LA COUNTY PLANNING

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 Verizon, Applicant Blied, Peter J., Applicant's Representative	June 30, 2025

PROJECT OVERVIEW

A CUP to construct, operate, and maintain a new 65-foot-tall monoeucalyptus wireless communications facility ("WCF") in the Florence-Firestone Transit Oriented District Specific Plan and zoned MXD (Mixed Use Development). The project site is a lease area that is approximately 778 square feet within an approximately 23,251 square-foot existing outdoor pallet yard operation. 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 monoeucalyptus WCF contains twelve eight-foot panel antennas, a four-foot microwave dish, twelve radio units, and three ray caps. The WCF ground equipment will be enclosed with a wrought iron fence with metal screenings.

LOCATION	ACCESS
6111 Compton Avenue, Florence-Firestone	62nd Street

ASSESSORS PARCEL NUMBER	LEASE AREA
6008-029-028	778 Square Feet

GENERAL PLAN/ LOCAL PLAN	ZONED DISTRICT	PLANNING AREA
Metro Area Plan	Compton-Florence	Metro

LAND USE DESIGNATION	ZONE
MU (Mixed Use)	MXD (Mixed Zone Development)

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