



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**      **HEARING DATE**  
R2014-00792-(1)      01/14/2015

**REQUESTED ENTITLEMENTS**  
Conditional Use Permit No. 201400033

## PROJECT SUMMARY

**OWNER / APPLICANT**

Fahmy and Salam Mushmel / Verizon Wireless

**MAP/EXHIBIT DATE**

01/29/14

**PROJECT OVERVIEW**

The applicant is requesting a Conditional Use Permit (CUP) to authorize the construction and maintenance of a 35-foot high unmanned 35-foot tall monopine wireless telecommunications facility to include 12 panel antennas, six (6) RRUs, two (2) Raycaps and two (2) microwave dishes. The request also includes three (3) equipment cabinets, two (2) battery cabinets, four (4) GPS antennas and one (1) standby generator, to be located inside a proposed 15' X 30' CMU block wall enclosure, along with the monopine.

**LOCATION**

510 Workman Mill Road, Unincorporated  
Avocado Heights

**ACCESS**

Workman Mill Road and Don Julian Road

**ASSESSORS PARCEL NUMBER(S)**

8112-022-024, 026 and 028

**SITE AREA**

7.14 Acres

**GENERAL PLAN / LOCAL PLAN**

Countywide Land Use Plan

**ZONED DISTRICT**

Puente

**LAND USE DESIGNATION**

1-Low Density Residential (1 to 6 du/ac)

**ZONE**

C-1 (Restricted Business)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Avocado Heights

**ENVIRONMENTAL DETERMINATION (CEQA)**

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

**KEY ISSUES**

- Surrounding residential properties
- More research of alternative sites

**CASE PLANNER:**

Michele Bush

**PHONE NUMBER:**

(213) 974 - 6435

**E-MAIL ADDRESS:**

mbush@planning.lacounty.gov