



PROJECT NUMBER **HEARING DATE**
PRJ2022-003688-(4)
REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2022011397

PROJECT SUMMARY

OWNER / APPLICANT
Rayka Yousef / Smartlink

MAP/EXHIBIT DATE
5/22/2023

PROJECT OVERVIEW

The applicant, Smartlink, requests a conditional use permit ("CUP") to authorize the construction and operation of a new wireless communications facility ("WCF") monopine (faux pine tree) on a commercial property in the C-3-BE (General Commercial - Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones).

LOCATION
14955 Leffingwell Road, Whittier (South Whittier - Sunshine Acres)

ACCESS
via Leffingwell Road

ASSESSORS PARCEL NUMBER(S)
8227-036-026

SITE AREA
0.51 Acres

GENERAL PLAN / LOCAL PLAN
General Plan

ZONED DISTRICT
Southeast Whittier

LAND USE DESIGNATION
CG (General Commercial)

ZONE
C-3-BE

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the 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 Findings and Decision Requirements)
 - Section 22.20.040 (Development Standards for C Zones)

CASE PLANNER:
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