



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

PROJECT NUMBER 99-241-(5)
CONDITIONAL USE PERMIT NUMBER 201100006

PUBLIC HEARING DATE 11/1/2011	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Crown Castle	OWNER Crown Castle	REPRESENTATIVE Michelle Felten
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PROJECT DESCRIPTION

The project consists of the continued operation of an unmanned wireless telecommunications facility (WTF) consisting of 18 existing panel antennas, one (1) parabolic antenna that are located on a 72-foot tall monopole, and 12 equipment cabinets and other associated WTF equipment. The WTF project was originally approved through Conditional Use Permit No. 99-241-(5) on August 1, 2000 and was approved for 12 panel antennas. A different wireless user co-located on the site and was approved for the additional six (6) panel antennas. The CUP expired on August 1, 2010. The project is located at 5041 West Avenue M in the unincorporated community of Quartz Hill in the Antelope Valley. The subject parcel is designated M-1 (Light Manufacturing) Zone and is located in the Quartz Hill Zoned District. No new construction or WTF equipment is proposed with this application.

REQUIRED ENTITLEMENTS

The applicant, Crown Castle, is requesting a conditional use permit to authorize the continued operation and maintenance of an unmanned wireless telecommunications facility in an M-1 Zone. WTF's are a use that is subject to a conditional use permit (CUP) in all zones.

LOCATION/ADDRESS

5041 W. Avenue M, Quartz Hill, CA 93536

SITE DESCRIPTION

The site plan depicts a 0.56-acre parcel that is developed as a parking lot that is used by a U-Haul rental business and a light industrial use on an adjacent parcel to the west. The WTF is located in a 40-foot by 40-foot (1,600 square-foot) lease area that is situated in the northeast corner of the subject parcel, along the rear property line. The lease area contains a 72-foot tall monopole with 18 attached panel antennas. At the base of the monopole are the WTF equipment cabinets and other accessory WTF equipment. The leased area is surrounded by a six-foot high chained link fence except for an 8-foot wide access gate on the west side of the lease area. The WTF lease area is located against a six-foot high concrete wall along the northern parcel boundary. There are 16 parking spaces south of the lease area along the eastern parcel boundary. The parking space closest to the WTF lease area is reserved for maintenance personnel who service the WTF. Access to the subject parcel is granted from a driveway on the adjacent parcel off of West Avenue M.

ACCESS West Avenue M	ZONED DISTRICT Quartz Hill
ASSESSORS PARCEL NUMBER 3102017017	COMMUNITY Quartz Hill
SIZE 0.56 Acres	COMMUNITY STANDARDS DISTRICT N/A

	EXISTING LAND USE	EXISTING ZONING
Project Site	Parking lot that is used by a U-Haul rental business and light industrial use on an adjacent parcel	M-1
North	Fire Station, Sheriff Station, vacant light industrial lots, parking lots, general commercial uses, and multi-family residences	R-3 (Unlimited Multiple Residence), R-3-P ((Unlimited Multiple Residence - Parking), and C-3 (Unlimited Commercial)
East	Parking lots and general commercial uses	M-1, R-3-P, C-3
South	Public storage, vacant light industrial lots, and general commercial uses	M-1, C-3, and A-1-10,000 (Light Agricultural – 10,000 square foot minimum lot area required)
West	Vacant industrial lots, equipment rental, and single-family residences	M-1, R-1-7,500 (Single Family Residence – 7,500 square foot minimum lot area required)

GENERAL PLAN/COMMUNITY PLAN Antelope Valley Area Plan	LAND USE DESIGNATION M - Industry	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION

Class 1 Categorical Exemption-Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT