

STAFF ANALYSIS

PROJECT NUMBER:

R2006-02868-(2)

CONDITIONAL USE PERMIT NO.

200600247-(2)

OVERVIEW OF THE PROPOSED PROJECT

The applicant, Verizon Wireless, is requesting a Conditional Use Permit (CUP) to authorize construction, operation, and maintenance of an unmanned wireless telecommunications facility located on the roof of an existing three-story medical office building. The applicant proposes constructing 12 panel antennas in three (3) sectors on a 225 square-foot lease area, enclosed within new screen walls painted and textured to match the existing building. A new GPS antenna, four (4) equipment cabinets, microwave antenna, utility connections, and other appurtenant facilities would be located on a separate 262 square-foot leased area at the rear the of the building, also enclosed within new screen walls. The site is located on a property within the a C-2 (Neighborhood Business), B-1 (Buffer Strip), and B-2 (Corner Buffer) zones within the West Rancho Dominguez-Victoria Community Standards District (CSD), and within the Willowbrook-Enterprise Zoned District of Los Angeles County.

DESCRIPTION OF SUBJECT PROPERTY

Location

The subject project is located on the rooftop of an existing three-story medical office building, located at 12714 South Avalon Boulevard. The site is within the community of West Rancho Dominguez-Victoria in the Willowbrook-Enterprise Zoned District of unincorporated Los Angeles County.

Physical Features

The subject property is approximately 1.15 acres and is relatively level. The proposed panel antennas would be mounted on a 225 square-foot lease area of the central portion of a three-story medical office building, rising to a maximum height of 43'6". Equipment cabinets, utility connections, and other appurtenant facilities would be located on a separate 262 square-foot lease area at the rear of the existing building. Both lease areas would be enclosed within new screen walls, painted and textured to match the existing building. Access to the facility would be via the interior of the office building, which has a parking lot accessed from Avalon Boulevard to the west. The area is relatively urbanized.

ENTITLEMENT

The applicant, Verizon Wireless, is requesting a Conditional Use Permit (CUP) to authorize construction, operation, and maintenance of an unmanned wireless telecommunications facility.

EXISTING ZONING

Subject Property

The project site is zoned C-2 (Neighborhood Business), B-1 (Buffer Strip), and B-2 (Corner Buffer) and is within the West Rancho Dominguez-Victoria CSD.

Surrounding Zones

Surrounding properties are all zoned as follows:

- North: C-2 (Neighborhood Business); B-1 (Buffer Strip)
- South: C-2 (Neighborhood Business); B-2 (Corner Buffer)
- East: O-S (Open Space)
- West: C-2 (Neighborhood Business); B-1 (Buffer Strip)

EXISTING LAND USES

Subject Property

The subject property is utilized as a medical office building, although it is currently without a tenant.

Surrounding Land Use

Surrounding land uses consist of:

- North: Office building
- East: Magic Johnson Park
- South: Fast-food restaurant
- West: Tire and wheel installation, Shopping center

GENERAL PLAN

Land Use Policy Map

The subject property is located within the C (Commercial) classification of the Countywide Land Use Plan. The intent of this land use classification is for development of a variety of office and retail uses. There are no specific policies related to the proposed type of use in the Plan.

SITE PLAN

The site plan depicts the proposed wireless telecommunications facility on the rooftop of the existing office building. Twelve (12) panel antennas would be located in three (3) sectors, mounted on a 225 square-foot lease area on the central portion of the building rooftop. The antenna sectors would be mounted at a height of 43'6" and enclosed by new screen walls, colored and textured to match the existing building. The current maximum height of the building is 36'9". The facility's four (4) equipment cabinets, GPS antenna, utility connections, and other appurtenant facilities would be located on a separate 262 square-foot lease area at the rear of the building. These facilities would also be enclosed by screen walls, colored and textured to match the existing building.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

The property on which the proposed facility is to be located is zoned C-3 (Unlimited Commercial). A wireless facility tower is permitted in this zone district, subject to the issuance of a Conditional Use Permit.

Section 22.52.1220 determines parking requirements for uses that are not specified. The proposed wireless telecommunications facility will be unmanned and will be visited for a periodic maintenance only. The director may impose an amount of parking spaces that he finds to be adequate to prevent traffic congestion and excessive on-street parking. The subject facility is unmanned and will require periodic maintenance visits only. There is an existing parking lot of 72 spaces on the subject property.

COMPLIANCE WITH WEST RANCHO DOMINGUEZ-VICTORIA CSD

As with all properties within the West Rancho Dominguez-Victoria CSD, the subject property must remain free of graffiti, and any graffiti that occurs on the property must be removed within 72 hours, weather permitting. This has been added as a condition of approval for the permit, although staff has shortened the time period for removal to 24 hours, in order to better correspond to conditions of approval for CUPs that are currently issued. There are no zone-specific standards for the C-2 (Neighborhood Business), B-1 (Buffer Strip), or B-2 (Corner Buffer) zones within the CSD that are applicable to the subject property.

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, walls, 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.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that the project qualifies for a Class 3 Categorical Exemption (New construction or conversion of small structures) under the California Environmental Quality Act (CEQA) reporting requirements.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

A total of 39 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on December 9, 2008, regarding the subject proposal. The notice was published in the *Los Angeles Sentinel* and *La Opinion* on December 18, 2008. Case-related materials were sent on December 9, 2008, to the Willowbrook Library. The public hearing notice was posted at the project site on December 19, 2008.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

At the time of this report, staff has not received any public agency comments.

PUBLIC COMMENTS

At the time of this report, staff has not received any public comments.

STAFF EVALUATION

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.

A wireless telecommunications facility is not a defined use in the Zoning Ordinance; however, staff has traditionally utilized the defined use of "radio and television stations and towers" as a comparable use. Radio and television stations and towers are uses subject to Conditional Use Permits.

The development standards listed in the County Code for C-2, B-1, and B-2 zoning indicate radio and television towers (and wireless facilities) are permitted upon issuance of a Conditional Use Permit. The CUP process also allows the Hearing Officer to allow structures of greater height than those that are specified within these zones.

The 12 panel antennas will be located within new screen walls, painted and textured to match the existing color of the building. Because of this, the antennas themselves will not be visible. In addition, the site is surrounded by commercial and open space uses, and will not be readily visible to any nearby residences. All of these factors ensure that the overall visual impact of the wireless facility will be minimal.

STAFF RECOMMENDATION

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

Staff recommends **approval** of Project No. R2006-02868-(2) / Conditional Use Permit No. 200600247-(2), subject to the attached conditions of approval.

Prepared by Tyler Montgomery, Regional Planning Assistant II
Reviewed by Maria Masis, AICP, Supervising Regional Planner
Zoning Permits Section II

MM:TM
01/08/09