



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

PROJECT NUMBER

R2015-02303-(5)

HEARING DATE

April 19, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500092
Oak Tree Permit No. 201500019
Environmental Assessment No. 201500157

PROJECT SUMMARY

OWNER / APPLICANT

SBA Towers Inc.

MAP/EXHIBIT DATE

02/01/16

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit (CUP) to construct, operate, and maintain a new unmanned wireless telecommunication facility (WTF) consisting of a 220-foot high lattice tower with up to 36 panel antennas, 12 remote radio units, two future equipment shelters (11'-6" x 29'-5" and 12'-6" x 20'-0"), and one future equipment pad (10'-0" x 15'-0") within a 44' x 62' lease area. A 12-foot wide, 600-foot long access road from the northeastern boundary of the property to the lease area will be improved with pavement and aggregate material. An oak tree permit (OTP) is also requested to remove one oak tree (Oak Tree #29) and encroach into the protected zone of six oak trees during construction of the proposed WTF and for the associated access road. Rip Rap will be placed within the public right-of-way along the property frontage.

The project was previously granted through CUP No. 200600008 and OTP No.2007-00041 (encroachment into the protected zone of 12 oak trees) on November 16, 2011. A one-time extension request was also granted. However, the project was not initiated and the CUP expired on November 16, 2014.

LOCATION

44334 Pyramid Lake Road, Gorman

ACCESS

Pyramid Lake Road

ASSESSORS PARCEL NUMBER(S)

3250-014-017

SITE AREA

7.85 acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Castaic Canyon Zoned District

LAND USE DESIGNATION

CR – Rural Commercial

ZONE

C-RU (Rural Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

5 dwelling units / acre

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Antelope Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.56.2100 (Oak Tree Permit Burden of Proof)
 - 22.28.400 (Development Standards for C-RU Rural Community Zone)

CASE PLANNER:

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