service for daily pedestrian activities.

ZONING CODE CONSISTENCY FINDINGS

19. PERMITTED USE IN ZONE.

The Hearing Officer finds that the Project is consistent with the M-1-GZ zoning classification because a WCF is permitted in such zone with a CUP pursuant to County Code Section 22.22.030.C (Principal Use Regulations for Industrial Zones) and County Code Section 22.140.760 (Wireless Facilities).

20. DESIGN STANDARDS.

The Hearing Officer finds that the Project is consistent with the design standards regarding WCFs in County Code Section 22.140.760 (Wireless Facilities), which requires that all facilities comply with the following standards:

- **CABLES.** All cables that serve the wireless facility shall be located within the interior of the structure, sheathed, or hidden to the fullest extent technically feasible. 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 shall be treated with exterior coatings of a color and texture to match the predominant visual background or existing architectural elements to visually blend in with the surrounding development. All of the WCF's pole-mounted equipment will be treated with exterior coatings of gray to match the predominant visual background or existing architectural elements to visually blend in with the surrounding developments.
- **ASSOCIATED EQUIPMENT.** Associated equipment shall not be visible, and, if placed on the ground, shall be located in an enclosed structure, such as a building or underground vault, or screened and secured by solid fencing, walls, and gates, and shall conform to the height of the applicable zone. The WCF's associated ground equipment will be enclosed by a chain-link fence with brown privacy slats.
- **FENCING.** The WCF will be surrounded by a six-foot-tall chain-link fence with brown privacy slats. Barbed wire is prohibited and none exists on the Project Site.

21. DESIGN STANDARDS – ADDITIONAL STANDARDS FOR MONOPOLES.

The Hearing Officer finds that the Project 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 existing three antenna arrays and mounting equipment extend four feet, two feet and five inches, and three feet, respectively, from the structure. The varying antenna projections "need to be horizontally separated to avoid interference with each other." The Permittee is requesting a waiver to deviate from this standard because the "limiting horizontal antenna spacing less than two feet would effectively deny service to the area."

22. REQUIRED YARDS.

The Hearing Officer finds that there are no required yards in the M-1-GZ Zone.

23. 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 height of 75 feet for the WCF. The WCF's existing height is 72 feet tall.

24. PARKING.

The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The County Code states

that, for uses not specified in the County Code, required vehicle parking may be provided as determined by the Director to prevent traffic congestion and excessive on-street parking. The unstaffed WCF will not generate traffic or congestion, as it will require maintenance approximately once a month. Therefore, one parking space for maintenance vehicles will be provided, which will be one of the existing parking spaces on the property.

25. SCREENING.

The Hearing Officer finds that the Project is consistent with the design standards regarding WCFs identified in County Code Section 22.140.760 (Wireless Facilities). The existing fencing is a six-foot-tall chain-link fence, and the proposed changes include the installation of brown privacy slats to the existing fence.

CONDITIONAL USE FINDINGS

26. 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 existing WCF is designed to be compatible with the surrounding land uses. It serves as an essential part of the communications infrastructure, featuring a 72-foot-tall gray monopole designed with three separate antenna arrays. The WCF has existed on the Project Site for more than 25 years and will continue to provide telecommunication services to the surrounding area.

27. 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 proposed site is an approximately 900-square-foot lease area located on a 1.5-acre property. There will be no modifications nor expansions to the existing footprint of the existing WCF. The proposed design improvements include installing brown privacy slats on the existing chain-link fence to provide additional screening for the surrounding land uses. The Project Site accommodates the existing Project without any variances or deviations from the required development standards. The Project is unstaffed and there will be sufficient area for maintenance vehicle parking, including existing parking spaces.

28. 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 existing WCF is an unstaffed facility and will not generate traffic or congestion, as it will require only periodic maintenance. Ingress and egress to the Project Site will be via an existing driveway off Beach Street, which is sufficiently wide and improved to accommodate the Project's maintenance vehicles. The WCF will operate unstaffed and therefore will not increase the flow of traffic or impact parking because the Project Site will be visited approximately once a

month for maintenance. The Project Site provides adequate parking to accommodate maintenance visits.

SUPPLEMENTAL FINDINGS – WIRELESS FACILITIES

29. **The Hearing Officer finds that the facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities) unless a waiver has been requested, pursuant to Subsection 22.140.760.L.** The WCF complies with all applicable standards except for the length of the arms on the facility, which exceeds the maximum length of two feet. The Permittee requests a waiver. Reducing the arms to two feet is not technically feasible, as it would prevent proper antenna spacing from the other arrays, alignment, and performance, and would result in degraded service. The current arm lengths are necessary for the continued operation of this existing, previously approved facility.
30. **The Hearing Officer finds that the design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.** The WCF is existing and is located towards the middle of the Project Site. The WCF was designed to be compatible with the surrounding land uses when the WCF was first established. While 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 Permittee is proposing to install brown privacy slats to the existing fence to increase screening.
31. **The Hearing Officer finds that a waiver of the standard for the length of the arms supporting the antennas on the monopole is justified pursuant to County Code Section 22.140.760.L and the permittee has established that the denial of the application would: a. 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; b. Otherwise violate applicable laws or regulations; or c. Require a technically infeasible design or installation of a wireless facility.** County Code Section 22.140.760.E (Wireless Facilities, Development Standards) includes a development standard that limits arm mounts to two feet in length. 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. The WCF complies with all other development standards in County Code Section 22.140.7460.E (Wireless Facilities, Development Standards).
32. 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.

ENVIRONMENTAL FINDINGS

33. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities, Categorical Exemption). The Project involves the continued operation and maintenance of an existing WCF with no new development or expansion of the existing structure. Development is limited to the addition of brown privacy slats to an existing six-foot-tall chain-link fence in the same location. The Project does not meet any exceptions to a Categorical Exemption because it is not 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, no exemptions are applicable, and the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

34. **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 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.
- D. 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.
- E. The facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities) unless a waiver has been requested, pursuant to Subsection L.
- F. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025004790**, subject to the attached conditions.

ACTION DATE: August 25, 2026

MG:EMR:AH

August 13, 2026

c: Hearing Officer, Zoning Enforcement, Building and Safety