



PROJECT NUMBER PRJ2025-005830-(2)	HEARING DATE August 25, 2026
REQUESTED ENTITLEMENT Conditional Use Permit (“CUP”) No. RPPL2025004790	

PROJECT SUMMARY

OWNER / APPLICANT

Spectrasite Communications, LLC, Applicant
8205 Beach, LLC, Owner

MAP/EXHIBIT DATE

September 3, 2025

PROJECT OVERVIEW

A CUP to authorize the continued operation and maintenance of an existing 72-foot-tall wireless communication facility (“WCF”). The applicant also requests a waiver from the WCF development standards to exceed the two-foot maximum antenna bracket extension. The Project Site is a 900-square-foot lease area at Pat Brown Charter High School. The proposed changes include the installation of brown privacy slats to the existing six-foot-tall perimeter chain-link fence. The WCF was previously established through CUP No. 201000035.

LOCATION

8145 Beach Street, Florence-Firestone

ACCESS

Beach Street

ASSESSORS PARCEL NUMBER

6027-015-006

LEASE AREA

900 square feet

GENERAL PLAN / LOCAL PLAN

Florence-Firestone Transit-Oriented District Specific Plan

ZONED DISTRICT

Roosevelt Park

PLANNING AREA

Metro

LAND USE DESIGNATION

IL (Light Industrial)

ZONE

M-1-GZ (Florence-Firestone TOD Specific Plan- Light Industrial, Green Zone)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT

Metro Planning Area Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.22.030 (Principal Use Regulations for Industrial Zones)
 - Chapter 22.364 (Metro Planning Area Standards District)
 - Section 22.140.760 (Wireless Facilities)

CASE PLANNER:

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