

REPORT TO THE HEARING OFFICER

DATE ISSUED:	November 6, 2025	
HEARING DATE:	November 18, 2025	AGENDA ITEM: 9
PROJECT NUMBER:	PRJ2025-000506-(2)	
PERMIT NUMBER:	Conditional Use Permit (“CUP”) RPPL2025000715	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	6111 Compton Avenue, Florence-Firestone	
OWNER:	Dora A. Soto	
APPLICANT:	Peter J. Blied for Verizon	
CASE PLANNER:	Daisy De La Rosa, Senior Planner DDelarosa@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 PRJ2025-000506-(2), CUP Number RPPL2025000715 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 RPPL2025000715 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- A CUP to authorize the construction, operation, and maintenance of a new 65-foot-tall mono-eucalyptus wireless communications facility (“WCF”) (“Project”) located in the Florence-Firestone Transit-Oriented District Specific Plan (“TOD SP”) MXD (Mixed Use Development) Zone pursuant to Los Angeles County Code (“County Code”) Section 22.26.030.B (Principal Use Regulations for MXD Zone) and County Code Section 22.140.760 (Wireless Facilities).

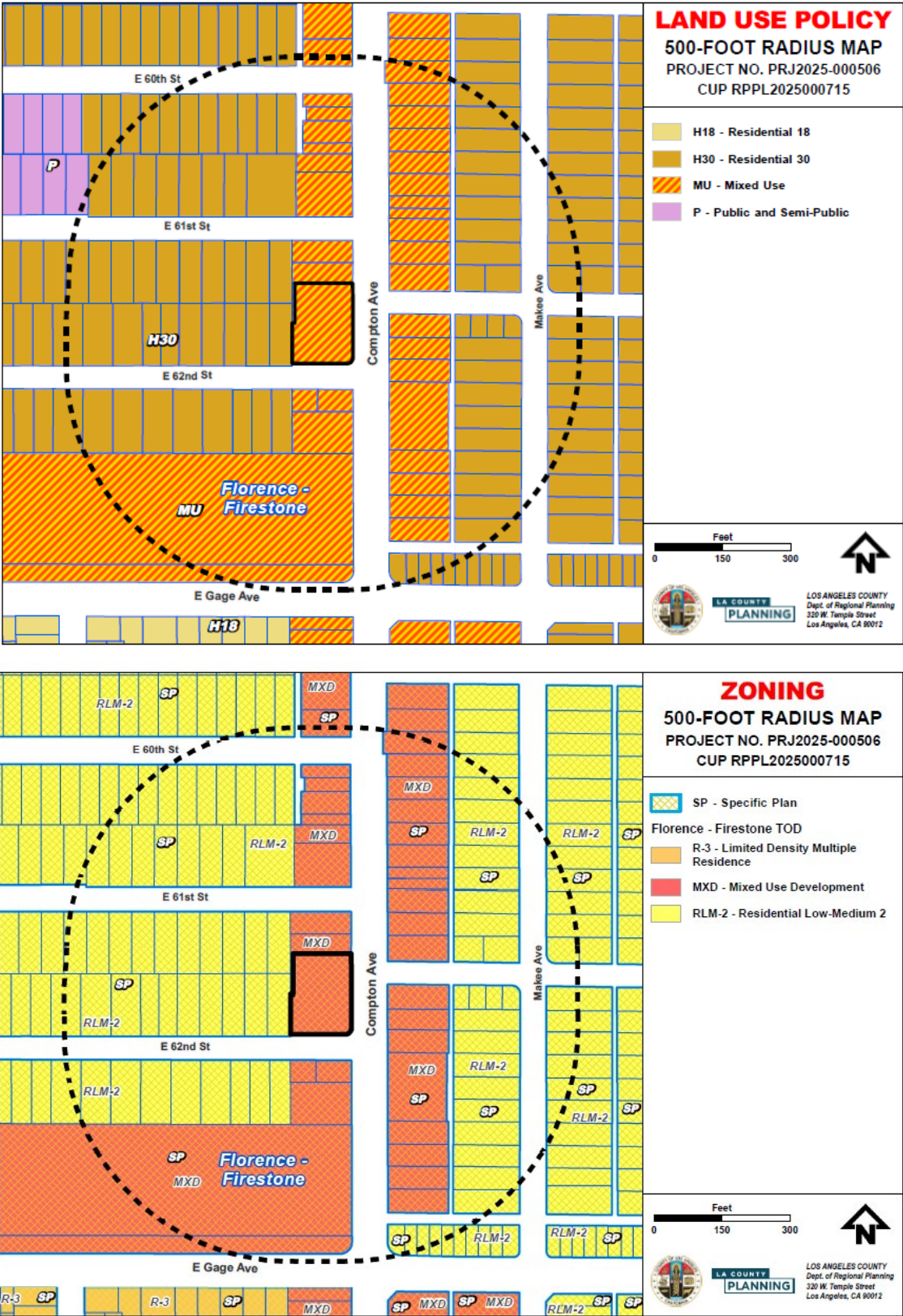
B. Project

The WCF consists of a new 65-foot-tall tower disguised with a mono-eucalyptus design with the pole painted brown to make it blend in with the similar trees located at 6111 Compton Avenue (“Project Site”). The WCF contains 12 eight-foot-tall panel antennas, a four-foot microwave dish, 12 radio units, and three ray caps. 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. The WCF and equipment will be in a 778-square-foot lease area. The lease area will be on the southwestern corner of the property, away from public view, and will be enclosed with an eight-foot-high wrought iron fence with perforated metal screening. The rest of the property is occupied by an existing outdoor pallet yard business.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	FLORENCE-FIRESTONE TOD SPECIFIC PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	MU (Mixed Use)	Mixed Use Development (MXD)	Outdoor pallet yard operation
NORTH	MU	MXD	Retail and multi- family residences (MFRs)
EAST	H30 (Residential 30)	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



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4562	C-3 (Unlimited Commercial)	October 23, 1945
6346	M-1 (Light Manufacturing)	December 22, 1953
2004003z	C-3 (Unlimited Commercial)	June 22, 2004
20230014z	MXD (Mixed Use Development)	February 7, 2023

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
PP37475	Plot Plan Review for a wood pallet yard manufacturer	June 20, 1995

C. Violations

CASE NO.	VIOLATION	CLOSED
RPCE2018001777	Pallet yard does not meet development standards	April 5, 2018
08-0016592	Pallet yard does not meet development standards	July 29, 2008
06-0027117	Miscellaneous violation	November 02, 2006
06-0000488	Pallet yards does not meet development standards	March 30, 2006

ANALYSIS

A. Land Use Compatibility

A WCF is compatible with the surrounding land uses because it serves as a necessary component of the communications infrastructure and will provide service to neighboring properties and businesses. This WCF will provide improved infrastructure and service for the network. The Project is camouflaged with a mono-eucalyptus design, which provides a more visually appealing appearance and helps the WCF to not draw the eye, making it an ideal facility for the collocation of equipment while minimizing visual impacts. This WCF will be able to provide 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.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project will provide coverage in an underserved area by expanding the wireless network and addressing the demand for service and capacity. The Project will also help reduce the strain on existing wireless sites that are near or at capacity. Additionally, the proposed location will improve the latest in-home wireless services for residents in the surrounding area.

C. Design Compatibility

The proposed WCF complies with County Code Section 22.140.760 (Wireless Facilities) because the tower is disguised as a mono-eucalyptus tree. The design will blend into the environment with existing similar trees. The Project Site is located on a busy commercial corridor. The Project Site is an existing pallet yard operation that produces, stores, sells, and rents wooden pallets. The existing outdoor pallet yard business is enclosed with 13-foot-tall concrete masonry unit ("CMU") walls. The lease area will be on the southwestern corner of the property, away from public view and will be enclosed with an eight-foot-high wrought iron fence with perforated metal screening. The WCF will be located 20 feet from the side yard setback, disguised as a mono-eucalyptus tree, with the pole painted brown to blend in with the surrounding trees and harmonize with the surrounding area. The mono-eucalyptus tree design complies with the standards set forth in County Code Section 22.140.760.H.2.b. (Wireless Facilities – Design Standards) in terms of tree species, environment, color, foliage, antenna screening, and site placement. Once constructed, the new WCF will blend into the urban streetscape and quietly provide a community amenity and the benefit of wireless services, including access to the E-911 systems that all carriers participate in.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. 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 Section 22.158.050. of the County code. The Burden of Proof with the 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 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines because 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 or near a historical resource, a hazardous waste site, a scenic highway, or within a Significant Ecological Area. The visual impacts of the WCF are minimized with a proposed mono-eucalyptus tree stealth design and an eight-foot-high wrought iron fence with perforated metal screening surrounding the ground equipment. There are no significant effects due to unusual circumstances, and no cumulative impacts are anticipated; therefore, no exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. 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 Recommendations

1. The Department of Public Works, in a letter dated August 19, 2025, recommended that the Project proceed to public hearing.
2. The Fire Department, in a letter dated August 19, 2025, recommended that the Project proceed to public hearing with the following required conditions of approval:
 - 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 Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.
 - c) This project is exempt from Fire Land Development review.
3. The Department of Public Health, in a letter dated April 17, 2025, recommended that the Project proceed to public hearing without conditions.

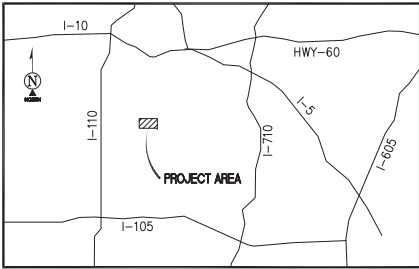
B. Public Comments

1. The Florence-Firestone Community Organization (FFCO), in a letter dated October 20, 2025, expressed concerns about incompatibility with the community.

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 and Photo simulation
EXHIBIT J	Agency Correspondence
EXHIBIT K	Public Correspondence



SURVEY DATE
07/17/2024

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 18' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 1.0001451

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C1805F, DATED 09/26/2008

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

ALL DATA SHOWN HEREON WAS OBTAINED BY FIELD MEASUREMENTS DURING A SITE VISIT.

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON MAPS OF RECORD AND DEED INFORMATION AS PROVIDED BY A TITLE REPORT AND A SEARCH OF THE COUNTY RECORDER AND SURVEYOR ONLINE DATABASE. A FIELD SURVEY HAS BEEN PERFORMED AND MONUMENTATION HAS BEEN RECOVERED TO PLACE THE RECORD INFORMATION. RECORD BEARINGS HAVE BEEN ADJUSTED TO THE BASIS OF BEARING STATEMENT SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT MAKE ANY ATTEMPT TO RECONCILE ANY ERRORS IN THE RECORD MAPS OR DEEDS OF RECORD.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

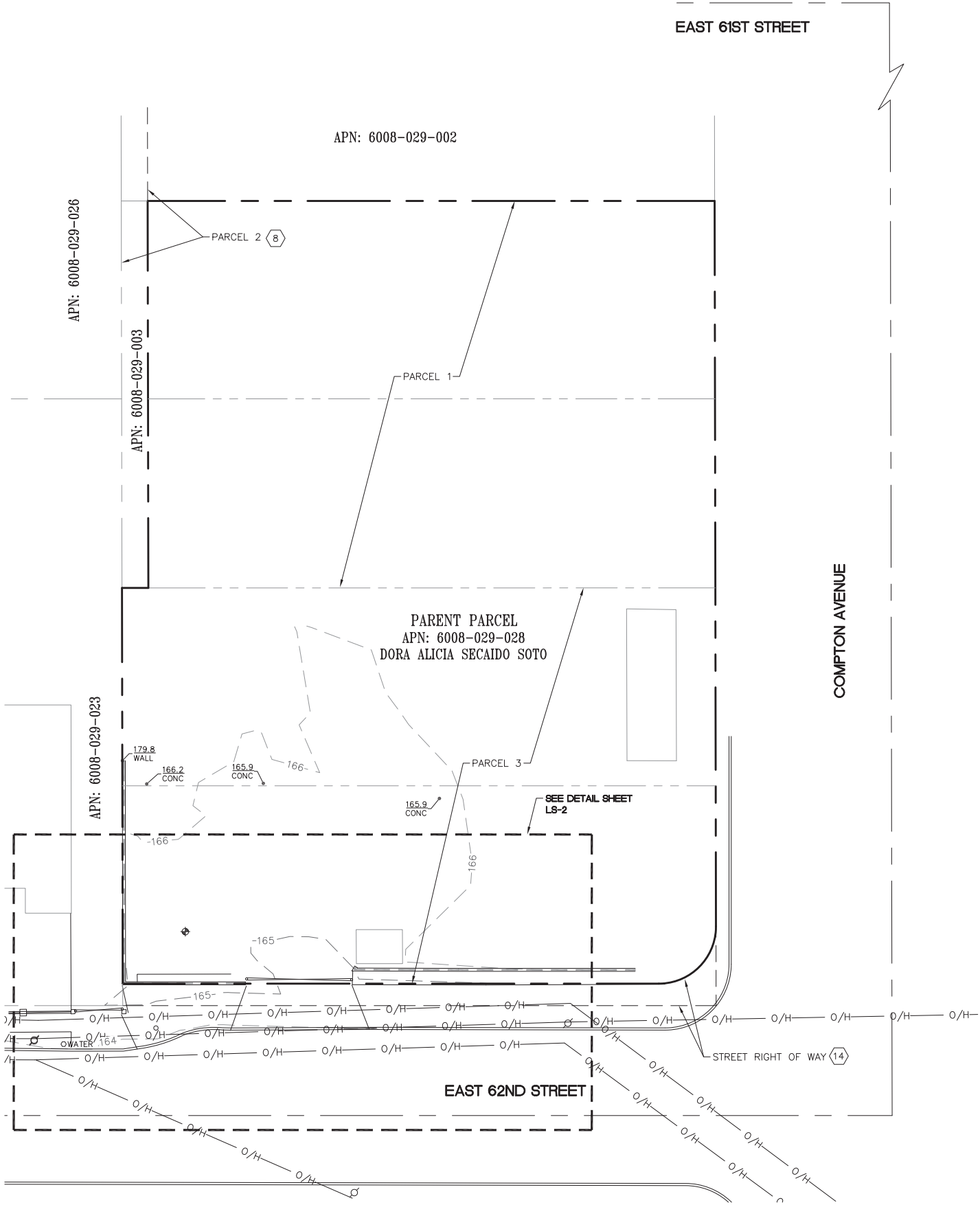
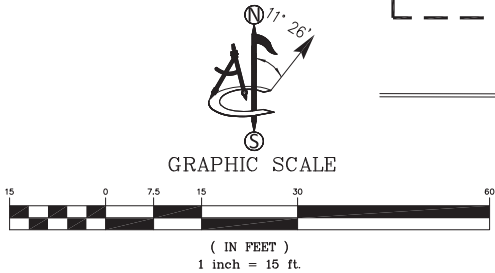
ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE NOTED.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LEGAL DESCRIPTION PROVIDED BY TITLE AND AS DESCRIBED IN THE PROVIDED VESTING DEED ERRONEOUSLY DESCRIBES PARCELS 1 AND 2 AS BEING IN BLOCK "D". SURVEYOR BELIEVES BOTH SHOULD BE NOTED AS BLOCK "B"

LEGEND	
AP	ASPHALT
BLDG	TOP OF BUILDING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
D/W	ACCESS DRIVEWAY
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
LP	LIGHT POLE
NG	NATURAL GRADE
R/W	RIGHT OF WAY
SL	STREET LIGHT
SW	SIDEWALK
WALL	TOP OF WALL
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINUS
STREET LIGHT	
UTILITY MANHOLES	
UTILITY METER	
FIRE HYDRANT	
UTILITY POLE	
LIGHT POLE	
POSITION OF GEODETIC COORDINATES	
SPOT ELEVATION	
WATER CONTROL VALVE	
GAS VALVE	
CMU WALLS	
CURBLINES	
EXISTING BUILDINGS	
PARKING STRIPES	
OVERHEAD LINES	
STREET CENTERLINES	
SUBJECT PROPERTY LINE	
INTERIOR LOT LINES	
ADJACENT PROPERTY LINE	
EASEMENT LINES	
TIE LINES	
LEASE AREA LIMITS	
MAJOR CONTOUR INTERVAL	
MINOR CONTOUR INTERVAL	

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 59' 00.76" (33.983544°) NORTH (NAD83)
LONGITUDE 118° 14' 53.72" (118.248256°) WEST (NAD83)
GROUND ELEVATION @ 165.4' (NAVD88)



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/24/2024	PRELIMINARY	SB
1	08/02/2024	TITLE (C)	CK
2	09/03/2024	UPDATE TITLE (C)	CK
3	10/30/2024	COMMENTS (C)	NS

FULSANG ARCHITECTURE

8018 RIVER AVE
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
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verizon

15505 SAND CANYON AVENUE
IRVINE, CA 92618

ambit consulting

428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH. (480) 659-4072

CONVERSE

6111 COMPTON AVE
LOS ANGELES, CA 90001

LOS ANGELES COUNTY

SHEET TITLE:
SITE SURVEY

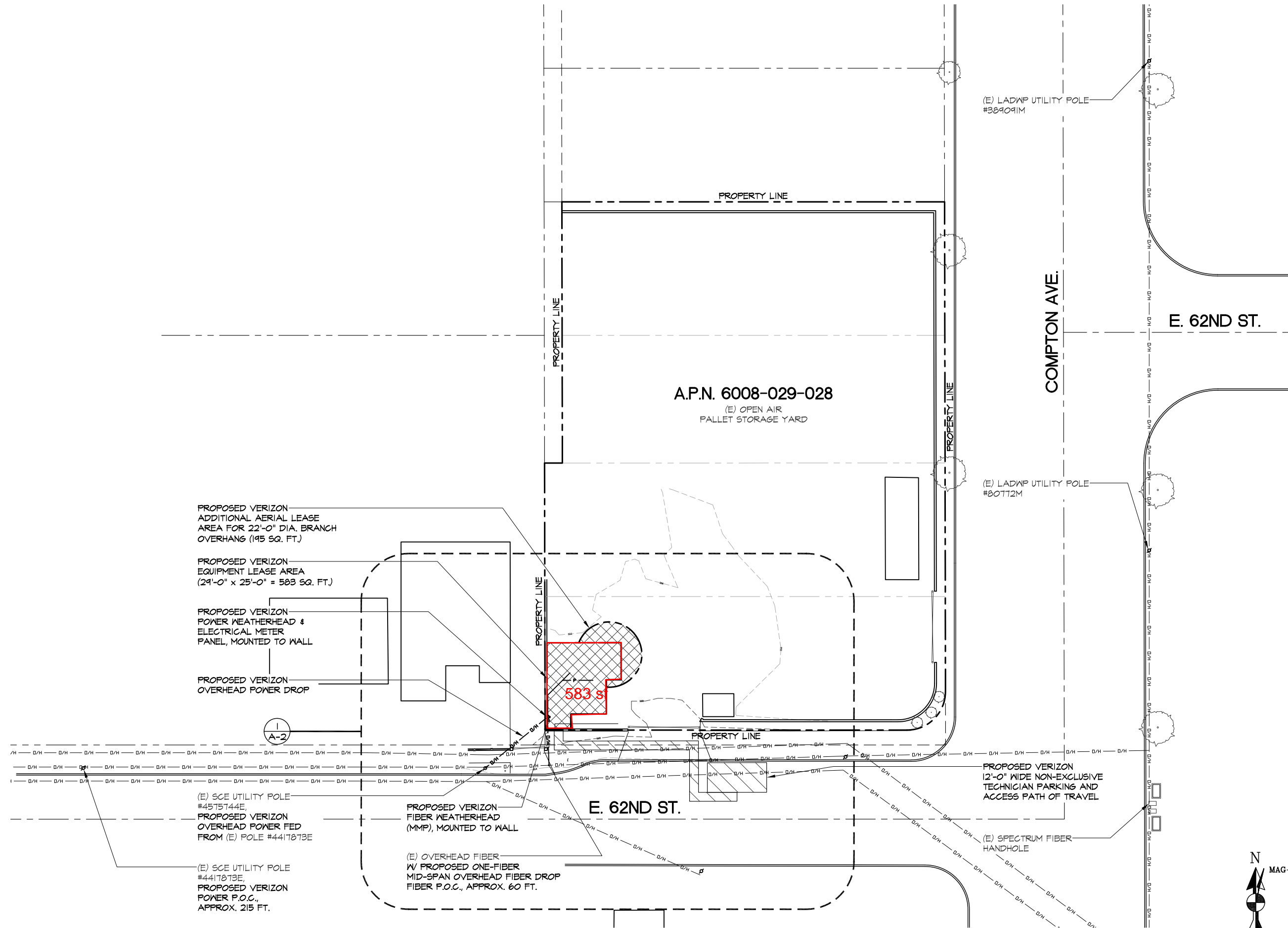
LS-1



DATE: 10/30/2024

NOTE: THE ORIGINAL SIZE OF THE PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

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OVERALL SITE PLAN

SCALE @ 11x17: 1/32" = 1'-0"
SCALE @ 24x36: 1/16" = 1'-0"



1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/16/2024	90% ZONING	NW
1	09/25/2024	CLIENT COMMENTS	NW
2	10/10/2024	CLIENT COMMENTS	NW
3	10/31/2024	LANDLORD COMMENTS	NW
4	11/21/2024	LANDLORD COMMENTS	NW
5	02/13/2025	REV. FIBER DESIGN	NW
6	04/08/2025	CITY COMMENTS	NW
7	06/20/2025	CITY COMMENTS	NW



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6111 COMPTON AVE.
LOS ANGELES, CA 90001

SHEET TITLE:
OVERALL
SITE PLAN

A-1

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ARCHITECTURE

5016 RIVER AVE.
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

verizon

15505 SAND CANYON AVENUE
IRVINE, CA 92618

[illegible]

CONVERSE
(PROJECT ID: 17370027)

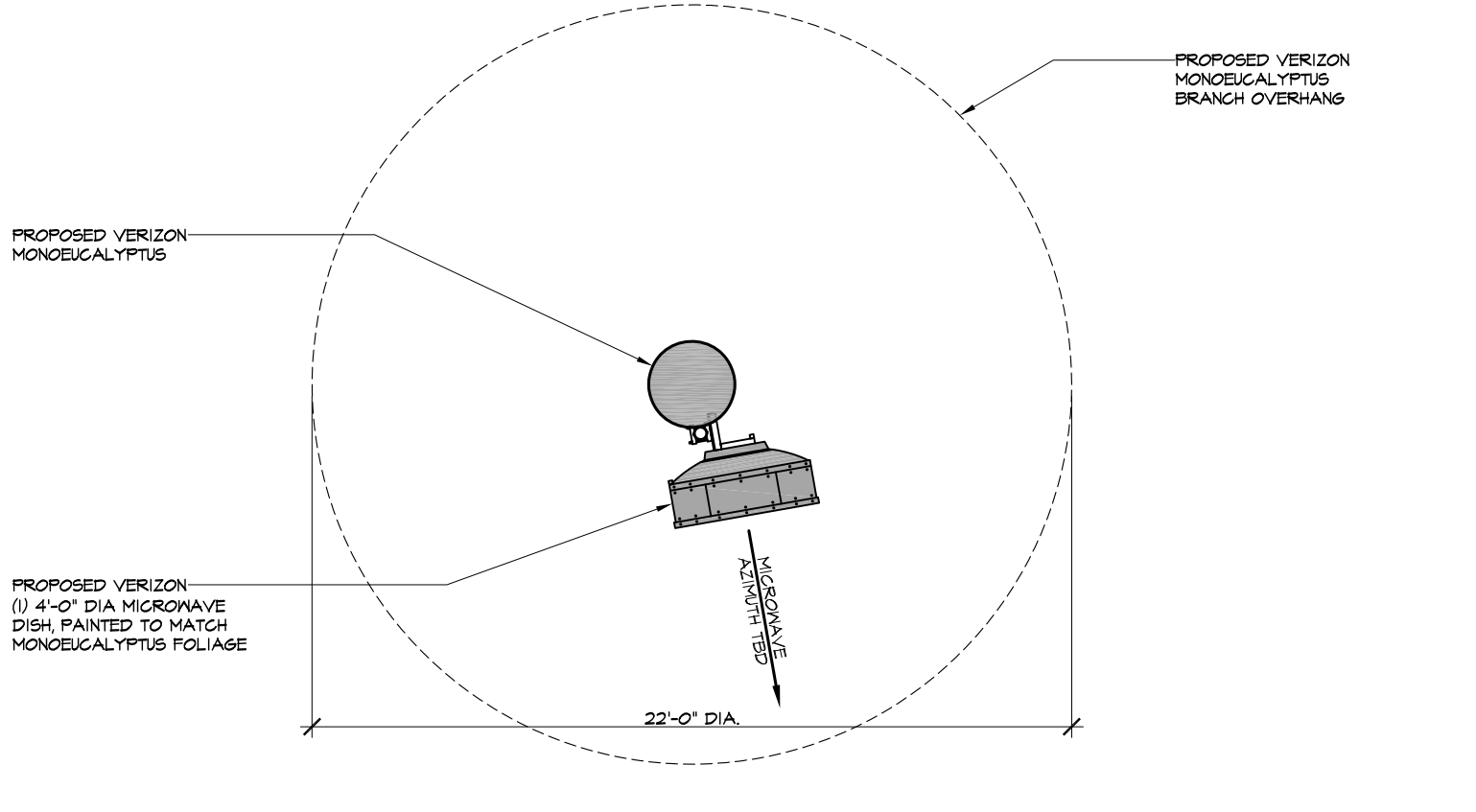
6111 COMPTON AVE.
LOS ANGELES, CA 90001

EQUIPMENT LEASE AREA PLAN

A-3



NOTE:
IF THE EQUIPMENT MANUFACTURER'S REQUIREMENTS PROHIBIT PAINTING, THE EQUIPMENT MAY INSTEAD BE WRAPPED IN 3M (OR EQUIVALENT) CONCEALMENT FILM. THE FILM IS TO MATCH THE COLOR OF THE MONOECALYPTUS FOLIAGE AS CLOSELY AS POSSIBLE.



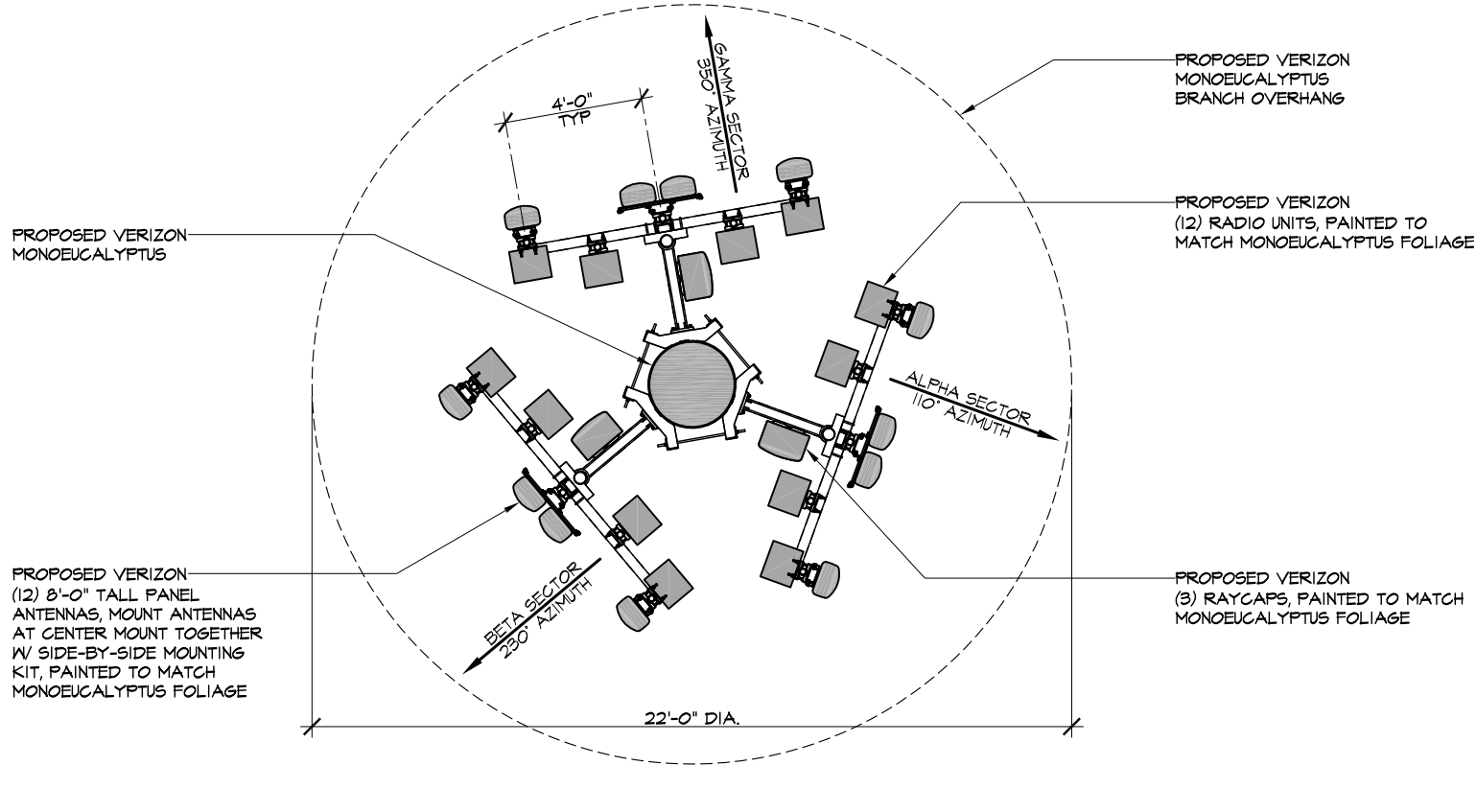
ANTENNA PLAN (LOW)

SCALE @ 11x17: 3/16" = 1'-0"
SCALE @ 24x36: 3/8" = 1'-0"



1

NOTE:
IF THE EQUIPMENT MANUFACTURER'S REQUIREMENTS PROHIBIT PAINTING, THE EQUIPMENT MAY INSTEAD BE WRAPPED IN 3M (OR EQUIVALENT) CONCEALMENT FILM. THE FILM IS TO MATCH THE COLOR OF THE MONOECALYPTUS FOLIAGE AS CLOSELY AS POSSIBLE.



ANTENNA PLAN (HIGH)

SCALE @ 11x17: 3/16" = 1'-0"
SCALE @ 24x36: 3/8" = 1'-0"



2

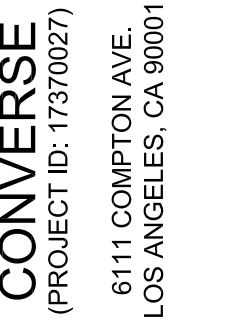
ISSUE STATUS

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6	04/08/2025	CITY COMMENTS	NW
7	06/20/2025	CITY COMMENTS	NW



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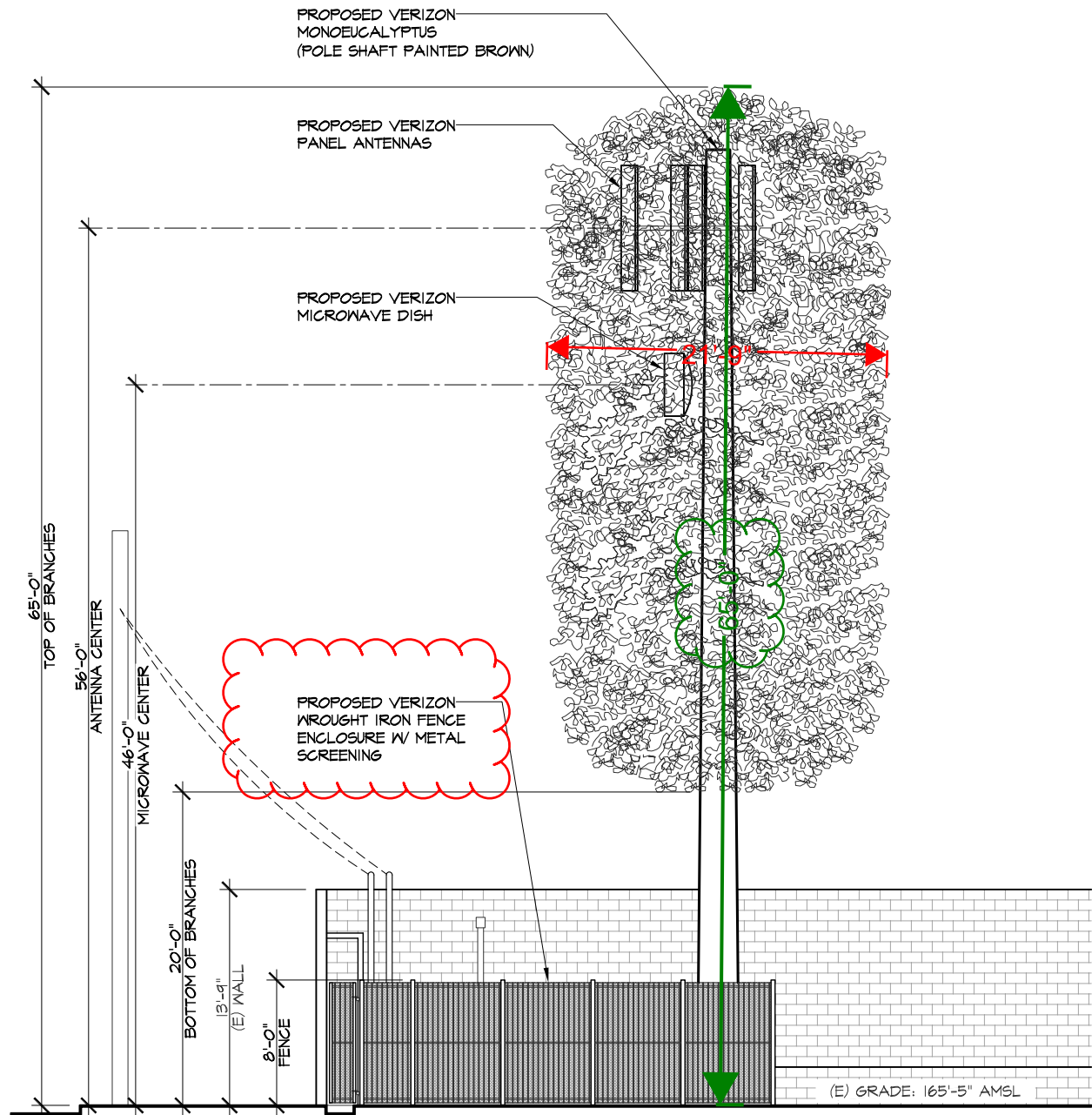


SHEET TITLE:

ANTENNA PLANS

A-4

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

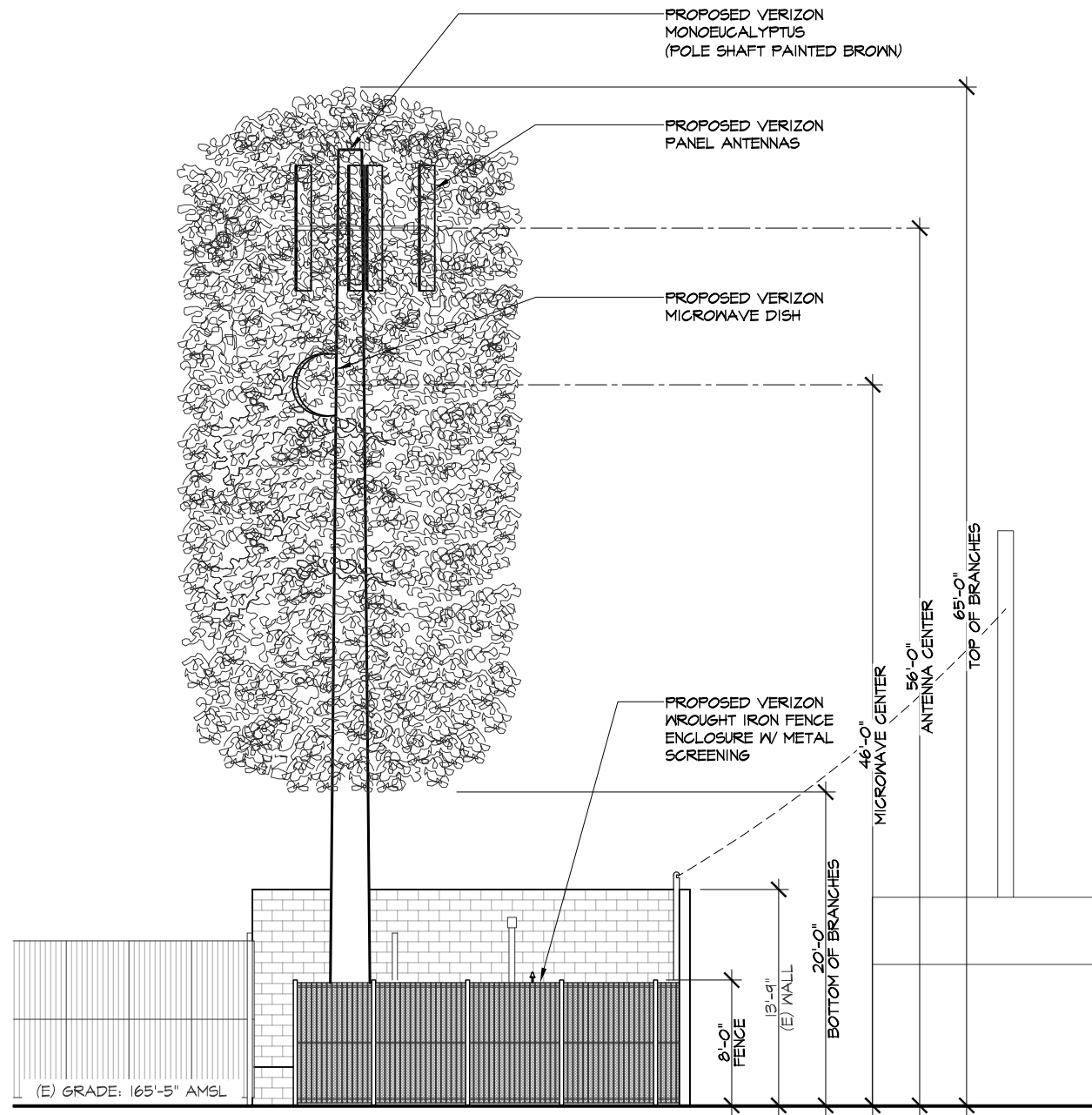


EAST ELEVATION

SCALE @ 11x17: 3/32" = 1'-0"
SCALE @ 24x36: 3/16" = 1'-0"



2



NORTH ELEVATION

SCALE @ 11x17: 3/32" = 1'-0"
SCALE @ 24x36: 3/16" = 1'-0"



1

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SHEET TITLE:
ELEVATIONS

A-5

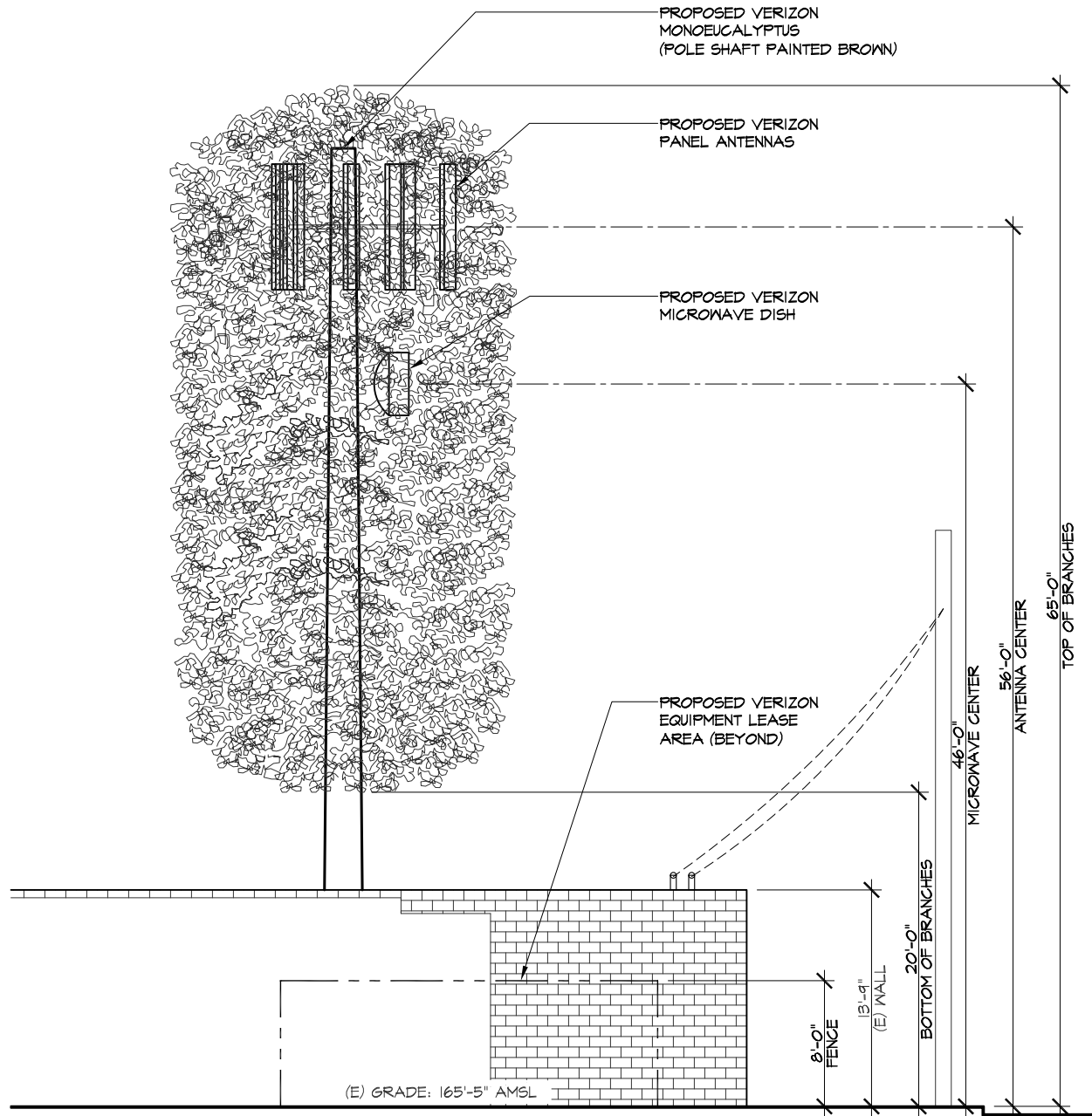
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

WEST ELEVATION

SCALE @ 11x17: 3/32" = 1'-0"
SCALE @ 24x36: 3/16" = 1'-0"



2

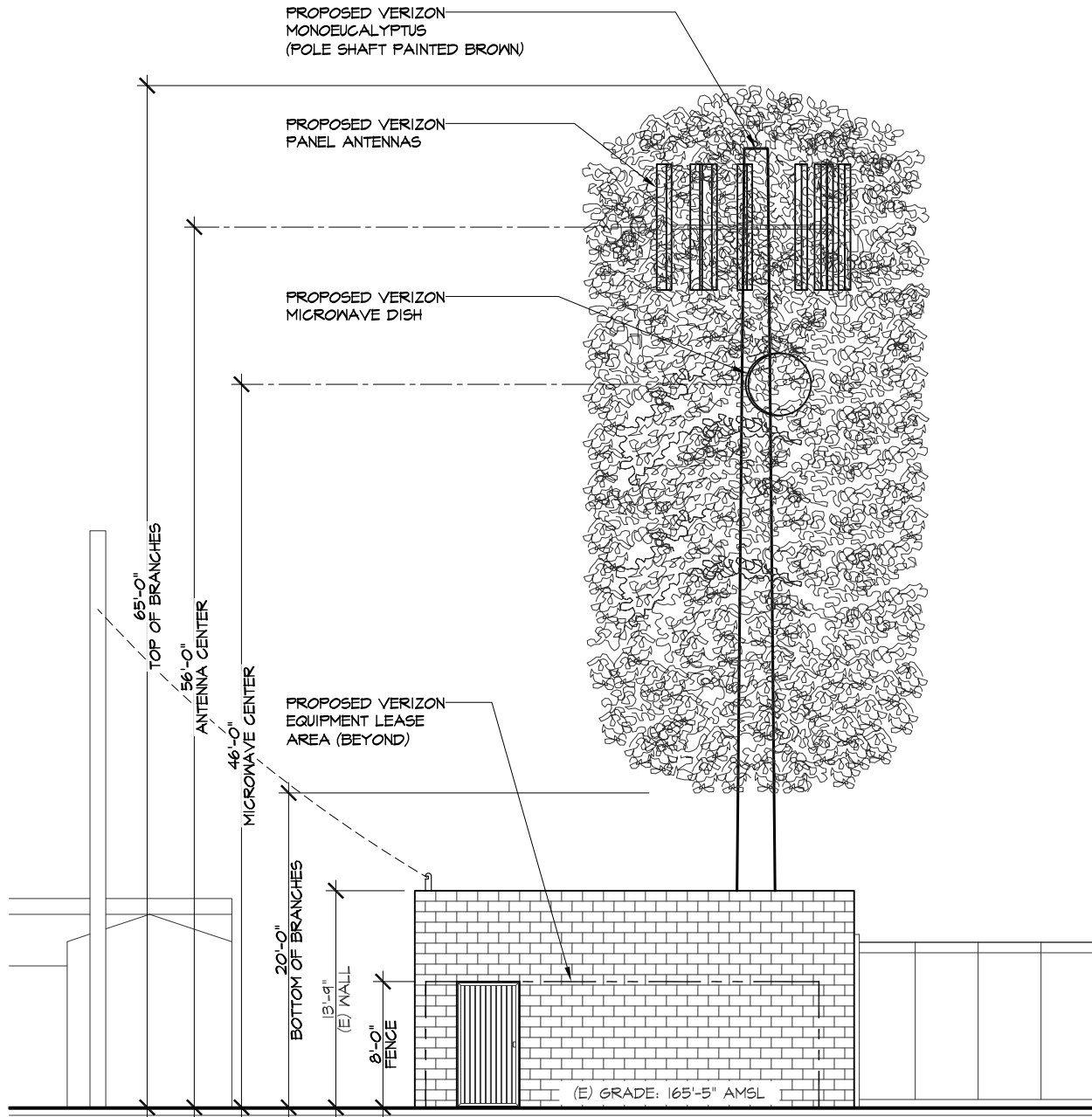


SOUTH ELEVATION

SCALE @ 11x17: 3/32" = 1'-0"
SCALE @ 24x36: 3/16" = 1'-0"



1



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5	02/13/2025	REV. FIBER DESIGN	NW
6	04/08/2025	CITY COMMENTS	NW
7	06/20/2025	CITY COMMENTS	NW

FULSANG
ARCHITECTURE
5018 RIVER AVE.
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

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IRVINE, CA 92618

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(PROJECT ID: 17370027)
6111 COMPTON AVE.
LOS ANGELES, CA 90001

SHEET TITLE:
ELEVATIONS

A-6



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

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Soto, Dora A, Owner	June 30, 2025
Verizon, Applicant	
Blied, Peter J., Applicant’s Representative	

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.

LOCATION	ACCESS	
6111 Compton Avenue, Florence-Firestone	62 nd Street	
ASSESSORS PARCEL NUMBER	LEASE AREA	
6008-029-028	778 Square Feet	
GENERAL PLAN/ LOCAL PLAN	ZONED DISTRICT	PLANNING AREA
Florence-Firestone TOD Specific Plan	Compton-Florence	Metro
LAND USE DESIGNATION	ZONE	
MU (Mixed Use)	MXD (Mixed Use Development Zone)	
PROPOSED UNITS	MAX DENSITY/UNITS	APPLICABLE STANDARDS DISTRICT
N/A	N/A	Metro Planning Area Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

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

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)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Daisy De La Rosa	(213) 719-2945	Ddelarosa@planning.lacounty.gov

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 mono-eucalyptus 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.

ENVIRONMENTAL 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

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-000506-(2)
CONDITION USE PERMIT NO. RPPL2025000715

PROJECT DESCRIPTION

The Project consists of the construction and operation of a new 65-foot-high Wireless Communication Facility (“WCF”) disguised as a mono-eucalyptus tree with 12 new eight-foot-tall panel antennas, a new microwave dish, and ground mounted equipment enclosed by an eight-foot-tall wrought iron fence with perforated metal screening, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning’s cooperation in the

defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on November 18, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be

made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum \$3,648 which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for eight (8) inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").

15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove, or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **January 17, 2025**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electric copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS

19. **Public Utilities Commission (PUC).** The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
20. **Electromagnetic Emissions Levels.** Upon completion of construction of the facility, the Permittee shall provide upon request to the Zoning Enforcement Section of LA County Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission ("FCC") limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WCFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WCFs. No facility or combination of facilities shall produce at any time exposure levels in any general population area that exceed the applicable FCC standards for radiofrequency ("RF") emissions in accordance with County Code Section 22.140.760.E.1.e.ii (Safety Standards).
21. **Co-location Feasibility.** Insofar as is feasible, the Permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with

regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.

22. **Modifications under Eligible Facilities.** Any modifications to the facility qualifying as an Eligible Facilities Request, as described by the FCC in Section 6409(a) of the Spectrum Act, shall require the submittal of a Revised Exhibit "A" or Site Plan Review application pursuant to Subsection G of County Code Section 22.140.760 (Modifications to Existing Macro Facilities), and modifications shall be approved if they are within the limits established by the FCC.
23. **Cumulative Emissions.** Any proposed WCF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of LA County Planning.
24. **Light Trespass.** If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
25. **Construction and Maintenance Hours.** If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
26. **Pole Mounted Equipment Conformance.** Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A." The facility shall be built as depicted in the photo simulations presented at the public hearing.
27. **Vehicle Parking Space.** One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
28. **Maximum Height.** The maximum height of the facility shall not exceed 65 feet above grade.
29. **Zoning Enforcement Section Contact Information.** The Permittee shall maintain current contact information with the Zoning Enforcement Section of the LA County Planning.
30. **Facility Maintenance.** The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the Permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the Permittee within 30 days of

notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.

31. **Annual Reports.** Upon request, the Permittee shall submit annual reports to the Zoning Enforcement Section of LA County Planning to show compliance with the maintenance and removal conditions.
32. **Facility Signage.** The FCC Antenna Structure Registration site number, Conditional Use Permit number, and primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.
33. **Fences and Walls.** The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.
34. **Facility Removal.** Upon termination of this grant or after the facility has ceased to operate, the Permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The Permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

PROJECT SITE-SPECIFIC CONDITIONS

35. **Scope of Work.** This grant shall authorize the construction, operation and maintenance of a WCF consisting of a 65-foot-tall mono-eucalyptus tree and related ground equipment, with the installation of an eight-foot-tall wrought iron fence with perforated metal screening within the existing pallet yard.
36. **Screening.** The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.
37. **Parking.** The Permittee shall maintain a minimum of one automobile parking space onsite for vehicles associated with the maintenance of the WCF. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
38. **County Fire Department Conditions.** The Permittee shall comply with all conditions set forth in the attached County Fire Department letter dated August 19, 2025.

PROJECT NO. PRJ2025-000506-(2)
CONDITION USE PERMIT NO. RPPL2025000715

EXHIBIT D
CONDITIONS OF APPROVAL
PAGE 7 OF 7

Attachments:

Exhibit D-1 Fire Department Letter Dated August 19, 2025
 Department of Public Works Letter Dated August 19, 2025
 Department of Public Health Letter dated April 17, 2025

CONDITIONAL USE PERMIT FOR WIRELESS FACILITIES STATEMENT OF FINDINGS

Pursuant to County Code Section 22.140.760.I (Findings and Decision), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. The facility complies with all applicable standards in Section 22.140.760, unless a waiver has been requested in Section 22.140.760.L (see below for waiver request).

B. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.

C. For new wireless facilities, the facility at the proposed location is necessary to close a significant gap in coverage.

D. For new wireless facilities, the location of the facility is the least intrusive feasible and does not create a safety hazard.

Waiver Requests: Pursuant to County Code Section 22.140.760.L, when applicable, the applicant shall substantiate the following:

E. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (*please specify which standard*) would 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. (*Describe how the standard would prevent wireless services*).

F. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (*please specify which standard*) would otherwise violate applicable laws or regulations (*provide citations*).

G. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (*please specify which standard*) would require a technically infeasible design or installation of a wireless facility. (*Describe how the standard is technically infeasible, and no alternatives exist to satisfy the standard.*)

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: October 16, 2025
PROJECT NUMBER: PRJ2025-000506-(2)
PERMIT NUMBER: Conditional Use Permit RPPL2025000715
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 6111 Compton Avenue, Florence-Firestone
OWNER: Dora A. Soto
APPLICANT: Verizon Wireless
Case Planner: Daisy De La Rosa, Senior Planner
Ddelarosa@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption under State CEQA Guidelines Section 15303. The Project is exempt because it involves the construction of a new wireless communications facility on a previously developed site. Improvements are limited to a new eight-foot-tall enclosure to screen ground mounted equipment. The Project does not meet any exceptions to a Categorical Exemption because it is not on a scenic highway or a hazardous waste site, is not a historic resource, and will not have a significant or cumulative environmental impact.



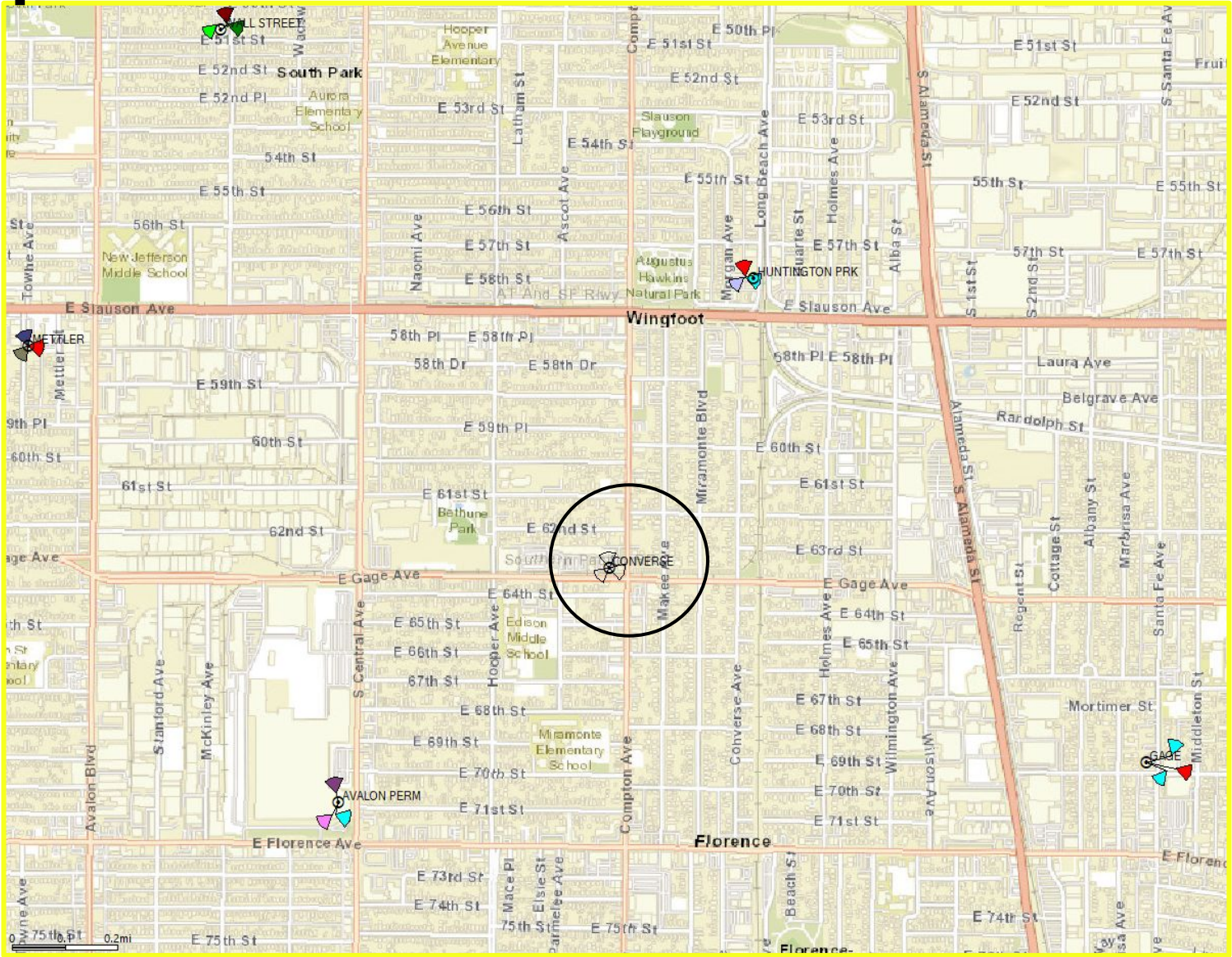




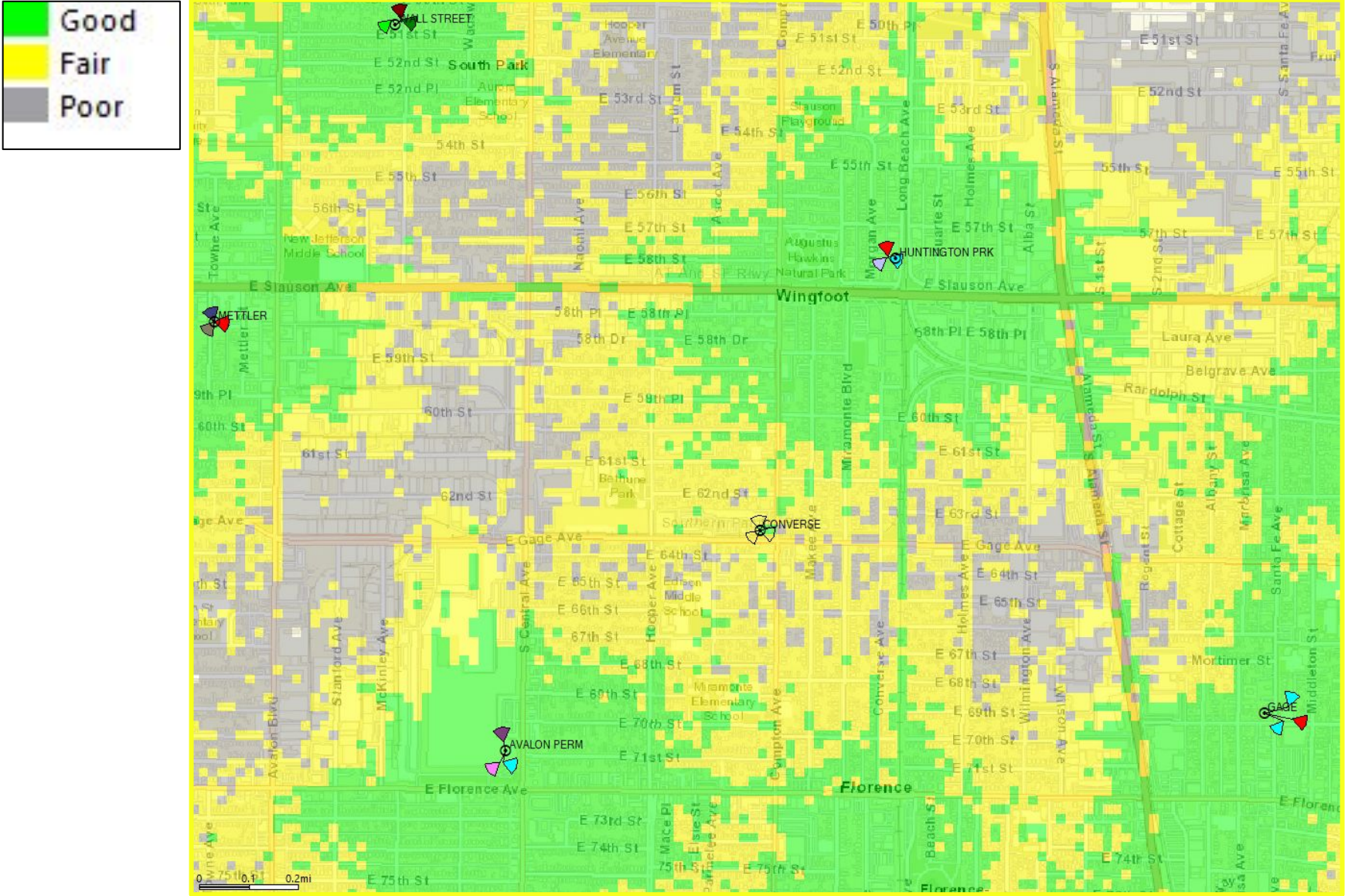
CONVERSE Prop Maps

February 6, 2025

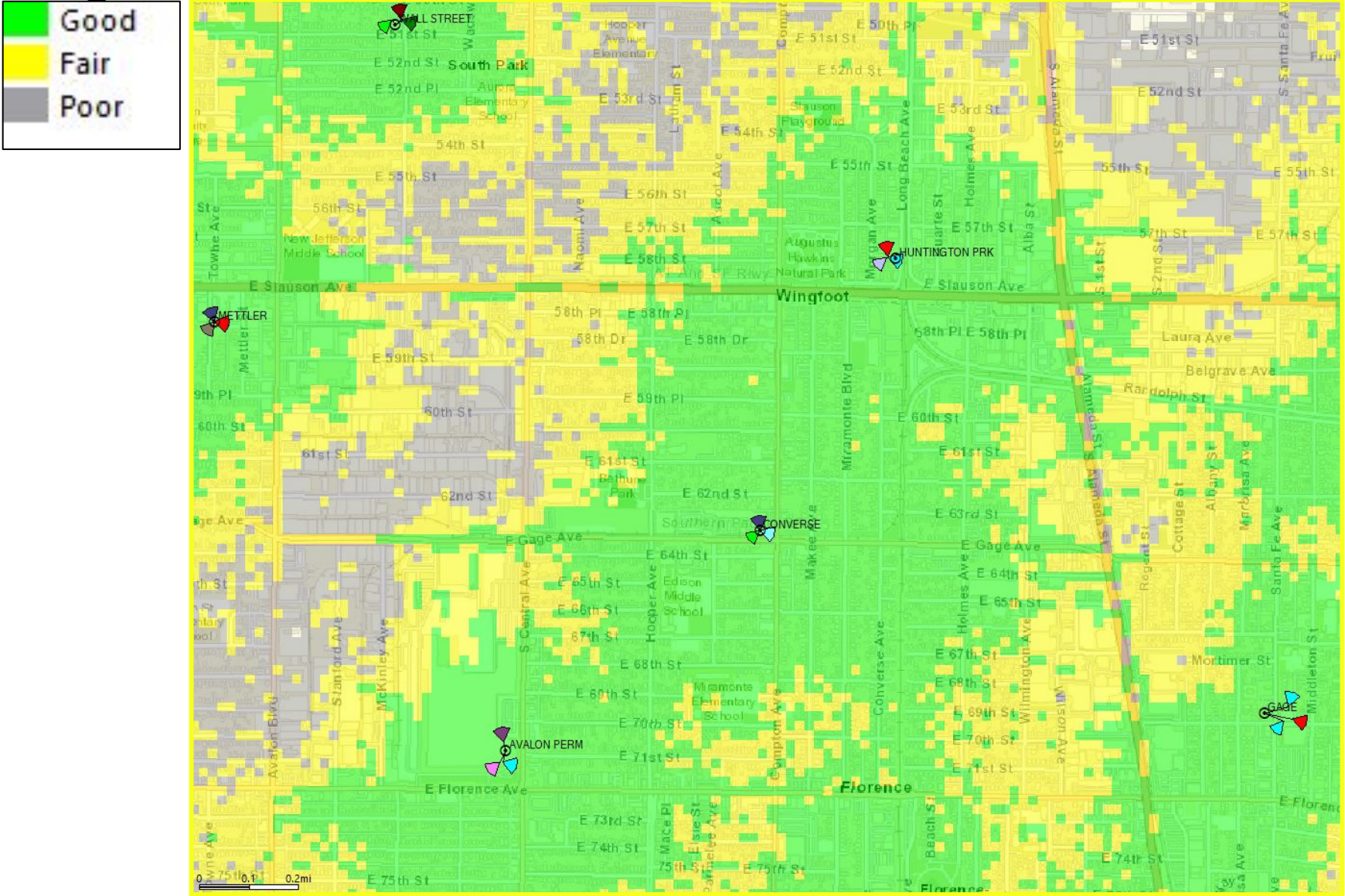
General Map of CONVERSE



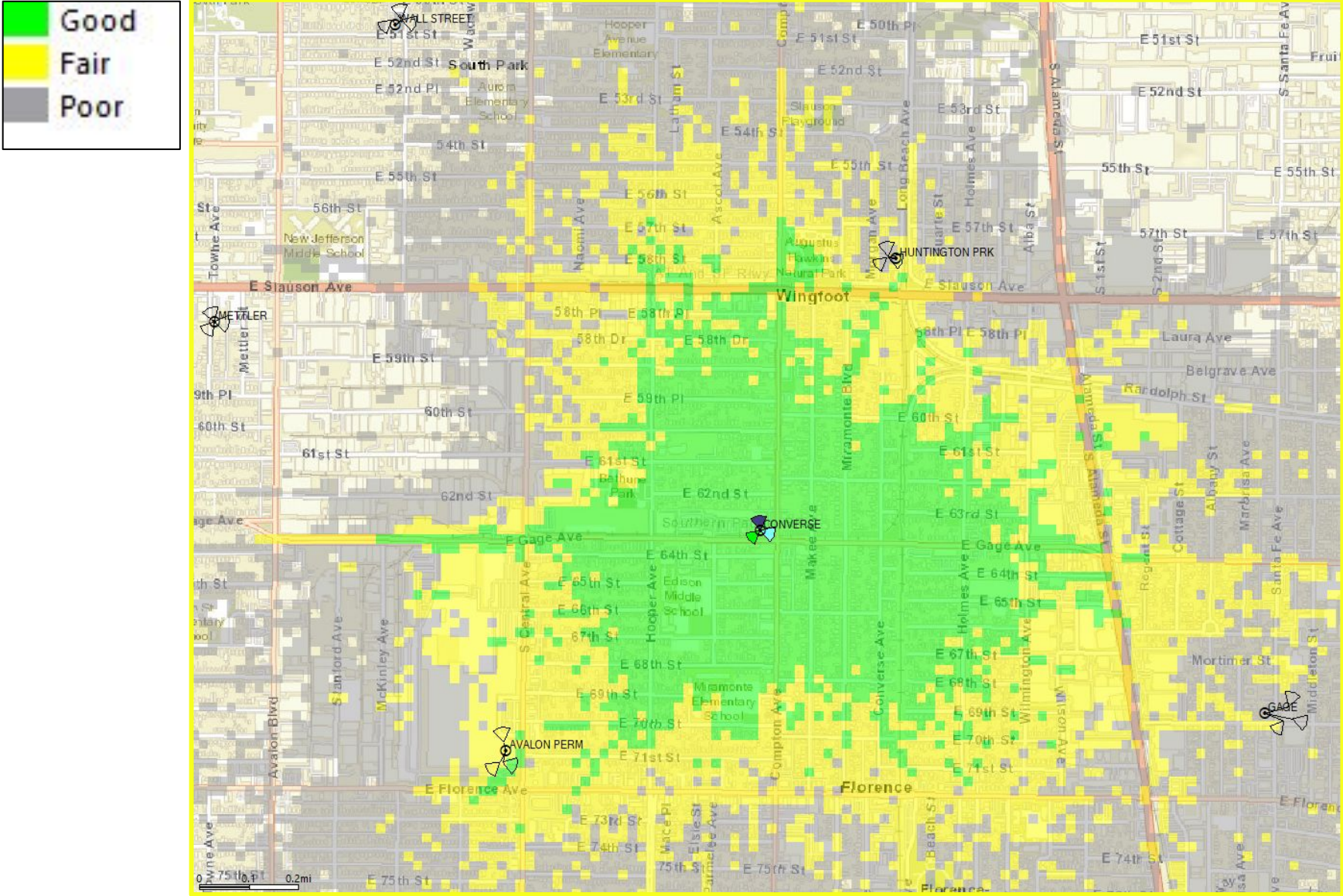
Current Coverage without CONVERSE



Coverage with CONVERSE



CONVERSE Only Coverage





EXISTING

Converse
6111 Compton Ave.
Los Angeles, CA 90001



- Proposed monoecalyptus
- Proposed wrought iron screened equipment area
- Proposed overhead power drop



PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

Photosimulation of proposed telecommunications site

EXISTING

Converse
6111 Compton Ave.
Los Angeles, CA 90001



Proposed monoecalyptus
Proposed door to proposed
equipment area
Proposed overhead
power drop



PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

Photosimulation of proposed telecommunications site



Converse
6111 Compton Ave.
Los Angeles, CA 90001



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

Photosimulation of proposed telecommunications site

EXISTING

Converse
6111 Compton Ave.
Los Angeles, CA 90001



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

Photosimulation of proposed telecommunications site



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2025000715 PROJECT NUMBER: Wireless @ 6111
Compton Avenue
CITY/COMMUNITY: Florence-Firestone STATUS: Cleared
PROJECT ADDRESS: 6111 Compton Avenue DATE: 08/19/2025
Los Angeles, CA 90001

CONDITIONS

1. 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.
2. 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 County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.
3. This project is exempt from Fire Land Development review.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 19, 2025

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Carmen Sainz
Metro Development Services
Department of Regional Planning

Attention Daisy De La Rosa

FROM: James Chon 
Land Development Division

CONDITIONAL USE PERMIT (RPPL2025000715)
6111 COMPTON AVENUE
ASSESSOR'S MAP BOOK 6008, PAGE 29, PARCEL 28
UNINCORPORATED FLORENCE-FIRESTONE

As requested, Public Works reviewed the zoning permit application and site plan for a new free-standing, wireless communications facility disguised as a 66-foot-tall pine tree (mono-pine).

☒ Public Works has no comments, and this memo will serve as clearance for our review.

☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4921 or tduong@pw.lacounty.gov.

DK:la

P:\pub\SUBPCHECK\Plan Checking Files\CUP\RPPL2025000715 - 6111 Compton Avenue\2025-07-16 Submittal\DPW_Cleared_2025-08-07_RPPL2025000715.docx

Daisy De La Rosa

From: Jose Quinonez <florencefirestonecommunity.org@yahoo.com>
Sent: Monday, October 20, 2025 1:28 PM
To: Yanel Saenz; Juntos Florence-Firestone Together; Daisy De La Rosa; Jonathan Pacheco Bell
Subject: Re: Project No. PRJ2025-000506 Public Hearing Notice

CAUTION: External Email. Proceed Responsibly.

Community Concern Statement: Proposed 65-Foot Wireless Communication Facility (Faux Mono-Eucalyptus Tree)

On behalf of the Florence-Firestone Community Organization (FFCO) and the residents and businesses we represent, we would like to respectfully express our concerns and opposition regarding the proposed 65-foot Wireless Communication Facility (WCF) disguised as a faux mono-eucalyptus tree within our mixed commercial and residential community.

While we understand the importance of improving wireless coverage and connectivity, we believe the proposed installation presents several significant disadvantages and community impacts that must be carefully considered before approval.

1. Visual and Aesthetic Impact

The proposed 65-foot tower would stand far taller than surrounding buildings and natural trees, making it visually intrusive and inconsistent with the neighborhood's character. Even disguised as a tree, the structure's artificial appearance and scale would disrupt the visual harmony of nearby residential streets and commercial corridors.

2. Incompatibility with Community Character

Florence-Firestone is a closely connected community with ongoing revitalization and beautification efforts. The introduction of a large faux-tree structure in a mixed-use area does not align with the aesthetic goals or the long-term community vision supported by residents, businesses, and local stakeholders.

3. Noise, Maintenance, and Operational Impacts

Routine maintenance and equipment cooling systems can generate persistent low-frequency noise, which can disturb nearby households and small businesses. Additionally, service and maintenance vehicles may create temporary traffic disruptions, affecting both pedestrian and business activity.

4. Public Safety and Structural Concerns

The proposed height and design raise concerns about potential hazards during severe weather, earthquakes, or equipment failure. These risks are amplified in areas with high pedestrian activity or nearby housing.

5. Environmental Considerations

Unlike natural trees, faux mono-eucalyptus towers do not provide ecological benefits such as shade, habitat, or air quality improvement. They may also pose risks to local bird populations and further reduce opportunities for genuine green space development in the community.

6. Community Awareness and Transparency

Many residents were not adequately informed about this proposal. Our community values open dialogue, transparency, and collaboration on projects that impact our shared environment. We believe additional outreach and consultation should occur before any approval is granted.

7. Setting a Precedent


Approving this tower may open the door for similar large-scale structures in the future, leading to cumulative visual and environmental impacts that could alter the identity of Florence-Firestone.

Conclusion


We urge the reviewing agencies and decision-makers to consider alternative sites, shorter designs, or improved concealment strategies that better align with the community's character and priorities.

Our organization remains committed to working collaboratively with County representatives, service providers, and residents to find solutions that balance technological progress with the preservation of our community's livability and appearance.

Respectfully submitted,
Steve Quinonez
CO/President/CEO
Florence-Firestone Community Organization (FFCO)

 (323) 493-4599

 florencefirestonecommunity.org@yahoo.com

 6940 Compton Ave, Los Angeles, CA 90001

On Monday, October 20, 2025 at 01:00:35 PM PDT, Daisy De La Rosa <ddelarosa@planning.lacounty.gov> wrote:

Good afternoon, Florence-Firestone community members,

I hope this message finds you well. My name is Daisy De La Rosa, and I'm a Senior Planner with the Metro Development Section. As a courtesy I wanted to inform you that Verizon Wireless is proposing a new 65-foot-tall Wireless Communication Facility (WCF) tower, which will be disguised as a faux mono-eucalyptus tree, at an existing pallet yard operation located at 6111 Compton Ave, Florence-Firestone. You may have already received a separate email or post card in the mail.

The Los Angeles County Hearing Officer will conduct a public hearing to consider the project described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Hearing Officer will then consider to approve or deny the project or continue the hearing if it deems necessary. Should you attend, you will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: Tuesday, 11/18/2025 at 9:00 a.m.

Hearing Location: Hall of Records, 320 W. Temple Street, Room 150, Los Angeles, CA 90012. Virtual (Online) at bit.ly/ZOOM-HO. By phone at (669) 444-9171 or (719) 359-4580 (ID: 824 5573 9842).

Project No.: PRJ2025-000506

Project Location: 6111 Compton Avenue, Florence-Firestone

CEQA Exemption: Class 3- New Construction or Conversion of Small Structures.

Project Description: A Conditional Use Permit to authorize a new 65-foot-tall monoeucalyptus wireless communications facility in a 778 square foot lease area.

Below is the photo simulation that the applicant provided.

For any questions please feel free to contact me Monday- Thursday 7:30 am – 5:30 pm.

Thank you,

DAISY DE LA ROSA (she/her/hers)

SENIOR PLANNER, Metro Development Services

Office: (213) 974-6411 Direct: (213) 719-2945

Email: ddelarosa@planning.lacounty.gov

Los Angeles County Department of Regional Planning

320 West Temple Street, 13th Floor, Los Angeles, CA 90012 planning.lacounty.gov

Our field offices are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.