

STAFF ANALYSIS
PROJECT NUMBER R2007-02947
CASE NUMBER 200700187

ENTITLEMENT REQUEST

Sprint requests to renew the Conditional Use Permit no 96-172 for wireless telecommunication operations.

PROJECT DESCRIPTION

Sprint/Nextel Wireless is requesting to renew Conditional Use Permit case no 2007000187 for wireless communication consisting of a 60-foot monopole with antennas and equipment cabinets. The subject property is located at 5104 Columbia Way in Lancaster in the Quartz Hill Zoned District. In addition, Verizon proposes to install a new back-up power generator next to the parking lot.

ISSUES

The original CUP for Nextel was approved for 15 antennas and 3 whip antennas elevating the height to 73 feet. As per the applicant the existing monopole has 12 antennas and the whip antenna height is elevating the height of the monopole to 75 feet.

Also, staff is going to revise the project number R2007-02947 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 Quartz Hill in the 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 A.C. 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 existing monopole has 12 Sprint panel antennas and 3 whip antennas on the top, elevating the height of the monopole to 75 feet.

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 1 - Existing Facilities is the appropriate environmental filing.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

The legal notification for both projects 200700187 and 200700183 has been posted pursuant to the provisions of Sections 22.60.174 of the County Code. The Notice of Public Hearing was advertised in the "Antelope Valley Press" and "La Opinion" on October 31, 2008 and November 1, 2008 respectively, 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. 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 December 2, 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 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. This shall be approved under a Conditional Use Permit.

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

General Plan Consistency

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 200700187, 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