

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).

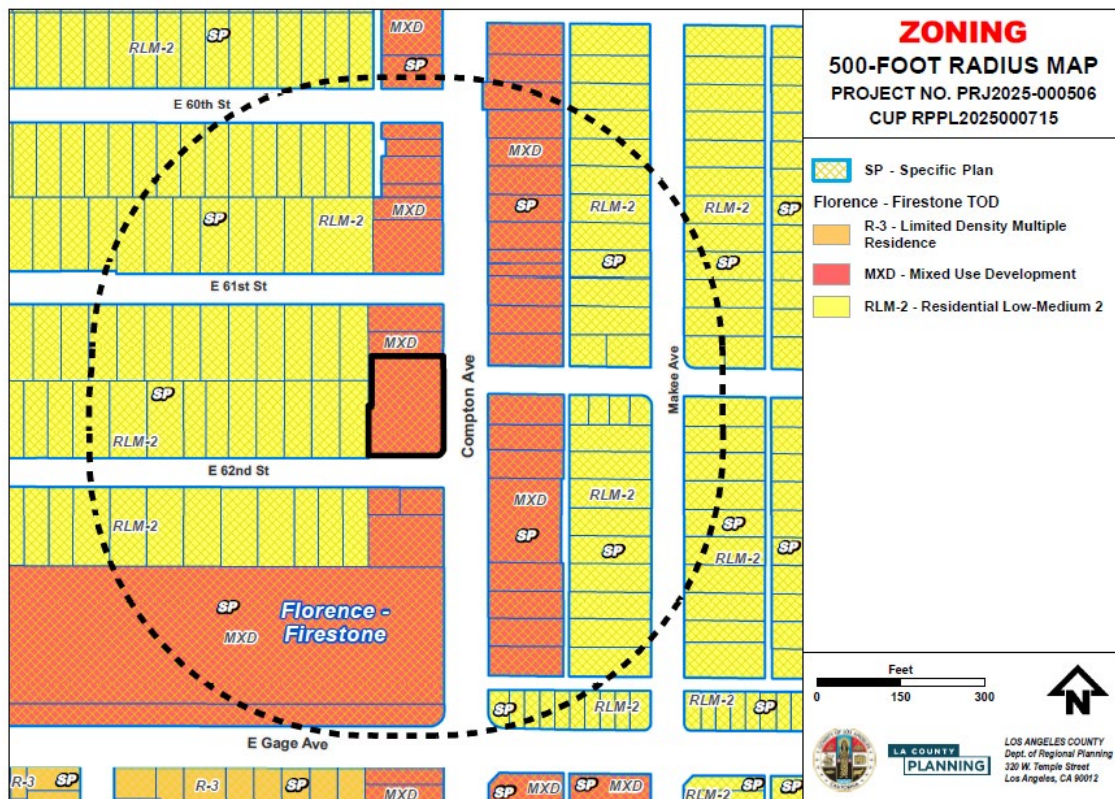
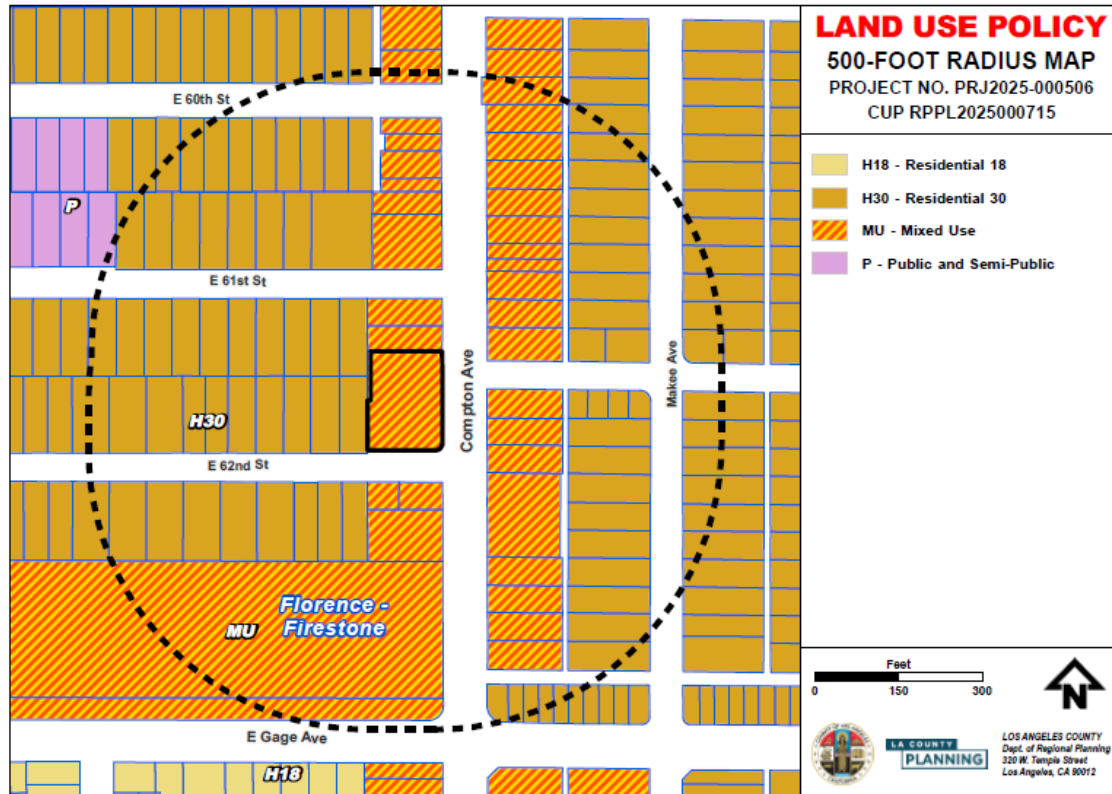
B. Project

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