



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2014-02224 - (5)

HEARING DATE

December 16, 2014

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400099
 Environmental Assessment No. 201400174

PROJECT SUMMARY

OWNER / APPLICANT

Verizon Wireless

MAP/EXHIBIT DATE

June 25, 2014

PROJECT OVERVIEW

The applicant, Verizon Wireless, is requesting authorization for a Conditional Use Permit (“CUP”) to establish a wireless telecommunications facility (“WTF”) on a new pole adjacent to a utility pole within the public right-of-way (“ROW”) of Wyland Way near the corner of Graydon Avenue. A CUP is required in the R-1-7500 (Single-Family Residence-7,500 Square Foot Minimum Required Lot Area) Zone for radio towers, including WTFs, pursuant to Section 22.20.100 of the Los Angeles County Code.

LOCATION

2545 South Graydon Avenue, Monrovia

ACCESS

Wyland Way

ASSESSORS PARCEL NUMBER(S)

ROW adjacent to 8510-024-011

SITE AREA

2' x 28' (56 square feet)

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

South Arcadia

LAND USE DESIGNATION

Low-Density Residential

ZONE

R-1-7500 (Single-Family Residence-7,500 Square Foot Minimum Required Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (CSD)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

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

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.20.100 (R-1 Zone Uses Subject to Permit)

CASE PLANNER:

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