



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

**PROJECT NUMBER**

R2014-03690-(5)

**HEARING DATE**

April 7, 2015

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201400180  
 Environmental Assessment No. 201400295

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Bob Johnson / Mopac Enterprises

**MAP/EXHIBIT DATE**

November 28, 2014

**PROJECT OVERVIEW**

The applicant, Mopac Enterprises, requests a conditional use permit to construct, operate, and maintain a new unmanned wireless telecommunication facility (WTF) in the C-3 (Unlimited Commercial) Zone pursuant to Section 22.28.210 of the Los Angeles County ("County") Code.

The WTF consists of a 75-foot-tall monopine tower within a 40-foot-by-40-foot (1,600-square-foot) ground compound/lease area surrounded by an 8-foot wrought-iron fence. The WTF will be able to accommodate up to three carriers.

**LOCATION**

46000 Copco Avenue, Gorman, CA 93243

**ACCESS**

Copco Avenue

**ASSESSORS PARCEL NUMBER(S)**

3250-003-017

**SITE AREA**

5.60 Net Acres

**GENERAL PLAN / LOCAL PLAN**

Antelope Valley Areawide General Plan

**ZONED DISTRICT**

Castaic Canyon

**LAND USE DESIGNATION**

N1 (Non-Urban 1)

**ZONE**

C-3 and M-1 (Light Manufacturing)  
 (WTF wholly in C-3 Zone)

**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 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)
  - 22.28.220 (C-3 Zone Development Standards)

**CASE PLANNER:**

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