

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 18, 2025
HEARING DATE: June 24, 2025 AGENDA ITEM: 8
PROJECT NUMBER: PRJ2025-000721-(4)
PERMIT NUMBER(S): Conditional Use RPPL2025000943
SUPERVISORIAL DISTRICT: 4
PROJECT LOCATION: 11703 Carmenita Road, Whittier CA 90605
OWNER: Jose and Norma Andrade Trust
APPLICANT: SBA Communications Corporation
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 PRJ2025-000721-(4), Conditional Use Permit Number ("CUP") RPPL2025000943.

Staff recommends the following motion:

CONTINUANCE:

I, THE HEARING OFFICER, CONTINUE CONDITIONAL USE PERMIT NUMBER RPPL2025000943 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”) disguised as a palm tree at an existing auto sales lot in the C-3-BE (General Commercial – Billboard Exclusion) Zone, including a waiver of the maximum height of 65 feet to allow a height of 69 feet, pursuant to County Code Sections 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) and 22.140.760.D.2 (Wireless Facilities – Application Requirements – Conditional Use Permit). The approval of CUP 200600219 on September 11, 2006 originally authorized the installation of the existing WCF. CUP 200600219 will expire on August 17, 2025.

B. Project

The Project is the continued operation and maintenance of an existing WCF disguised as a palm tree at an existing auto sales lot in the unincorporated community of South Whittier-Sunshine Acres. The approval of CUP 200600219 on September 11, 2006, originally authorized the installation of the existing WCF. CUP 200600219 will expire on August 17, 2025, which necessitates the approval of this CUP.

C. Project Updates

The Project was originally scheduled for a public hearing on June 17, 2025. 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.

Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator
