



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

PROJECT NUMBER

R2014-02513-(5)

HEARING DATE

January 6, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400119

PROJECT SUMMARY

OWNER / APPLICANT

Sundale Mutual Water Company/T-Mobile West

MAP/EXHIBIT DATE

October 23, 2014

PROJECT OVERVIEW

The applicant, T-Mobile West, requests a conditional use permit to authorize the construction, operation, and maintenance of a wireless telecommunication facility (WTF) in the Light Agricultural (A-1) zone adjacent to an existing water tank. The WTF will be comprised of a 75-foot-tall monopine within a 30-foot-by-30-foot (900-square-foot) lease area/ground compound surrounded by a 6-foot fence. The entire property is currently enclosed with a chain-link fence.

The monopine will contain nine panel antennas (three each on three sectors) located at 70 feet, 6 inches on the pole. The lease area/ground compound will contain three equipment cabinets, a GPS antenna, and a power/telco utility rack. A 5-foot gate will provide access to this lease area.

LOCATION

Avenue C-8/85th Street West

ACCESS

85th Street West

ASSESSORS PARCEL NUMBERS

3233-019-009, 3233-019-010

SITE AREA

1.41 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide General Plan

ZONED DISTRICT

Antelope Valley West

LAND USE DESIGNATION

Non-Urban 1 (N1)

ZONE

A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

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

KEY ISSUES

- Consistency with the Los Angeles County General and Antelope Valley Areawide General Plans
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.24.110 (A-1 Zone Development Standards)

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