



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6462

**PROJECT NO. 00-185-(4)**  
**CONDITIONAL USE PERMIT NO. 201200005**  
**COASTAL DEVELOPMENT PERMIT NO. 201200001**

**PUBLIC HEARING DATE**  
 7/17/2012

**AGENDA ITEM**

**RPC CONSENT DATE**

**CONTINUE TO**

<b>APPLICANT</b> Verizon Wireless	<b>OWNER</b> Santa Catalina Island Company	<b>REPRESENTATIVE</b> Pete Shubin
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**PROJECT DESCRIPTION**  
 The project is a request for a conditional use permit (CUP) to authorize the expansion and continued operation of a wireless telecommunications facility (WTF) located near Two Harbors on Santa Catalina Island. The project was originally approved through CUP 00-185-(4) on April 26, 2001, and expired on April 17, 2011. The project proposes the expansion of the WTF to include 6 (six) antennas and one (1) GPS antenna. The project also proposes the replacement of three cabinets in the 40-square-foot lease area that lies along the southeastern storage shed wall under a roof awning. The project is located in the Two Harbors Resort Village District as defined by the Santa Catalina Island Specific Plan. In addition to a CUP, the project requires the approval of a Coastal Development Permit (CDP).

**REQUIRED ENTITLEMENTS**  
 The applicant is requesting a conditional use permit to authorize the expansion and continued operation of an existing WTF in the Two Harbors Resort Village District as defined by the Santa Catalina Island Specific Plan. WTF's are a use that is subject to a CUP in all zones. In addition, a Coastal Development Permit (CDP) is required for any development in the coastal zone pursuant to Section 22.56.2280 of Title 22 of the Los Angeles County Code.

**LOCATION/ADDRESS**  
 1 Banning House Road, Two Harbors, Santa Catalina Island, CA 90704

**SITE DESCRIPTION**  
 CUP 00-185-(4) approved a WTF on the project site consisting of three (3) panel antennas and two (2) equipment cabinets in 2001. The large, 311-acre parcel contains most of the village of Two Harbors. The project site is an existing storage shed that is located on an upward sloping hill that is accessed by a dirt road at the end of Banning House Road. The immediate area around the shed is grassy, sloping undeveloped land. The storage shed is approximately 500 square-feet and is 15-feet tall. The proposed WTF consists of two existing 14-foot tall steel poles located less than 2-feet from the southwest corner of the storage shed. Three antennas will be mounted to a 7-foot-long cross arm at a maximum height of 14-feet. Directly north of this area is an existing palm tree that screens the view of the WTF equipment at this location. On the northeast corner of the storage shed, a new 6-inch in diameter, 14-foot-tall steel pole will be placed approximately 2.5-feet from the shed and will contain three antennas. The antennas will be mounted to a 7-foot long cross arm at a maximum height of 14-feet. All associated WTF equipment is located in a 40-square-foot lease area that lies along the southeastern storage shed wall under a roof awning. The project proposes the replacement of three cabinets in this area. The equipment area is enclosed by an existing 6-foot high chain link fence.

<b>ACCESS</b> Banning House Road	<b>ZONED DISTRICT</b> Santa Catalina Island
<b>ASSESSORS PARCEL NUMBER</b> 7480-040-021	<b>COMMUNITY</b> Two Harbors Resort Village
<b>SIZE</b> 311 Acres	<b>COMMUNITY STANDARDS DISTRICT</b> N/A

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	The specific project site is developed as an approximately 500-square-foot storage shed with an existing WTF and an adjacent 29-foot long, 9-foot in diameter water tank	Two Harbors Resort Village District - Santa Catalina Island Specific Plan
North	Village of Two Harbors, single-family residences, lodge, and vacant open space	Two Harbors Resort Village District - Santa Catalina Island Specific Plan
East	Few single-family residences and vacant open space	Two Harbors Resort Village District - Santa Catalina Island Specific Plan
South	Vacant open space	Two Harbors Resort Village District - Santa Catalina Island Specific Plan
West	Banning House Lodge, yacht club, and vacant open space	Two Harbors Resort Village District - Santa Catalina Island Specific Plan

<b>GENERAL PLAN/COMMUNITY PLAN</b> Santa Catalina Island Specific Plan	<b>LAND USE DESIGNATION</b> Lodges/Inn	<b>MAXIMUM DENSITY</b>
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**ENVIRONMENTAL DETERMINATION**  
 Class 1 Categorical Exemption-Existing Facilities