

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 5, 2025

HEARING DATE: June 17, 2025 AGENDA ITEM: 3

PROJECT NUMBER: PRJ2023-003525-(1)

PERMIT NUMBER(S): Conditional Use RPPL2023005222

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 34.052136, -117.863478, Public Right-of-Way on Grand Avenue, adjacent to 8277-044-900, Walnut Islands

OWNER: City of West Covina

APPLICANT: Verizon

CASE PLANNER: Carl Nadela, AICP
cnadela@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 PRJ2023-003525-(1), Conditional Use Permit Number ("CUP") RPPL2023005222, 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 motion:

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 RPPL2023005222 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) for the continued maintenance and operation of an existing wireless communications facility (“WCF”) in the public right-of-way (“PROW”), including the transfer of the existing WCF from an existing wood pole at a height of 33 feet six inches to an adjacent wood utility pole at a height of 30 feet inches in the A-1-40,000 (Light Agricultural – 40,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Sections 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and 22.140.760.D.2 (Wireless Facilities – Application Requirements – Conditional Use Permit). The WCF is considered a macro-facility because it does not meet the definition of a small cell facility since it has associated equipment with more than 28 cubic feet in volume.

B. Project Background

The Project was originally scheduled for a public hearing on April 22, 2025. The applicant requested a continuance because several of the applicant’s representatives were not available in April. On April 22, 2025, the Hearing Officer granted the applicant’s request and continued the Project to May 20, 2025, without opening the public hearing.

On May 20, 2025, Staff was informed that an incorrect hearing time was indicated in the Notice of Hearing posted at the Project Site. A member of the public signed up to testify at the hearing at the incorrect time and was unable to attend the hearing at the correct time. To provide this member of the public an opportunity to testify, Staff recommended that the item be continued to June 17, 2025. The Hearing Officer concurred with Staff’s recommendation and continued the item to June 17, 2025, without opening the public hearing.

There are no substantive Project Updates at this time.

Report


Reviewed By:



Michele Bush, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator
