

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	December 4, 2023	
HEARING DATE:	December 5, 2023	AGENDA ITEM: 6
PROJECT NUMBER:	PRJ2023-001922-(1)	
PERMIT NUMBER(S):	Conditional Use Permit RPPL2023002798	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	16222 Soriano Drive, Hacienda Heights CA 91745	
OWNER:	United Molokan Christian Association	
APPLICANT:	Network Connex, Jillianne Newcomer	
CASE PLANNER:	Dennis Harkins, Senior Regional Planner dharkins@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 PRJ2023-001922-(1), Conditional Use Permit ("CUP") Number RPPL2023002798, 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 PROJECT NUMBER PRJ2023-001922-(1), CONDITIONAL USE PERMIT NUMBER RPPL2023002798 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

CUP for the continued use and operation of an existing Wireless Communications Facility ("WCF") consisting of a 64-foot-and-6-inch-high mono-pine tree located in the R-A-10,000 (Residential Agricultural-10,000 Square Feet Minimum Required Lot Area) zone pursuant to County Code Section 22.18.030.C.1 (Principal Use Regulations for Residential Zones). Further, this application is subject to County Code Section 22.140.760 (Wireless Facilities) to waive one or more WCF design standards as required per County Code. The Project does not meet County Code Sections 22.140.760.E.d.iii (Associated Equipment), 22.140.760.E.1.b.ii (Development Standards-Location), and 22.140.760.G.1 (Modifications to Existing Macro Facilities).

B. Project

The permittee, Jillianne Newcomer, Network Connex is requesting a CUP for the continued use and operation of an existing WCF located at 16222 Soriano Drive in the unincorporated community of Hacienda Heights. This use was previously established through CUP No. 04-225.

The existing mono-pine is located in the southwest area of the property, and there are a total of nine antennae. The adjacent equipment area measures 26 feet 8 inches by 9 feet 2 inches and is enclosed by a block wall on the south and west sides, and a chain link fence on the north and east sides.

C. Update

Please see attached the revised plans submitted by the applicant on December 1, 2023. The primary change is that the WCF is labeled as a mono-pine rather than a mono-eucalyptus. Another change is that the height of the WCF has increased from 64 feet and 6 inches to 70 feet.

Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator
