

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: May 7, 2026

HEARING DATE: May 19, 2026 AGENDA ITEM: 3

PROJECT NUMBER: PRJ2025-001000-(1)

PERMIT NUMBER(S): Conditional Use Permit("CUP") RPPL2025001278

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 19433 San Jose Avenue, Rowland Heights

OWNER: Chiu Kit Cheung

APPLICANT: Network Connex

CASE PLANNER: Steve Mar, Senior Regional Planner  
smar@planning.lacounty.gov

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### 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 PRJ2025-001000-(1), CUP Number RPPL2025001278, 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(S):

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2025001278 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

**PROJECT DESCRIPTION**

**A. Entitlement(s) Requested**

- CUP for the continued operation of an existing wireless communications facility (“WCF”) monopole with requested development standards waivers in the M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) Zone pursuant to County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones) and 22.140.760.D (Wireless Facilities – Application Requirements).

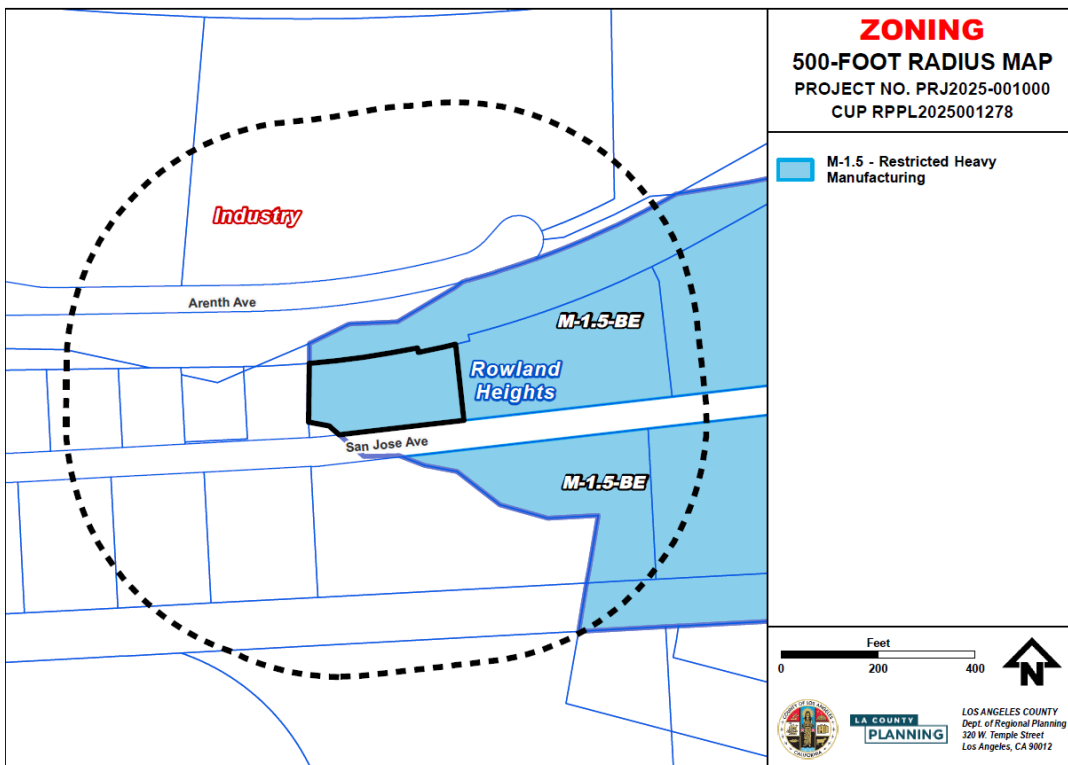
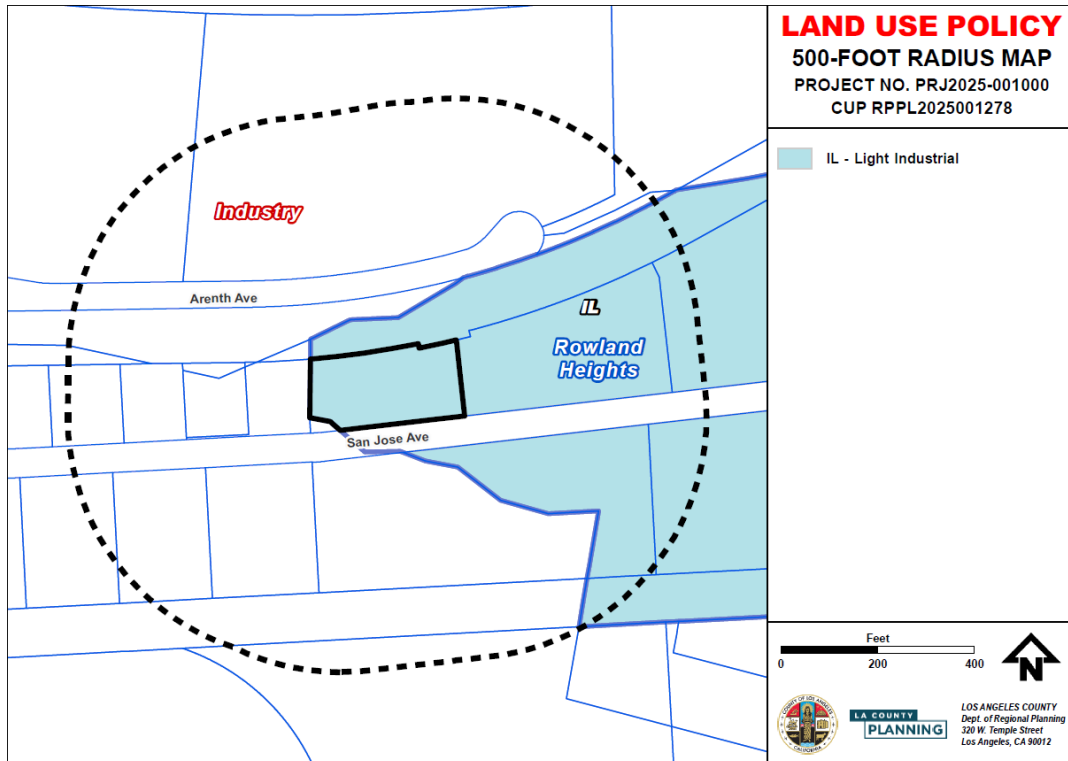
**B. Project**

The applicant, Network Connex, requests a CUP to authorize the continued maintenance and operation of an existing 79-foot-tall WCF monopole located on an industrial park property in the M-1.5-BE zone pursuant to Los Angeles County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones). This application is subject to County Code Section 22.140.760.D (Wireless Facilities – Application Requirements) that requires a CUP to waive one or more WCF development standards as required per County Code. The Project is requesting a waiver of development standards to allow a maximum facility height of 79 feet than the allowed 75 feet, allow existing chain-link fencing to be covered in new plastic privacy slats around the facility’s lease area instead of required solid fencing or walls, and to maintain existing antenna arm mounts of approximately three feet, two inches that are longer than the allowed two feet in length. Proposed improvements to the monopole include concealing existing exposed cables at the antenna array, painting the monopole a brown or comparable shade to blend in with surrounding palm trees, and adding new plastic privacy slats to the existing chain-link fencing surrounding the facility’s lease area. The facility is currently operating under CUP no. 201000162, approved December 20, 2011, and expires on December 20, 2026.

**SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1.5-BE	Industrial Office Park, WCF
NORTH	IL, N/A (City of Industry)	M-1.5-BE, N/A (City of Industry)	Industrial Office Park, Warehouse
EAST	IL	M-1.5-BE	Industrial Office Park, Warehouse
SOUTH	IL, N/A (City of Industry)	M-1.5-BE, N/A (City of Industry)	Industrial Office Park, Warehouse
WEST	N/A (City of Industry)	N/A (City of Industry)	Industrial Office Park, Warehouse



**PROPERTY HISTORY**

**A. Zoning History**

<b>ORDINANCE NO.</b>	<b>ZONING</b>	<b>DATE OF ADOPTION</b>
5122	A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area)	5/25/1948
5214	A-1-10,000	10/19/1948
6651	M-1.5	3/15/1955

**B. Previous Cases**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
CUP No. 96-021-(1)	To authorize the construction and operation of a WCF monopole.	Approved March 26, 1996
CUP No. 201000162	To authorize the continued operation of an existing WCF monopole.	Approved December 20, 2011
Revised Exhibit “A” (“REA”) No. 201200227	To authorize new antennas and equipment upgrades to the existing WCF.	Approved February 19, 2013
REA No. 201400449	To authorize equipment upgrades to the existing WCF.	Approved February 5, 2015
REA No. RPPL2016002304	To authorize a new backup generator and propane tank for the WCF.	Approved July 11, 2016

**C. Violations**

There are no prior zoning violations on the property.

**ANALYSIS**

**A. Land Use Compatibility**

The Project Site is located within the IL land use designation of the East San Gabriel Valley Area Plan. This land use designation is intended for light industrial uses. The WCF on the subject property is compatible with this land use designation and the surrounding land uses and its continued operation ensures that local cellular service will be readily available in the immediate area. The applicant is requesting development standards waivers to allow a maximum facility height of 79 feet than the allowed 75 feet, allow existing chain-link fencing to be covered in new plastic privacy slats around the facility’s lease area instead of required solid fencing or walls, and to maintain existing antenna arm mounts of approximately three feet, two inches that are longer than the allowed two feet in length.

## **B. Neighborhood Impact (Need/Convenience Assessment)**

The project's coverage maps show cellular coverage in the area with and without the facility as well as the coverage provided by the facility itself. The maps demonstrate that the facility is a vital part of the cellular network and will continue to provide appropriate reception levels around the facility's vicinity.

The facility will continue to provide uninterrupted wireless service to the community in support of the existing wireless network. The facility is located on an existing industrial office park property and is surrounded by other similar industrial office park uses to the north, south, east, and west.

The facility is located at the rear of an industrial park property. The facility's monopole has a total height of 79 feet and is surrounded by a cluster of palm trees that are slightly shorter and mid-level in height than the monopole's main antenna array. The facility will be most visible to pedestrians and motorists along San Jose Avenue to the south and Arenth Avenue and from the industrial properties to the north. The requested waivers will have little impact to the surrounding neighborhood because the facility has existed with the same general design and appearance for 30 years and the surrounding neighborhood is characterized by industrial park uses.

The facility will also be required to operate within the safety standards of the Federal Communications Commission ("FCC"), and any sounds generated by the project are subject to the County noise control regulations. Because the facility will be unmanned, traffic flow and parking would not be impacted. Periodic maintenance visits are anticipated and the frequency of these visits is not expected to be disruptive to the neighborhood. Maintenance technicians can access the Project Site via existing public roads.

## **C. Design Compatibility**

The facility features a standard wireless monopole design with a 75-foot main monopole height and a maximum height of 79 feet to the top of the panel antennas. The monopole is contained within a lease area consisting of ground-mounted appurtenant equipment surrounded by chain-link fencing. The Project is requesting waivers in accordance with County Code Section 22.140.760.L (Wireless Facilities – Waivers) to allow a maximum facility height of 79 feet, chain-link fencing around the facility's lease area, and antenna arm mounts that are longer than two feet in length. The facility's monopole is not significantly taller than the palm trees surrounding it which help to visually screen the monopole's 79-foot height. The monopole will also be painted brown or a comparable shade to blend in with surrounding palm trees. Existing exposed cables connected to the panel antennas will be concealed or routed to reduce their visibility. The existing chain-link fencing around the facility's lease area is most visible from Arenth Avenue to the north and the applicant proposes to cover the fence with new privacy slats to enhance visual screening. The monopole's antenna arm mounts extend approximately three feet, two inches from the pole and are of a length that is comparable to typical WCF monopoles, and the design is compatible with the industrial character of the neighborhood.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The project complies with all applicable zoning requirements, including the County’s current Wireless Ordinance, with the exception of allowed waivers to the WCF design standards related to facility height, antenna arm mount length, and fencing. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Sections 22.158.050 (Conditional Use Permit Findings and Decision) and 22.140.760 (Wireless Facilities Findings and Decision) of the County Code. The Burden of Proof with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The project is an existing WCF and is proposing minor improvements to conceal existing exposed cables at the antenna array, painting the monopole, and adding new plastic privacy slats to existing chain-link fencing around the facility’s lease area. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

### **COMMENTS RECEIVED**

#### **A. County Department Comments and Recommendations**

WCF projects do not require consultation with other County departments unless the proposed project will be located in the public right-of-way. The proposed project is not located in the public right-of-way.

#### **B. Public Comments**

Staff has not received any comments at the time of report preparation.

The Rowland Heights Community Coordinating Council, in a letter dated December 16, 2025, does not oppose the Project.

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Report  
Reviewed By: *Rudy Silvas* PRP for Maria Masis  
Maria Masis, AICP, Supervising Regional Planner

Report  
Approved By: *Michele R. Bush* for Susan Tae  
Susan Tae, AICP, Assistant Administrator

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Coverage Map
EXHIBIT J	Alternative Sites Analysis
EXHIBIT K	Previous CUP No. 201000162 Findings & Conditions
EXHIBIT L	Rowland Heights Community Coordinating Council Letter, December 16, 2026



**NOTE:**  
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY CROWN CASTLE AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, (E) PROPERTY LINES AND CONDUIT RUNS.



200 SPECTRUM, SUITE 1700  
 IRVINE, CA 92618

PLANS PREPARED BY:



655 N. CENTRAL AVE., #1520  
 GLENDALE, CA 91203  
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

PROJECT INFORMATION:

(CUP RENEWAL)

**BU# 828492**  
**TMT LA216 LA-216-10**

19433 SAN JOSE, AVE.  
 CITY OF INDUSTRY, CA 91748-1422  
 MONOPOLE

ISSUED FOR:

**ZONING**

REV.: DATE: DESCRIPTION: BY:

0	03/10/25	100% ZD	GHB
1	02/02/26	FINAL ZD, REVISED PER JRX COMMENTS	GHB

DRAWN BY: CHK.: APV.:

GHB	CS	CS
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LICENSURE:

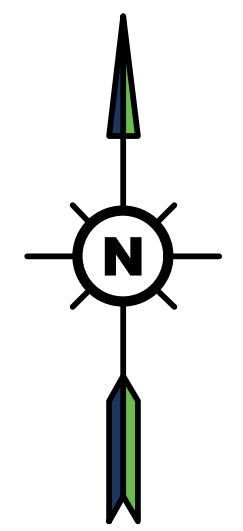
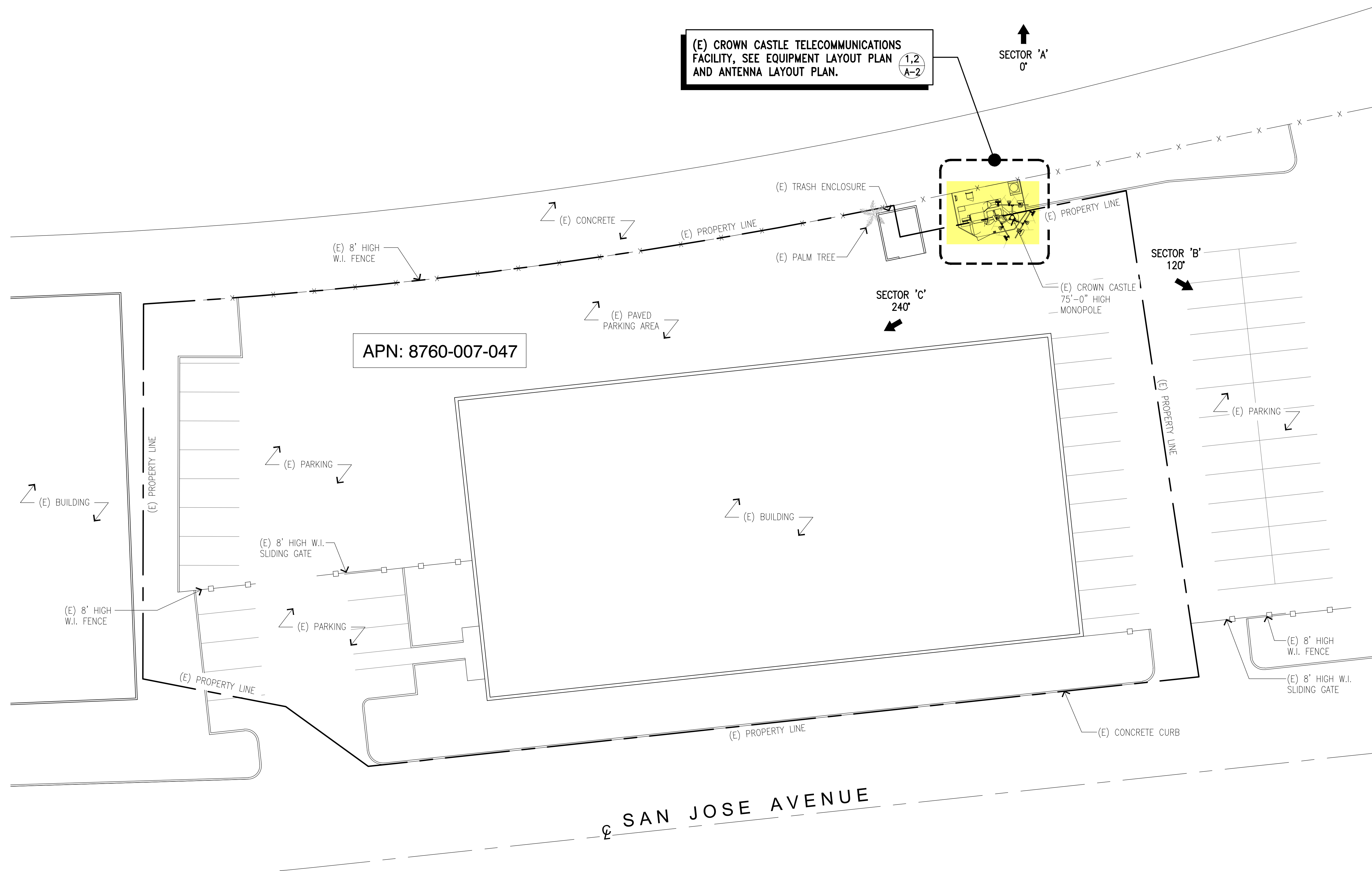
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:

**EXISTING OVERALL SITE PLAN**

SHEET NUMBER: REVISION:

<b>A-1</b>	<b>1</b>
	BU# 828492



0	03/10/25	100% ZD	GHB
1	02/02/26	FINAL ZD, REVISED PER JRX COMMENTS	GHB

GHB	CS	CS
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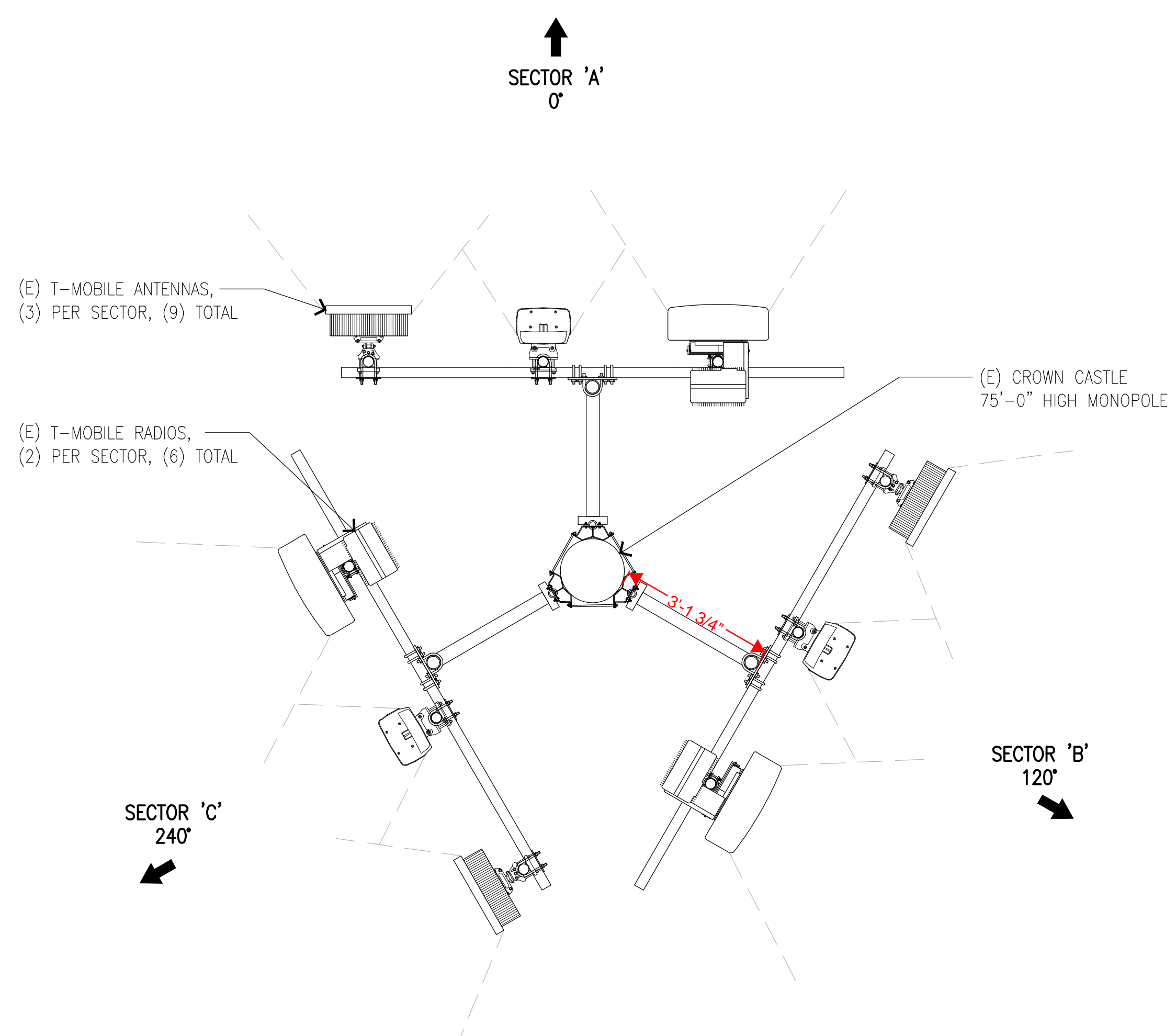
**EXISTING EQUIPMENT  
AND ANTENNA  
LAYOUT PLANS**

**A-2**

**1**

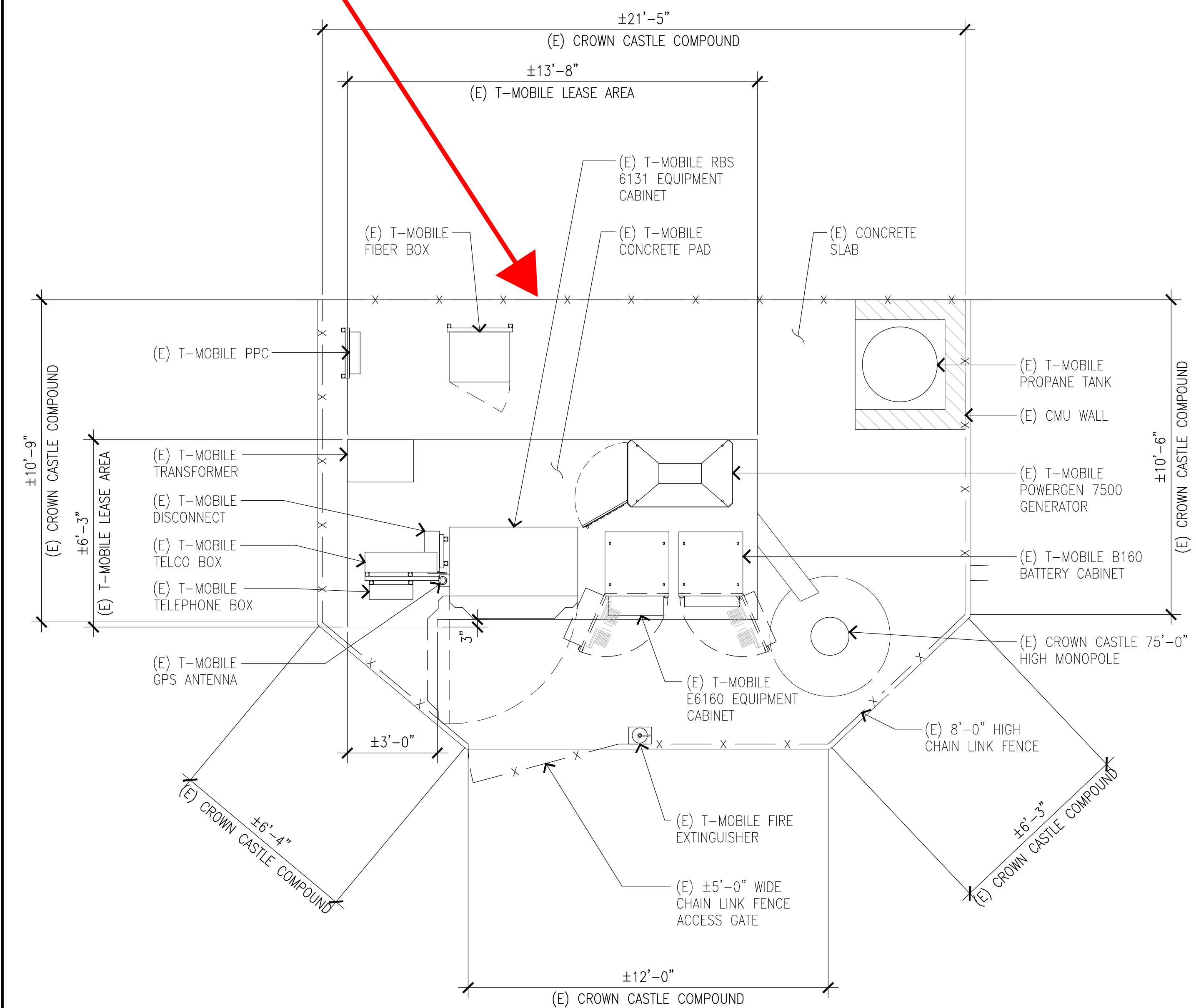
BU# 828492

NOTE:  
INSTALL NEW SLATS ON THE  
EXISTING CHAIN-LINK FENCING.



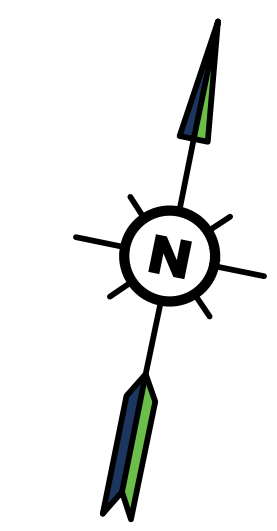
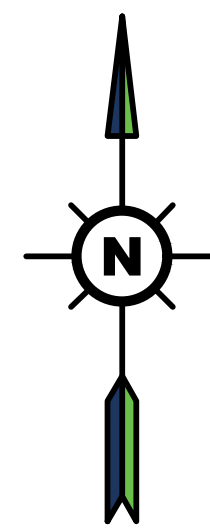
EXISTING ANTENNA LAYOUT PLAN

SCALE: 1/2"=1'-0"  
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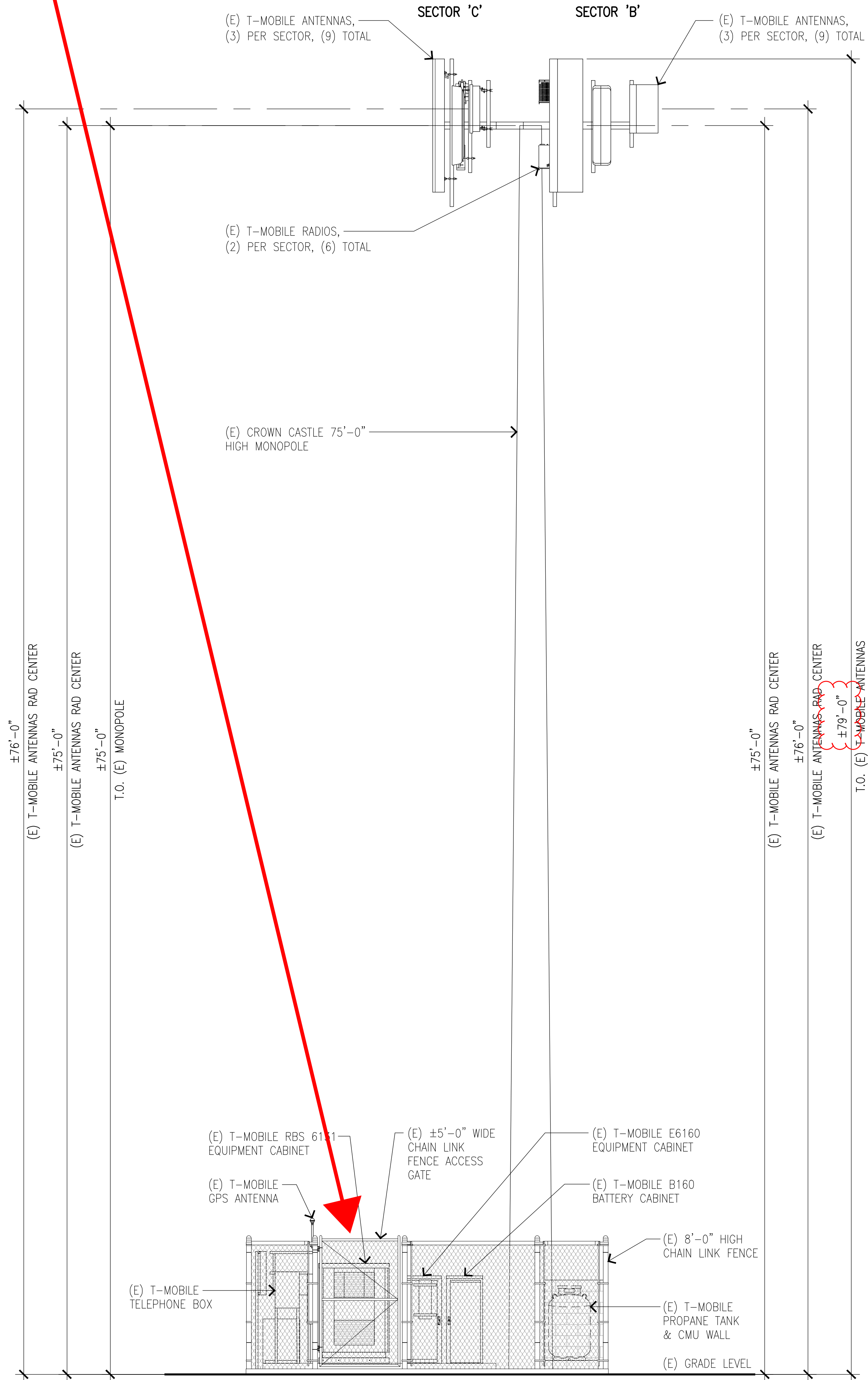


EXISTING EQUIPMENT LAYOUT PLAN

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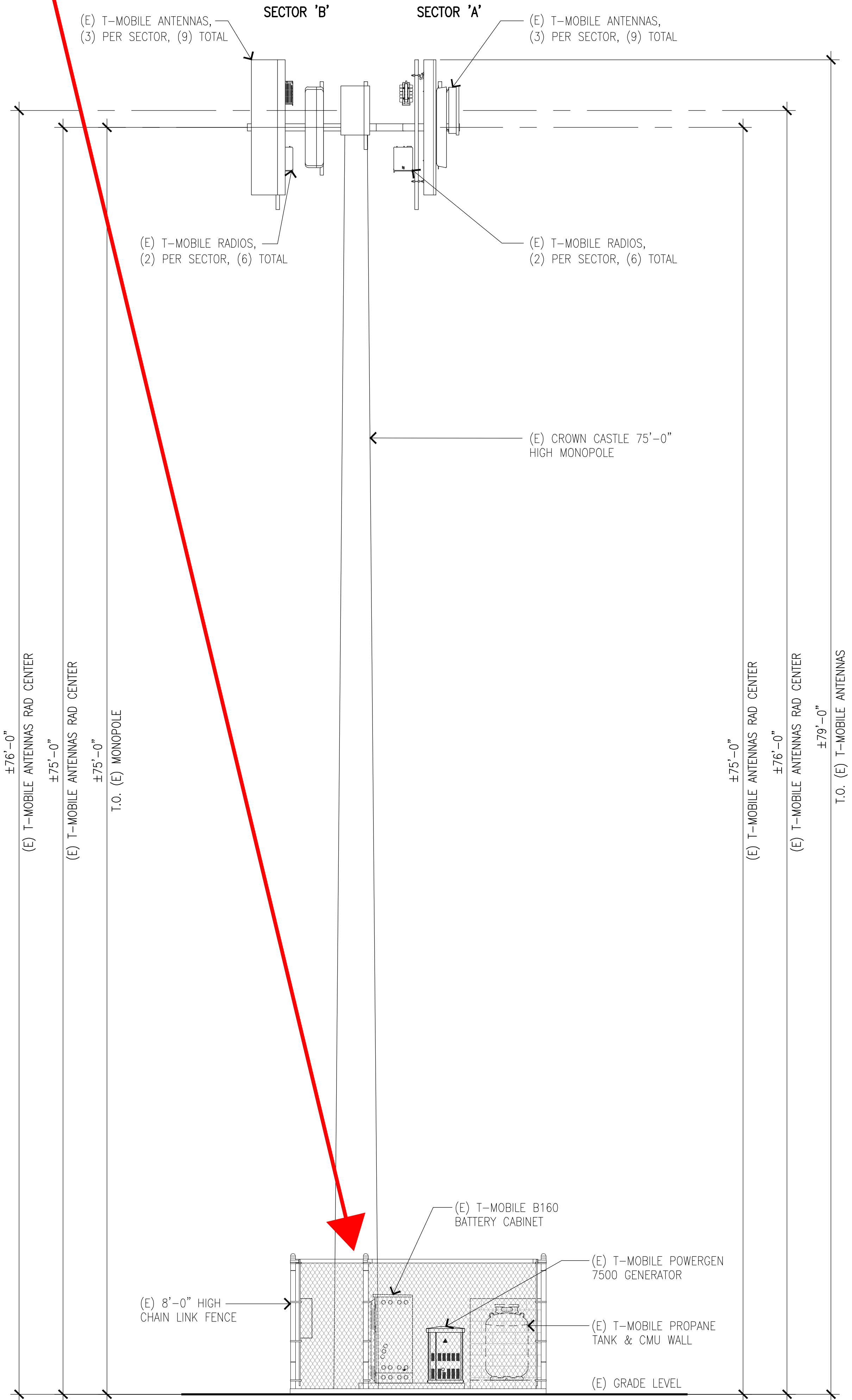
NOTE:  
INSTALL NEW SLATS ON THE  
EXISTING CHAIN-LINK FENCING.



EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0"  
0 1' 2' 4' 8'

NOTE:  
INSTALL NEW SLATS ON THE  
EXISTING CHAIN-LINK FENCING.



EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"  
0 1' 2' 4' 8'



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PROJECT INFORMATION:

(CUP RENEWAL)

BU# 828492  
TMT LA216 LA-216-10

19433 SAN JOSE, AVE.  
CITY OF INDUSTRY, CA 91748-1422  
MONOPOLE

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
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1	02/02/26	FINAL ZD, REVISED PER JRX COMMENTS	GHB

DRAWN BY: GHB    CHK.: CS    APV.: CS

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OF A LICENSED PROFESSIONAL ENGINEER, TO  
ALTER THIS DOCUMENT.

SHEET TITLE:

EXISTING  
ELEVATIONS

SHEET NUMBER:    REVISION:

A-3

1

BU# 828492



**PROJECT NUMBER** PRJ2025-001000-(1)  
**HEARING DATE** May 19, 2026  
**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit (“CUP”) No. RPPL2025001278

## PROJECT SUMMARY

**OWNER / APPLICANT**

Chiu Kit Cheung / Network Connex

**MAP/EXHIBIT DATE**

3/10/2025

**PROJECT OVERVIEW**

Request for a CUP to authorize the continued maintenance and operation of an existing 79-foot-tall wireless communications facility (“WCF”) monopole located on an industrial park property in the M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) Zone pursuant to Los Angeles County Code Section 22.22.030.C (Land Use Regulations for Industrial 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 development standards waivers to allow a maximum facility height of 79 feet than the allowed 75 feet, allow existing chain-link fencing to be covered in new plastic privacy slats around the facility’s lease area instead of required solid fencing or walls, and to maintain existing antenna arm mounts of approximately three feet, two inches that are longer than the allowed two feet in length. Proposed improvements to the monopole include concealing existing exposed cables at the antenna array, painting the monopole a brown or comparable shade to blend in with surrounding palm trees, and adding new plastic privacy slats to the existing chain-link fencing surrounding the facility’s lease area. The facility is currently operating under CUP no. 201000162, approved December 20, 2011, and expires on December 20, 2026.

**LOCATION**

19433 San Jose Avenue, Rowland Heights

**ACCESS**

via San Jose Avenue

**ASSESSORS PARCEL NUMBER(S)**

8760-007-047

**SITE AREA**

1.08 Acre

**GENERAL PLAN / LOCAL PLAN**

East San Gabriel Valley Area Plan

**ZONED DISTRICT**

Puente

**PLANNING AREA**

East San Gabriel Valley

**LAND USE DESIGNATION**

IL (Light Industrial)

**ZONE**

M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**APPLICABLE STANDARDS DISTRICTS**

East San Gabriel Valley Planning Area Standards District (“PASD”)

Rowland Heights Community Standards District (“CSD”)

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

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**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 Permits Findings and Decision)
  - Section 22.140.760 I. (Wireless Facilities Findings)
  - Chapter 22.366 (East San Gabriel Valley PASD)
  - Section 22.366.090 (Rowland Heights CSD)
  - Section 22.22.060 (Development Standards for Industrial Zones)

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**CASE PLANNER:**

Steve Mar

**PHONE NUMBER:**

(213) 893-7009

**E-MAIL ADDRESS:**

smar@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2025-001000-(1)  
CONDITIONAL USE PERMIT NO. RPPL2025001278

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2025001278** on May 19, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Network Connex ("Permittee"), requests the CUP to authorize the continued maintenance and operation of an existing 79-foot-tall wireless communications facility (“WCF”) monopole (“Project”) on an industrial park property located at 19433 San Jose Avenue in the unincorporated community of Rowland Heights ("Project Site") in the M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) Zone pursuant to Los Angeles County Code ("County Code") Section 22.22.030.C (Land Use Regulations for Industrial 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 development standards waivers to allow a maximum facility height of 79 feet than the allowed 75 feet, allow existing chain-link fencing to be covered in new plastic privacy slats around the facility’s lease area instead of required solid fencing or walls, and to maintain existing antenna arm mounts of approximately three feet, two inches that are longer than the allowed two feet in length. Proposed improvements to the monopole include concealing existing exposed cables at the antenna array, painting the monopole a brown or comparable shade to blend in with surrounding palm trees, and adding new plastic privacy slats to the existing chain-link fencing surrounding the facility’s lease area. The facility is currently operating under CUP no. 201000162, approved December 20, 2011, and expires on December 20, 2026.
4. **PREVIOUS ENTITLEMENT(S).** CUP No. 96-021, approved March 26, 1996, authorized the construction and operation of a new WCF monopole. CUP No. 201000162, approved December 20, 2011, authorized the continued operation of the existing WCF. Revised Exhibit “A” (“REA”) No. 201200227, approved February 19, 2013, authorized new antennas and equipment upgrades to the existing WCF. REA No. 201400449, approved February 5, 2015, authorized equipment upgrades to the WCF. REA No. RPPL2016002304, approved July 11, 2016, authorized a new backup generator and propane tank for the WCF.

5. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the East San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map.
6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned M-1.5-BE. Pursuant to County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones), a CUP is required for WCFs that request waivers to any of the WCF development standards listed under County Code Section 22.140.760.E (Wireless Facilities – Development Standards).

**7. SURROUNDING LAND USES AND ZONING**

<b>LOCATION</b>	<b>EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY</b>	<b>ZONING</b>	<b>EXISTING USES</b>
NORTH	IL, N/A (City of Industry)	M-1.5-BE, N/A (City of Industry)	Industrial Office Park, Warehouse
EAST	IL	M-1.5-BE	Industrial Office Park, Warehouse
SOUTH	IL, N/A (City of Industry)	M-1.5-BE, N/A (City of Industry)	Industrial Office Park, Warehouse
WEST	N/A (City of Industry)	N/A (City of Industry)	Industrial Office Park, Warehouse

**8. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 1.08 acre in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with an industrial office park.

**B. Site Access**

The Project Site is accessible via San Jose Avenue, a 60-foot-wide public road not listed on the County Master Plan of Highways to the south. Primary access to the Project Site will be via an entrance/exit on San Jose Avenue.

**C. Site Plan**

The site plan depicts the Project Site with the existing WCF located behind an existing building near the northeast corner of an industrial office park property. The facility is located within an enclosed lease area surrounded by a chain-link fence. The facility’s monopole has a total height of 79 feet to the top of the antenna panels and supports an antenna array with three main mounting arms at 75 feet on the pole. Proposed improvements to the monopole include concealing existing exposed cables, painting the monopole a brown or comparable shade to blend in with surrounding palm trees, and adding new plastic privacy slats to the existing chain-link fencing surrounding the facility’s lease area.

**9. CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation of an existing WCF and is proposing minor improvements to conceal existing exposed cables at the panel antennas, painting the monopole, and adding new plastic privacy slats to existing chain-link fencing around the facility's lease area. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

**10. PUBLIC COMMENTS.**

Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received no public comments regarding the Project.

The Rowland Heights Community Coordinating Council reviewed the Project and had no opposition to the proposal.

**11. AGENCY RECOMMENDATIONS.**

WCF projects do not require consultation with other County departments unless the proposed project will be located in the public right-of-way. The subject property is not located in the public right-of-way.

**12. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On March 31, 2026, a total of 39 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

**13. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the IL land use designation is intended for light industrial uses but does not preclude development of other uses deemed compatible with the underlying land use category, such as the existing WCF on the Project Site. The existing WCF consists of a small lease area near the northeast corner of the property and provides telecommunication services to the surrounding vicinity. The WCF does not interfere nor conflict with the Project Site's primary industrial office park use and is therefore consistent with the permitted uses of the underlying land use category.

**14. GOALS AND POLICIES.** The Hearing Officer finds that:

The following policies of the General Plan are applicable to the proposed project:

- *(Policy PS/F 1.4) Ensure the adequate maintenance of infrastructure.*
- *(Policy PS/F 6.2) Improve existing wired and wireless telecommunication infrastructure.*

The Project will allow the continued operation of an existing WCF which provides essential telecommunication services for the vicinity. The WCF is an integral part of the overall existing wireless telecommunications infrastructure and ensures reliable voice and data services for the area. A significant coverage gap would occur for wireless services if the WCF ceased to operate.

- *(Policy S 4.1) Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.*

The Project would allow continued, reliable cellular services for emergency calls made by the public. Additionally, wireless networks provide primary and backup communications for emergency personnel.

**ZONING CODE CONSISTENCY FINDINGS**

**15. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-1.5-BE zoning classification as wireless facilities that request waivers to any of the WCF development standards are permitted in such zone with a CUP pursuant to County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones).

**16. WIRELESS FACILITY ORDINANCE.** The Hearing Officer finds that the Project is consistent with the County's Wireless Facility Ordinance except as modified through this CUP pursuant to County Code Section 22.140.760 (Wireless Facilities).

- a. The Project Site is located in the M-1.5-BE Zone where setbacks are not prescribed for structures or WCFs.
- b. The total height of the facility's monopole is 79, which is not in compliance with the maximum allowed height of 75 feet as per County Code Section 22.140.760.E.1.c.iii (Height). The permittee requests a waiver for this standard.
- c. The facility's lease area is surrounded by chain-link fencing and does not comply with the requirement for solid walls or fencing per County Code Section 22.140.760.E.1.d.iii (Design Standards – Associated Equipment). The permittee requests a waiver for this standard.
- d. The facility complies with the safety standards of being designed by qualified, licensed persons and shall comply with Federal Communications Commission

(“FCC”) standards and complies with County Code Section 22.140.760.E.1.e (Safety Standards).

- e. The facility’s three antenna mounting arms extend approximately three feet, two inches in length from the monopole and do not comply with County Code Section 22.140.760.E.2.a (Additional Standards for Monopoles) which limits the maximum length of any mounting equipment, such as a side arm, bracket, or extension, to no more than two feet from the structure. The permittee requests a waiver for this standard.

### **CONDITIONAL USE FINDINGS**

17. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is a request to authorize the continued maintenance and operation of an existing WCF which operates in compliance with FCC standards to ensure the facility does not produce adverse effects to people or property in the vicinity. Proposed minor improvements to the facility include concealing existing exposed cables, painting the monopole a brown or comparable shade to blend in with surrounding palm trees, and adding new plastic privacy slats to the existing chain-link fencing surrounding the facility’s lease area. The facility is located in an area characterized by industrial office park and warehouse uses and is therefore appropriately located for such operations.
18. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The site has accommodated the existing facility for 30 years. The existing facility requires a CUP to request waivers from design standards as required under County Code Section 22.140.760 (Wireless Facilities). The waivers requested are to allow a maximum facility height of 79 feet, chain-link fencing around the facility’s lease area, and antenna arm mounts that are longer than two feet in length. New plastic privacy slats will be added to the existing chain-link fencing surrounding the facility’s lease area to conceal the chain-link. The existing facility has been operating with its current design for almost 30 years without any record of zoning violation complaints regarding these design standards.
19. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The site is in an urbanized area and is adequately served by existing roads and public utilities. The facility is accessible from San Jose Avenue, a 60-foot-wide public road to the south. The facility does not generate vehicular traffic except for occasional visits for routine maintenance.

**SUPPLEMENTAL FINDINGS**

20. **The Hearing Officer finds that the facility complies with all applicable standards in Section 22.140.760, unless a waiver has been requested in Section 22.140.760.L.** The existing facility requires a CUP to request waivers from design standards as required under County Code Section 22.140.760.L (Waivers). The waivers requested are to allow a maximum facility height of 79 feet, chain-link fencing around the facility's lease area, and antenna arm mounts that are longer than two feet in length. New plastic privacy slats will be added to the existing chain-link fencing surrounding the facility's lease area to conceal the chain-link. The existing facility has been operating with its current design for 30 years without any record of zoning violation complaints regarding these design standards.
21. **The Hearing Officer finds that the design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.** The facility is located behind an existing industrial park structure and designed as a standard WCF monopole. The Project Site is surrounded by similar industrial office park uses in the immediate vicinity. The Project's design and placement are appropriate within the context of the surrounding industrial uses. The facility will be most visible to pedestrians and motorists along San Jose Avenue to the south and Arenth Avenue and from the industrial properties to the north. The requested waivers will have little impact to the surrounding neighborhood because the facility has existed with the same general design and appearance for 30 years and the surrounding neighborhood is characterized by industrial park uses.
22. **The Hearing Officer finds that when requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard would prohibit or effectively prohibit the provision of personal wireless services, pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision.** The Project requests a waiver to allow a maximum monopole height of 79 feet in order to ensure adequate signal propagation and coverage from its antennas. Restricting the monopole's height to the allowed 75-foot maximum would reduce signal coverage and would effectively prohibit the provision of adequate wireless service.
23. **The Hearing Officer finds that when requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard would otherwise violate applicable laws or regulations.** The waivers are not being requested on the basis that the standards would violate any applicable laws or regulations.
24. **The Hearing Officer finds that when requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard would require a technically infeasible design or installation of a wireless facility.** The Project requests waivers to allow a maximum monopole height of 79 feet, chain-link fencing around the facility's lease area, and antenna arm mounts that are longer than two feet in length. The monopole's current design has served the facility for 30 years. Retrofitting the existing antenna array to

reduce the length of the antenna arm mounts could create safety, maintenance, and operational issues. Restricting the monopole's height to the allowed 75-foot maximum would reduce signal coverage and would effectively prohibit the provision of adequate wireless service. Existing exposed cables at the antenna array will be concealed or routed to reduce their visibility. The existing chain-link fencing that surrounds the facility's lease area provides a practical way to secure the facility. The facility is located behind an existing building in an industrial neighborhood and is approximately 130 feet away from San Jose Avenue where the visual impacts of a chain-link fence are minimal. The existing chain-link fencing around the facility's lease area is most visible from Arenth Avenue to the north and the applicant proposes to cover the fence with new privacy slats to enhance visual screening.

25. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

### **ENVIRONMENTAL FINDINGS**

26. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The WCF is an existing use and is proposing minor improvements to add new plastic privacy slats to the existing chain-link fencing surrounding the facility's lease area. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a scenic highway, a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

### **ADMINISTRATIVE FINDINGS**

27. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Puente Whittier Development Services Section, LA County Planning.

### **BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The proposed facility complies with all applicable standards in Section 22.140.760 (Wireless Facilities).
- F. The proposed design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.
- G. The requested waivers are necessary because the standard would prohibit or effectively prohibit the provision of personal wireless services, pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision.
- H. The requested waivers are not being requested on the basis that the standard would otherwise violate applicable laws or regulations.
- I. The requested waivers are necessary because the standard would require a technically infeasible design or installation of a wireless facility.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025001278**, subject to the attached conditions.

**ACTION DATE: May 19, 2026**

MM:SM  
5/19/2026

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2025-001000-(5)  
CONDITIONAL USE PERMIT NO. RPPL2025001278

**PROJECT DESCRIPTION**

The project is a request to authorize the continued maintenance and operation of an existing wireless communications facility (“WCF”) monopole located on an industrial park property subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on May 19, 2041.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the WCF and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that

any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$3,760.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **July 19, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### **PERMIT-SPECIFIC CONDITIONS – WIRELESS COMMUNICATIONS FACILITIES**

19. **California Public Utilities Commission Regulations.** The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
20. **FCC RF Emissions Certification.** The permittee shall provide upon request to the Zoning Enforcement Section of LA County Planning ("Zoning Enforcement") written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission ("FCC") limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WCFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WCFs.
21. **Co-location.** Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for WCFs in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
22. **Co-location RF Emissions.** Any proposed WCF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to Zoning Enforcement Section.

23. **External and Security Lighting.** External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
24. **Maintenance Hours.** Maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
25. **Pole Mounted Equipment.** Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A".
26. **Maintenance Vehicle Parking.** One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
27. **Facility Height.** The maximum height of the facility shall not exceed 79 feet above finished grade.
28. **Permittee Contact Information.** The permittee shall maintain current contact information with Zoning Enforcement.
29. **Monopole and Antenna Color.** Within six (6) months of the date of approval, the monopole shall be painted brown or a comparable shade to match the surrounding palm tree trunks.
30. **Surface Finish.** The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
31. **Facility Maintenance.** The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti (pursuant to Condition No. 16), and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Except as otherwise provided in Condition No. 16 regarding graffiti removal within 48 hours, any damage from any cause shall be repaired by the Permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the Permittee within 30 days of notice.
32. **Compliance Reporting.** Upon request, the permittee shall submit annual reports to Zoning Enforcement to show compliance with the maintenance and removal conditions.
33. **Display of Registration and Contact Information.** The FCC Antenna Structure Registration site number, conditional use permit number, primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.

34. **Facility Security and Fencing.** The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco, wrought iron or chain-link. If chain-link fencing is used, the fencing shall be covered with slats or other types of screening and be properly maintained and free of holes and/or torn material.
35. **Facility Removal and Site Restoration.** Upon termination of this grant or after the facility has ceased to operate, the permittee shall remove such facility and clear the site of all equipment within six months of the cease-of-operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.
36. **Equipment Screening.** Appurtenant equipment boxes shall be screened or camouflaged.
37. **Cable Concealment.** Within 90 days of the date of approval, all exposed cabling shall be concealed, shrouded, secured, or routed so that no slack or loose cables are visible below the antennas.

# CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

**B.1** The proposed use will be consistent with the adopted General Plan for the area.

The proposed use is the continuation of the wireless telecommunications facility that is in Zone M-1.5 Restricted Heavy Manufacturing. This is consistent with the zone description because it relates to its surrounding areas and is a valuable utility and services that it provides on a daily basis and in the event of an emergency, it will be an asset to this area.

**B.2** The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

The requested use will not affect the health, peace or welfare of people in the area. The towers are FCC approved and within guidelines. This facility does not create any risk or hazard to the surrounding public or the property. The monopole blends with the area and the existing ground-based equipment is located at the base of the existing site and does not create any nuisance or safety hazard to the club or the surrounding areas.

**B.3** The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The existing site is only a small fraction and is built to be able to have complete wireless coverage to the entire area surrounded. The existing site is located out of the way and in a location that does not affect or interfere with the operations and uses for the facility

B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

The site does not affect the traffic or parking demands. The monopole is in the best location to provide the most efficient wireless service which increases business for the surrounding area by allowing businesses to keep up with the growing demands of the modern day. This technology is crucial for the growing success and safety of the public as it provides fast service that is used by everyone on a daily basis.

# CONDITIONAL USE PERMIT FOR WIRELESS FACILITIES STATEMENT OF FINDINGS

Pursuant to County Code Section 22.140.760.I (Findings and Decision), the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

A. The facility complies with all applicable standards in Section 22.140.760, unless a waiver has been requested in Section 22.140.760.L (see below for waiver request).


B. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.


C. For new wireless facilities, the facility at the proposed location is necessary to close a significant gap in coverage.


D. For new wireless facilities, the location of the facility is the least intrusive feasible and does not create a safety hazard.

**Waiver Requests: Pursuant to County Code Section 22.140.760.L, when applicable, the applicant shall substantiate the following:**

E. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard ( <i>please specify which standard</i> ) would prohibit or effectively prohibit the provision of personal wireless services, pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision. ( <i>Describe how the standard would prevent wireless services</i> ).

F. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard ( <i>please specify which standard</i> ) would otherwise violate applicable laws or regulations ( <i>provide citations</i> ).

G. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard ( <i>please specify which standard</i> ) would require a technically infeasible design or installation of a wireless facility. ( <i>Describe how the standard is technically infeasible, and no alternatives exist to satisfy the standard.</i> )


## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** April 19, 2026  
**PROJECT NUMBER:** PRJ2025-001000-(1)  
**PERMIT NUMBER(S):** CUP RPPL2025001278  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** 19433 San Jose Avenue, Rowland Heights  
**OWNER:** Chui Kit Cheung  
**APPLICANT:** Network Connex  
**CASE PLANNER:** Steve Mar, Senior Regional Planner  
smar@planning.lacounty.gov

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Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1, Existing Facilities Categorical Exemption under State CEQA Guidelines Section 15301 because the Project is an existing wireless facility and is proposing minor improvements to conceal existing exposed cables at the panel antennas, painting the monopole, and adding new plastic privacy slats to existing chain-link fencing around the facility’s lease area. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a scenic highway, a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.



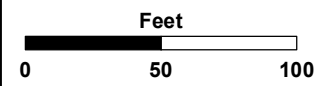
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-001000

CUP RPPL2025001278

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2025



LA COUNTY  
**PLANNING**

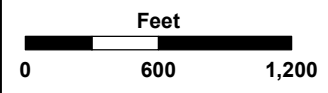
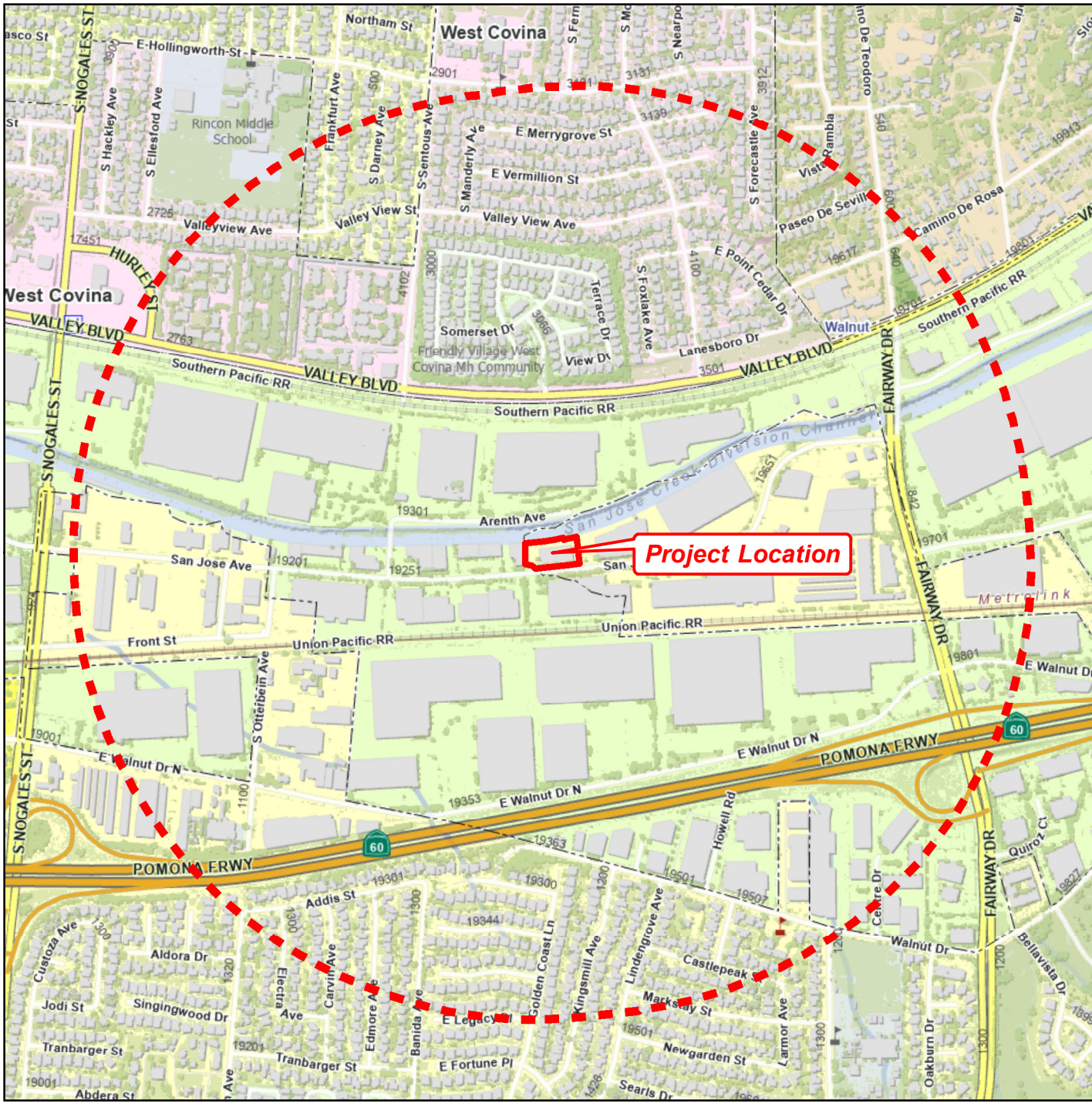
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2025-001000

CUP RPPL2025001278

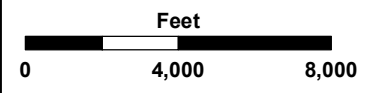
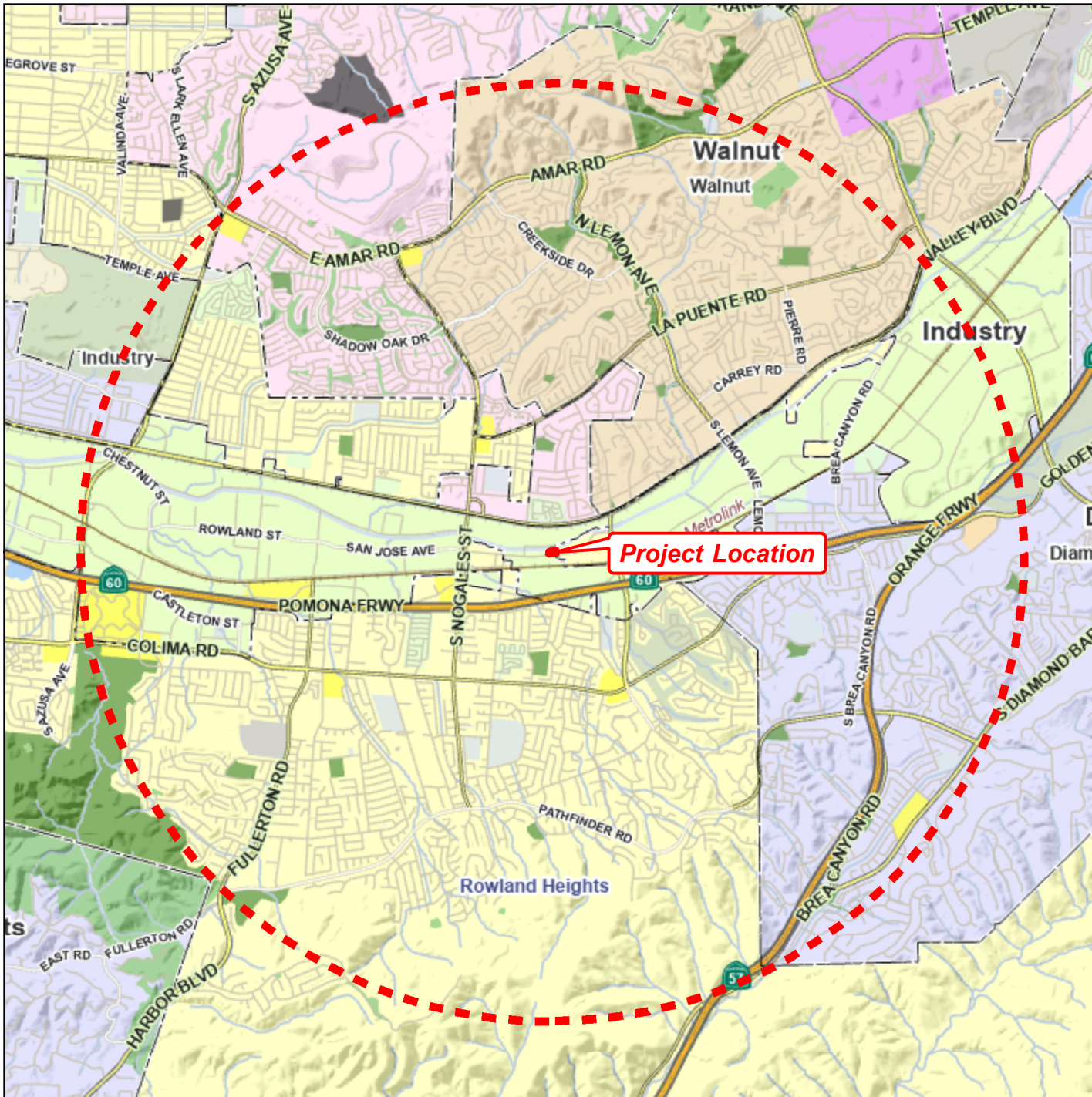


**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# 3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2025-001000  
CUP RPPL2025001278



LA COUNTY  
PLANNING

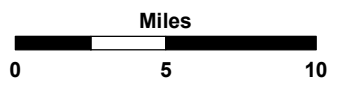
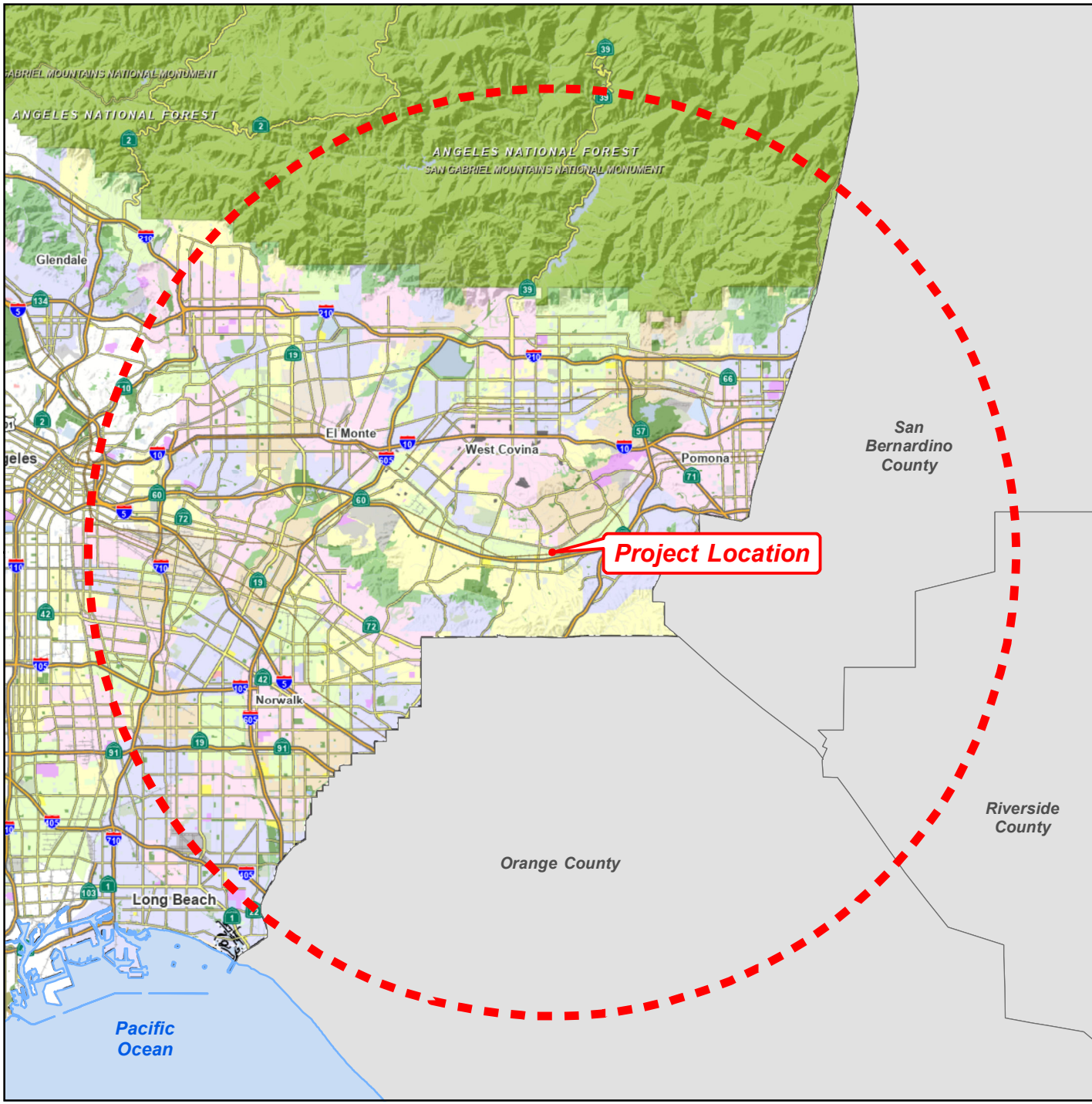
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# 20-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2025-001000

CUP RPPL2025001278



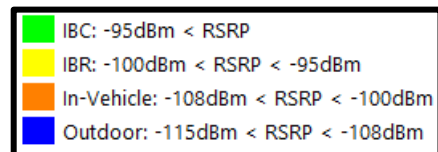
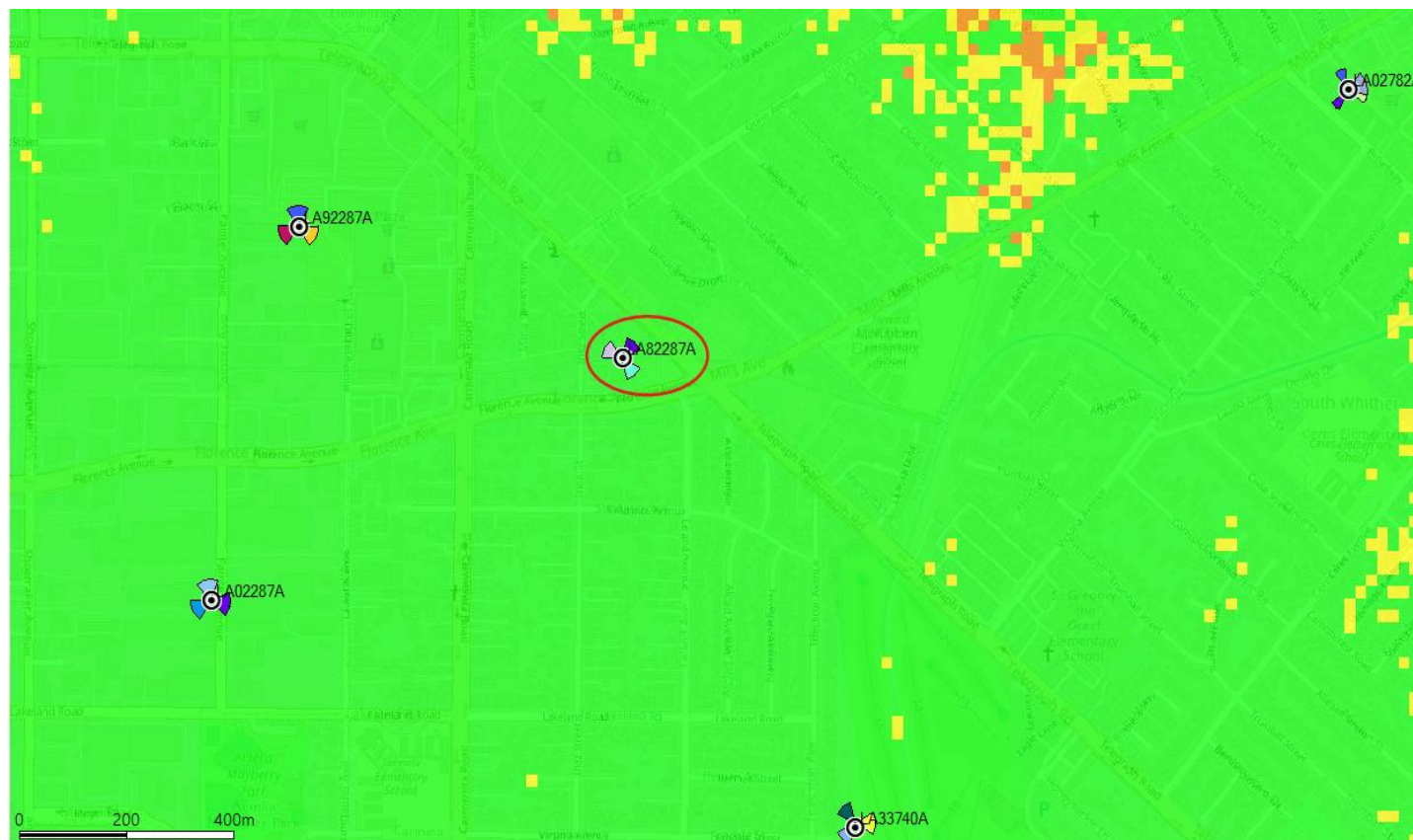
LOS ANGELES COUNTY  
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320 W. Temple Street  
Los Angeles, CA 90012



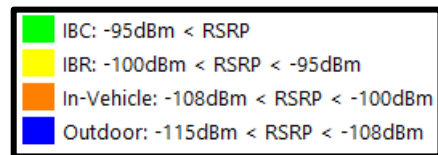
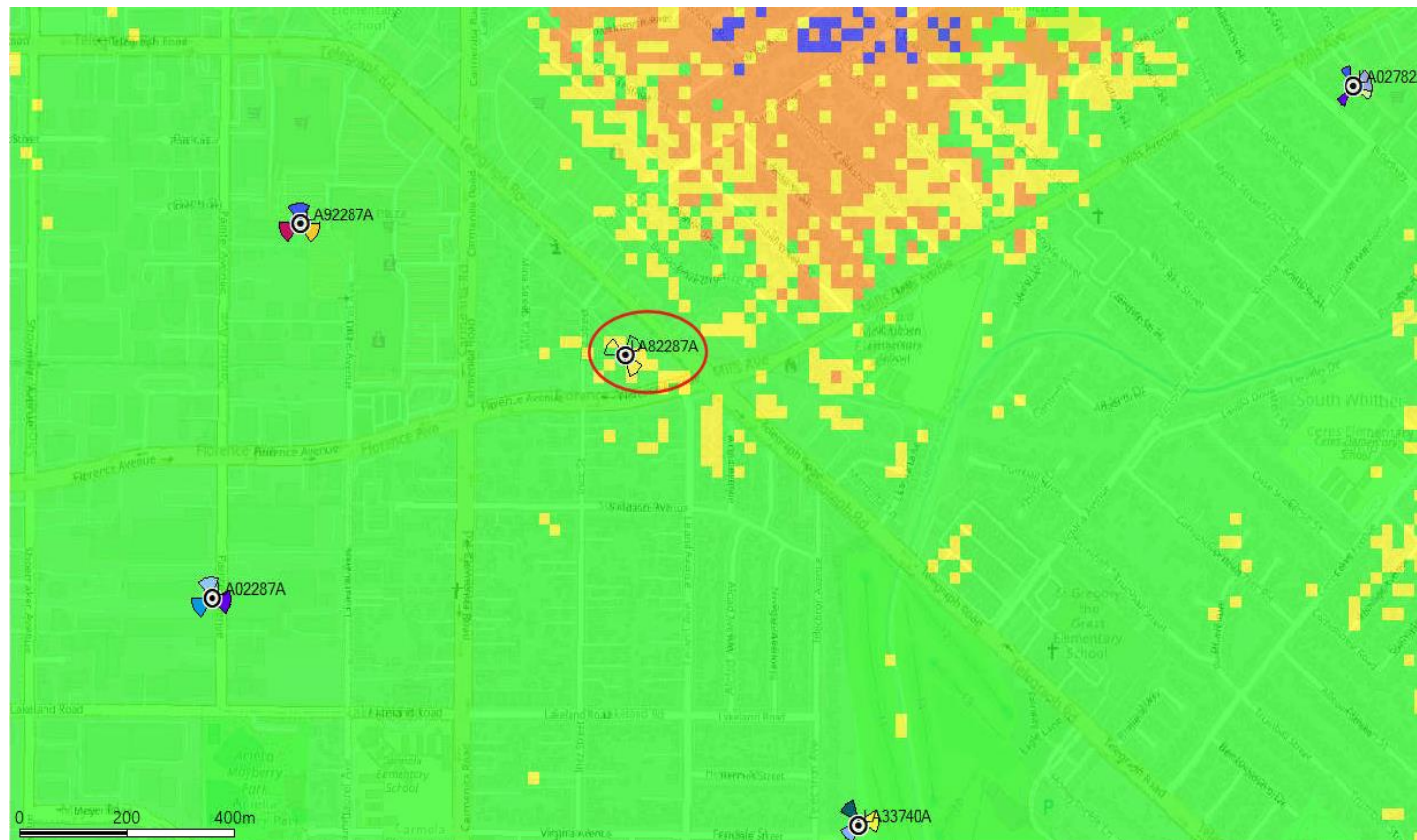


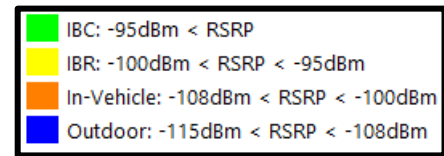
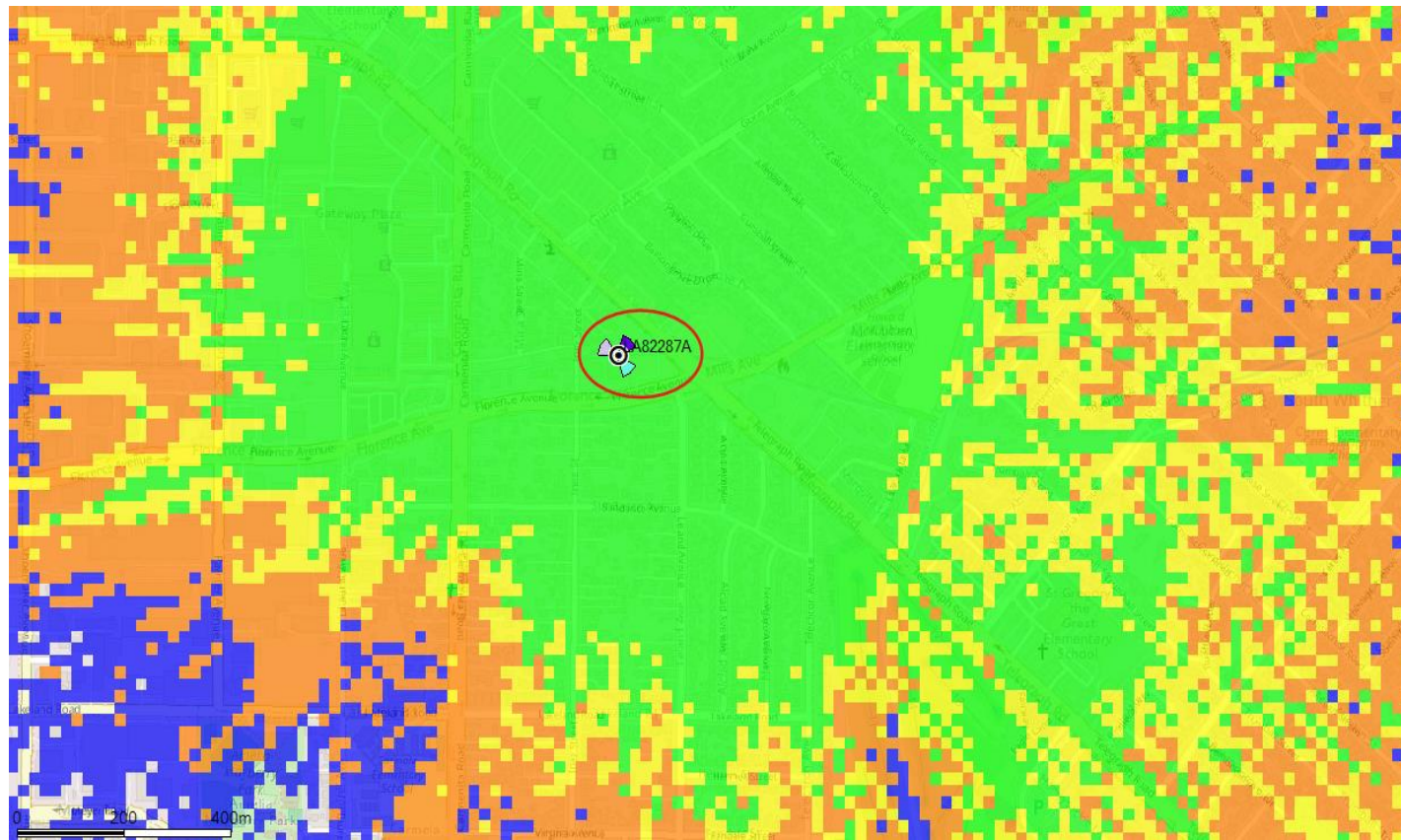
# PREDICTIVE MAP REQUEST(LA82287A)

# Existing coverage with LA82287A

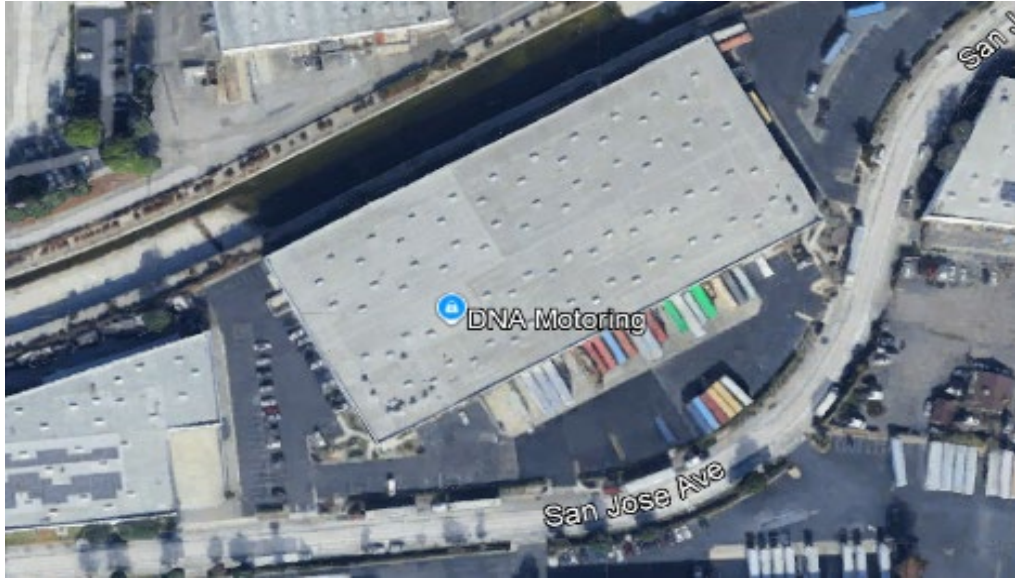




# Existing coverage without LA82287A





# Alternative Site Analysis

Location Name	Latitude	Longitude	Available RAD Ctr Ht	Structure Type	Meets what percentage of service	RF Service	RF Service Objective Issues	Development Comments	Development Issues
DNA Motoring	33.999417	-117.888429	79	Monopole	N/A	Does meet service objectives	Land Lord issue	Proerty owner unresponsive/ uninterested	Proerty owner unresponsive/ uninterested
									
Rong Cheng	33.99992	-117.880165	79	Monopole	50%	Will not offload capacity due	Capacity site -does not offload capacity	lacking ground space for monopole	Site has no additional ground space so there is no space for equipment
									
efiore Franchising Corporatio	33.999417	-117.888429	79	Monopole	50%	Meets some service objectives	Capacity site -does not offload capacity	lacking ground space for monopole	. Site has no additional ground space so there is no space for equipment
									



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

December 21, 2011

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Kevin Moe  
SureSite Consulting  
5955 De Soto Avenue, Suite 142  
Woodland Hills, CA 91367

**REGARDING: PROJECT NO. R2010-01709-(4)  
CONDITIONAL USE PERMIT NO. 201000162  
19433 San Jose Avenue, City of Industry, CA 91748**

Dear Applicant:

Hearing Officer, Alex Garcia, by his action on December 20, 2011, **APPROVED** the above-described project and entitlements. The attached documents contain the Hearing Officer's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 2 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant or and other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at the 5:00 p.m. on January 3, 2012.** Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Anthony Curzi of the Zoning Permits North Section at (213) 974-6461 or e-mail at [acurzi@planning.lacounty.gov](mailto:acurzi@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

*For* Susan Taa, AICP, Supervising Regional Planner  
Zoning Permits North Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)  
c: DPW (Building and Safety)

ST/amc

## **FINDINGS AND ORDER OF THE HEARING OFFICER COUNTY OF LOS ANGELES**

**PROJECT NO. R2010-01709-(4)  
CONDITIONAL USE PERMIT NO. 201000162**

**REQUEST:**

**A conditional use permit (CUP) to continue the maintenance and operation of a wireless telecommunications facility in the M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) zone.**

**HEARING DATE: December 20, 2011**

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

A duly noticed public hearing was held on December 20, 2011 before the Hearing Officer. After staff's presentation, the Hearing Officer requested changes to Condition Numbers 8 and 10. Condition number 8 was changed to contain a 15-year grant term rather than the 20-year requested by the applicant. Condition Number 10 was changed to reflect eight zoning enforcement inspections rather than 10, and the corresponding fee was changed from \$2,000.00 to \$1,600.00.

Findings

1. The Project is located at 19433 San Jose Avenue, City of Industry, CA 91748.
2. The applicant, T-Mobile West Corporation, is requesting a conditional use permit to authorize the continued maintenance and operation of a 75-foot-tall, ground-mounted wireless telecommunication facility (WTF) monopole with six panel antennas. Ancillary facilities are located in a ground-mounted compound. The compound is not visible from the street.
3. The Rowland Heights Community General Plan designation of the subject property is "I" (Industrial) and the proposed use is consistent with this designation.
4. The subject site is zoned M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion Zone) and the proposed use is consistent with the zoning.
5. CUP Case No. 96-021-(1) was approved on March 23, 1996 for the construction and operation of an unmanned wireless telecommunication facility, which currently exists on the property. The grant terminated on March 23, 2011. The applicant filed for a new CUP to continue the existing use on November 10, 2010.
6. Ordinance No. 6651 established the M-1.5 Zone on March 15, 1955.
7. Staff has determined that a Class 1 Categorical Exemption – Existing Facilities is the appropriate environmental documentation under the California Environmental

Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since this project is for the continued operation of an existing unmanned wireless telecommunication facility without any improvements.

8. The existing site is adequately served by highways or streets of sufficient widths and improvements as necessary to carry the kind and quality of traffic such use would generate, and by other public or private service facilities as are required. Access to the site is via a 26-foot-wide driveway located west of the existing warehouse located on site. The driveway accesses San Jose Avenue, a 40-foot-wide public street. The site will generate a once-monthly maintenance visit, and there is sufficient parking on the subject site's parking lot for this visit. No other public infrastructure is required.
9. The existing WTF is consistent with the applicable land use compatibility goals and policies of the Rowland Heights Community General Plan and the Los Angeles County General Plan (General Plan). The following policy of the General Plan is applicable to the subject property and serves as a guideline for the continued operation and maintenance of such facility:  
Public Services Policy 58: "*Maintain high quality emergency response services.*"
  - The existing WTF provides cellular service to this neighborhood and such service is often used to make emergency calls. The existing facility will continue to ensure that such service is readily available.
10. Title 22 of the Los Angeles County Code (County Code) does not specify WTF as a use. The most closely matching use specified in the County Code is radio and television station towers. Pursuant to Subdivision & Zoning Ordinance Policy No. 01-1010 dated July 26, 2010, a conditional use permit is required for the construction and operation of WTFs in all zones.
11. The project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area and will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. Allowing the WTF to continue operating will ensure that cellular service will remain readily available. Cellular service is often used to make emergency calls and it is important to maintain for the health and safety of surrounding residents and visitors. The facility has been operating in a manner that is consistent and compatible with the surrounding area, evidenced by the fact that there have been no problems reported or complaints from the community for the 15 years the facility has been in operation. The monopole is not visible from nearby residential areas to the north. Therefore, allowing the continued operation of the facility will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.
12. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

13. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to fifteen (15) years.
14. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Section 22.56.040 of the Los Angeles County Code.

HEARING OFFICER ACTION:

1. The Project is exempt from the California Environmental Quality Act under Class 1 – Existing Facilities.
  2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201000162 is APPROVED subject to the attached conditions.
- c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. R2010-01709-(4)  
CONDITIONAL USE PERMIT NO. 201000162**

**PROJECT DESCRIPTION**

The project is for the continued maintenance and operation of an existing 75-foot-tall monopole wireless telecommunication facility (WTF) in an industrial park in the Restricted Heavy Manufacturing – Billboard Exclusion (M-1.5-BE) zone subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on December 20, 2026.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the wireless telecommunication facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have

been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works ("Public Works").
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
17. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
18. Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
19. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
20. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
21. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
22. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is

prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.

23. If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
24. The project shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A". Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
25. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
26. The maximum height of the facility shall not exceed 75 feet above finished grade.
27. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new property owner.
28. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
29. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
30. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
31. The Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
32. The facility shall be secured by fencing, gates and/or locks. If the facility's fences or walls are visible from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.
33. Appurtenant equipment boxes shall be screened or camouflaged.
34. The name, address and telephone number of the service provider shall be displayed on the subject property.

P.O. Box 8171  
Rowland Heights  
California 91748

Email:  
rhccc4RH@gmail.com

President:  
Yvette Romo

Vice Presidents:  
Brandon Macias  
Maria Kramer  
Kim De la Peza

Recording Secretary:  
Denise Jackman

Treasurer  
Linda Kuo

Corresponding  
Secretary:  
Synde Edwards

12/16/2025

Regional Planning Commission  
County of Los Angeles  
320 West Temple Street  
Los Angeles, CA. 90012

Attn: Mr. Steven Mar  
(Senior Regional Planner, Puente Whittier Development Services)

RE: #828492 Monopole renewal at 19433 San Jose Ave. Rowland Heights, CA.  
91748

Mr. Mar:

Rowland Heights Community Coordinating Council does **NOT OPPOSE** the renewal of #828492. The RHCCC after much consideration does **NOT Oppose** the CUP renewal of the monopole located at 19433 San Jose Ave. Rowland Heights, CA. 91748.

Thank you for allowing us to consider this permit.

Sincerely,  
Rowland Heights Community Coordinating Council  
Yvette Romo-President  
Rowland Heights Community Coordinating Council  
626-253-7446  
P.O. Box 8171  
Rowland Heights, CA. 91748



# ROWLAND HEIGHTS

COMMUNITY COORDINATING COUNCIL