



**PROJECT NUMBER**                      **HEARING DATE**

PRJ2024-002943-(5)                      March 4, 2026

**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**

**This is an appeal of the Hearing Officer’s approval of December 2, 2025.** 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  
Planner

**PHONE NUMBER:**

(213) 647 – 2467

**E-MAIL ADDRESS:**

ckeating@planning.lacounty.gov