

STAFF REPORT
PROJECT NUMBER 99274 – (1)
CONDITONAL USE PERMIT NUMBER 200900134

REQUIRED ENTITLEMENTS

The applicant, Sprint, is requesting a Conditional Use Permit (CUP) to continue the operation and maintenance of an existing unmanned wireless telecommunication facility (WTF) in the Unlimited Commercial (C-3) Zone. A telecommunication facility is a use subject to a CUP pursuant to Section 22.28.210 of the Los Angeles County Code.

REPRESENTATIVE: Justin Robinson

OWNER: Faten & Wassim Zaky

SITE PLAN DESCRIPTION

The site plan depicts a one acre parcel developed with an existing two-story medical office building with appurtenant parking and landscaping. The office building is oriented toward Pacific Avenue, a designated major highway, to the east end of the site with parking and majority of the landscaping located on the west end of the site. Access to the site is taken via Walnut Street to the north. The existing WTF equipment is located on the rooftop of the building. There is an approximately 238 square foot lease area with four equipment cabinets, power panel and a telco panel surrounded by an enclosure in the center of the rooftop. The north portion of the rooftop has four antennas mounted behind a 17 foot tall parapet enclosure. Access to the equipment is through a penthouse elevator.

LOCATION

The subject property is located at 7305 S. Pacific Avenue, in the unincorporated community of Walnut Park within the Walnut Park Zoned District.

Assessor's Parcel Number: 6201-007-027

EXISTING ZONING

Subject Property: The subject property is zoned Unlimited Commercial (C-3).

Surrounding Zoning:

- North: C-3 (Unlimited Commercial) Zone and the City of Huntington Park.
- East: C-3 and R-2 (Two-Family Residence) Zones.
- South: C-3 and R-3-NR (Limited Multiple Residence – Neighborhood Revitalization) Zones.
- West: C-3 and R-3-NR (Limited Multiple Residence – Neighborhood Revitalization) Zones.

Community Standards District (CSD): Walnut Park CSD

Town Council/ Homeowners Association: N/A

SITE DESCRIPTION:

The subject property is located within a commercial corridor along Pacific Avenue, a designate major highway, in the unincorporated community of Walnut Park. Access to the property is taken from Walnut Street to the north. There is one parking space available for the maintenance technician that will be servicing the facility once a month.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Categorical Exemption, 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 the project will not require addition or significant alteration to the existing facility.