

STAFF ANALYSIS
PROJECT NUMBER R2006-02218
CASE NUMBER 200700183

ENTITLEMENT REQUEST

Verizon wireless requests a Conditional Use Permit for continued wireless telecommunication operations. In addition, Verizon wireless requests to add a permanent emergency backup generator.

PROJECT DESCRIPTION

Verizon former Airtouch Cellular filed for a Revised Exhibit "A" on the same site to add a 400 square foot lease area and to co-locate two microwave dishes and twelve directional antennas. In addition, Verizon proposes to install a new back-up power generator next to the parking lot. The subject property is located at 5104 Columbia Way in Lancaster in the Quartz Hill Zoned District.

ISSUES

A Revised Exhibit A (REA) was filed on June 9, 1999 to add 12 Airtouch cellular directional antennas mounted on 3 arrays of 4 antennas at 43 feet at the centerline and two microwave dish antennas at 40 and 35 feet at the centerline. The project also included a cable tray and GPS antenna within the existing lease area and two new 10'x20' equipment rooms to accommodate equipment cabinets. REA can be applied if another co-locator is adding facilities without increasing the lease area. Therefore, the additional lease area shall be approved by applying for a Conditional Use Permit and not a REA. Since the original CUP expired, Verizon applied for a new Conditional Use Permit to renew the previously approved REA.

Also, staff will revise the project number to reflect 96-172 which is the project number for the original CUP on the site.

LOCATION

The subject property is located at 5104 W Avenue M in the Quartz Hill Zoned District between 50th and 55th Street in the unincorporated Los Angeles County in the community of Antelope Valley.

EXISTING ZONING

Subject Property

The subject property is zoned M-1 and surrounding properties are zoned as follows:

North: M-1 (Light Manufacturing)

East: M-1 (Light Manufacturing)

South: M-1 (Light Manufacturing)

West: A-1-10,000 (Light Agriculture)

Surrounding Properties

Surrounding properties within a 500 foot radius are as follows:

North: Equipment Rental Parking

East: Vacant

South: Light Industrial Uses

West: Residential

SITE PLAN DESCRIPTION

The project site is a mini-storage facility with metal self-storage units. The wireless facility consists of a 60 foot monopole and an air conditioning unit mounted on the wall and is enclosed in an 8-foot high chain link fence. Two equipment rooms are located on both sides of the monopole each within a 400 square foot metal storage unit accommodating equipment cabinets for Verizon and Sprint.

The Verizon wireless communication consists of 12 panel antennas mounted at 43 feet at the centerline on the monopole and 2 microwave dishes mounted at 37' and 42' feet at the centerline on the existing monopole and 1 GPS antenna and 1 test mobile antenna mounted on the roof of the existing building. Verizon proposes to add a 30 KW emergency back up generator on the south-east side next to the parking lot and also an 8' feet wide non-exclusive utility easement around the generator for access.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Categorical Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) reporting requirements and a Class 3 Categorical Exemption- New Construction or Conversion of Small Structures is the appropriate filing.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

The legal notification for both projects has been posted simultaneously pursuant to the provisions of Sections 22.60.174 of the County Code. The Notice of Public Hearing was advertised in the "Antelope Valley" and "La Opinion" on October 31, 2008 and November 1, 2008 for both Conditional Use Permits. A total of 172 public hearing notices regarding the subject application were mailed out to the owners of properties located within the 1000-foot radius on October 28, 2008. Eight notices were sent to the local community groups and residents on the Zoned District and 4 notices were mailed to the county departments.

Case information materials, including the Notice of Public Hearing and Factual Sheet were sent to the Quartz Hill County Library, County of Los Angeles located at 42018 North 50th Street West Quartz Hill, CA on October 31, 2008. The same information was posted on the Department of Regional Planning's Website.

Pursuant to the Section 22.60.175 of the County Code, the applicant must post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received photos and the Certificate of Posting stating that the Notice of Public Hearing was posted on October 31, 2008 from the applicant's agent.

PREVIOUS CASES/ZONING HISTORY

Conditional Use Permit 96-172 was approved on February 10, 1997 to construct, maintain and operate an unmanned communications facility consisting of a 75-foot high antenna pole and accessory equipment.

Revised Exhibit "A" was approved on June 9, 1999 for Airtouch Cellular consisting of 12 directional antennas and 2 microwave dish antennas mounted on the existing monopole. The approved REA included additional lease area.

Plot Plan 200601356 was approved on September 20, 2006 to expand the existing mini storage facility to an additional 37,900 square feet.

Plot Plan 46953 was approved on May 23, 2001 for an expansion of self-storage units to allow R.V boat and vehicle storage on parcel 3101-016-026.

STAFF EVALUATION

Staff visited the site on June 23rd 2008, and found the property to be neat and clean. Four metal storage units containing equipment cabinets for Verizon and Nextel are on both sides of the monopole on the east side of the subject property enclosed in a chain link fence. The surrounding area within 500 foot radius has mixed land uses consisting of M-1 (Light Manufacturing), A-1-10,000 (light agriculture), C-3 (Unlimited Commercial) and R-1-7500 (Single Family Residence). The surrounding area within 1000-foot radius includes R-A-10,000 (Residential Agriculture) and R-3 (Limited Multiple Residence). The existing wireless facility will enhance wireless communication for residents and businesses in the immediate neighborhood.

Zoning Ordinance and Development Standards Compliance

The zoning for the subject property is M-1 (Light Manufacturing). Self-service storage facility is a permitted use subject to the provisions of Part 12 of Chapter 22.52. The existing storage facility was approved with a plot plan review.

Neighborhood Impact/Land Use Compatibility

The subject property is part of the Antelope Valley Area Plan and the designation of the subject site is M (Industrial). The property is within the Quartz Hill urban center. The mini-storage serves local needs of the community for commercial and industrial use. The wireless facility also serves the surrounding neighborhood by providing wireless communication to local businesses and residents and meets the Antelope Valley Area Plan requirement.

Burden of Proof

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Hearing Officer and/or the Commission, the following facts:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required.

The applicant's Burden of Proof responses are attached to this document. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

No comments from other County Departments are required for wireless projects.

PUBLIC COMMENTS

Staff has not received any public comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony evidence presented at the public hearing:

Staff recommends **approval** of Conditional Use Permit number 200700183, subject to the attached conditions.

Prepared by Jeantine Nazar, RPAII

Reviewed by Masis, Maria, Supervising Regional Planner, Zoning Permits Section II

Attachments:

Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Site Photographs
Site Plan
Land Use Map