Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6443 **PROJECT NO. R2011 – 00935 – (5)** **Conditional Use Permit No. 201100089**	PUBLIC HEARING DATE TBD	AGENDA ITEM TBD
	RPC CONSENT DATE N/A	CONTINUE TO N/A

APPLICANT	OWNER	REPRESENTATIVE
Verizon Wireless	Charles and Winonah Sawyer Trust	Core Communications Group, LLC, Argineh Mailian

PROJECT DESCRIPTION

The applicant is requesting authorization for the construction, operation and maintenance of a wireless telecommunication facility (WTF) located in the A-2-1 (Heavy Agricultural - 1 Acre Minimum Required Lot Area) zone. The proposed WTF consists of a fifty-foot (50') tall monopine with twelve (12) panel antennae, one (1) microwave dish, one (1) equipment shelter, two (2) GPS antennae and one (1) diesel emergency generator enclosed within a six-foot (6') high concrete masonry unit wall enclosure. The proposed location of the WTF is the southwest corner of the subject property, 25'4" from the rear property line, which is 9'8" greater than the required rear yard setback), and 21'6" from the south side yard property line which is 16'6" greater than the required side yard setback.

REQUIRED ENTITLEMENTS

The applicant, Verizon Wireless, is requesting authorization for the construction, operation and maintenance of a wireless telecommunication facility (WTF) in the A-2-1 (Heavy Agricultural - 1 acre minimum lot size development requirement) zone. A conditional use permit (CUP) is required for a WTF in the A-2-1 zone pursuant to Section 22.24.150 of the Los Angeles County Code.

LOCATION/ADDRESS

37071 Tovey Avenue, Palmdale, CA 93551

SITE DESCRIPTION

The site plan depicts one (1) existing single-family residence and (2) accessory structures, and a proposed WTF within a 900-square foot (30' x 30') lease area enclosed within a concrete masonry unit (CMU) fence. Inside the six-foot (6') high CMU fence is a fifty-foot (50') tall monopine, a ten-foot 6-inch (10', 6") high equipment shelter, and a diesel emergency generator with spillover pad and vent. Attached to the pre-fabricated equipment shelter are two (2) GPS antennae. Attached to the monopine are twelve (12) panel antennae with pine needle socks (at 43 feet in height) and one (1) microwave dish (at 37 feet in height), painted to match pine branches. The WTF is located on the southwest corner of the subject property, (which is 9'8" greater than the required rear yard setback), and 21'6" from the south side yard property line (which is 16'6" greater than the required side yard setback). Access to the WTF is provided by an existing 26'-foot wide concrete drive, through a chain link gate, and along an unpaved five-foot (5') wide walking path at the north and west edges of the property. The property is fenced in the rear and side with chain link, and in the front with a concrete block wall.

ACCESS Via Tovey Avenue	**ZONED DISTRICT** Soledad
ASSESSORS PARCEL NUMBER 3054007006	**COMMUNITY** Antelope Valley
SIZE 1.15 Acres	**COMMUNITY STANDARDS DISTRICT** None

	EXISTING LAND USE	EXISTING ZONING
Project Site	An existing single-family residence, and accessory structures	A-2-1 (Heavy Agricultural - 1 Acre Minimum Required Lot Area)
North	Vacant land, single-family residences	A-2-1
East	Single-family residences (NE), vacant land (SE)	R-A-15,000 (Residential - Agricultural - 15,000 Square Foot Minimum Lot Area)
South	Single-family residence, vacant land	A-2-1, R-A-15,000
West	Vacant land	A-2-1

GENERAL PLAN/COMMUNITY PLAN	LAND USE DESIGNATION	MAXIMUM DENSITY
Antelope Valley Areawide General Plan	Non Urban – 1 (R)	Up to one unit per acre

ENVIRONMENTAL DETERMINATION

Class 3 – New Construction or Conversion of Small Structures

RPC LAST MEETING ACTION SUMMARY

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

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

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

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