



**PROJECT NUMBER**  
PRJ2024-003620-(5)

**HEARING DATE**  
October 7, 2025

**REQUESTED ENTITLEMENT(S)**  
Conditional Use Permit No. RPPL2024005337

## PROJECT SUMMARY

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### OWNER / APPLICANT

Twin Lakes Community Church of Lake Los Angeles  
c/o Robert Benoit / SBA2012 TC Assets, LLC

### MAP/EXHIBIT DATE

April 14, 2025

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### PROJECT OVERVIEW

The applicant, SBA2012 TC Assets, LLC, requests a Conditional Use Permit (“CUP”) for continued operation and maintenance of an existing macro wireless communications facility (“WCF”) consisting of an existing 35-foot-high monopole to accommodate antennas and other auxiliary equipment, and a 480-square-foot equipment lease area currently enclosed with a six-foot-high concrete masonry wall. The existing monopole was constructed in 2005 for a Nextel WCF under CUP No. RCUP200500004 with a 600-square-foot enclosed area. In 2009, Verizon co-located onto the Nextel facility and constructed a separate lease area. Nextel’s antennas and equipment were removed from the monopole prior to 2018.

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### LOCATION

17213 Lake Los Angeles Avenue, Palmdale

### ACCESS

Lake Los Angeles Avenue

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### ASSESSORS PARCEL NUMBER(S)

3072028004

### SITE AREA

42.18 Acres

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### GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

### ZONED DISTRICT

Antelope Valley East

### PLANNING AREA

Antelope Valley

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### LAND USE DESIGNATION

RL5 (Rural Land 5 – One Dwelling Unit per Five Acres)

### ZONE

A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)

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### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

N/A

### COMMUNITY STANDARDS DISTRICT

Lake Los Angeles

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### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

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### 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 22.16 (Agricultural Zones)
  - Section 22.140.760 (Wireless Facilities)
  - Chapter 22.360 (Lake Los Angeles CSD)

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### CASE PLANNER:

Soyeon Choi

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