



PROJECT NUMBER **HEARING DATE**
 PRJ2025-001195-(1) May 19, 2026
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2025001426

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Archdiocese of L.A. / Network Connex	3/10/2025

PROJECT OVERVIEW

The applicant, Network Connex, requests a conditional use permit ("CUP") to authorize the continued operation of an existing 62-foot, nine-inch-tall wireless communications facility ("WCF") monopole located on a church and school property in the C-1 (Restricted Business) zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones). This application is subject to County Code Section 22.140.760.D (Wireless Facilities – Application Requirements) to require a CUP to waive one or more WCF development standards as required per County Code. The Project is requesting a waiver in accordance with County Code to maintain existing antenna arm mounts of approximately four and a half feet in length that are longer than the allowed two feet in length. Proposed improvements to the facility include new solid vinyl fencing around the lease area and the use of cable bundling, chin straps, and other methods to conceal exposed cables.

LOCATION	ACCESS
444 N Azusa Avenue, La Puente (S. San Jose Hills)	via Azusa Avenue

ASSESSORS PARCEL NUMBER(S)	SITE AREA
8730-004-032	4.37 Acres

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	PLANNING AREA
East San Gabriel Valley Area Plan	Puente	East San Gabriel Valley

LAND USE DESIGNATION	ZONE
CG (General Commercial)	C-1

PROPOSED UNITS	MAX DENSITY/UNITS	APPLICABLE STANDARDS DISTRICTS
N/A	N/A	East San Gabriel Valley Planning Area Standards District (PASD)

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and the East San Gabriel Valley Area 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 Findings and Decision Requirements)
 - Chapter 22.366 (East San Gabriel Valley PASD Requirements)
 - Section 22.20.050 (Development Standards for Commercial Zones)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
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