



PROJECT NUMBER **HEARING DATE**

PRJ2025-006302-(1) June 23, 2026

REQUESTED ENTITLEMENT

Conditional Use Permit (“CUP”) No.
RPPL2025005117

PROJECT SUMMARY

OWNER / APPLICANT

AT&T Wireless, Applicant

California Water Service Company, Owner

MAP/EXHIBIT DATE

May 14, 2025

PROJECT OVERVIEW

A CUP to authorize the continued operation and maintenance of an existing wireless communication facility (“WCF”). The Project Site is a lease area that is approximately 463 square feet in size within a 2,621 square foot lot. The WCF includes 12 antennas mounted on a 35-foot-tall monopine tower, with an overall height of 40-feet which includes the monopine branches. Associated ground mounted equipment is enclosed with a six-foot-tall masonry wall and two-foot rod iron fencing on top of the wall. There are no proposed changes or modifications to the existing WCF. The existing WCF was previously approved by CUP No. 2009-00092.

LOCATION

1154 S Downey Road, East Los Angeles

ACCESS

South Downey Road and East Olympic Boulevard

ASSESSORS PARCEL NUMBER(S)

5241-001-007

LEASE AREA

462

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

Metro Area Plan

ZONED DISTRICT

East Side Unit No. 1

PLANNING AREA

Metro

LAND USE DESIGNATION

CG (Commercial General)

ZONE

C-M (Commercial-Manufacturing)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICTS

Metro Planning Area Standards; East Los Angeles
Community 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)
 - Section 22.140.760 (Wireless Facilities)
 - Section 22.364.080 (East Los Angeles CSD requirements)
 - Section 22.20.040 (Development Standards for Commercial Zones)

CASE PLANNER:

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