



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6443  
**Project No. R2006-03240-(5)**  
**Conditional Use Permit No. 201100108**

<b>PUBLIC HEARING DATE</b> July 17, 2012	<b>AGENDA ITEM</b>
<b>RPC CONSENT DATE</b> N/A	<b>CONTINUE TO</b> N/A

<b>APPLICANT</b> AT&T Mobility	<b>OWNER</b> Westridge Tenants-in-Common, LLC	<b>REPRESENTATIVE</b> VeloTera Services, Inc., Vance Pomeroy
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**PROJECT DESCRIPTION**

The applicant is requesting authorization for the construction, operation, and maintenance of a new unstaffed wireless telecommunication facility (WTF), located in the C-3 (Unlimited Commercial) zone. The proposed WTF consists of 12 panel antennas on an existing three-story building, with associated equipment. The antennas are attached in three sectors near the roofline on the east and west facades of the building. The equipment is located within a 16-foot by 30-foot lease area on a rooftop platform. This proposal also includes the retroactive approval of a WTF on the same building.

**REQUIRED ENTITLEMENTS**

A conditional use permit (CUP) is required for a WTF in the C-3 zone pursuant to Section 22.28.210 of the Los Angeles County Code.

**LOCATION/ADDRESS**

26650 The Old Road, Valencia, CA 91381

**SITE DESCRIPTION**

The site plan depicts an existing three story commercial building with three existing roof-mounted WTFs. The proposed WTF consists of 12 panel antennas mounted at the roofline and grouped into three sectors. The proposed WTF equipment is located at the center-west of the rooftop upon an approximate 480-square-foot steel platform. The WTF is screened from view by a radio frequency-friendly parapet wall. Access to the WTF is provided by a 5-foot wide rooftop walkway, via interior access stairs. The existing Sprint WTF that is a part of this application consists of 12 antennas mounted on the roofline and screened from view, and a steel equipment shelter.

<b>ACCESS</b> Via The Old Road	<b>ZONED DISTRICT</b> Newhall
<b>ASSESSORS PARCEL NUMBER</b> 2826 142 015	<b>COMMUNITY</b> Santa Clarita Valley
<b>SIZE</b> Approximately 5 acres	<b>COMMUNITY STANDARDS DISTRICT</b> N/A

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	An existing three story, 65,000-square-foot office building, three WTFs	C-3
North	Strip commercial center with retail and restaurants	C-3
East	Vacant land, Interstate 5	C-3, A-2-5 (Heavy Agricultural, 5 Acre Minimum Lot Area Zone); Interstate 5
South	Golf course, single-family residences	A-2-5
West	Detached condominiums, golf club and course	RPD-5,000-23.5U (Residential Planned Development, 5,000 Square Foot Minimum Required Lot Area, 23.5 Dwelling Units Per Acre), C-R (Commercial Recreation), A-2-5

<b>GENERAL PLAN/COMMUNITY PLAN</b> Santa Clarita Valley Areawide Plan	<b>LAND USE DESIGNATION</b> Commercial (C)	<b>MAXIMUM DENSITY</b> N/A
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**ENVIRONMENTAL DETERMINATION**

CEQA Exempt per Class 1 and Class 3

**RPC LAST MEETING ACTION SUMMARY**

<b>LAST RPC MEETING DATE</b>	<b>RPC ACTION</b>	<b>NEEDED FOR NEXT MEETING</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING/ABSENT</b>

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON:</b> Gretchen Siemers		
<b>RPC HEARING DATE(S)</b>	<b>RPC ACTION DATE</b>	<b>RPC RECOMMENDATION</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING</b>
<b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b>		
<b>SPEAKERS*</b> (O) 0 (F) 0	<b>PETITIONS</b> (O) 0 (F) 0	<b>LETTERS</b> (O) 0 (F) 0

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