

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: June 18, 2025

HEARING DATE: June 24, 2025 AGENDA ITEM: 3

PROJECT NUMBER: PRJ2023-003525-(1)

PERMIT NUMBER(S): Conditional Use RPPL2023005222

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 34.052136, -117.863478, Public Right-of-Way on Grand Avenue, adjacent to 8277-044-900, Walnut Islands

OWNER: City of West Covina

APPLICANT: Verizon

CASE PLANNER: Carl Nadela, AICP  
cnadela@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 **CONTINUANCE** of Project Number PRJ2023-003525-(1), Conditional Use Permit Number ("CUP") RPPL2023005222.

Staff recommends the following motion:

### **CONTINUANCE:**

I, THE HEARING OFFICER, CONTINUE CONDITIONAL USE PERMIT NUMBER RPPL2023005222 WITHOUT OPENING THE PUBLIC HEARING TO JULY 15, 2025.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- Conditional Use Permit (“CUP”) for the continued maintenance and operation of an existing wireless communications facility (“WCF”) in the public right-of-way (“PROW”), including the transfer of the existing WCF from an existing wood pole at a height of 33 feet six inches to an adjacent wood utility pole at a height of 30 feet inches in the A-1-40,000 (Light Agricultural – 40,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Sections 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and 22.140.760.D.2 (Wireless Facilities – Application Requirements – Conditional Use Permit). The WCF is considered a macro-facility because it does not meet the definition of a small cell facility since it has associated equipment with more than 28 cubic feet in volume.

### **B. Project Background**

The Project was originally scheduled for a public hearing on April 22, 2025. The applicant requested a continuance because several of the applicant’s representatives were not available in April. On April 22, 2025, the Hearing Officer granted the applicant’s request and continued the Project to May 20, 2025, without opening the public hearing.

On May 20, 2025, Staff was informed that an incorrect hearing time was indicated in the Notice of Hearing posted at the Project Site. A member of the public signed up to testify at the hearing at the incorrect time and was unable to attend the hearing at the correct time. To provide this member of the public an opportunity to testify, Staff recommended that the item be continued to June 17, 2025. The Hearing Officer concurred with Staff’s recommendation and continued the item to June 17, 2025, without opening the public hearing. Due to scheduling considerations, the June 17, 2025, public hearing was not held as anticipated and the matter was continued to June 24, 2025. Staff recommends this item be further continued without opening the public hearing to July 15, 2025.

There are no substantive Project Updates at this time.

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Report  
Reviewed By: Chisel Mendoza For Michele Bush

Michele Bush, Supervising Regional Planner

Report  
Approved By: Susan Tae  
Susan Tae, AICP, Assistant Administrator

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