



PROJECT NUMBER **HEARING DATE**
 PRJ2025-001327-(4) March 24, 2026
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2025001496

PROJECT SUMMARY

OWNER / APPLICANT Vlach Family Trust / Network Connex	MAP/EXHIBIT DATE 3/26/2025
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PROJECT OVERVIEW

The applicant, Network Connex, requests a conditional use permit ("CUP") to authorize the continued operation of an existing 56-foot-tall wireless communications facility ("WCF") monopole located on a property with an auto body and paint shop in the M-1-BE (Light Manufacturing – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones). No changes are being proposed to the existing facility. This application is subject to County Code Section 22.140.760 to require a CUP to waive one or more WCF design standards as required per County Code.

LOCATION 10634 Inez Street, Whittier (S. Whittier – Sunshine Acres)	ACCESS via Inez Street
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ASSESSORS PARCEL NUMBER(S) 8029-005-066	SITE AREA 0.24 Acres
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GENERAL PLAN / LOCAL PLAN East San Gabriel Valley Area Plan	ZONED DISTRICT Sunshine Acres	PLANNING AREA East San Gabriel Valley
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LAND USE DESIGNATION IL (Light Industrial)	ZONE M-1-BE
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PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	APPLICABLE STANDARDS DISTRICTS East San Gabriel Valley Planning Area Standards District (PASD)
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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 22.22.060 (Development Standards for Industrial Zones)

CASE PLANNER: Steve Mar	PHONE NUMBER: (213) 893-7009	E-MAIL ADDRESS: smar@planning.lacounty.gov
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