

## SUPPLEMENTAL REPORT TO THE HEARING OFFICER

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DATE ISSUED:	March 28, 2024	
HEARING DATE:	April 2, 2024	AGENDA ITEM: 3
PROJECT NUMBER:	PRJ2023-001922-(1)	
PERMIT NUMBER:	Conditional Use Permit RPPL2023002798	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	16222 Soriano Drive, Hacienda Heights CA 91745	
OWNER:	United Molokan Christian Association	
APPLICANT:	Network Connex, Jillianne Newcomer	
CASE PLANNER:	Dennis Harkins, Senior Regional Planner dharkins@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 **APPROVAL** of Project Number PRJ2023-001922-(1), Conditional Use Permit ("CUP") Number RPPL2023002798, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

#### **CEQA**

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

#### **ENTITLEMENT:**

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023002798 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

### **BACKGROUND**

CUP RPPL2023002798 is a request to authorize the continued use and operation of an existing Wireless Communications Facility ("WCF") consisting of a 70-foot high mono-pine tree located in the R-A-10,000 (Residential Agricultural - 10,000 Square Feet Minimum

Required Lot Area) zone pursuant to County Code Section 22.18.030.C.1 (Principal Use Regulations for Residential Zones).

On December 5, 2023, a duly noticed public hearing was conducted for the Project via video conferencing and in-person. To provide time for the applicant to obtain required signatures on the Ownership and Consent Affidavit and for the applicant to communicate with the property owner, the Hearing Officer continued the matter to February 6, 2024.

On January 12, 2024, Staff received an email from the applicant stating that the Ownership and Consent Affidavit must still be signed and that the plans will also be revised. The applicant requested a continuance of the public hearing from February 6, 2024 to April 2, 2024.

On February 6, 2024, the continued public hearing was held for the Project via video conferencing and in-person. In light of the applicant's request to continue the public hearing, the Hearing Officer continued the matter to April 2, 2024.

#### **PROJECT UPDATES**

Staff received additional comments from the Hearing Officer dated March 26, 2024. The Hearing Officer's memo was sent to the applicants and posted for public review. The entire set of revised plans has also been posted online for public review. The Findings and Conditions have been updated to reflect the latest revisions and are available for your review.

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Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator

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