



PROJECT NUMBER
PRJ2024-001654-(5)

HEARING DATE
June 24, 2025

REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2024005120

PROJECT SUMMARY

OWNER / APPLICANT

Lancaster RHF Housing, Inc. / T-Mobile

MAP/EXHIBIT DATE

May 10, 2024

PROJECT OVERVIEW

The applicant, T-Mobile, requests a Conditional Use Permit (“CUP”) for the construction, operation and maintenance of a new macro wireless communications facility (“WCF”) mounted on the rooftop of an existing 35-foot-high affordable senior housing building. The WCF consists of 12 panel antenna, 12 remote radio units, three (3) microwave antenna, mounted on a total three (3) sectors, each of which is placed at northeast, northwest, and southwest corner of the building roof and screened with screening walls, which will be 41 feet measured from the ground. An appurtenant equipment and cabinets are located within an 80-square-foot lease area on the roof deck.

LOCATION

6709 West Columbia Way, Lancaster

ACCESS

West Columbia Way

ASSESSORS PARCEL NUMBER(S)

3204005025

SITE AREA

3.34 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Quartz Hill

PLANNING AREA

Antelope Valley

LAND USE DESIGNATION

H18 (Residential 18 – 18 Residential Units per Net Acre)

ZONE

R-3 (Limited Density Multiple Residence)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 New Construction or Conversion of Small Structures Exemption

KEY ISSUES

- Consistency with the General Plan and Area Plan
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.18 (Residential Zones)
 - Section 22.140.760 (Wireless Facilities)
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CASE PLANNER:

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