



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

PROJECT SUMMARY

OWNER / APPLICANT Chiu Kit Cheung / Network Connex	MAP/EXHIBIT DATE 3/10/2025
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PROJECT OVERVIEW

The applicant, Network Connex, requests a conditional use permit ("CUP") to authorize the continued 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, allow existing exposed cables, allow existing chain-link fencing to be covered in new plastic privacy slats around the facility’s lease area, 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 adding new plastic privacy slats to the existing chain-link fencing surrounding the facility’s lease area.

LOCATION 19433 San Jose Avenue, Rowland Heights	ACCESS via San Jose Avenue
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ASSESSORS PARCEL NUMBER(S) 8760-007-047	SITE AREA 1.08 Acres
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GENERAL PLAN / LOCAL PLAN East San Gabriel Valley Area Plan	ZONED DISTRICT Puente	PLANNING AREA East San Gabriel Valley
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LAND USE DESIGNATION IL (Light Industrial)	ZONE M-1.5-BE
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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)
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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 Permit Findings and Decision Requirements)
 - Section 22.140.760 (Wireless Facilities Findings and Decision Requirements)
 - Chapter 22.366 (East San Gabriel Valley PASD Requirements)
 - Section 22.366.090 (Rowland Heights CSD Requirements)

- Section 22.22.060 (Development Standards for Industrial Zones)

CASE PLANNER:

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