

**PROJECT NUMBER**

PRJ2024-002943-(5)

HEARING DATE

December 2, 2025

REQUESTED ENTITLEMENT(S)

Conditional Use Permit ("CUP") No. RPPL2024004368

PROJECT SUMMARY

OWNER / APPLICANT

Jose and Palmenia De La Rosa / APC Towers

MAP/EXHIBIT DATE

October 1, 2025

PROJECT OVERVIEW

The applicant requests a CUP to authorize the construction, operation, and maintenance of a new wireless communications facility consisting of a 72-foot-tall faux water tank and appurtenant facilities for one carrier, Verizon, with a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard.

LOCATION

8557 East Avenue S-8, Littlerock

ACCESS

East Avenue S-8

ASSESSORS PARCEL NUMBER

3051-005-034

SITE AREA

2.41 Acres

AREA PLAN

Antelope Valley

ZONED DISTRICT

Littlerock

PLANNING AREA

Santa Clarita Valley

LAND USE DESIGNATION

RL10 (Rural Land 10 – One Dwelling Unit per Ten Acres)

ZONE

A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT ("CSD")

Southeast Antelope Valley

ENVIRONMENTAL DETERMINATION (CEQA)

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

KEY ISSUES

- Consistency with the General Plan and Santa Clarita Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 22.16.040 (Development Standards for Zones A-1, A-2, O-S, R-R, and W)
 - 22.340.070 (Southeast Antelope Valley CSD, Zone Specific Development Standards)
 - 22.158.050.B (CUP Findings and Decision, Findings)
 - 22.140.760 (Wireless Facilities)

CASE PLANNER:Christopher Keating, AICP
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