



PROJECT NUMBER PRJ2023-001937-(5)
HEARING DATE June 25, 2024
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2023002816

PROJECT SUMMARY

OWNER / APPLICANT
 Eukon Group

MAP/EXHIBIT DATE
 October 17, 2023

PROJECT OVERVIEW

Eukon Group requests a CUP to authorize construction, operation, and maintenance of a new wireless communication facility (“WCF”) consisting of a 65-foot-high tower, camouflaged as an elevated water tank, and appurtenant facilities for one (1) carrier, AT&T, located at 41324 30th Street W within the A-2-2 (Heavy Agricultural – Two Acre Minimum Lot Area) zone in the Quartz Hill Zoned District. The Project applicant is requesting a nine-foot rear yard setback in-lieu of the 15-foot rear yard setback requirement, a six-foot reduction. The requested modification is necessary to position the WCF in the least visually intrusive location possible, the furthest distance from the nearest right-of-way, 30th Street W.

LOCATION
 41324 30th Street W

ACCESS
 30th Street W

ASSESSORS PARCEL NUMBER(S)
 3111-004-002

SITE AREA
 1.16 Acres

AREA PLAN
 Antelope Valley

ZONED DISTRICT
 Quartz Hill

LAND USE DESIGNATION
 RL2 (Rural Land 2 – Maximum Density of 1 Residential Unit for Each 2 Gross Acres of Land)

ZONE
 A-2-2

PROPOSED UNITS
 NA

MAX DENSITY/UNITS
 NA

COMMUNITY STANDARDS DISTRICT
 NA

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3, New Construction or Conversion of Small Structures

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:
 - 22.16.030.C (Land Use Regulations for Agricultural Zones)
 - 22.140.760 (Wireless Facilities)
 - 22.158.050.B (CUP Findings Requirements)
 - 22.140.760.L (Wireless Facilities, Waivers).

CASE PLANNER:
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