



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT No. 97-032-(5)
CONDITIONAL USE PERMIT No. 200800011-(5)

HO CONSENT DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE January 6, 2009	

APPLICANT T-Mobile	OWNER Betty Gainbonne Dodds	REPRESENTATIVE Cia Parker
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REQUEST
 Conditional Use Permit: To authorize the continued operation and maintenance of unmanned wireless facilities and addition of a new battery cabinet in the A-1-1 zone.

LOCATION/ADDRESS 14021 Fort Tejon Road. Pearblossom, CA.	ZONED DISTRICT Antelope Valley East
ACCESS Via Russ Road off of Fort Tejon Road.	COMMUNITY Antelope Valley
SIZE 47.16 acres	EXISTING ZONING A-1-1 (Light Agriculture – One acre minimum lot area)
EXISTING LAND USE Wireless facility, Single-family and vacant	SHAPE Irregular
	TOPOGRAPHY Sloping

SURROUNDING LAND USES & ZONING

North: Vacant/A-2-1	East: Vacant/A-1-1
South: Vacant, Single Family Residences/A-1-1, A-1-20,000	West: Wireless Facility, Vacant/A-1-1, A-1-20,000

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	N/A	N/A	N/A
Antelope Valley Area Plan	Non-Urban 1	To 0.5 unit/acre	See Staff Report

ENVIRONMENTAL STATUS
 Categorical Exemption pursuant to Class 1 (existing structure with minor expansion)

DESCRIPTION OF SITE PLAN
 The existing unmanned wireless telecommunications facility is located on the northern part of an irregular shaped 47-acre property and occupies approximately 600 square feet of leased area. It consists of a 120-foot monopole and appurtenant facilities. The monopole contains two microwave dishes and four panel antennas mounted near the top. The site has four existing cabinets and one proposed with the largest measuring 63 inches in height, 51 inches in width, and 28 inches in depth. The project area is protected with a six foot high chain link fence and it is paved with concrete throughout.

KEY ISSUES

- Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements
- Compatibility with Antelope Valley Area Plan.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) _____ (F) _____	(O) _____ (F) _____	(O) _____ (F) _____

*(O) = Opponents (F) = In Favor