



**PROJECT NUMBER** PRJ2023-001922-(1)  
**HEARING DATE** December 5, 2023  
**REQUESTED ENTITLEMENT(S)**  
Conditional Use Permit (“CUP”) No.  
RPPL2023002798

## PROJECT SUMMARY

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**OWNER / APPLICANT**

United Molokan Christian Association

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**MAP/EXHIBIT DATE**

September 20, 2023

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**PROJECT OVERVIEW**

Jillianne Newcomer, Network Connex, is requesting a CUP for the continued use and operation of an existing wireless communications facility (“WCF”) consisting of a 64-foot-and-6-inch mono-eucalyptus tree located at 16222 Soriano Drive in the unincorporated community of Hacienda Heights. This use was previously established through CUP No. 04-225.

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**LOCATION**

16222 Soriano Drive, Hacienda Heights CA 91745

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**ACCESS**

Soriano Drive

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**ASSESSORS PARCEL NUMBER(S)**

8205-023-024

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**SITE AREA**

4.35 Acres

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**GENERAL PLAN / LOCAL PLAN**

Hacienda Heights

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**ZONED DISTRICT**

Hacienda Heights

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**LAND USE DESIGNATION**

H5 (Residential 5-0 to 5 Dwelling Units per Net Acre)

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**ZONE**

R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area)

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**PROPOSED UNITS**

N/A

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**MAX DENSITY/UNITS**

N/A

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**COMMUNITY STANDARDS DISTRICT**

N/A

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class One Categorical Exemption - Existing Facilities

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**KEY ISSUES**

- Consistency with the General Plan and Hacienda Heights Community 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 22.018.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5
  - Section 22.018.040 Development Standards for Residential Zones
  - Section 22.140.760 Wireless Facilities

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**CASE PLANNER:**

Dennis Harkins

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