



PROJECT NUMBER **HEARING DATE**
PRJ2024-003548-(5) July 28, 2026
REQUESTED ENTITLEMENT
Conditional Use Permit ("CUP") No. RPPL2024005242

PROJECT SUMMARY

OWNER / APPLICANT

Polytechnic Broadcasting, Inc. / Harry Heady

MAP/EXHIBIT DATE

October 14, 2024

PROJECT OVERVIEW

A request for a CUP to allow the continued operation and maintenance of an unmanned radio tower facility. The facility consists of a total of six towers, consisting of four 18-inch-wide lattice, 198-foot-tall towers and two 24-inch-wide lattice, 270-foot-tall towers, all with guy wires and each tower containing a tuning house. The facility also includes a 1,000 square-foot, one-story equipment building. The project also includes a request to authorize tower heights taller than the maximum zone height of 35 feet (Section 22.318.070.A [Zone Specific Development Standards]).¹ The use was originally authorized by the County Board of Supervisors on December 30, 1941. The use was last authorized on April 7, 2004, for a 15-year term under CUP No. 03-309, and expired on April 7, 2019.

LOCATION

6544 North Vista Street, East Pasadena-East San Gabriel

ACCESS

North Vista Street

ASSESSORS PARCEL NUMBERS

5381-011-011, 5381-011-003

SITE AREA

7.55 gross acres / 7.20 net acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County ("County") 2035 General Plan ("General Plan")

ZONED DISTRICT

East San Gabriel & South Santa Anita – Temple City

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

H9 (Residential 9)²

ZONE

R-1 (Single-Family Residence)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

0 to 9 dwelling units per net acre

APPLICABLE STANDARDS DISTRICT

East Pasadena – East San Gabriel Community Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the County General Plan
 - Satisfaction of the following portions of Title 22 of the County Code:
 - Section 22.158.050 (CUP Findings and Decision Requirements)
 - Section 22.18.040 (Development Standards for Residential Zones)
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CASE PLANNER:

Anthony M. Curzi

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¹ A complete application was submitted before adoption of the West San Gabriel Valley Area Plan (WSGVAP), a component of the General Plan, effective on March 11, 2025. As such, this CSD section number is the reference number before adoption of the WSGVAP.

² A complete application was submitted before adoption of the WSGVAP, a component of the General Plan, effective on March 11, 2025. However, the land use category has not changed under the WSGVAP and remains H9.