



**PROJECT NUMBER** PRJ2025-004279-(1) **HEARING DATE** June 16, 2026

**REQUESTED ENTITLEMENT**  
Conditional Use Permit (“CUP”) No. RPPL2025003688

## PROJECT SUMMARY

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### OWNER / APPLICANT

Armando E Macias, Jr. Co-Trustee, Macias Trust,  
Owner  
American Tower, Applicant

### MAP/EXHIBIT DATE

May 25, 2025

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### PROJECT OVERVIEW

To authorize the continued operation and maintenance of an existing wireless communication facility (“WCF”). The Project Site is a lease area that is approximately 420 square feet in size within a 9,947 square foot lot. The WCF includes nine antennas mounted on a 50-foot-tall monopalm tower, with an overall height of 55-feet which includes the fronds. Associated ground mounted equipment is enclosed with a six-foot-tall iron and chain link fence. The existing WCF was previously approved by CUP No. 2007-01436.

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### LOCATION

5125 Telegraph Road, East Los Angeles

### ACCESS

Telegraph Road

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### ASSESSORS PARCEL NUMBER

5245-024-019

### LEASE AREA

420 square foot lease area

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### GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan  
Metro Area Plan

### ZONED DISTRICT

East Side Unit No. 1

### PLANNING AREA

Metro

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### LAND USE DESIGNATION

IL (Light Industrial)

### ZONE

M-1-GZ (Light Manufacturing, Green Zone)

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### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

N/A

### APPLICABLE STANDARDS DISTRICT(S)

Metro Planning Area Standards; East Los Angeles Community Standards District

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### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

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### 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 22.364 (Metro Planning Area Standards District requirements)
  - Section 22.364.080 (East Los Angeles Community Standards District requirements)
  - Section 22.140.760 (Wireless Facilities)

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### CASE PLANNER:

Susan Zermeno

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