

## SUPPLEMENTAL REPORT TO THE HEARING OFFICER

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DATE ISSUED: March 21, 2024

HEARING DATE: April 2, 2024 AGENDA ITEM: 3

PROJECT NUMBER: PRJ2023-001922-(1)

PERMIT NUMBER: Conditional Use Permit RPPL2023002798

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 16222 Soriano Drive, Hacienda Heights CA 91745

OWNER: United Molokan Christian Association

APPLICANT: Network Connex, Jillianne Newcomer

CASE PLANNER: Dennis Harkins, Senior Regional Planner  
dharkins@planning.lacounty.gov

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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 PRJ2023-001922-(1), Conditional Use Permit ("CUP") Number RPPL2023002798, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

### **CEQA**

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### **ENTITLEMENT:**

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023002798 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

### **BACKGROUND**

CUP RPPL2023002798 is a request to authorize the continued use and operation of an existing Wireless Communications Facility ("WCF") consisting of a 70-foot high mono-pine tree located in the R-A-10,000 (Residential Agricultural - 10,000 Square Feet Minimum

Required Lot Area) zone pursuant to County Code Section 22.18.030.C.1 (Principal Use Regulations for Residential Zones).

On December 5, 2023, a duly noticed public hearing was conducted for the Project via video conferencing and in-person. To provide time for the applicant to obtain required signatures on the Ownership and Consent Affidavit and for the applicant to communicate with the property owner, the Hearing Officer continued the matter to February 6, 2024.

On January 12, 2024, Staff received an email from the applicant stating that the Ownership and Consent Affidavit must still be signed and that the plans will also be revised. The applicant requested a continuance of the public hearing from February 6, 2024 to April 2, 2024.

On February 6, 2024, the continued public hearing was held for the Project via video conferencing and in-person. In light of the applicant's request to continue the public hearing, the Hearing Officer continued the matter to April 2, 2024.

#### **PROJECT UPDATES**

On March 12, 2024, Staff received the signed Ownership and Consent Affidavit and revised plans. The plans depict a 65-foot-and-0-inches high mono-pine with branches to extend to 70-feet high. The revised plans are not substantially different from the plans submitted into the public record at the December 5, 2023 Hearing Officer meeting. Minor plan updates also include replacing the existing mesh screening that is maintained on the existing chain link fence of the equipment enclosure, adding new branches and replacing missing branches, and adding antenna socks. Further, all antennas and radios are to be painted dark green, the antenna pine socks are to be painted to match the branches, and the new branches are to be painted a mixture of dark green and brown. The branches are to extend 18-inches from the antennas. These changes will be reflected in the final Conditions of Approval.

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Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

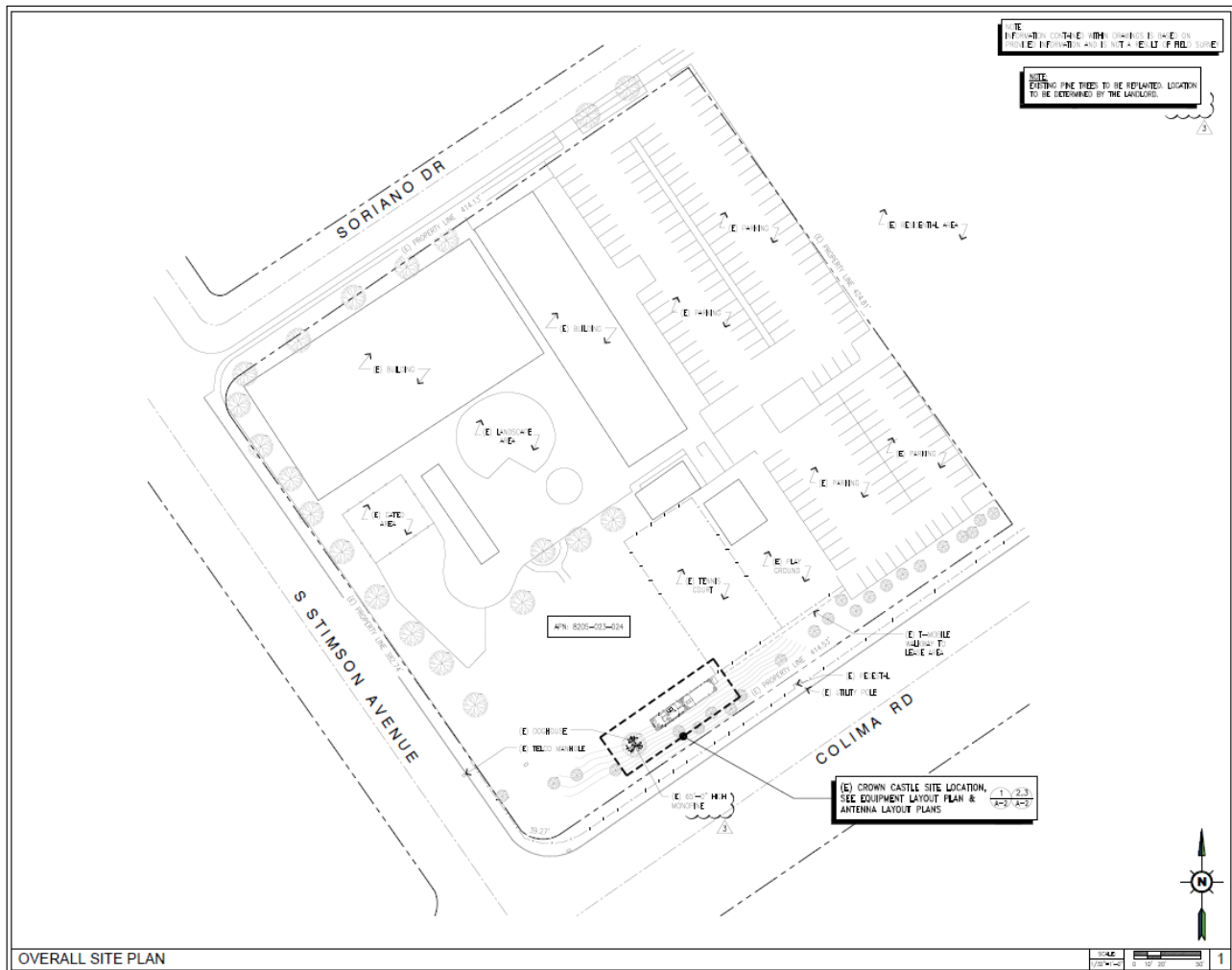
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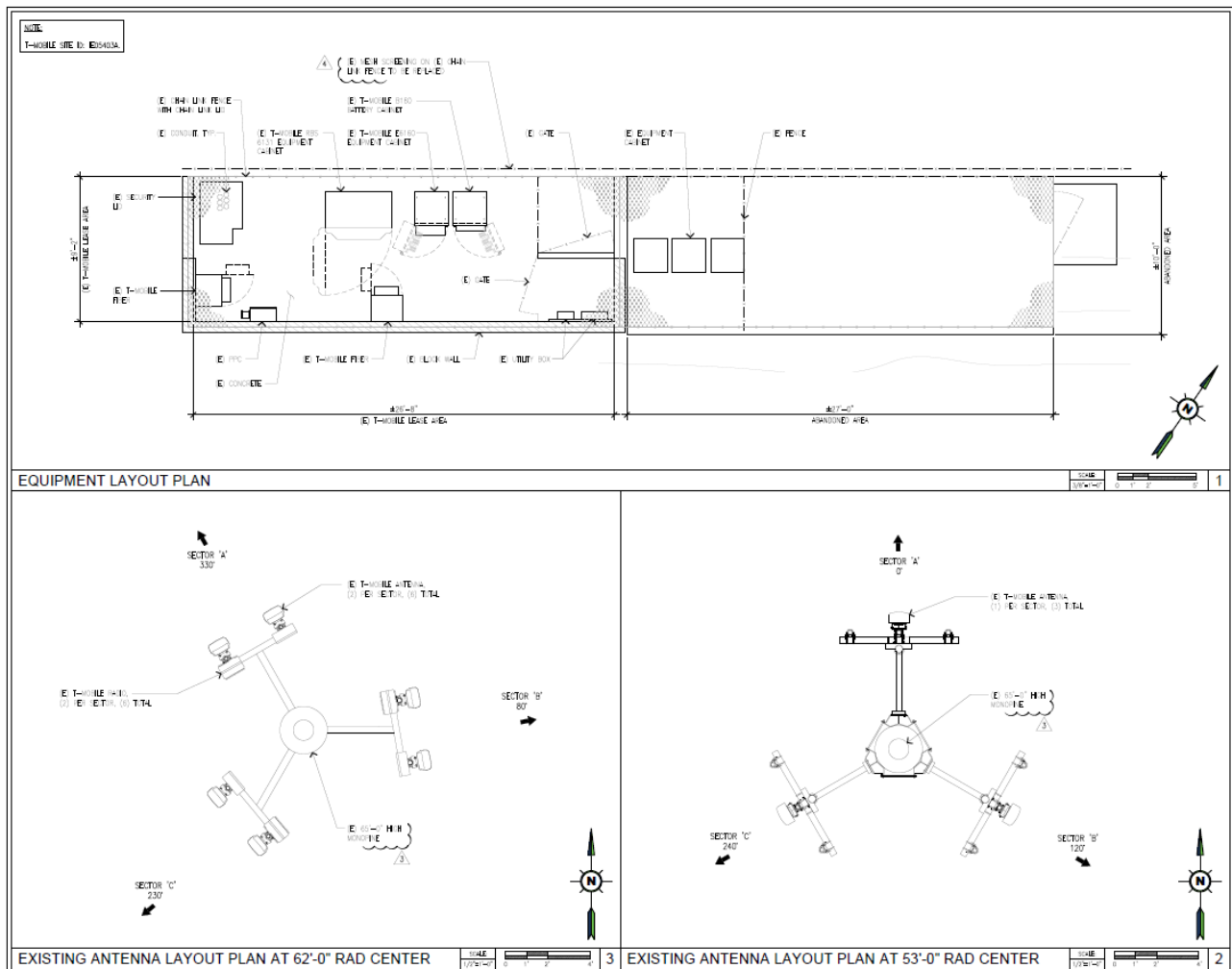
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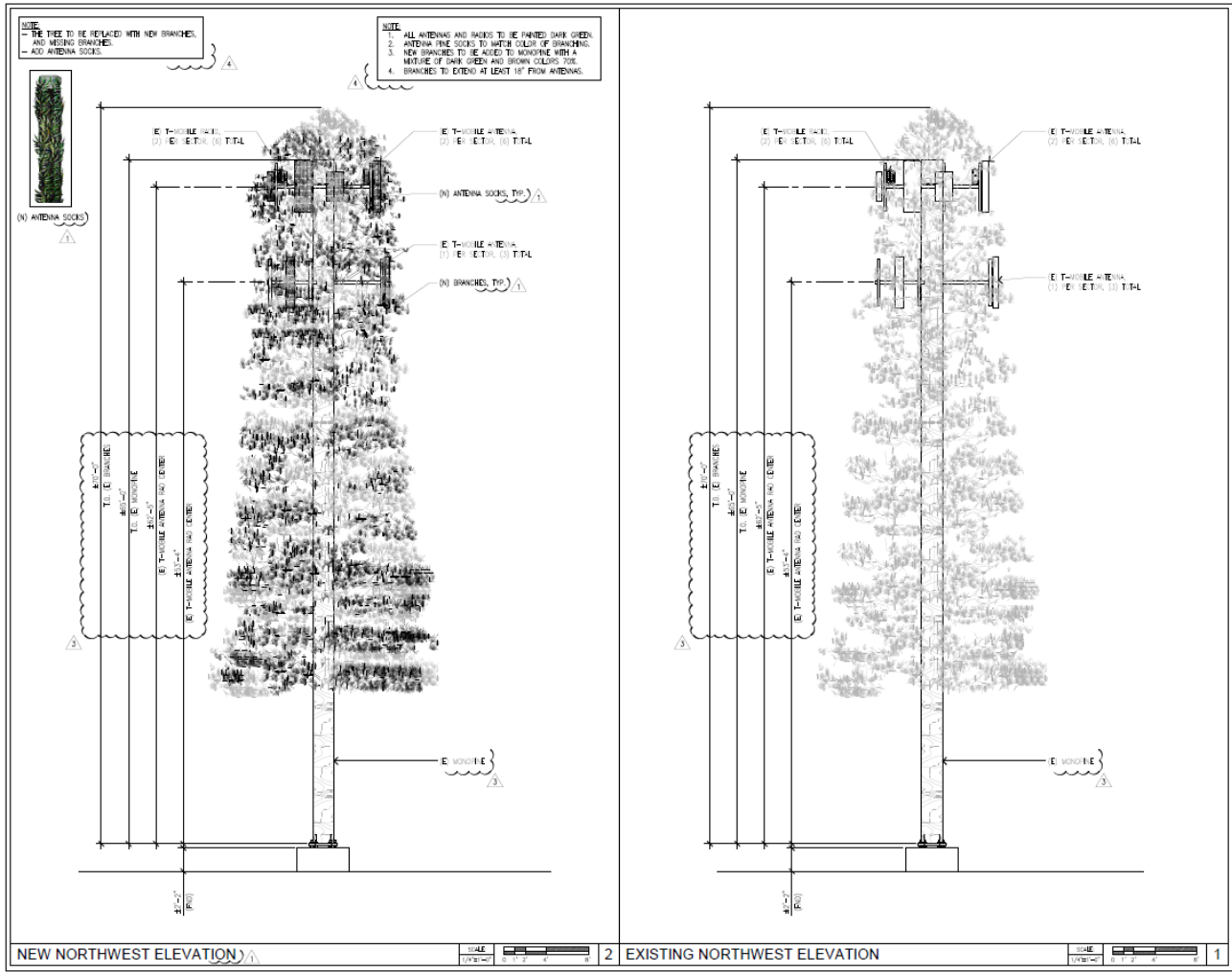


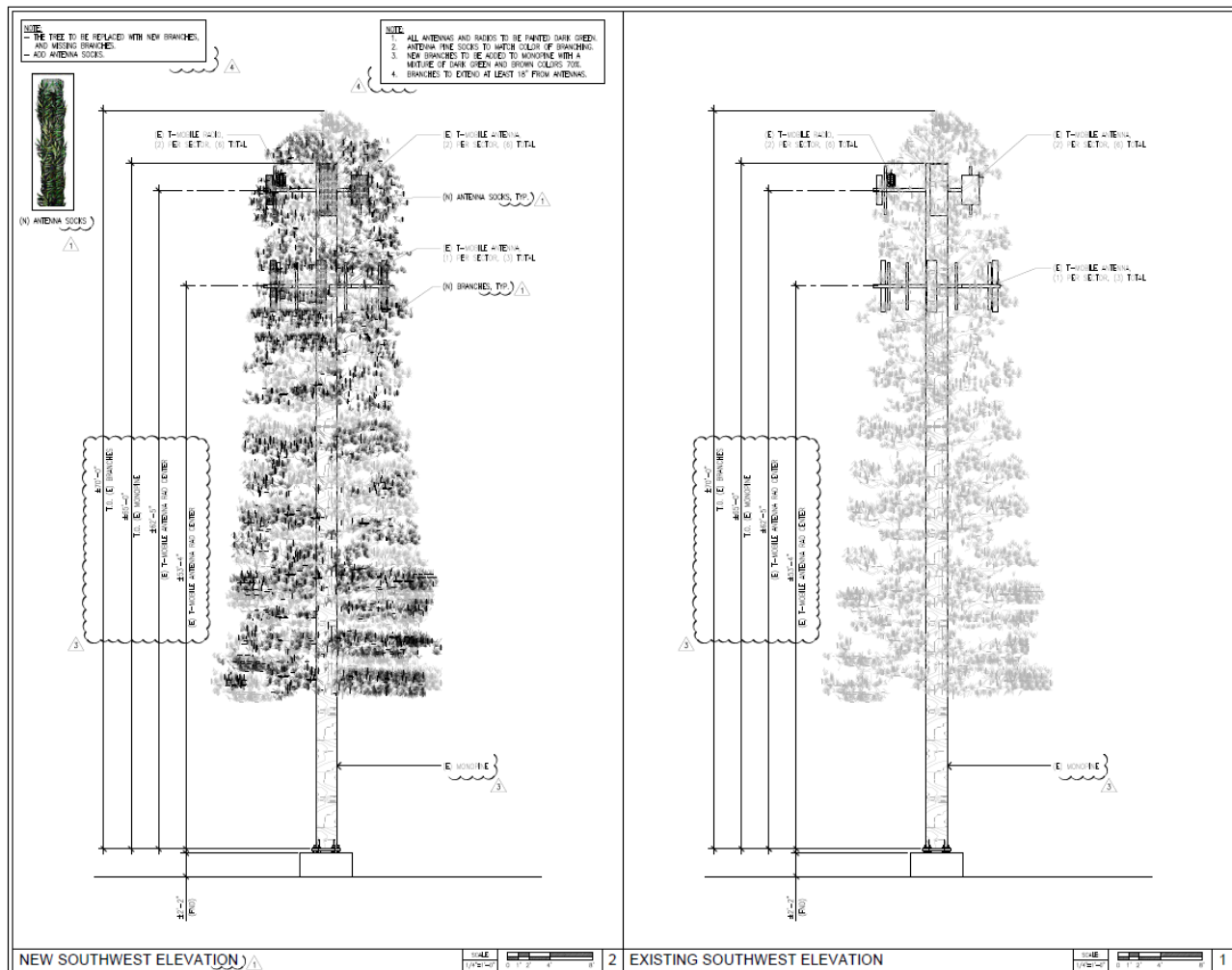
Susan Tae, AICP, Assistant Administrator

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Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



**OWNERSHIP AND CONSENT AFFIDAVIT**  
(For Public Hearing Applications)

This is to certify under penalty of perjury that the undersigned is/are the record owner(s) of the property known as:

8205-023-024 and  
Assessor's Map Book, Page and Parcel

United Molokan Christian Association and  
Legal Description

16222 E. Soriano Drive, Hacienda Heights, CA 91745 and  
Street Address (if applicable)

that I/we consent to the filing of the public hearing application(s) on our property for processing by the Los Angeles County Department of Regional Planning. I/We declare under penalty of perjury that I/we have reviewed this Affidavit and the information furnished is true and correct.

Executed this 1 day of May 2023 at PALMDALE

California, under penalty of perjury of the laws of the State of California.

(To be signed by all record owners)

Signature: \_\_\_\_\_ Print Name: United Molokan Christian Assoc

Signature: Paul Ledieff Print Name: Paul Ledieff

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(For additional names, please use a separate sheet of paper)

**(NOTARY TO BE ATTACHED)**

Revised\_03/2019

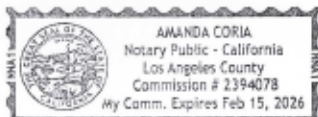


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 11th  
day of January, 2023, by Paul Peter Ledieff

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read 'Paul Peter Ledieff', written over a horizontal line.