



PROJECT NUMBER PRJ2025-001649-(5) **HEARING DATE** June 23, 2026

REQUESTED ENTITLEMENT(S)
Conditional Use Permit (“CUP”) No. RPPL2025001632

PROJECT SUMMARY

OWNER / APPLICANT
MCJ Properties, LLC / Crown Castle

MAP/EXHIBIT DATE
April 21, 2026

PROJECT OVERVIEW

The applicant requests a CUP to authorize the continued operation and maintenance of an existing WCF consisting of a 74-foot-tall monopole and appurtenant facilities for one carrier, T-Mobile, with a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard.

LOCATION
5041 Columbia Way, Quartz Hill

ACCESS
Columbia Way

ASSESSORS PARCEL NUMBER
3102-017-017

SITE AREA
0.56 Acres

AREA PLAN
Antelope Valley

ZONED DISTRICT
Quartz Hill

PLANNING AREA
Antelope Valley

LAND USE DESIGNATION
IL (Light Industrial)

ZONE
M-1 (Light Manufacturing)

PROPOSED UNITS NA **MAX DENSITY/UNITS** NA

COMMUNITY STANDARDS DISTRICT (“CSD”) NA

ENVIRONMENTAL DETERMINATION (CEQA)
Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Antelope Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 22.22.060 (Development Standards for Industrial Zones)
 - 22.158.050.B (CUP Findings and Decision, Findings)
 - 22.140.760 (Wireless Facilities)

CASE PLANNER:
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