

REPORT TO THE HEARING OFFICER

DATE ISSUED: May 8, 2025

HEARING DATE: May 20, 2025 AGENDA ITEM: 4

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

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, to May 27, 2025, without opening the public hearing.

Staff recommends the following motion:

I, THE HEARING OFFICER, CONTINUE CONDITIONAL USE PERMIT NUMBER RPPL2023005222 SUBJECT TO MAY 27, 2025 WITHOUT OPENING THE PUBLIC HEARING.

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 since 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

The Project is the continued maintenance and operation of an existing WCF in the PROW along Grand Avenue in the unincorporated community of Walnut Islands, adjacent to Parcel No. 8277-044-900. The approval of CUP 200600332 on February 24, 2009 originally authorized the installation of the existing WCF. CUP 200600332 expired on January 8, 2018. The existing WCF will be transferred from an existing wood pole to an adjacent wood utility pole as part of the new CUP.

C. Project Background

The Project was originally scheduled for a public hearing on April 22, 2025. The applicant requested for a continuance of the Project since 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.

D. Project Updates

Since the April 22, 2025 Hearing Officer meeting, Staff has been informed that the Notice of Public Hearing for the Project was only posted on April 24, 2025, which is less than the required minimum of 30 days prior to the scheduled date of the public hearing. Thus, Staff recommends that the Project be continued to May 27, 2025, without opening the public hearing, to allow for the required 30 days of site posting prior to the public hearing.

Report

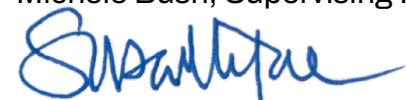
Reviewed By:



Michele Bush, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator
