



**PROJECT NUMBER**                      **HEARING DATE**  
PRJ2023-003525-(1)                      4/22/2025  
**REQUESTED ENTITLEMENT(S)**  
Conditional Use Permit No. RPPL2023005222

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Verizon

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**MAP/EXHIBIT DATE**

March 26, 2024

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**PROJECT OVERVIEW**

CUP for the continued maintenance and operation of an existing wireless facility (“WCF”) in the public right-of-way (“PROW”). The existing WCF will be transferred from an existing wood pole to an adjacent wood utility pole.

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**LOCATION**

34.052136, -117.863478, Walnut Islands

**ACCESS**

Grand Avenue

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**ASSESSORS PARCEL NUMBER(S)**

PROW Adjacent to: 8277-044-900

**SITE AREA**

70 square feet

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**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

Covina Highlands

**PLANNING AREA**

East San Gabriel Valley

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**LAND USE DESIGNATION**

H2 (Residential 2 - Zero to Two Dwelling Units per Acre Maximum Density)

**ZONE**

A-1-40,000 (Light Agricultural- 40,000 square foot minimum lot size)

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**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

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**KEY ISSUES**

- Consistency with the General 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 requirements)
    - Section [22.16.040](#) (Development Standards for A-1)
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**CASE PLANNER:**

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