



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

PROJECT NO. R2006-02868-(2)
CONDITIONAL USE PERMIT CASE NO. 200600247

RPC/HO MEETING DATE January 20, 2009	CONTINUE TO
AGENDA ITEM 7	
PUBLIC HEARING DATE January 20, 2009	

APPLICANT Verizon Wireless	OWNER Atlantic Alliance, LLC	REPRESENTATIVE Ramon Salazar
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REQUEST
Conditional Use Permit. To authorize the construction, operation, and maintenance of a wireless telecommunication facility, consisting of roof-mounted antennas on an existing medical building, and new radio equipment cabinets, GPS & microwave antennas, and utility connections. All structures will be screened from view by new screen walls.

LOCATION/ADDRESS Roof of existing office building, 12714 South Avalon Boulevard in the Willowbrook-Enterprise zoned district of the unincorporated area of Los Angeles County ACCESS Avalon Boulevard, between East 127 th Street and El Segundo Boulevard	ZONED DISTRICT Willowbrook-Enterprise
	COMMUNITY West Rancho Dominguez-Victoria
	EXISTING ZONING C-2 (Neighborhood Business); B-1 (Buffer Strip); B-2 (Corner Buffer)

SIZE 1.15 acres (490 square-foot lease area)	EXISTING LAND USE Medical building	SHAPE Rectangular	TOPOGRAPHY Level
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SURROUNDING LAND USES & ZONING North: Office building—C-2 (Neighborhood Business); B-1 (Buffer Strip)	East: Magic Johnson Park—O-S (Open Space)
South: Fast-food restaurant—C-2 (Neighborhood Business); B-2 (Corner Buffer)	West: Tire and wheel installation, Shopping center—C-2 (Neighborhood Business); B-1 (Buffer Strip)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide Land Use Plan	C (Commercial)	N/A	See Staff Analysis

ENVIRONMENTAL STATUS
 Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

DESCRIPTION OF SITE PLAN
 Verizon Wireless proposes to construct, operate, and maintain a wireless telecommunication facility consisting of 12 panel antennas in three (3) sectors located on a 225 square-foot lease area on the rooftop of a medical building. The antennas would be screened by an enclosure painted and textured to match the existing building, extending 15 feet above the existing rooftop for a maximum height of 43'6". Four (4) equipment cabinets and appurtenant facilities would be located within a 262 square-foot lease area at the rear of the building, also within an enclosure painted and textured to match the existing building.

KEY ISSUES

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.

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* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

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