



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

PROJECT NUMBER **HEARING DATE**
 R2014-00792-(1) 09/16/2014

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

CASE PLANNER:

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