

REPORT TO THE HEARING OFFICER

DATE ISSUED: May 7, 2026

HEARING DATE: May 19, 2026 AGENDA ITEM: 4

PROJECT NUMBER: PRJ2025-001195-(1)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2025001426

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 444 N. Azusa Avenue, La Puente (S. San Jose Hills)

OWNER: Archdiocese of L.A.

APPLICANT: Network Connex

CASE PLANNER: Steve Mar, Senior Regional Planner
smar@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 **APPROVAL** of Project Number PRJ2025-001195-(1), CUP Number RPPL2025001426, 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(S):

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2025001426 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- CUP to authorize the continued maintenance and operation of an existing wireless communications facility (“WCF”) monopole in the C-1 (Restricted Business) Zone pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones) and 22.140.760.D (Wireless Facilities – Application Requirements).

B. Project

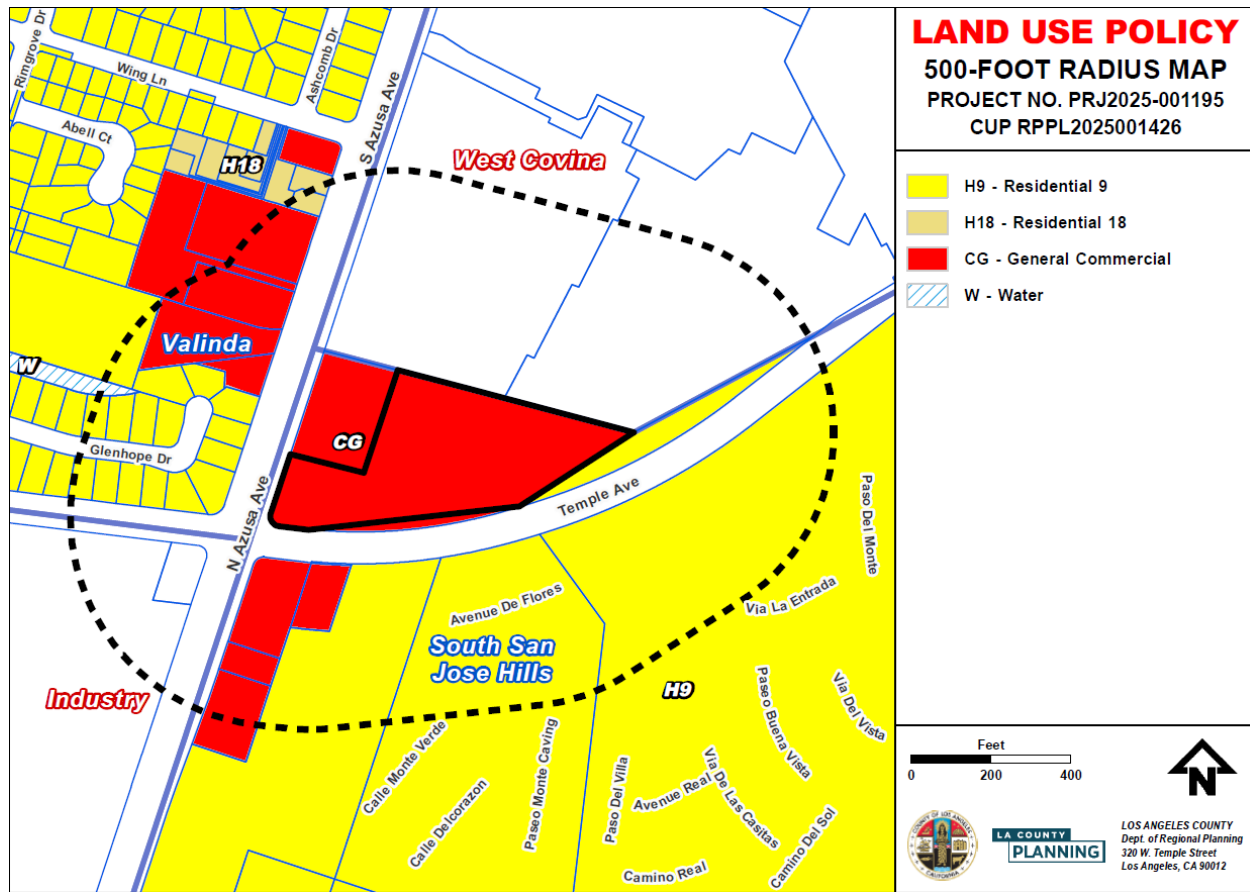
The applicant, Network Connex, requests a CUP to authorize the continued maintenance and operation of an existing 62-foot, nine-inch-tall WCF monopole located on a church and school property in the C-1 Zone. This application is subject to County Code Section 22.140.760.D (Wireless Facilities – Application Requirements) that requires a CUP to waive one or more WCF development standards as required per County Code. The Project is requesting a waiver in accordance with County Code to maintain existing antenna arm mounts of approximately four and a half feet in length that are longer than the allowed two feet in length. Proposed improvements to the facility include replacing existing chain-link fencing around the facility’s lease area with new solid vinyl fencing, planting screening vegetation between the facility and the sidewalk, painting the monopole and panel antennas a neutral, uniform color, and concealing existing exposed cables at the antenna array.

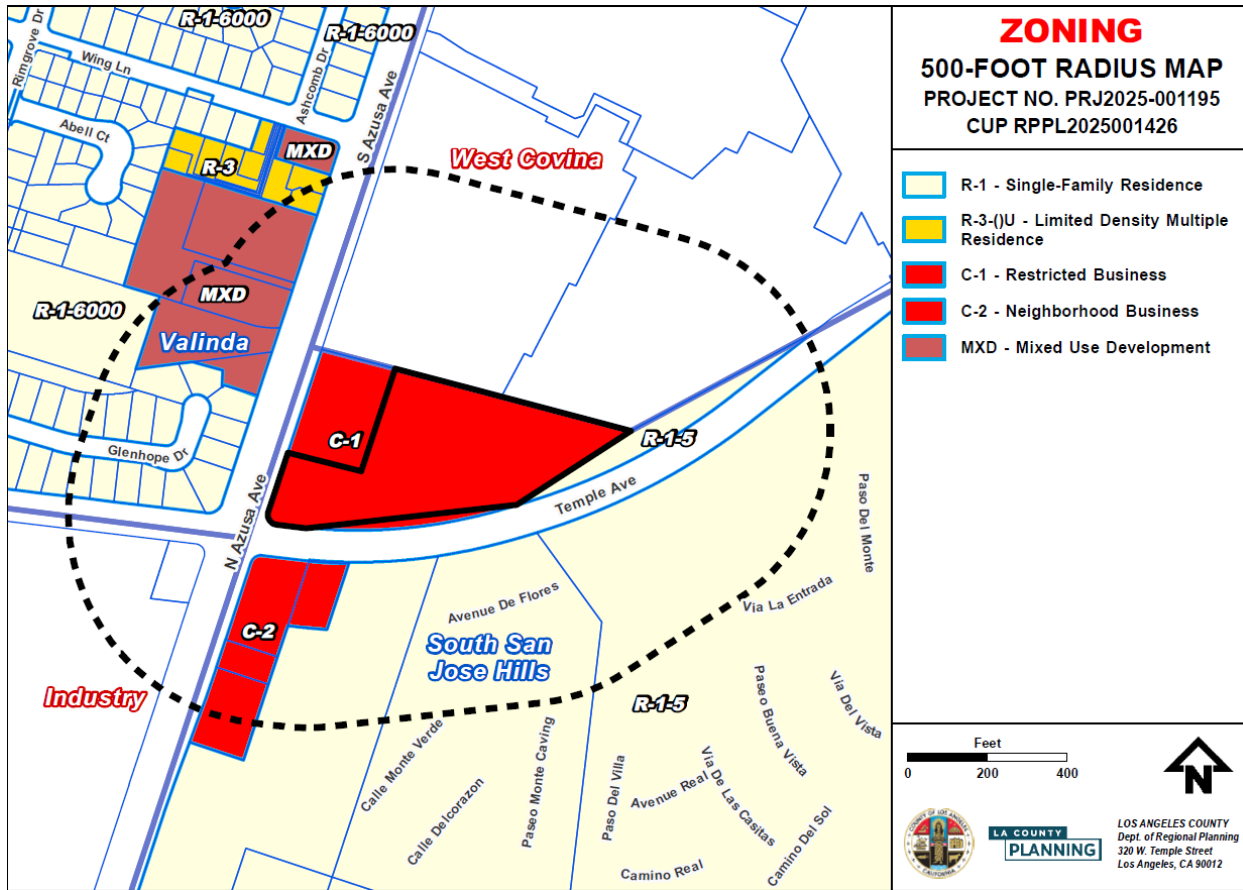
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-1	Church and School
NORTH	N/A (City of West Covina)	N/A (City of West Covina)	Multi-Family Residences
EAST	H9 (Residential 9)	R-1-5 (Single-Family Residence – Five Acre Minimum Required Lot Area)	Mobile Home Park
SOUTH	H9, CG	R-1-5, C-2 (Neighborhood Business)	Mobile Home Park, Commercial
WEST	H9, CG	R-1-6000 (Single-Family Residence – 6,000 Sq. Ft. Minimum Required Lot Area), MXD	Single-Family Residences, Commercial, Golf Course

	(Mixed Use Development), N/A (City of Industry)	
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PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5122	A-1-5 (Light Agricultural – Five Acre Minimum Lot Area)	5/25/1948
5214	A-1-5	10/19/1948
2024-0030Z	C-1	5/21/2024

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP No. 96-011-(1)	To authorize the construction and operation of a WCF monopole.	Approved March 26, 1996
CUP No. 201000170	To authorize the continued operation of an existing WCF monopole.	Approved August 3, 2011

Revised Exhibit "A" ("REA") No. 201300169	Remove and replace existing panel antennas and other equipment upgrades on the existing WCF.	Approved August 14, 2013
REA No. 201400457	Remove and replace existing panel antennas and other equipment upgrades on the existing WCF.	Approved February 11, 2015
REA No. RPPL2016001813	Remove and replace existing panel antennas and other equipment upgrades on the existing WCF.	Approved May 18, 2016
REA No. RPPL2017006390	Add new backup generator to existing WCF.	Approved March 20, 2017
REA No. RPPL2016004374	Remove and replace existing panel antennas and other equipment upgrades on the existing WCF. Install privacy slats onto existing chain link fencing.	Approved June 26, 2017
REA No. RPPL2019004559	Remove and replace existing panel antennas and other equipment upgrades on the existing WCF.	Approved August 14, 2019
REA No. RPPL2020006304	Remove and replace existing panel antennas and other equipment upgrades on the existing WCF.	Approved October 6, 2020
REA No. RPPL2022013803	Remove and replace existing microwave antenna dish and other equipment upgrades on the existing WCF.	Approved December 15, 2022

C. Violations

There are no prior zoning violations on the property.

ANALYSIS

A. Land Use Compatibility

The Project Site is located within the CG (General Commercial) land use designation of the East San Gabriel Valley Area Plan. This land use designation is intended for local-serving commercial uses, single-family and multifamily residences, and residential and commercial mixed uses. The WCF on the subject property is compatible with this land use designation and the surrounding land uses. The continued operation of the facility ensures that local cellular service will be readily available in the immediate area. The applicant is requesting a development standards waiver to maintain existing antenna arm mounts of approximately four and a half feet in length that are longer than the allowed two feet in length.

B. Neighborhood Impact (Need/Convenience Assessment)

The project's coverage maps show cellular coverage in the area with and without the facility as well as the coverage provided by the facility itself. The maps demonstrate that the facility is a vital part of the cellular network and will continue to provide appropriate reception levels around the facility's vicinity.

The facility will continue to provide uninterrupted wireless service to the community in support of the existing wireless network. The facility is located on an existing church and school property and is surrounded mostly by residential uses and some commercial uses. A golf course and country club is located southwest of the Project Site.

The facility is located adjacent to the church's parking lot at the edge of the property line facing East Temple Avenue. The facility has a total height of 62 feet, nine inches to the top of the antenna array panels. The facility will be most visible to pedestrians and motorists along East Temple Avenue to the south and North Azusa Avenue to the west. The facility has existed on the site with the same general design and appearance for 30 years. The requested waiver to maintain existing antenna arm mounts of approximately four and a half feet in length that are longer than the allowed two feet in length maintains the facility's appearance with no new visual impacts to the neighborhood. The monopole's antenna arm mounts are comparable in length to those of other WCFs located in the surrounding community and visually integrate with typical urban utility poles.

The facility will also be required to operate within the safety standards of the Federal Communications Commission ("FCC"), and any sounds generated by the project are subject to the County noise control regulations. Because the facility will be unmanned, traffic flow and parking would not be impacted. Periodic maintenance visits are anticipated and the frequency of these visits is not expected to be disruptive to the neighborhood. Maintenance technicians can access the Project Site via existing public roads.

C. Design Compatibility

The facility features a standard wireless monopole design with a 60-foot main monopole height and a maximum height of 62 feet, nine inches to the top of the panel antennas. The

monopole is contained within a lease area consisting of ground-mounted appurtenant equipment surrounded by chain-link fencing covered in privacy slats. The Project is requesting a development standards waiver in accordance with County Code Section 22.140.760.L (Wireless Facilities – Waivers) to maintain existing antenna arm mounts of approximately four and a half feet in length that are longer than the allowed two feet in length. The monopole’s antenna arm mounts are comparable in length to those of other WCFs located in the surrounding community and visually integrate with typical urban utility poles. The Project proposes to replace existing chain-link fencing around the facility’s lease area with new solid vinyl fencing that is more compatible with surrounding residential uses. New vegetation will be planted in the existing landscaped area between the facility and the sidewalk to enhance visual screening of the lease area. The monopole and antenna panels will be painted a neutral, uniform color to reduce visual impacts of the facility. Existing exposed cables at the antenna array will be concealed or routed to reduce their visibility.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The project complies with all applicable zoning requirements, including the County’s current Wireless Ordinance, with the exception of an allowed waiver to the WCF development standards related to the facility’s antenna arm mount length. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050 (Conditional Use Permits Findings and Decision) and 22.140.760 (Wireless Facilities Findings and Decision) of the County Code. The Burden of Proof with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The project is an existing WCF and is only proposing minor improvements to replace existing chain-link fencing around the facility’s lease area with new solid vinyl fencing, planting screening vegetation between the facility and the sidewalk, painting the monopole and panel antennas a neutral, uniform color, and concealing exposed cables at the antenna array. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

WCF projects do not require consultation with other County departments unless the proposed project will be located in the public right-of-way. The proposed project is not located in the public right-of-way.

B. Public Comments

Staff has not received any comments at the time of report preparation.

Report
Reviewed By: *Rudy Silvas* PRP for Maria Masis
Maria Masis, AICP, Supervising Regional Planner

Report
Approved By: *Michele R. Bush* for Susan Tae
Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Coverage Map
EXHIBIT J	Alternative Sites Analysis
EXHIBIT K	Previous CUP No. 201000170 Findings & Conditions

MOD



SITE NUMBER: 828493 CITY: WEST COVINA
SITE NAME: TMT LA223 LA-223-00 COUNTY: LOS ANGELES
SITE TYPE: MONOPOLE JURISDICTION: COUNTY OF LOS ANGELES



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PLANS PREPARED BY:



655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

PROJECT INFORMATION:

MOD
BU# 828493
TMT LA223 LA-223-00

444 N AZUSA AVE
WEST COVINA, CA 91791
MONOPOLE

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

Table with 4 columns: REV., DATE, DESCRIPTION, BY. Row 1: 0, 01/29/26, 100% CD, GHB

DRAWN BY: CHK.: APV.:

Table with 3 columns: GHB, DSK, DSK

LICENSURE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T-1

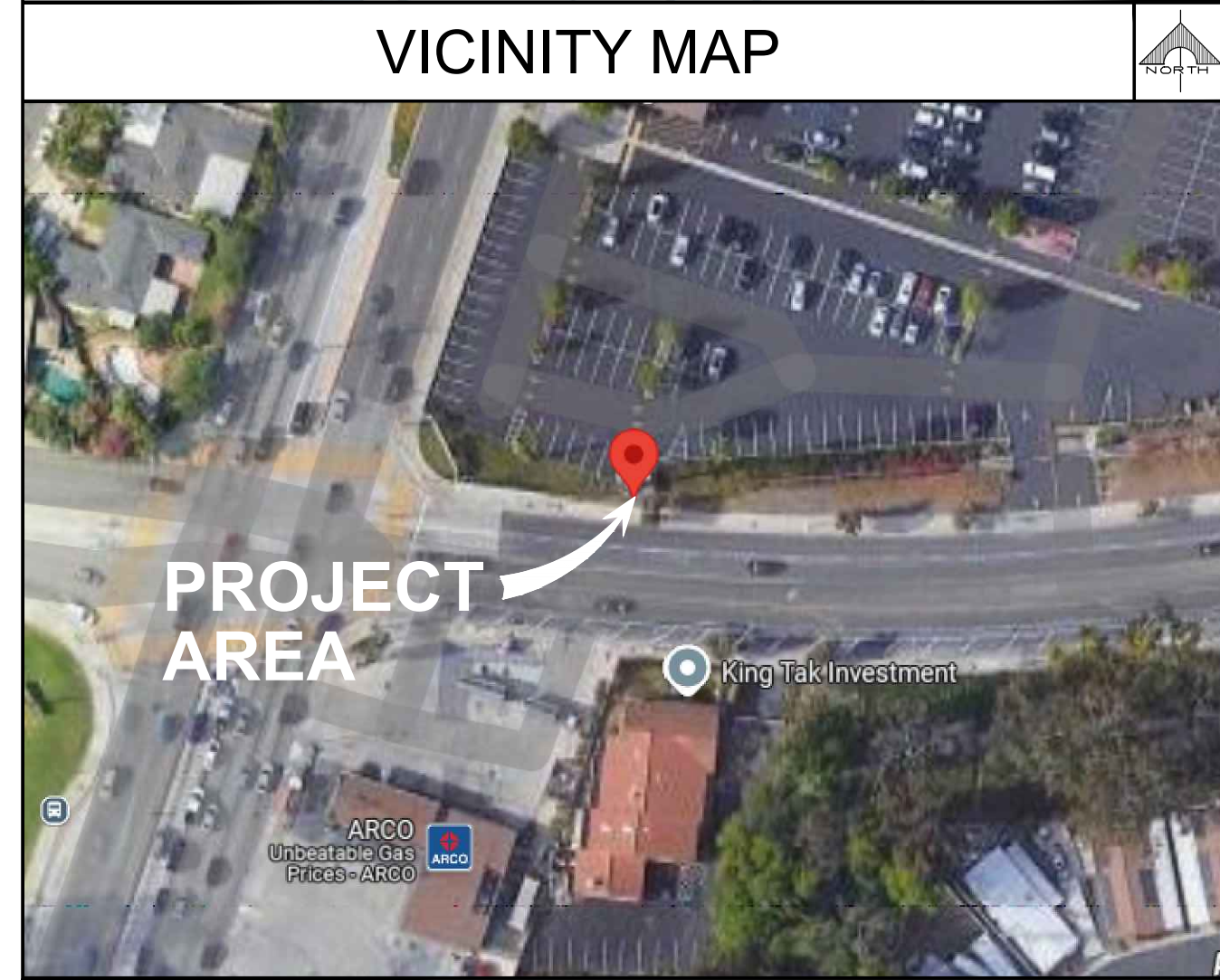
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BU# 828493

SITE INFORMATION table with fields: SITE ADDRESS, PROPERTY OWNER, APPLICANT AND TOWER OWNER, LATITUDE, LONGITUDE, GROUND ELEVATION, APN #, ZONING JURISDICTION, CURRENT ZONING, PROPOSED USE, PROPERTY TYPE, OCCUPANCY GROUP, LEASE AREA (SF).

PROJECT TEAM table with fields: CROWN CASTLE PROJECT MANAGER, PROJECT MANAGER, SAC/ZONING/PERMITTING, STRUCTURAL ENGINEERING.

DRAWING INDEX table with columns: SHEET, DESCRIPTION. Rows include T-1 to T-4 and A-1 to A-7.



GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE.

APPROVAL table with columns: PRINT NAME, SIGNATURE, DATE. Rows for LANDLORD, ZONING MGR, DEVELOP. MGR, CONST. MGR, PROJECT MGR, SR. RF ENGINEER, RF ENGINEER, OPERATIONS, SAC REP., UTILITIES, REAL ESTATE MGR.

ACCESSIBILITY REQUIREMENTS
THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022.

- CODE COMPLIANCE
1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022
2. CALIFORNIA BUILDING CODE 2022
3. CALIFORNIA ELECTRICAL CODE 2022
4. CALIFORNIA MECHANICAL CODE 2022
5. CALIFORNIA PLUMBING CODE 2022
6. ANSI / TIA-222-H-2017
7. LOCAL BUILDING CODE
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2022 EDITION
10. ASCE 7-16 WITH SUPPLEMENT
11. ACI 318-19
12. STEEL CONSTRUCTION MANUAL, 15TH EDITION

DRIVING DIRECTION
FROM CROWN CASTLE OFFICE: 200 SPECTRUM, IRVINE, CA 92618:
GET ON I-5 N FROM ALTON PKWY. HEAD WEST. TURN RIGHT TOWARD QUASAR DR.

PROJECT DESCRIPTION table with 1. REMOVE EXISTING CHAIN LINK FENCE, 2. INSTALL NEW 6'-11" HIGH VINYL FENCE AND GATE.
DO NOT SCALE DRAWINGS
SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

NOTE:
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY CROWN CASTLE AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, (E) PROPERTY LINES AND CONDUIT RUNS.



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REV.	DATE	DESCRIPTION	BY
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DRAWN BY: CHK.: APV.:

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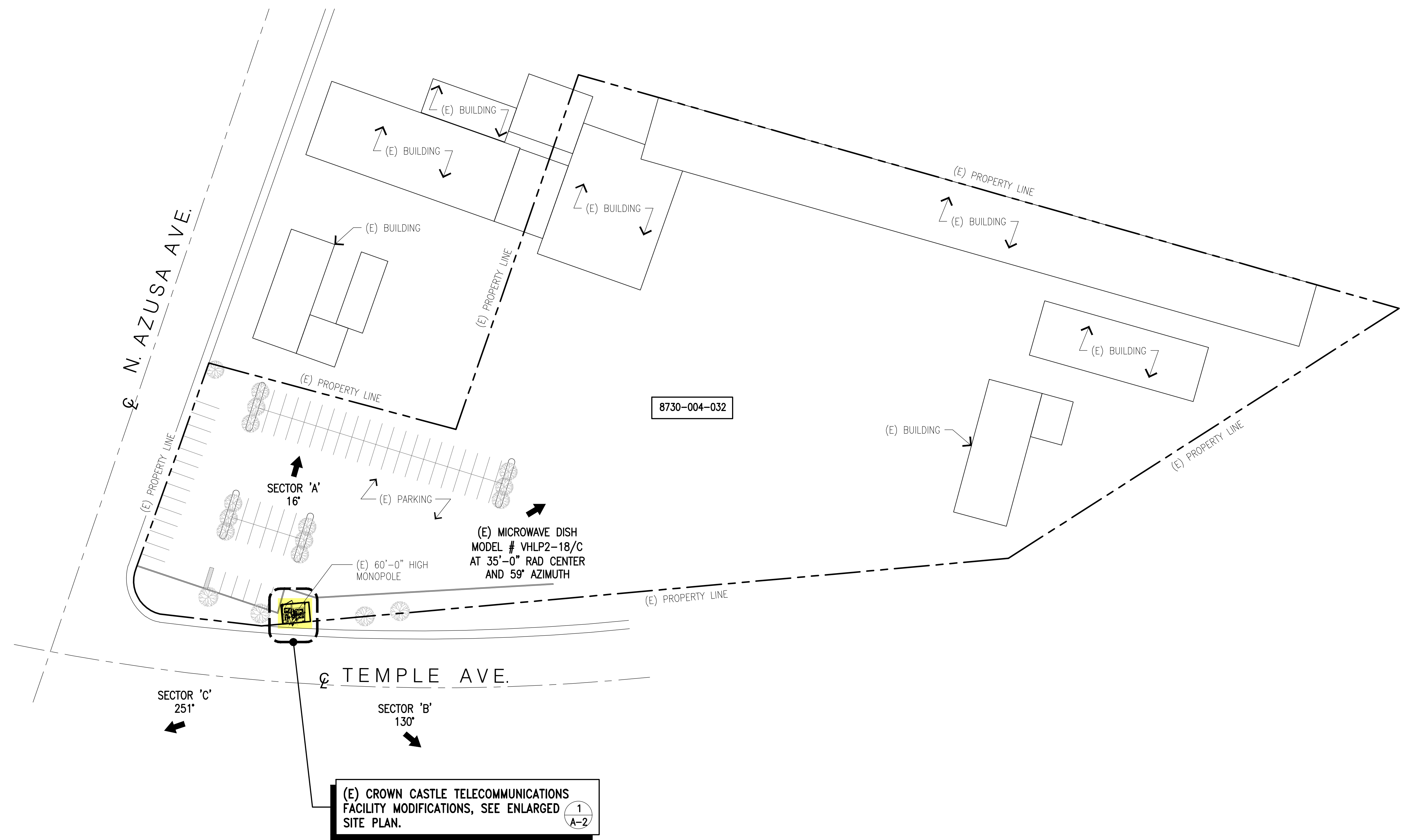
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OVERALL SITE PLAN

SHEET NUMBER: REVISION:

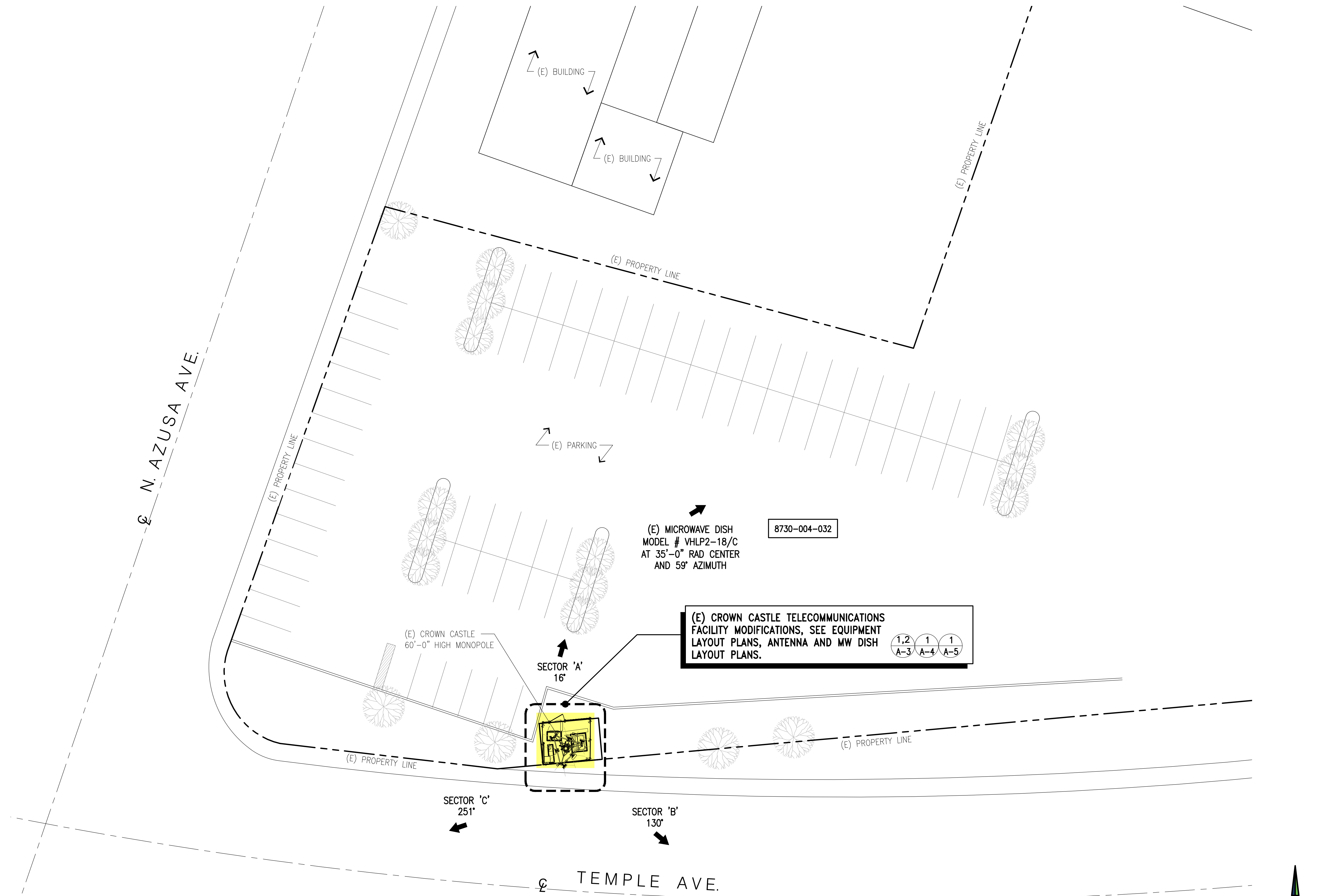
A-1 **0**
 BU# 828493



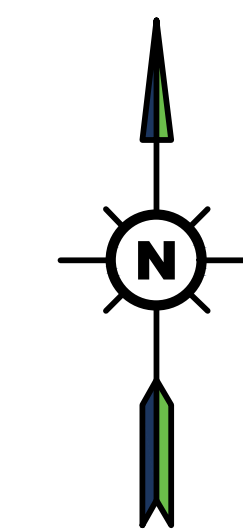
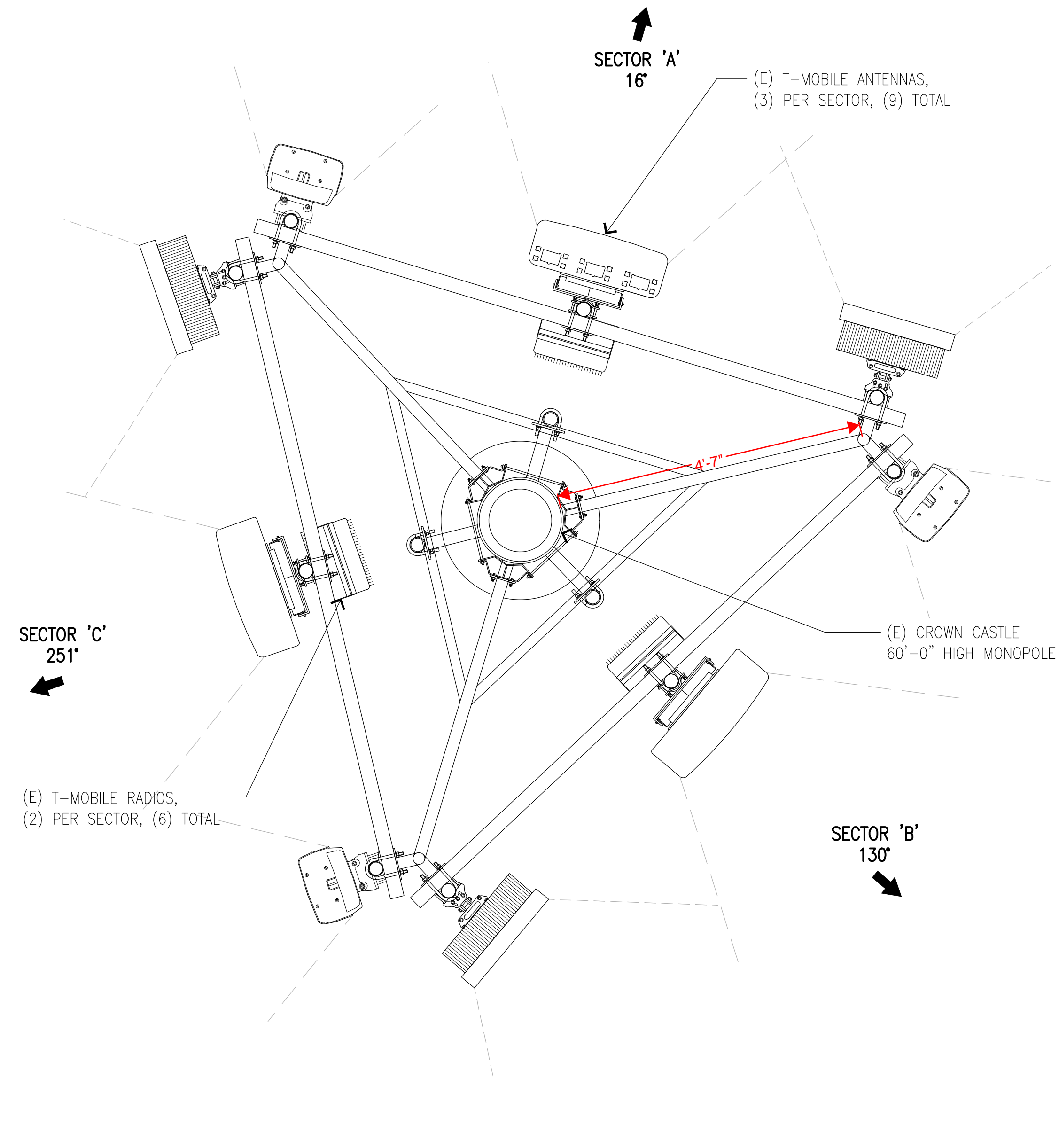
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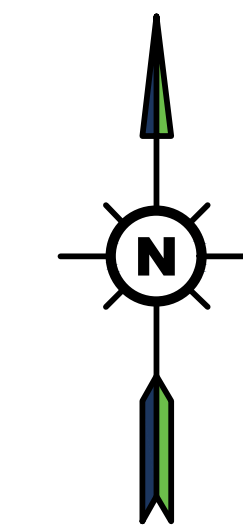
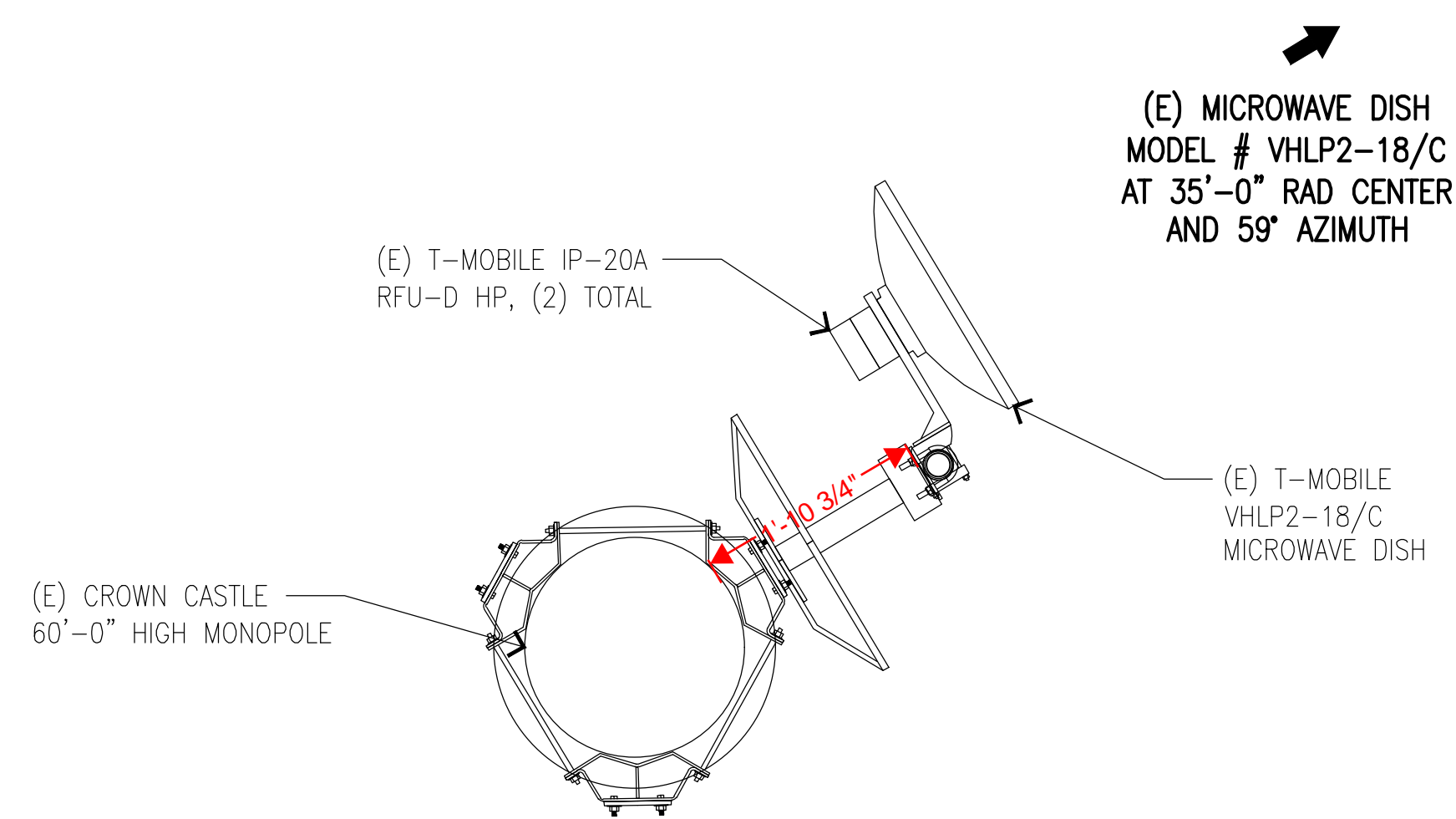


NOTE:
 BUNDLING AND STRAIGHTENING THE CABLES AS MUCH AS POSSIBLE, ROUTE CABLES THROUGH TUBING, USE CHIN STRAPS AT THE BOTTOM OF THE ANTENNAS, ETC.



EXISTING ANTENNA LAYOUT PLAN (NO CHANGE)

SCALE: 3/4"=1'-0" 0 1' 2' 3' 1



EXISTING MICROWAVE DISH LAYOUT PLAN (NO CHANGE)

SCALE: 3/4"=1'-0" 0 1' 2' 3' 2



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 IRVINE, CA 92618

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PROJECT INFORMATION:

MOD
 BU# 828493
 TMT LA223 LA-223-00

444 N AZUSA AVE
 WEST COVINA, CA 91791
 MONOPOLE

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

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DRAWN BY: CHK.: APV.:

GHB DSK DSK

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SHEET TITLE:

EXISTING ANTENNA AND MW DISH LAYOUT PLANS (NO CHANGE)

SHEET NUMBER: REVISION:

A-3 0

BU# 828493

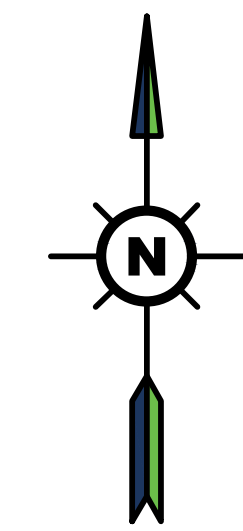
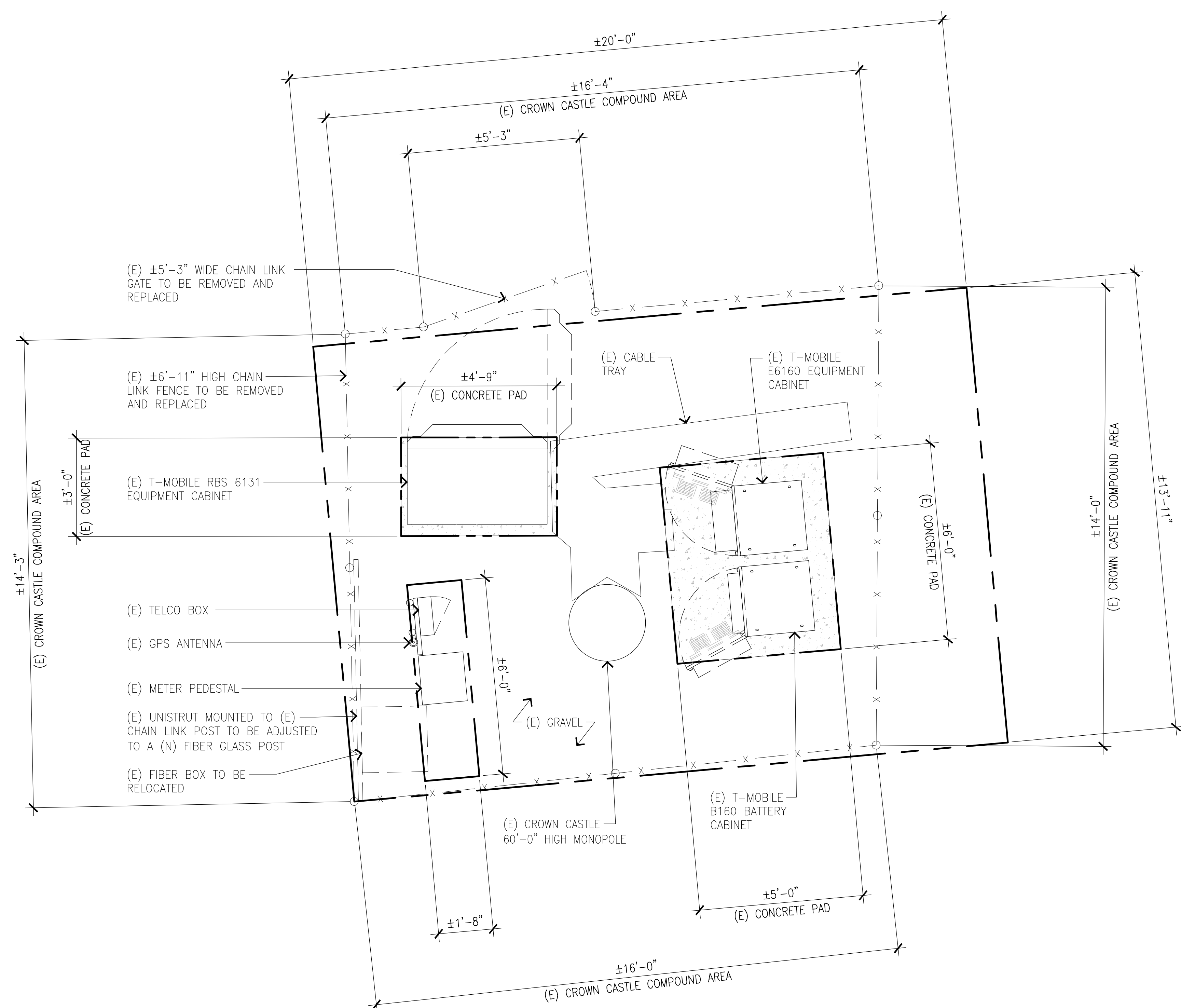
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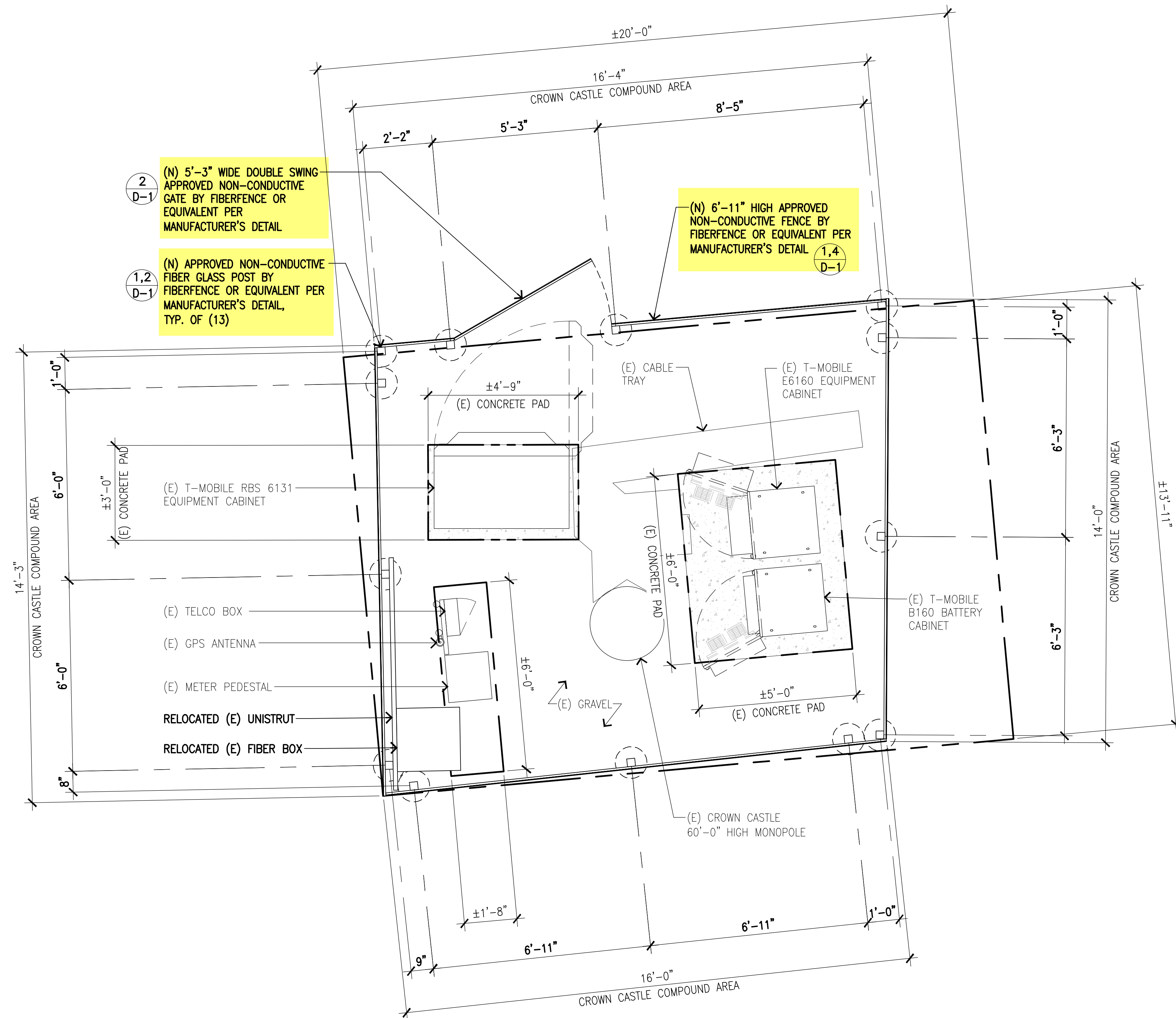
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**EXISTING EQUIPMENT
LAYOUT PLAN**

A-4 **0**
BU# 828493



NOTE:
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(N) 5'-3" WIDE DOUBLE SWING APPROVED NON-CONDUCTIVE GATE BY FIBERFENCE OR EQUIVALENT PER MANUFACTURER'S DETAIL

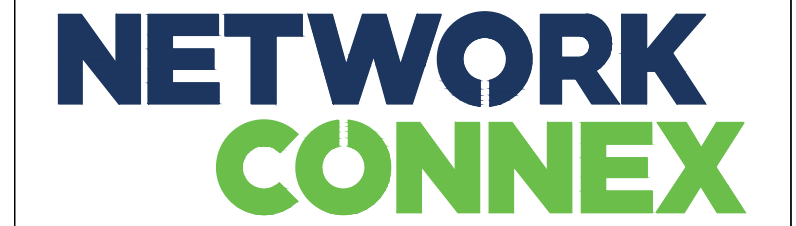
(N) APPROVED NON-CONDUCTIVE FIBER GLASS POST BY FIBERFENCE OR EQUIVALENT PER MANUFACTURER'S DETAIL, TYP. OF (13)

(N) 6'-11" HIGH APPROVED NON-CONDUCTIVE FENCE BY FIBERFENCE OR EQUIVALENT PER MANUFACTURER'S DETAIL



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MONOPOLE

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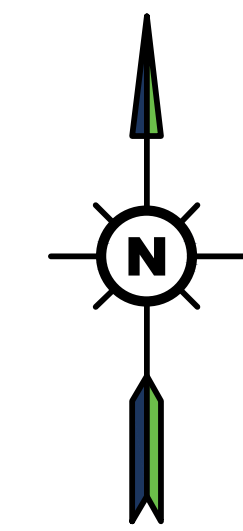
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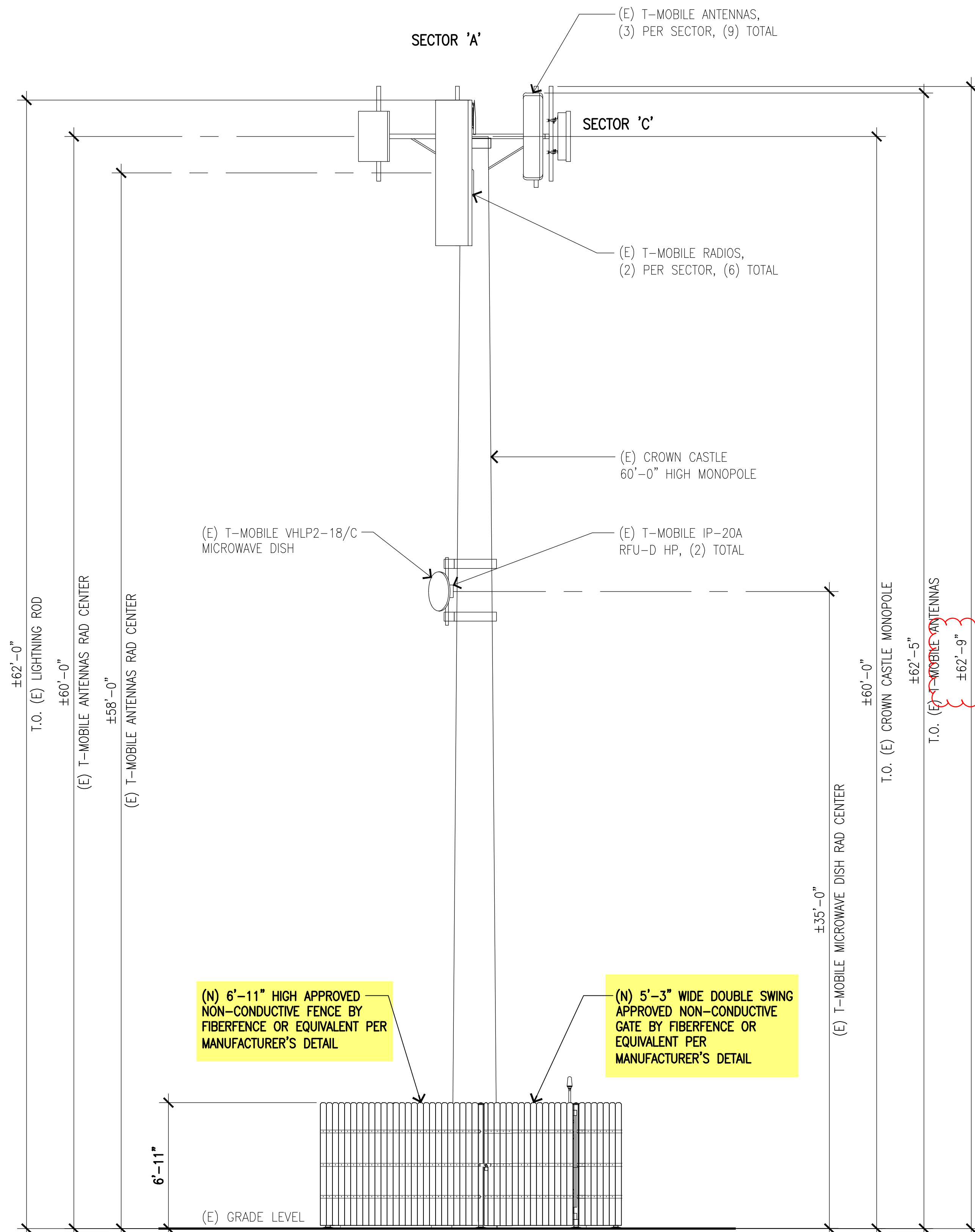
NEW EQUIPMENT LAYOUT PLAN

SHEET NUMBER: REVISION:

A-5 **0**
BU# 828493



NOTE:
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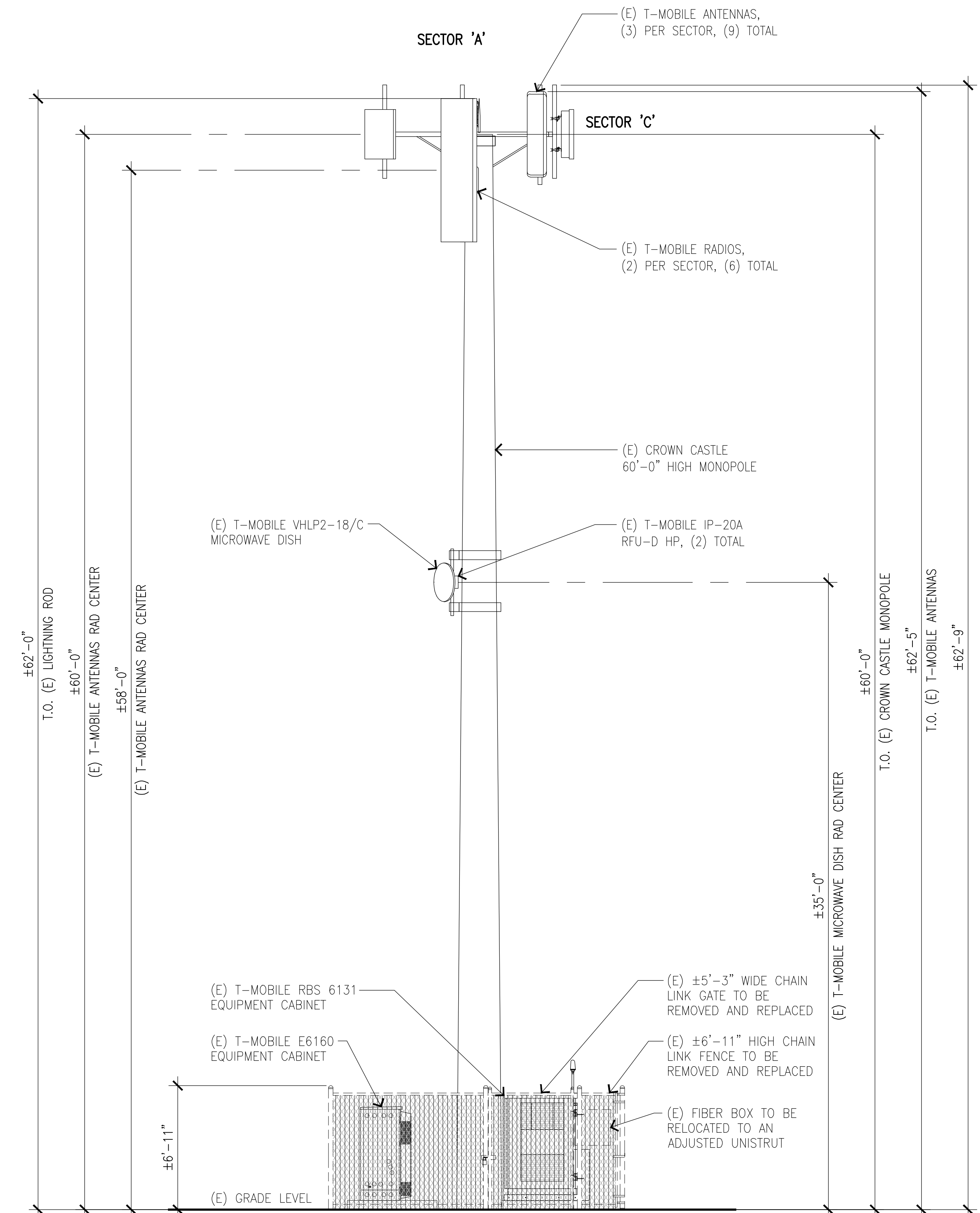


NEW NORTH ELEVATION

SCALE: 1/4"=1'-0"
0 1' 2' 4' 8'

2

EXISTING NORTH ELEVATION



SCALE: 1/4"=1'-0"
0 1' 2' 4' 8'

1



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DRAWN BY: GHB CHK.: DSK APV.: DSK

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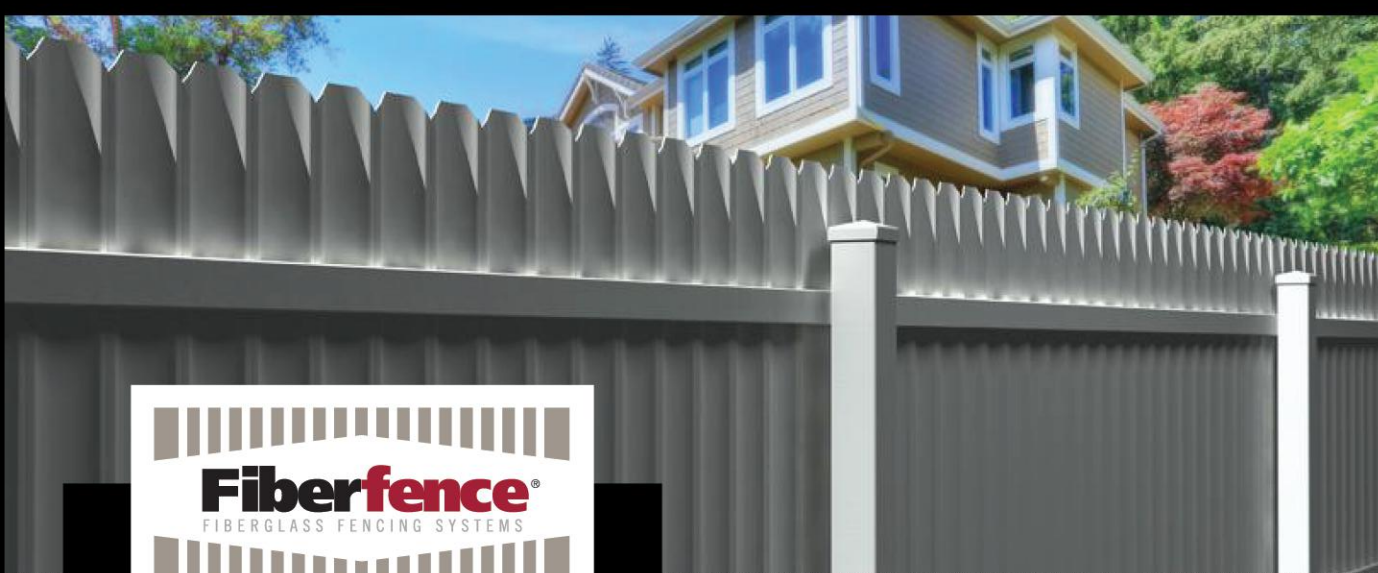
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EXISTING AND NEW NORTH ELEVATIONS

SHEET NUMBER: REVISION:

A-6 0
BU# 828493

PRIVACY FIBERFENCE FIBERGLASS FENCING SYSTEM



Fiberfence is a U.S. patented fencing system that is 100% pultruded fiberglass, offered in privacy and ranch that looks like wood, and ornamental that looks like steel. Standard and custom colors and styles available.

Performance Property	Test Method	Value
Tensile Modulus	ASTM D438	PSI 2.5x10 ⁶
	ASTM D-790	PSI 30,000
Flexural Modulus	ASTM D-790	PSI 2.8x10 ⁶
Compressive Strength	ASTM D495	PSI 30,000
Load Impact Strength		ft/lb./in.25
Barrel hardness		45
Coeff. Thermal Expans.	ASTM D496 (in/in/degree F)	4.4 10 ⁶

Fiberfence Components - Profiles
 Privacy:
 3" x 3" x 1/4" long x 1/4" thick wall, fiberglass post
 2" x 3/4" x 8' long x 1/4" thick wall, fiberglass rail
 4" wide privacy picket x 1/4" thick
 6" wide privacy picket x 1/4" thick
 1", 3/4" and 1/2" aluminum pop rivets

Fiberfence Privacy is designed to look like wood and installs the same as traditional wood fencing with a few exceptions. Privacy Fiberfence is half the weight of wood and need only to attach panel to fiberglass matching post using aluminum pop rivets. May use steel posts to install the same as traditional fence wood fence using same calculation techniques. Depth of post depends on height of fence. Uses different size rivets depending on applying to steel post or fiberglass post. The fiberglass posts are all 3" x 3" x whatever height with a 1/4" wall. Privacy Fiberfence is offered in standard or custom sizes.

F&F Composite Group, Inc. 5800 Egg Farm Road, Suite 260, Keller, Texas 76248
 www.fiberfence.com • info@fiberfence.com • 817-379-4411

Exterior finishes: Privacy Fiberfence is manufactured with the pigment throughout the product. There is no coating ordinarily on the privacy look. Optional coating may be chosen should customer want a custom color in the least time. Should coating be chosen, it is a specially formulated coating by Sherwin Williams that bonds to the fiberglass. It is applied by spray and hand and then cured for 24 hours before product is packaged and shipped. Standard colors for privacy are white, beige, gray, brown, taupe, black and a variety of woodgrain colors.

Physical/Chemical Properties: Fiberfence fiberglass fencing systems exhibit excellent resistance to UV exposure. The fiberglass properties do not allow it to expand or contract, hold heat or cold, thus it is impervious to all kinds of weather including snow and ice, hot summer weather, moisture or lack of moisture, rain or shine.

Fiberfence Sizes: Fiberfence Privacy is offered in Standard sizes 6' tall and 8' tall. Privacy Fiberfence can be made to order height, width and color. All requests for configuration other than standard must be approved.

Accessory Options: Privacy Fiberfence may be installed on matching fiberglass posts or on steel posts. In the case of fiberglass posts, aluminum pop rivets are used to mount the panel directly to the post. In the case of steel posts, Simpson brackets are used and secured to the posts using aluminum pop rivets. All installations of privacy use aluminum pop rivets. No nails or screws.

Installation: Privacy is installed using ordinary methods of spacing center to center on post and the depth of posts is determined by the height of the fence. For 6 foot tall it is recommended to install 2 feet in the ground. For 8 foot tall install minimum 3 feet in the ground. Diameter of hole is 6". Set in concrete. Aluminum pop rivets are utilized to secure panels to posts whether directly to the fiberglass post

or using brackets to the steel posts.

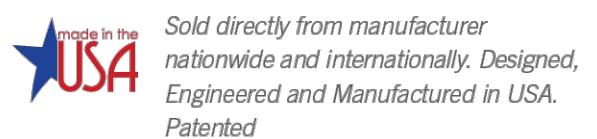
Fasteners: 1", 3/4" and 1/2" aluminum pop rivets are used in assembly and installation of Fiberfence Privacy. The 1" pop rivet is used to attach panels to fiberglass posts. The 1" pop rivet is also used to attach cover pickets when posts are exposed in an installation when needed. The 3/4" pop rivet is used when attaching pickets to rail in self-assembly. The 1/2" large head aluminum pop rivets are used when steel posts are used. The 1/2" pop rivets are used to attach the Simpson bracket to the rails.

Optional Adhesive Application for Post Caps. Post caps on any type of Fiberfence installation may be applied using Liquid Nails to secure.



Lifetime Warranty. Fiberfence products have a lifetime warranty against any manufacturing defects. It will not rot, is waterproof, weatherproof and 3 times the tensile strength of steel. It will not hold heat or cold, will not expand or contract, will not crack or peel. Has UV protection built in for high level of UV resistance

Fiberfence products are 100% sustainable and environmentally-friendly. Due to its composition, fiberglass is known for its very low embodied energy required to produce a product from the raw materials stage through delivery of fiberglass products.



Sold directly from manufacturer nationwide and internationally. Designed, Engineered and Manufactured in USA. Patented



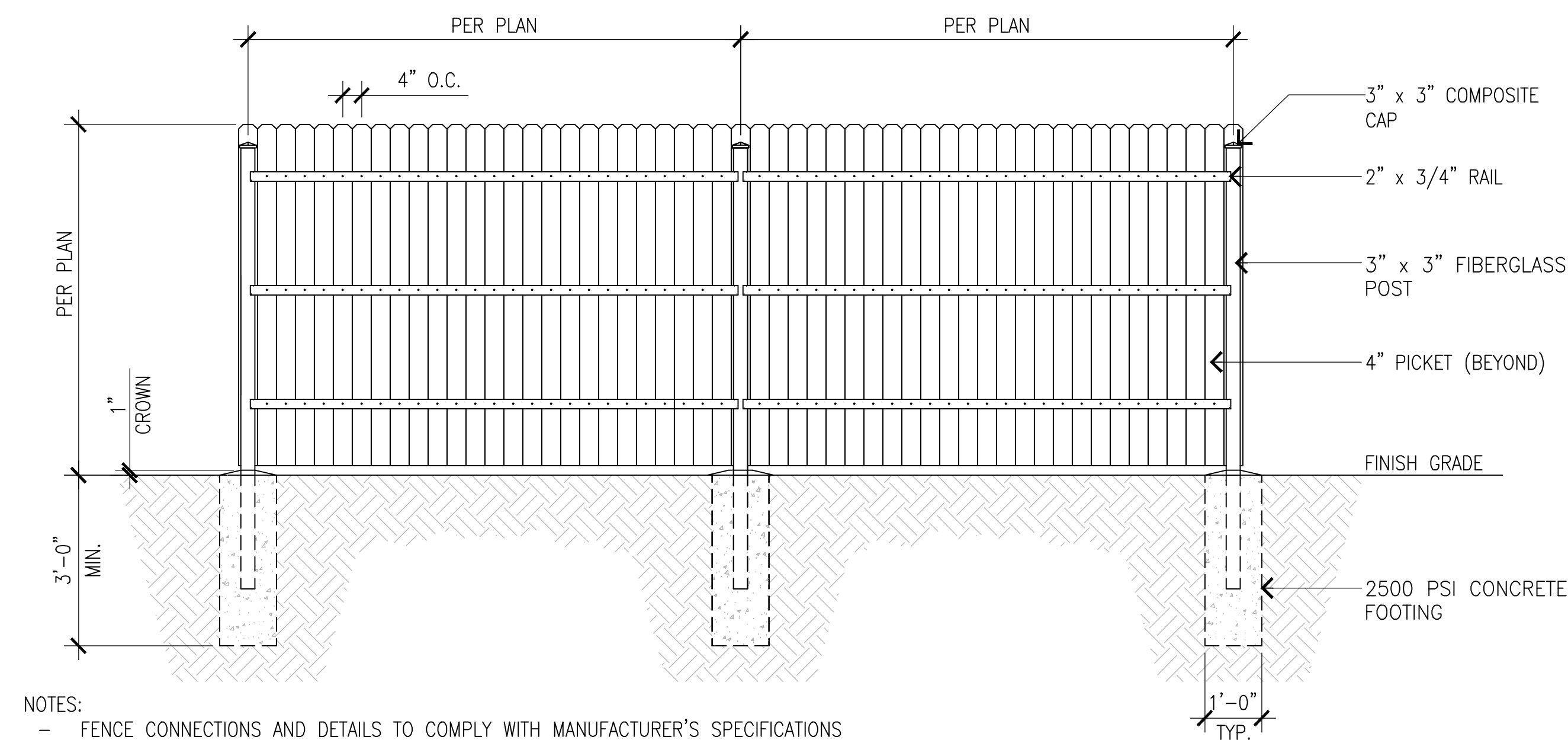
F&F Composite Group, Inc. 5800 Egg Farm Road, Suite 260, Keller, Texas 76248
 www.fiberfence.com • info@fiberfence.com • 817-379-4411

FIBERFENCE SPECIFICATION

4

NOT USED

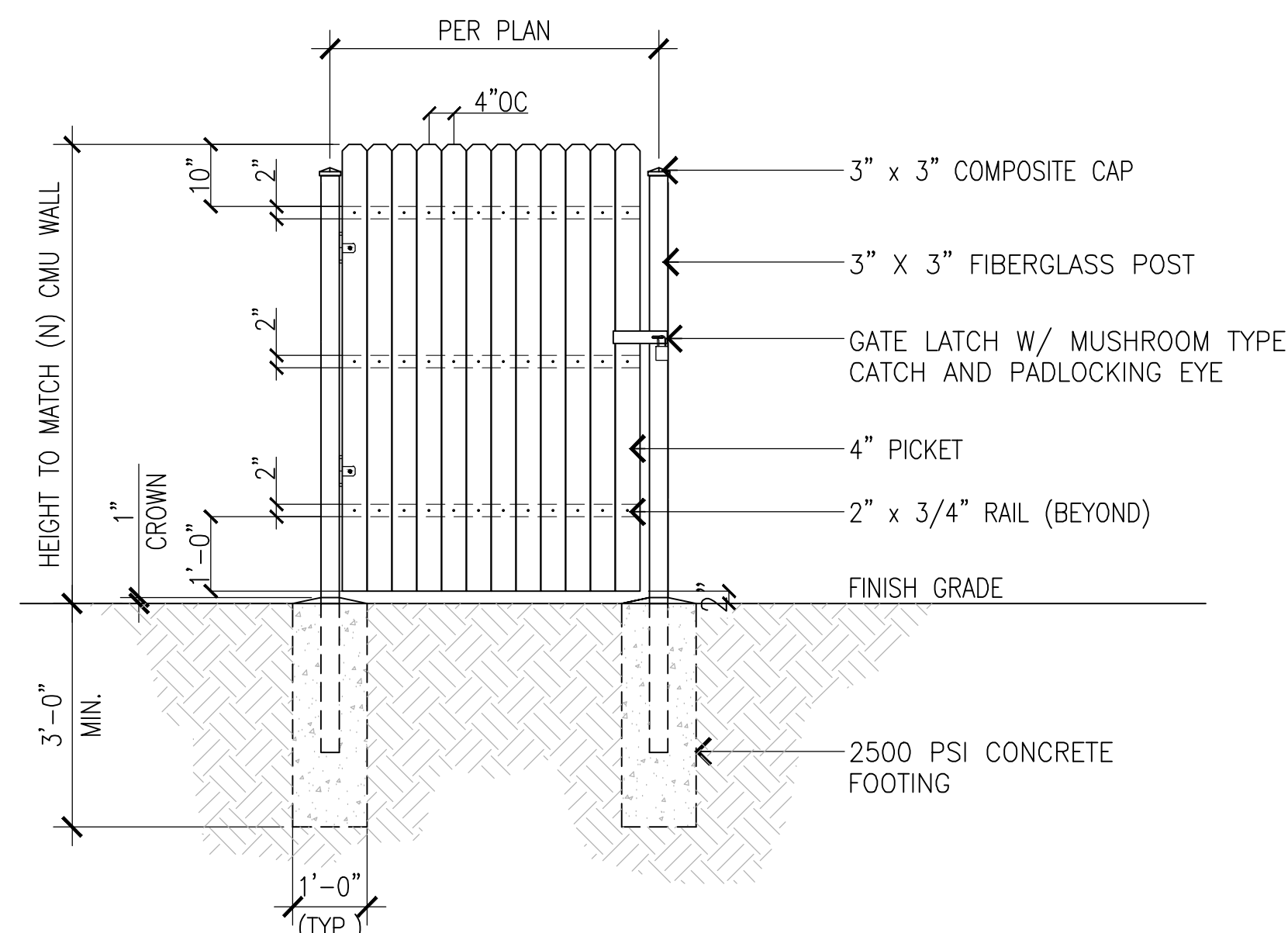
5 NOT USED



- NOTES:
 - FENCE CONNECTIONS AND DETAILS TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS
 - FENCE TO BE PAINTED TO MATCH EXISTING

SCALE:
 1/2"=1'-0" 1

FIBERFENCE PRIVACY FENCE GATE DETAIL



- NOTES:
 - GATE LOCKS MUST BE ACCESSIBLE FROM INSIDE OF FENCE PER FIRE AND SAFETY REQUIREMENTS
 - FENCE TO BE PAINTED TO MATCH EXISTING

SCALE:
 1/2"=1'-0" 2

NOT USED

5 NOT USED



200 SPECTRUM, SUITE 1700
 IRVINE, CA 92618

PLANS PREPARED BY:



655 N. CENTRAL AVE., #1520
 GLENDALE, CA 91203
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

PROJECT INFORMATION:

MOD

BU# 828493
 TMT LA223 LA-223-00

444 N AZUSA AVE
 WEST COVINA, CA 91791
 MONOPOLE

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

0	01/29/26	100% CD	GHB

DRAWN BY: CHK.: APV.:

GHB	DSK	DSK
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LICENSURE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:

DETAILS AND SPECIFICATIONS

SHEET NUMBER: REVISION:

D-1

0

BU# 828493

3



PROJECT NUMBER PRJ2025-001195-(1)
HEARING DATE May 19, 2026
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit (“CUP”) No.
 RPPL2025001426

PROJECT SUMMARY

OWNER / APPLICANT Archdiocese of L.A. / Network Connex
MAP/EXHIBIT DATE 3/10/2025

PROJECT OVERVIEW

Request for a CUP to authorize the continued maintenance and operation of an existing 62-foot, nine-inch-tall wireless communications facility (“WCF”) monopole located on a church and school property in the C-1 (Restricted 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.D (Wireless Facilities – Application Requirements) to require a CUP to waive one or more WCF development standards as required per County Code. The Project is requesting a waiver in accordance with County Code to maintain existing antenna arm mounts of approximately four and a half feet in length that are longer than the allowed two feet in length. Proposed improvements to the facility include replacing existing chain-link fencing around the facility’s lease area with new solid vinyl fencing, planting screening vegetation between the facility and the sidewalk, painting the monopole and panel antennas a neutral, uniform color, and concealing existing exposed cables at the antenna array.

LOCATION 444 N. Azusa Avenue, La Puente (S. San Jose Hills)	ACCESS via Azusa Avenue	
ASSESSORS PARCEL NUMBER(S) 8730-004-032	SITE AREA 4.37 Acres	
GENERAL PLAN / LOCAL PLAN East San Gabriel Valley Area Plan	ZONED DISTRICT Puente	PLANNING AREA East San Gabriel Valley
LAND USE DESIGNATION CG (General Commercial)	ZONE C-1 (Restricted Business)	
PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	APPLICABLE STANDARDS DISTRICTS 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 Permits Findings and Decision)
 - Section 22.140.760 I. (Wireless Facilities Findings)
 - Chapter 22.366 (East San Gabriel Valley PASD)
 - Section 22.20.050 (Development Standards for Commercial Zones)

CASE PLANNER: _____ **PHONE NUMBER:** _____ **E-MAIL ADDRESS:** _____

Steve Mar

(213) 893-7009

smar@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-001195-(1)
CONDITIONAL USE PERMIT NO. RPPL2025001426

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit No. (“CUP”) **RPPL2025001426** on May 19, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Network Connex ("Permittee"), requests the CUP to authorize the continued maintenance and operation of an existing 62-foot, nine-inch-tall wireless communications facility (“WCF”) monopole located on a church and school property located at 444 N. Azusa Avenue in the unincorporated community of South San Jose Hills ("Project Site") in the C-1 (Restricted Business) Zone. This application is subject to County Code Section 22.140.760.D (Wireless Facilities – Application Requirements) to require a CUP to waive one or more WCF development standards as required per County Code. The Project is requesting a waiver in accordance with County Code to maintain existing antenna arm mounts of approximately four and a half feet in length that are longer than the allowed two feet in length. Proposed improvements to the facility include replacing existing chain-link fencing around the facility’s lease area with new solid vinyl fencing, planting screening vegetation between the facility and the sidewalk, painting the monopole and panel antennas a neutral, uniform color, and concealing existing exposed cables at the antenna array.
4. **PREVIOUS ENTITLEMENT(S).** CUP No. 96-011, approved March 26, 1996, authorized the construction and operation of a new WCF monopole. CUP No. 201000170, approved August 3, 2011, authorized the continued operation of the existing WCF. The following Revised Exhibit “A” (“REA”) applications approved various facility improvements and upgrades on the WCF between August 2013 to December 2022.

REA no. 201300169	Remove and replace existing panel antennas and other equipment upgrades on the existing WCF.	Approved August 14, 2013
REA no. 201400457	Remove and replace existing panel antennas and other equipment	Approved February 11, 2015

	upgrades on the existing WCF.	
REA no. RPPL2016001813	Remove and replace existing panel antennas and other equipment upgrades on the existing WCF.	Approved May 18, 2016
REA no. RPPL2017006390	Add new backup generator to existing WCF.	Approved March 20, 2017
REA no. RPPL2016004374	Remove and replace existing panel antennas and other equipment upgrades on the existing WCF. Install privacy slats onto existing chain link fencing.	Approved June 26, 2017
REA no. RPPL2019004559	Remove and replace existing panel antennas and other equipment upgrades on the existing WCF.	Approved August 14, 2019
REA no. RPPL2020006304	Remove and replace existing panel antennas and other equipment upgrades on the existing WCF.	Approved October 6, 2020
REA no. RPPL2022013803	Remove and replace existing microwave antenna dish and other equipment upgrades on the existing WCF.	Approved December 15, 2022

5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the East San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map.
6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned C-1. Pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones), a CUP is required for WCFs that request waivers to any of the WCF development standards listed under County Code Section 22.140.760.E. (Wireless Facilities – Development Standards).

7. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	N/A (City of West Covina)	N/A (City of West Covina)	Multi-Family Residences
EAST	H9 (Residential 9)	R-1-5 (Single-Family Residence – Five Acre Minimum Required Lot Area)	Mobile Home Park
SOUTH	H9, CG	R-1-5, C-2 (Neighborhood Business)	Mobile Home Park, Commercial
WEST	H9, CG	R-1-6000 (Single-Family Residence – 6,000 Sq. Ft. Minimum Required Lot Area), MXD (Mixed Use Development), N/A (City of Industry)	Single-Family Residences, Commercial, Golf Course

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 4.37 acres in size and consists of one legal lot. The Project Site is irregular in shape with flat topography and is developed with a church and a church school.

B. Site Access

The Project Site is accessible via Temple Avenue, an 80-foot-wide Secondary Highway listed on the County Master Plan of Highways to the south, and Azusa Avenue, a 110-foot-wide Major Highway to the west. Primary access to the Project Site will be via an entrance/exit on Temple Avenue.

C. Site Plan

The site plan depicts the Project Site with the existing WCF located near the southwest corner of the church property’s parking lot. The facility is located within an enclosed lease area surrounded by a chain-link fence. The facility’s monopole has a total height of 62 feet, nine inches to the top of the antenna panels and supports an antenna array with three main mounting arms with connecting crossbars mounted at the top of the monopole. A single microwave dish antenna is mounted at 35 feet on the monopole. Proposed improvements to the facility include replacing existing chain-link fencing around the facility’s lease area with new solid vinyl fencing, planting screening vegetation between the facility and the sidewalk, painting the monopole and panel antennas a neutral, uniform color, and the use of cable bundling, chin straps, and concealing existing exposed cables at the antenna array.

9. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation of an existing WCF and is only proposing minor improvements to replace existing chain-link fencing around the facility's lease area with new solid vinyl fencing, planting screening vegetation between the facility and the sidewalk, painting the monopole and panel antennas a neutral, uniform color, and concealing exposed cables at the antenna array. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

10. PUBLIC COMMENTS.

Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received no public comments regarding the Project.

11. AGENCY RECOMMENDATIONS.

WCF projects do not require consultation with other County departments unless the proposed project will be located in the public right-of-way. The subject property is not located in the public right-of-way.

12. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On March 31, 2026, a total of 145 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the CG land use designation is intended for local-serving commercial uses but does not preclude development of other uses deemed compatible with the underlying land use category, such as the existing WCF on the Project Site. The existing WCF consists of a small lease area near the southwest corner of the property and provides telecommunication services to the surrounding vicinity. The WCF does not interfere nor conflict with the Project Site's primary church and school use and is therefore consistent with the permitted uses of the underlying land use category.

14. GOALS AND POLICIES. The Hearing Officer finds that:

The following policies of the General Plan are applicable to the proposed project:

- *(Policy PS/F 1.4) Ensure the adequate maintenance of infrastructure.*
- *(Policy PS/F 6.2) Improve existing wired and wireless telecommunication infrastructure.*

The Project will allow the continued maintenance and operation of an existing WCF which provides essential telecommunication services for the vicinity. The WCF is an integral part of the overall existing wireless telecommunications infrastructure and ensures reliable voice and data services for the area. A significant coverage gap would occur for wireless services if the WCF ceased to operate.

- *(Policy S 4.1) Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.*

The Project would allow continued, reliable cellular services for emergency calls made by the public. Additionally, wireless networks provide primary and backup communications for emergency personnel.

ZONING CODE CONSISTENCY FINDINGS

15. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the C-1 zoning classification as wireless facilities that request waivers to any of the WCF development standards are permitted in such zone with a CUP pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones).

16. WIRELESS FACILITY ORDINANCE. The Hearing Officer finds that the Project is consistent with the County's Wireless Facility Ordinance except as modified through this CUP pursuant to County Code Section 22.140.760 (Wireless Facilities).

- a. The Project Site is located in the C-1 Zone where setbacks are not prescribed specifically for WCFs.
- b. The facility complies with the safety standards of being designed by qualified, licensed persons and shall comply with Federal Communications Commission ("FCC") standards and complies with County Code Section 22.140.760.E.1.e (Safety Standards).
- c. The facility's three antenna mounting arms extend more than four feet in length from the monopole and do not comply with County Code Section 22.140.760.E.2.a (Additional Standards for Monopoles) which limits the maximum length of any mounting equipment, such as a side arm, bracket, or extension, to no more than two feet from the structure. The permittee requests a waiver for this standard.

CONDITIONAL USE FINDINGS

17. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is a request to authorize the continued maintenance and operation of an existing WCF which operates in compliance with FCC standards to ensure the facility does not produce adverse effects to people or property in the vicinity. The facility is located within a church parking lot, surrounded primarily by residential and commercial uses, and does not create any adverse effects on neighboring properties. Proposed improvements to the facility include replacing existing chain-link fencing around the facility's lease area with new solid vinyl fencing, planting screening vegetation between the facility and the sidewalk, painting the monopole and panel antennas a neutral, uniform color, and concealing exposed cables at the antenna array. These improvements will reduce the facility's existing visual impacts to the surrounding area by enhancing the aesthetics of the facility.
18. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The existing facility has been operating with its current design for almost 30 years without any record of zoning violation complaints regarding these design standards. The facility requires a CUP to request a waiver from design standards as required under County Code Section 22.140.760 (Wireless Facilities). The waiver requested are to allow antenna arm mounts of approximately four and a half feet in length that are longer than the allowed two feet in length.
19. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The site is in an urbanized area and is adequately served by existing roads and public utilities. The facility is accessible from Temple Avenue, an 80-foot-wide Secondary Highway listed on the County Master Plan of Highways to the south, and Azusa Avenue, a 110-foot-wide Major Highway to the west. The facility does not generate vehicular traffic except for occasional visits for routine maintenance.

SUPPLEMENTAL FINDINGS

20. **The Hearing Officer finds that the facility complies with all applicable standards in Section 22.140.760, unless a waiver has been requested in Section 22.140.760.L.** The existing facility requires a CUP to request a waiver from design standards as required under County Code Section 22.140.760.L (Waivers). The waiver is requested to maintain existing antenna arm mounts that are longer than two feet in length. The existing facility has been operating with its current design for almost 30

years without any record of zoning violation complaints regarding these design standards.

21. **The Hearing Officer finds that the design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.** The facility is located near the southwest corner of the church property at the edge of the church's parking lot. This location places the facility away from any structures on the property. The facility is located near the public right-of-way where other street lampposts and utility poles are installed. Proposed improvements to the facility include replacing existing chain-link fencing around the facility's lease area with new solid vinyl fencing, planting screening vegetation between the facility and the sidewalk, painting the monopole and panel antennas a neutral, uniform color, and concealing exposed cables at the antenna array. These improvements will reduce the facility's existing visual impacts to the community by enhancing the aesthetics of the facility.
22. **The Hearing Officer finds that when requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard would prohibit or effectively prohibit the provision of personal wireless services, pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision.** The waiver to maintain existing antenna arm mounts that are longer than two feet in length is not being requested on the basis that the standards would prohibit the provision of personal wireless services.
23. **The Hearing Officer finds that when requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard would otherwise violate applicable laws or regulations.** The waiver to maintain existing antenna arm mounts that are longer than two feet in length is not being requested on the basis that the standards would violate any applicable laws or regulations.
24. **The Hearing Officer finds that when requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard would require a technically infeasible design or installation of a wireless facility.** The Project requests a waiver to maintain existing antenna arm mounts that are longer than two feet in length. The monopole's current design has served the facility for almost 30 years. Retrofitting the existing antenna array to reduce the length of the antenna arm mounts could create safety, maintenance, and operational issues.
25. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

ENVIRONMENTAL FINDINGS

26. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The WCF is an existing use and is only proposing minor improvements to replace existing chain-link fencing around the facility's lease area with new solid vinyl fencing, planting screening vegetation between the facility and the sidewalk, painting the monopole and panel antennas a neutral, uniform color, and concealing exposed cables at the antenna array. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a scenic highway, a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

ADMINISTRATIVE FINDINGS

27. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Puente Whittier Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The proposed facility complies with all applicable standards in Section 22.140.760 (Wireless Facilities).
- F. The proposed design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.

- G. The requested waiver is not being requested because the standard would prohibit or effectively prohibit the provision of personal wireless services, pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision.
- H. The requested waiver is not being requested on the basis that the standard would otherwise violate applicable laws or regulations.
- I. The requested waiver is necessary because the standard would require a technically infeasible design or installation of a wireless facility.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025001426**, subject to the attached conditions.

ACTION DATE: May 19, 2026

MM:SM
5/19/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-001195-(1)
CONDITIONAL USE PERMIT NO. RPPL2025001426

PROJECT DESCRIPTION

The project is a request to authorize the continued maintenance and operation of an existing wireless communications facility (“WCF”) monopole located on a church and school property subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on May 19, 2041.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the WCF and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that

any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$3,760.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **July 19, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS – WIRELESS COMMUNICATIONS FACILITIES

19. **California Public Utilities Commission Regulations.** The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
20. **FCC RF Emissions Certification.** The permittee shall provide upon request to the Zoning Enforcement Section of LA County Planning ("Zoning Enforcement") written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission ("FCC") limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WCFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WCFs.
21. **Co-location.** Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for WCFs in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
22. **Co-location RF Emissions.** Any proposed WCF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to Zoning Enforcement Section.

23. **External and Security Lighting.** External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
24. **Maintenance Hours.** Maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
25. **Pole Mounted Equipment.** Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A".
26. **Maintenance Vehicle Parking.** One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
27. **Facility Height.** The maximum height of the facility shall not exceed 62 feet and nine inches above finished grade.
28. **Permittee Contact Information.** The permittee shall maintain current contact information with Zoning Enforcement.
29. **Monopole and Antenna Color.** Within six (6) months of the date of approval, the monopole and antennas shall be painted a flat, uniform, neutral color.
30. **Surface Finish.** The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
31. **Facility Maintenance.** The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti (pursuant to Condition No. 16), and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Except as otherwise provided in Condition No. 16 regarding graffiti removal within 48 hours, any damage from any cause shall be repaired by the Permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the Permittee within 30 days of notice.
32. **Compliance Reporting.** Upon request, the permittee shall submit annual reports to Zoning Enforcement to show compliance with the maintenance and removal conditions.
33. **Display of Registration and Contact Information.** The FCC Antenna Structure Registration site number, conditional use permit number, primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.

34. **Facility Security and Fencing.** The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco, or wrought iron.
35. **Facility Removal and Site Restoration.** Upon termination of this grant or after the facility has ceased to operate, the permittee shall remove such facility and clear the site of all equipment within six months of the cease-of-operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.
36. **Equipment Screening.** Appurtenant equipment boxes shall be screened or camouflaged.
37. **Cable Concealment.** Within 90 days of the date of approval, all exposed cabling at the antenna array shall be concealed, shrouded, secured, or routed so that no slack or loose cables are visible below the antennas.
38. **Landscaping.** A landscaped buffer, consisting of shrubs or other appropriate vegetation, shall be installed and maintained between the lease area and the public sidewalk to visually screen the facility.

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>B.1 The proposed use will be consistent with the adopted General Plan for the area.</p>
<p>The proposed use is the continuation of the wireless telecommunications facility . This is consistant with the zone description because it relates to its surrounding areas and is a valuable utility and services that it provides on a daily basis and in the event of an emergency, it will be an asset to this area.</p>
<p>B.2 The requested use at the location proposed will not: a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.</p>
<p>The requested use will not affect the health, peace or welfare of people in the area. The towers are FCC approved and within guidelines. This facility does not create any risk or hazard to the surrounding public or the property. The monopole blends with the area and the existing ground-based equipment is located at the base of the existing site and does not create any nuisance or safety hazard to the club or the surrounding areas.</p>
<p>B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>
<p>The existing site is only a small fraction and is built to be able to have complete wireless coverage to the entire area surrounded. The existing site is located out of the way and in a location that does not affect or interfere with the operations and uses for the facility</p>

B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

The site does not affect the traffic or parking demands. The monopole is in the best location to provide the most efficient wireless service which increases business for the surrounding area by allowing businesses to keep up with the growing demands of the modern day. This technology is crucial for the growing success and safety of the public as it provides fast service that is used by everyone on a daily basis.

CONDITIONAL USE PERMIT FOR WIRELESS FACILITIES STATEMENT OF FINDINGS

Pursuant to County Code Section 22.140.760.I (Findings and Decision), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. The facility complies with all applicable standards in Section 22.140.760, unless a waiver has been requested in Section 22.140.760.L (see below for waiver request).

B. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.

C. For new wireless facilities, the facility at the proposed location is necessary to close a significant gap in coverage.

D. For new wireless facilities, the location of the facility is the least intrusive feasible and does not create a safety hazard.

Waiver Requests: Pursuant to County Code Section 22.140.760.L, when applicable, the applicant shall substantiate the following:

E. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (<i>please specify which standard</i>) would prohibit or effectively prohibit the provision of personal wireless services, pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision. (<i>Describe how the standard would prevent wireless services</i>).

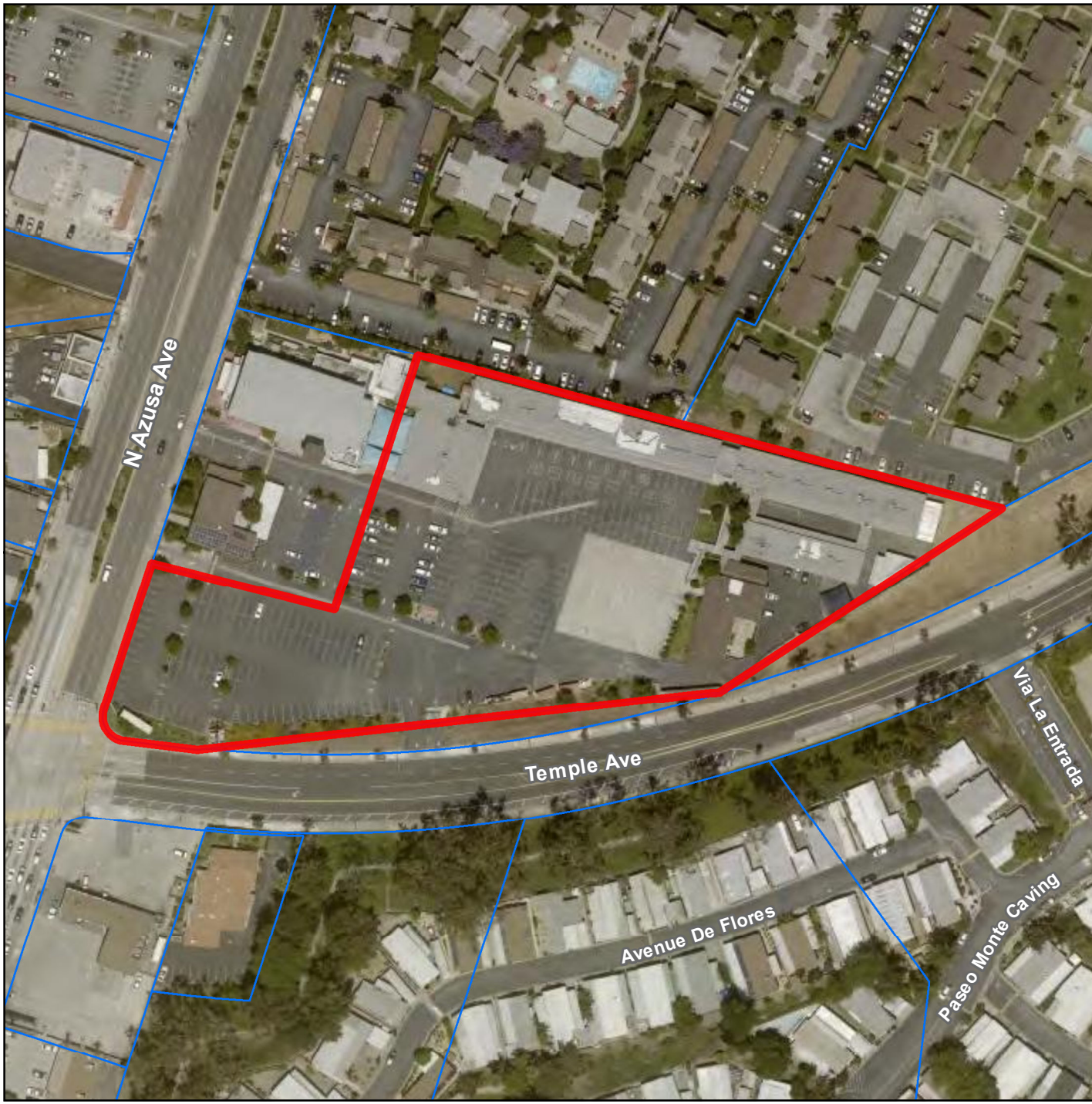
F. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (<i>please specify which standard</i>) would otherwise violate applicable laws or regulations (<i>provide citations</i>).

G. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (<i>please specify which standard</i>) would require a technically infeasible design or installation of a wireless facility. (<i>Describe how the standard is technically infeasible, and no alternatives exist to satisfy the standard.</i>)

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 19, 2026
PROJECT NUMBER: PRJ2025-001195-(1)
PERMIT NUMBER(S): CUP RPPL2025001426
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 444 N. Azusa Avenue, La Puente (S. San Jose Hills)
OWNER: Archdiocese of L.A.
APPLICANT: Network Connex
CASE PLANNER: Steve Mar, Senior Regional Planner
smar@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1, Existing Facilities Categorical Exemption under State CEQA Guidelines Section 15301 because the Project is an existing wireless facility and is only proposing minor improvements to replace existing chain-link fencing around the facility’s lease area with new solid vinyl fencing, planting screening vegetation between the facility and the sidewalk, painting the monopole and panel antennas a neutral, uniform color, and concealing exposed cables at the antenna array. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a scenic highway, a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.



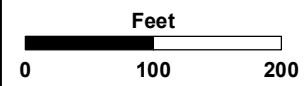
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-001195

CUP RPPL2025001426

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



LA COUNTY
PLANNING

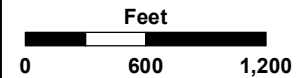
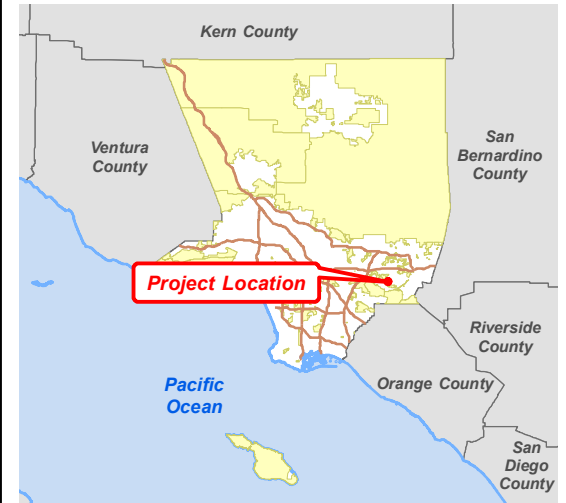
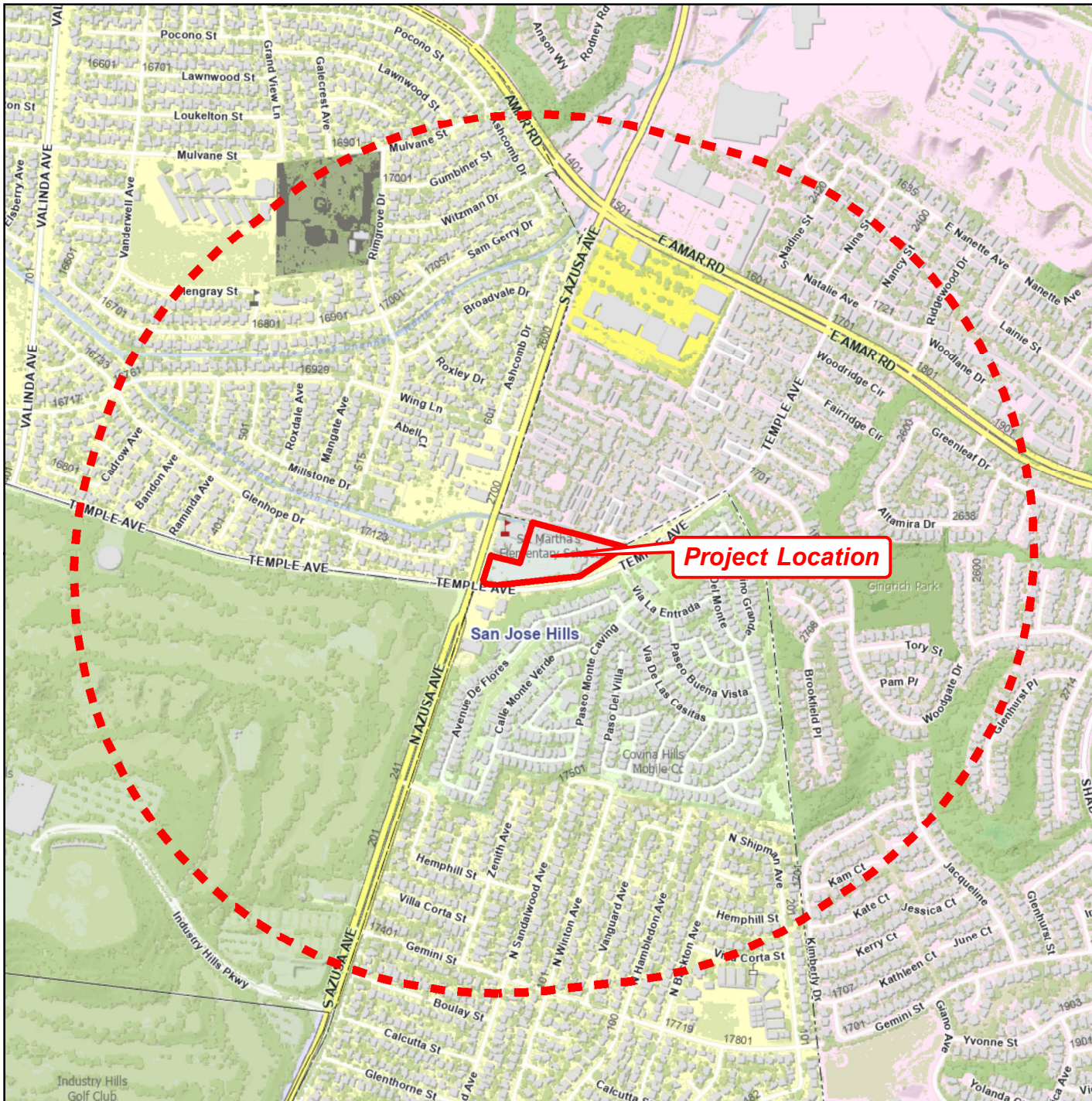
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-001195

CUP RPPL2025001426



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Construction Form



Signage



View from the West

Construction Form



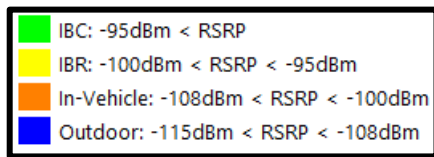
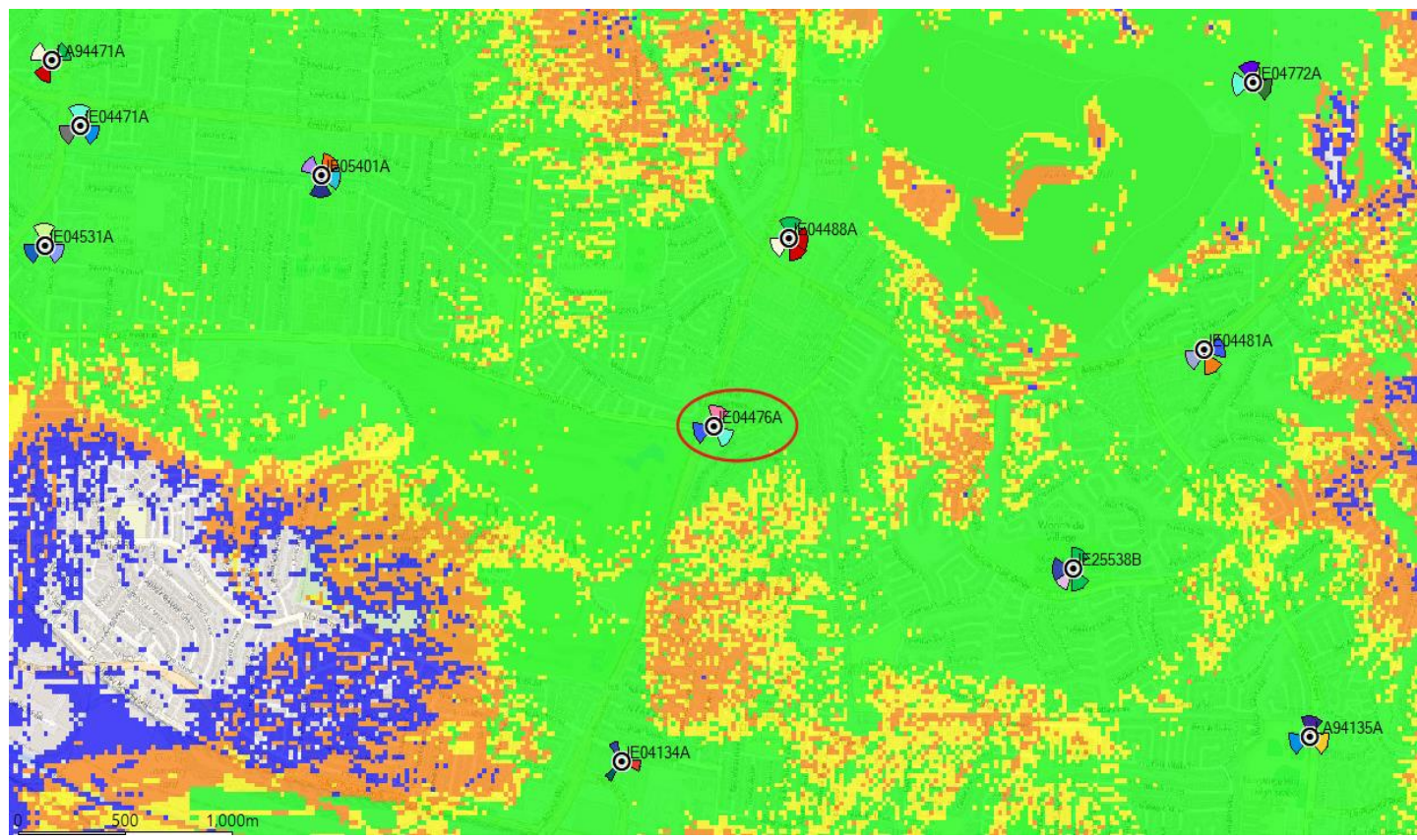
View from the West



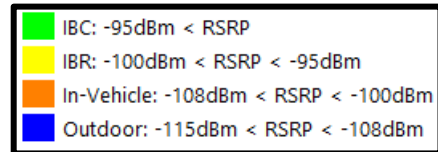
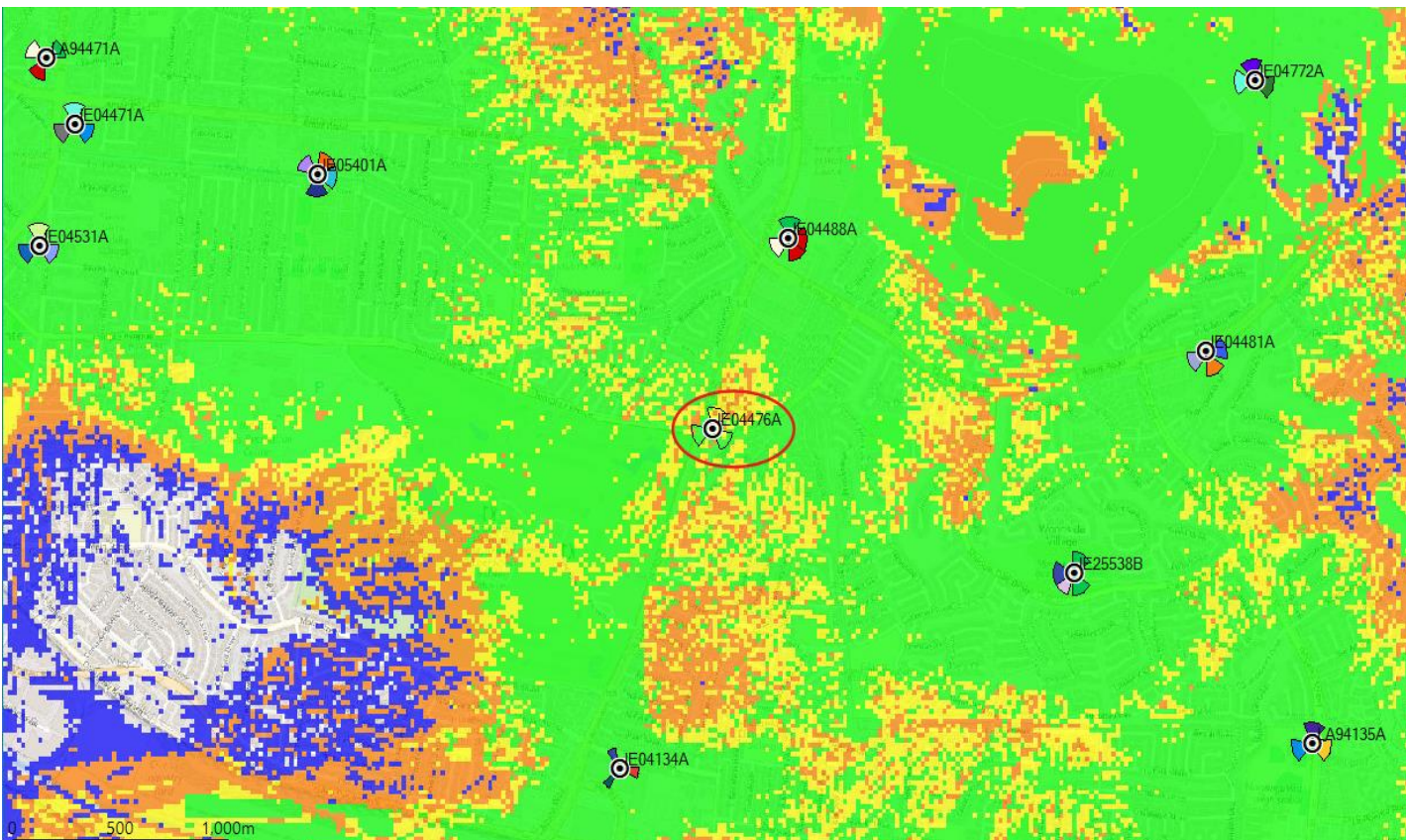
Antenna View from the West

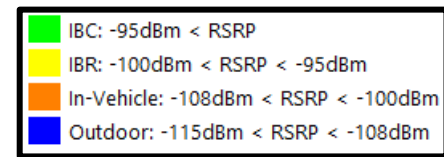
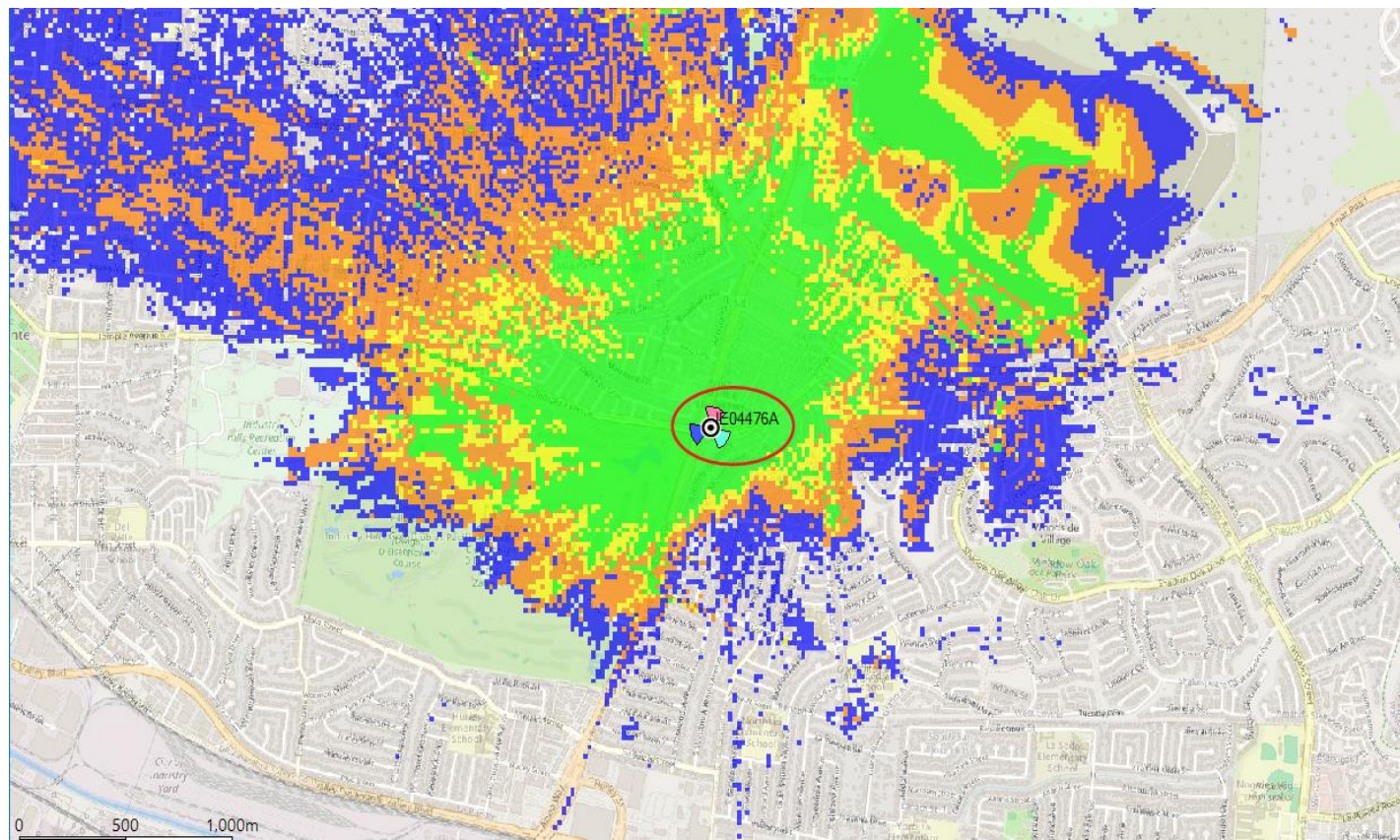
PREDICTIVE MAP REQUEST(IE04476A)

Existing coverage with IE04476A

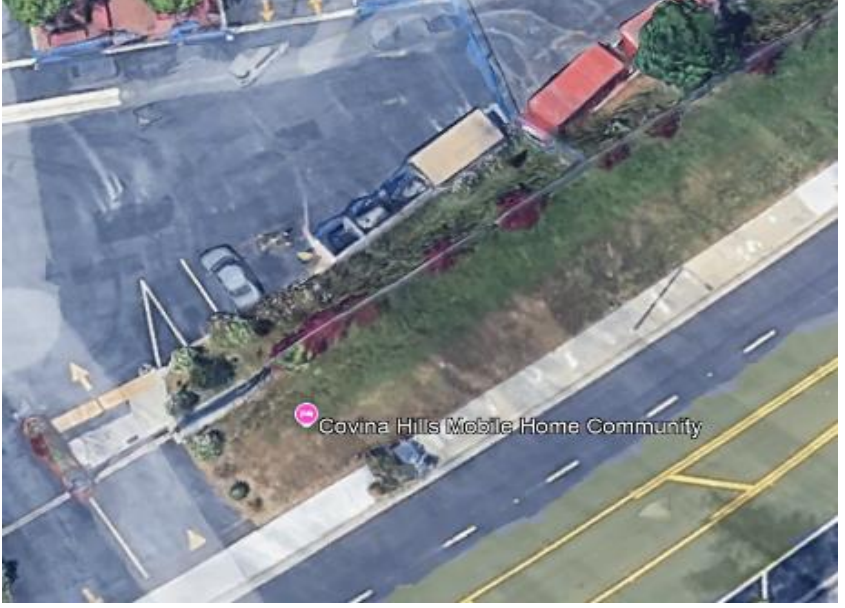
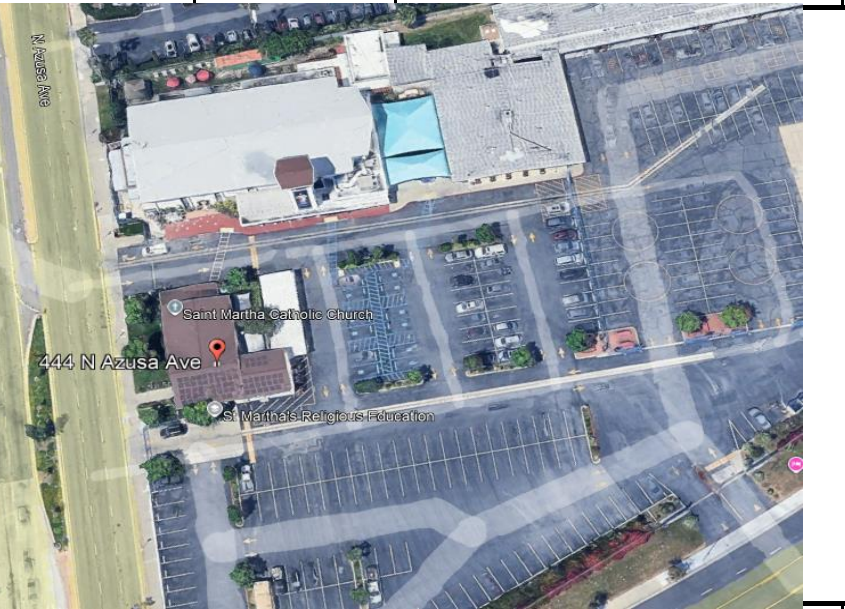


Existing coverage without IE04476A





Alternative Site Analysis

Location Name	Latitude	Longitude	Available RAD Ctr Ht	Structure Type	Meets what percentage of service	RF Service	RF Service Objective Issues	Development Comments	Development Issues
Covina Hills Mobile Home Comm	34.036352	-117.961883	60'	Monopole	25%	Does not meet service objectives (under 50%)	Capacity site -does not offload capacity	No Space for cell tower	Site has no additional ground space so there is no space for equipment. Mobile home park
									
St. Martha Catholic Church	34.07809	-117.907602	60'	Monopole	N/A	Current LL owns majority of radius	Capacity site -does not offload capacity	Current LL owns majority of site and current location works best for coverage and aesthetics	Current LL owns majority of site and current location works best for coverage and aesthetics
									

Alternative Site Analysis

Location Name	Lattitude	Longitude	Available RAD Ctr Ht	Structure Type	Meets what percentage of service	RF Service	RF Service Objective Issues	Development Comments	Development Issues



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 4, 2011

Sure Site Consulting Group
Attn: Anthony Serpa
1607 Terra Bella
Irvine, CA 92602

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

**REGARDING: PROJECT NO. 96011 – (1)
CONDITIONAL USE PERMIT NO. 201000170
444 N. Azusa Avenue, La Puente**

Dear Applicant:

The Regional Planning Commission, by its action on August 3, 2011, **APPROVED** the above described project and entitlements. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 2 requires that the permittee file an affidavit accepting the conditions before the grant becomes effective.

The applicant and/or other interested persons may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on August 17, 2011.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, **hand deliver** a notarized affidavit of acceptance form, a certified copy of the recorded findings and conditions of approval, and any other required fees or materials to the planner assigned to your case (see attached instructions for more information). Please **make an appointment** with the case planner to ensure that processing will be completed expeditiously. If the required documents and fees are not received within 60 days of this final letter's date, this permit will be transferred to Zoning Enforcement for further action.

For additional information on appeal procedures or any other matter pertaining to these approvals, please contact Rob Glaser of the Zoning Permits North Section at (213) 974-6443 or e-mail at rglaser@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Susan Tae, AICP Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings and Conditions, Affidavits (Permittee's Completion)
c: RPC; DPW (Building and Safety); Zoning Enforcement; Anthony Serpa, Adriana Lopez
SMT:rg

**FINDINGS AND ORDER OF THE
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NO. 96011 – (1)
CONDITIONAL USE PERMIT NO. 201000170**

REQUEST: The applicant, T-Mobile West Corporation, is requesting authorization to continue the operation and maintenance of an existing wireless telecommunication facility (WTF) in the A-1-5 (Light Agricultural - Five Acre Minimum Required Lot Area) zone. A conditional use permit (CUP) is required for WTF in the A-1-5 zone pursuant to Section 22.24.100 of the Los Angeles County Code (County Code).

HEARING DATE: August 3, 2011

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

A duly noticed public hearing was held on August 3, 2011 before the Regional Planning Commission. Commissioners Modugno, Valadez, Helsley and Pedersen were all in attendance for the Public Hearing and Commissioner Louie was absent. Staff presented the applicant's request.

The Commission discussed the future of wireless technology with the applicant's agent in terms on how WiFi technology is growing and whether or not the current technology used for wireless facilities will be able to handle all the new users. The Commission also commented that the applicant shall provide sufficient landscaping to mask the equipment cabinets at the base of the WTF. There being no testimony, the Commission voted (4-0) to close the public hearing, acknowledge the categorical exemption and approved the applicant's request with the findings and conditions for approval with the modification to the conditions to provide and maintain sufficient landscaping around the base of the facility to mask the WTF equipment.

Findings

1. The subject property is located at 444 N. Azusa Avenue in the unincorporated community of South San Jose Hills in the Puente Zoned District.
2. The subject property is zoned Light Agricultural – Five Acre Minimum Required Lot Area (A-1-5). The existing zoning for the surrounding properties are as follows:
 - North: City of West Covina.
 - East: A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) zone.
 - South: A-1-5 and C-2-BE (Neighborhood Business – Billboard Exclusion) zones.
 - West: A-1-5,000 (Light Agricultural – 5,000 Square Foot Minimum Required Lot Area) zone.

3. The existing land use for the subject property is developed with a church facility and a private school with appurtenant parking. The existing land use for the surrounding properties are as follows:
 - North: City of West Covina (multi-family residences).
 - East: Covina Hills Community Trailer Park.
 - South: Gas station, office commercial complex and Covina Hills Community Trailer Park.
 - West: Church office, single-family residences and City of Industry (golf club).
4. The project provide for the continued operation and maintenance of an existing WTF in the A-1-5 zone. The existing WTF consists of a 60 foot tall monopole with nine panel antennas and a microwave antenna attached to the top of the pole. At the base of the monopole are equipment cabinets for the WTF surrounded by a six foot high chain link fence. The WTF is located on the southwest corner of the subject property within a landscape buffer strip between the parking lot and Temple Avenue. Access to the subject property is through two separate driveways along Temple Avenue (a designated Secondary Highway) improved with a 110-foot wide public street to the south and Azusa Avenue (a designated Major Highway) improved with a 110-foot wide public street on the West. Currently this facility provides cellular service to the surrounding community. This project was previously approved with a Negative Declaration environmental document.
5. The existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate, and by other public or private service facilities as are required. Access to the subject property is through two separate driveways along Temple Avenue (a designated Secondary Highway) improved with a 110-foot wide public street to the south and Azusa Avenue (a designated Major Highway) improved with a 110-foot wide public street on the West. This is an unmanned facility expected to have one monthly visit for maintenance of the facility and the existing streets and parking are sufficient to accommodate. No other public infrastructure is required, therefore, the existing site is adequately approved for the needs of this project.
6. CUP Case No. 96011 – (1) was approved on March 26, 1996, for the construction, operation and maintenance of an unmanned wireless telecommunication facility, which currently exists on the property. This grant terminated on March 26, 2006. The applicant filed for a new CUP to continue the existing use on December 8, 2010.
7. Ordinance No. 5122 established the A-1-5 zone for the subject property on April 28, 1948.
8. The existing WTF is consistent with the applicable land use compatibility goals and policies of the Los Angeles Countywide General Plan (General Plan). The following general policy of the General Plan is applicable to the subject property and serves a guideline for the continued operation and maintenance of such facility:

Public Services policy 58: *"Maintain high quality emergency response services."*

- The existing WTF provides cellular service to this neighborhood and such service is often used to make emergency calls. The existing facility will continue to ensure that such service is readily available.
9. Title 22 of the Los Angeles County Code (County Code) does not specify WTF as a use. The use most closely matching a WTF specified in the County Code is a radio or television stations and tower. Pursuant to Section 22.24.100 of the County Code, development of radio and television stations and towers is an allowed use in Zone A-1 provided that a CUP is obtained.
 10. The project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area and will not jeopardize, endanger, or otherwise constitute a menace to public health, safety or general welfare. Allowing the WTF to continue operating will ensure the cellular service will remain readily available. Cellular service is often used to make emergency calls and is important to maintain for the health and safety of the surrounding residents as well as those who may visit the community. The facility has been operating in a manner that is consistent and compatible with the surrounding area, as is evidence by the fact that there have been no complaints or problems from the community for more than ten years. Therefore, allowing continued operation of the facility will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.
 11. The existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features required for the continuation of the project. Any parking that would be required can be accommodated by the existing on-site parking, and so that the equipment cabinet structures are set back a sufficient distance from the property line.
 12. Staff has determined that a Class 1 Categorical Exemption – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since project is for the continued operation of an existing unmanned wireless telecommunication facility without any improvements.
 13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
 14. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 15 years.
 15. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of

such documents and materials shall be the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the existing use is consistent with the adopted general plan for the area;
- B. That the requested use at the location proposed, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

The information submitted by the applicant and presented at the public hearing substantiate the required findings identified by Section 22.56.040 of the County Code.

REGIONAL PLANNING COMMISSION ACTION:

- 1. The Regional Planning Commission determines that this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to a Class 1 Categorical Exemption for Existing Facilities.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201000170 is **approved** subject to the attached conditions.

c: Regional Planning Commission, Zoning Enforcement, Building and Safety

VOTE: 4 - 0 - 0 - 1

CONCURRING: Modugno, Valadez, Helsley and Pedersen

DISSENTING: NONE

ABSTAINING: NONE

ABSENT: Louie

ACTION DATE: August 3, 2011

SMT:RG:rg

**CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 96011 – (1)
CONDITIONAL USE PERMIT NO. 201000170**

PROJECT DESCRIPTION

The project is for the continued operation and maintenance of an existing wireless telecommunication facility (WTF) in the A-1-5 (Light Agricultural - Five Acre Minimum Required Lot Area) zone with no additional construction or expansion of the existing facility, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on August 3, 2026.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the **existing Wireless Telecommunication Facility** and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **8 biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall

be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works "Public Works".
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A". If changes to the site plan are required as a result of instruction given at the public hearing, four copies of a modified Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval.

PERMIT SPECIFIC CONDITIONS

17. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
18. The permittee shall submit an annual report to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels are in compliance with applicable emission limits with adopted Federal Communications Commission "FCC" limitations for general population/uncontrolled exposure.
19. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such

subsequent applicants will be subject to the regulations in effect at the time an application for co-location is submitted.

20. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
21. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
22. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the WTF within the leasehold area. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration "FAA".
23. As the subject property is adjacent to residences, maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
24. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
25. The maximum height of the facility shall not exceed 65 feet above finished grade.
26. Within 30 days of change in WTF ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new WTF owner.
27. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
28. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours. Provided landscaping shall be maintained at all times including landscaping installed to mask the associated ground equipment and shall be promptly replaced if needed.
29. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance of

the said WTF. If the WTF facility becomes unused or abandon for a six month period, then it is the permittee's responsibility to remove the WTF and all associated equipment.

30. The Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
31. The facility shall be secured by fencing, gates and/or locks at all times.
32. The applicant shall provide landscaping around the base of the WTF to mask the associated ground equipment. The landscaping shall be maintained in a healthy condition. A landscape plan shall be required to be submitted to Regional Planning within 30 days of the effective date of this grant for review and approval by the County Biologist.