

**STAFF REPORT**  
**PROJECT NUMBER 02-188 – (3)**  
**CONDITONAL USE PERMIT NUMBER 200900006**

**REQUIRED ENTITLEMENTS**

The applicant, Coastal Business Group, is requesting a Conditional Use Permit (CUP) to continue the operation and maintenance of an existing unmanned microwave tower with a repeater station. As part of the same CUP, the applicant is requesting authorization to install, operate and maintain an unmanned wireless telecommunication facility (WTF) with appurtenant equipment in the Light Agriculture (A-1-1) Zone. Radio and television stations along with associated towers and an unmanned wireless telecommunication facility are uses subject to a CUP pursuant to Section 22.24.100 of the Los Angeles County Code.

**REPRESENTATIVE:** Coastal Business Group, Mitchell Bryant

**OWNER:** Edwin L. Hall

**SITE PLAN DESCRIPTION**

The site plan depicts an approximate 6,000 sq. ft. enclosed area with two existing transmission towers, two existing equipment shelters, and one existing propane tank. The two existing equipment shelters are approximately 1,030 square feet in size and are approximately 12 feet high. The microwave tower facility is used for the transmission of airplane communication radio signals. The applicant is proposing to install a wireless telecommunication facility consisting of two equipment cabinets, two antennae, a 10k emergency generator, a 120 gallon propane tank and appurtenant equipment. The 120 gallon propane tank dimensions are 3'6" x 3'6" and the new lease area equipment pad is 10 feet by 13 feet for the WTF. The lease area pad will contain a 10k emergency power generator and two equipment cabinets for the appurtenant equipment associated with the WTF. Two antennae will be installed on the existing 65 foot high transmission tower. This tower currently has one existing microwave dish attached. The other tower is approximately 83 foot high and has five existing microwave dishes and two antennae attached to the tower. The subject facility is surrounded by an existing six foot high chain linked fence.

**LOCATION**

The subject property is located at 24574 Saddle Peak Road in the Malibu Coastal Zone, within The Malibu Zoned District.

**Assessor's Parcel Number:** 4453-018-019

**EXISTING ZONING**

**Subject Property:** The subject property is zoned Light Agriculture Zone with a one acre minimum lot size development standard (A-1-1).

**Surrounding Zoning:**

- North: A-1-1 Zone.
- East: A-1-1 Zone.

- South: A-1-1 Zone.
- West: A-1-1 Zone.

**Community Standards District (CSD):** None.

**Town Council/ Homeowners Association:** Saddle Peak Property Owners Association

**SITE DESCRIPTION:**

The subject property has an existing radio transmission station and two towers located on the site occupying approximately 6,000 square feet of a 5.6 acre parcel on a hilltop. The hilltop is relatively flat and access to the site is from Saddle Peak Road. Surround this facility is primarily vacant hillside land and park land. The nearest single-family residence is approximately 1000 feet away from the facility.

**ENVIRONMENTAL DETERMINATION**

The Department of Regional Planning has determined that a Categorical Exemption, Class 11 Categorical Exemption - Accessory Structures, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project will be installing appurtenant equipment within the lease area to an existing facility.