



**PROJECT NUMBER**                    **HEARING DATE**  
 PRJ2024-003796-(1)                    July 7, 2026  
**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit No. RPPL2024005592

## PROJECT SUMMARY

<b>OWNER / APPLICANT</b> Bridgestone Hacienda LLC / Network Connex	<b>MAP/EXHIBIT DATE</b> 10/4/2024
---	--------------------------------------

### PROJECT OVERVIEW

The applicant, Network Connex, requests a conditional use permit ("CUP") to authorize the continued operation of an existing rooftop wireless communications facility ("WCF") located on commercial office building in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones). This application is subject to County Code Section 22.140.760 to require a CUP to waive one or more WCF design standards. The Project is requesting waivers to maintain the existing equipment cabinet lease area without being fully screened by solid walls or fencing and to allow the existing roof-mounted antenna arrays to remain not fully screened or concealed. Proposed improvements to the facility include removing excess antenna array pipe mounts to improve the facility's appearance.

<b>LOCATION</b> 2211 S. Hacienda Boulevard, Hacienda Heights	<b>ACCESS</b> via S. Hacienda Boulevard
---	--

<b>ASSESSORS PARCEL NUMBER(S)</b> 8215-024-008	<b>SITE AREA</b> 0.98 Acres
---	--------------------------------

<b>GENERAL PLAN / LOCAL PLAN</b> East San Gabriel Valley Area Plan	<b>ZONED DISTRICT</b> Hacienda Heights	<b>PLANNING AREA</b> East San Gabriel Valley
---	---	---

<b>LAND USE DESIGNATION</b> CG (General Commercial)	<b>ZONE</b> C-2
--	--------------------

<b>PROPOSED UNITS</b> N/A	<b>MAX DENSITY/UNITS</b> N/A	<b>APPLICABLE STANDARDS DISTRICTS</b> East San Gabriel Valley Planning Area Standards District (PASD)
------------------------------	---------------------------------	--

**ENVIRONMENTAL DETERMINATION (CEQA)**  
 Class 1 Categorical Exemption – Existing Facilities

- 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 22.22.040 (Development Standards for Commercial Zones)

<b>CASE PLANNER:</b> Steve Mar	<b>PHONE NUMBER:</b> (213) 893-7009	<b>E-MAIL ADDRESS:</b> smar@planning.lacounty.gov
-----------------------------------	--	--