PALMDALE

a place to call home

PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CA 93550
THURSDAY, SEPTEMBER 11, 2025
6:00 PM
www.cityofpalmdaleca.gov

WELCOME

PLANNING COMMISSION

DEAN HENDERSON, CHAIR
GETRO ELIZE, VICE CHAIR
AYEASHA JONES, COMMISSIONER
DAVID LUJAN, COMMISSIONER
MATEO OLIVAREZ, COMMISSIONER

1. **CALL TO ORDER**

2. **ROLL CALL**

   CHAIR DEAN HENDERSON, VICE CHAIR GETRO ELIZE, COMMISSIONERS DAVID LUJAN, MATEO OLIVAREZ AND AYEASHA JONES

3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC COMMENTS**

   The public is allotted to speak a total of three (3) minutes on each section of the agenda, i.e., Consent Calendar. As specified in the Brown Act, a speaker utilizing a translator will receive twice the amount of time specified. Any person who would like to address the Planning Commission on any agendized item may complete a speaker card for the Clerk and identify the agenda item you would like to discuss.

5. **CONSENT CALENDAR**

All matters listed under the Consent Calendar will be enacted by one motion unless an item(s) is pulled by the Planning Commission, in which case the item(s) will be removed from the Calendar and will be considered separately following this portion of the Agenda.

5.A Approve Planning Commission meeting minutes of August 14, 2025.
Minutes PC 8.14.2025.docx

5.B Waive full reading of the Resolution(s) to be considered and voted on at this meeting. (This allows for reading the title only in lieu of reciting the entire text).

6. **PUBLIC HEARINGS**

6.A Adopt Resolution No. PC-2025-019; a Resolution of the Planning Commission of the City of Palmdale approving Conditional Use Permit 25-0005 and Modification 25-0011; a request to establish a major wireless telecommunications facility for the continued operation and equipment upgrades to an existing facility located at 2272 East Palmdale Boulevard, and find the project is categorically exempt from environmental review.
SR Reso No. PC-2025-019.docx
Reso. No. PC-2025-019.docx

7. **NON-AGENDA PUBLIC COMMENTS**

Now is the time for public participation on items not listed on the agenda. Each speaker is allotted three (3) minutes total.

8. **STAFF COMMUNICATIONS**

9. **COMMISSIONER REPORTS AND ANNOUNCEMENTS**

10. **ADJOURN** the Planning Commission meeting to Thursday, October 9, 2025, at 6:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.

Americans with Disabilities Act (ADA) Accommodations
In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (661) 267-5151.

If you require oral Spanish translation, please contact the City Clerk's Office at (661) 267-5151 at least 48 hours prior to the meeting.

PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CA 93550
THURSDAY, AUGUST 14, 2025
6:00 PM

1. **CALL TO ORDER**

Chair Dean Henderson called the meeting to order at 6:00pm.

2. **ROLL CALL**

Present: Chair Dean Henderson, Vice Chair Getro Elize, Commissioners Ayeasha Jones, Mateo Olivarez
Absent: Commissioner David Lujan

3. **PLEDGE OF ALLEGIANCE**

Vice Chair Elize led the Pledge of Allegiance.

4. **PUBLIC COMMENTS**

No comments received.

5. **CONSENT CALENDAR**

5.A Waive full reading of the Resolution(s) to be considered and voted on at this meeting. (This allows for reading the title only in lieu of reciting the entire text).

5.B Approve Planning Commission meeting minutes of July 10, 2025.

Motion: Approve Consent Calendar.
Moved by Commissioner Jones, seconded by Commissioner Lujan
Vote: Motion carried 4-0-0-1
Yes: Chair Henderson, Vice Chair Elize, Commissioners Jones and Olivarez
No: 0
Abstain: 0
Absent: Commissioner Lujan

6. **PUBLIC HEARINGS**

6.A Adopt Resolution No. PC-2025-018; a Resolution of the Planning Commission of the City of Palmdale approving Conditional Use Permit 24-0008 and Site Plan Review 24-0038; a request construct a ministorage facility with eight storage buildings and an office, totaling 90,663 square feet, on two vacant parcels totaling approximately five acres, located at the northeast corner of Pearblossom Highway and Fallingstar Place, and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project.

Juan Lopez, Assistant Planner, presented the item, and both he and the applicant made themselves available for questions.

Chair Henderson opened the Public Hearing.

Mr. Ralph Velador spoke in favor of the project and praised the owner for utilizing this property.

The Commissioners and staff discussed whether direct access to the proposed site will be taken from the existing easement provided at the fueling station (Pilot), located east of the project site. Staff advised that no direct access will be available from Pearblossom Highway to ensure safe traffic flow.

Chair Henderson closed the Public Hearing.

Motion: Continue Resolution No. PC-2025-018, as amended.
Moved by: Commissioner Olivarez, and seconded by Commissioner Jones
Vote: Motion carried 4-0-0-1
Yes: Chair Henderson, Vice Chair Elize, Commissioners Jones, Olivarez
No: 0
Abstain: 0
Absent: Commissioner Lujan

6.B Adopt Resolution No. PC-2025-017, a Resolution of the Planning Commission of the City of Palmdale, approving Major Modification 24-0038; a request to modify the previously approved Tentative Tract Map 54058, located west of 20th Street West, north of Amargosa Creek, and finding that the project is consistent with the previously adopted Mitigated Negative Declaration.

Brenda Magaña, Planning Manager, presented the item, and both she and the applicant made themselves available for questions.

Chair Henderson opened the Public Hearing.

No comments received.

Chair Henderson closed the Public Hearing.

Motion: Adopt Resolution No. PC-2025-017.
Moved by: Vice Chair Elize, and seconded by Commissioner Jones
Vote: Motion carried 4-0-0-1
Yes: Chair Henderson, Vice Chair Elize, Commissioners Jones, Olivarez
No: 0
Abstain: 0
Absent: Commissioner Lujan

6.C Adopt Resolution No. PC-2025-007, a Resolution of the Planning Commission of the City of Palmdale, approving Tentative Parcel Map 84077, Conditional Use Permit 23-003, Site Plan Review 23-001, and Minor Site Plan Review 23-0009; a request to subdivide an approximately 160-acre parcel into three parcels for the purposes of constructing two industrial buildings totaling approximately three million square feet and a stormwater detention basin located on the northeast corner of East Avenue M / Columbia Way and 30th Street East, and certifying Environmental Impact Report 23-002, and adopting the Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations prepared for the project.

Brenda Magaña, Planning Manager, presented the item, and both she and the applicant made themselves available for questions.

Chair Henderson opened the Public Hearing.

Public testimony in favor of this project was received by five individuals: Ralph Velador, representing Laborer's Union North America (LUNA), Zach Strasters, representing Coalition for Racial & Ethnic Equity in Development (CREED), Crispin Carnasco, and Chuck Powell of Western States Regional Council of Carpenters (WSRCC), and Rene Palacios representing Union Local 433.

Chair Henderson closed the Public Hearing.

Motion: Adopt Resolution No. PC-2025-007, as amended.
Moved by: Commissioner Olivarez, seconded by Commissioner Jones
Vote: Motion carried 4-0-0-1
Yes: Chair Henderson, Vice Chair Elize, Commissioners Jones, Olivarez
No: 0
Abstain: 0
Absent: Commissioner Lujan

6.D Adopt Resolution No. PC-2025-002, a Resolution of the Planning Commission of the City of Palmdale, approving Variance 25-0001, Conditional Use Permit 21-010, Site Plan Review 21-011, Reclamation Plan 21-002, a request to establish a mining and reclamation operation, including aggregate processing and a batch plant facility on an approximately 80-acre site located on the northeast corner of the future alignment of East Avenue S and 80th Street East, and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project.

Brenda Magaña, the Planning Manager, presented the item, and both she and the applicant made themselves available for questions.

Chair Henderson opened the Public Hearing.

No comments received.

Chair Henderson closed the Public Hearing.

Motion: Continue Resolution No. PC-2025-002, as amended.
Moved by: Vice Chair Elize, and seconded by Commissioner Olivarez
Vote: Motion carried 4-0-0-1
Yes: Chair Henderson, Vice Chair Elize, Commissioners Jones, Olivarez
No: 0
Abstain: 0
Absent: Commissioner Lujan

7. **NON-AGENDA PUBLIC COMMENTS**

No comments received.

8. **STAFF COMMUNICATIONS**

Brenda Magaña, Planning Manager, announced that we are fully staffed and will have an opportunity to meet them at the next meeting.

9. **COMMISSIONER REPORTS AND ANNOUNCEMENTS**

Chair Henderson asked whether Round One opening date has been set. Staff advised that tenant improvements are currently underway, and no date has been determined.

Vice Chair Elize inquired about the status of the roundabout at 47th Street East and Palmdale Blvd. Staff explained that while under current construction, the City Public Works Department was cleaning up after back-to-back accidents.

10. **ADJOURNMENT**

Chair Henderson adjourned the Planning Commission meeting at 6:40 pm to Thursday, September 11, 2025, at 6:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.

PASSED, APPROVED, and ADOPTED this 11th day of September 2025.

_____
Dean Henderson, Chair

ATTEST:

_____
Sylvia Magallanes, Deputized Clerk

Planning Commission Staff Report

DATE: **SEPTEMBER 11, 2025**

TO: **HONORABLE CHAIR AND PLANNING COMMISSIONERS**

FROM: **ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION**

APPLICANT: **JUSTIN ROBINSON**

DISTRICT: **5**

SUBJECT: **ADOPT RESOLUTION NO. PC-2025-019; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALMDALE APPROVING CONDITIONAL USE PERMIT 25-0005 AND MODIFICATION 25-0011; A REQUEST TO ALLOW THE CONTINUED OPERATION OF A MAJOR WIRELESS TELECOMMUNICATIONS FACILITY AND EQUIPMENT UPGRADES TO AN EXISTING FACILITY LOCATED AT 2272 EAST PALMDALE BOULEVARD, AND FIND THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW**

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. PC-2025-019, a Resolution of the Planning Commission of the City of Palmdale approving Conditional Use Permit (CUP) 25-0005 and Modification (MOD) 25-0011, and find that the project is categorically exempt from environmental review.

BACKGROUND

The original project to establish the major wireless telecommunications facility was approved by the Planning Commission through CUP 02-13 (Resolution No. PC-2002-048) on October 3, 2002. The facility became operational on October 15, 2002, and expired on October 15, 2012, requiring a new application to remain operational.

Subsequently, the Planning Commission approved CUP 13-025 (Resolution No. PC-2014-005) on February 13, 2014, for the continued operation and facility modifications, which established an expiration date of February 25, 2024.

Since the original approval, the existing facility has undergone six modifications consisting of the relocation, removal, or replacement of existing equipment, installation of new or upgraded equipment, and construction of new equipment cabinets or enclosures through various MOD applications:

- MOD 12-001 approved on January 4, 2012;
- MOD 13-074 approved on September 24, 2014;
- CUP 13-025 MOD No. 1 approved on August 9, 2018;
- MOD 18-049 approved on October 2, 2018;
- MOD 20-064 approved on December 17, 2020; and,
- MOD 21-065 approved on January 13, 2022.

Pursuant to Palmdale Municipal Code (PMC) Section 17.95.040.A, wireless telecommunications facilities expire after a period of 10 years, unless a time extension is approved. Since a time extension application was not received prior to the expiration of the major wireless telecommunications facility, the entitlement expired, and a new CUP is required for the continued operation of the facility.

The formal applications for CUP 25-0005 and MOD 25-0011 were submitted on February 18, 2025, and June 3, 2025. After resolution of completeness items, the applications were deemed complete on July 21, 2025, and scheduled for the September 11, 2025, Planning Commission hearing.

Noticing/Agency Comments

TABLE 1 - AFFECTED AGENCIES

	Agency	Comments
Water Service:	Palmdale Water District	None received
School District:	Antelope Valley Union High School District	None received
	Palmdale School District	None received
Other:	Antelope Valley Air Quality Management District (AVAQMD)	None received
	Los Angeles County Fire Department	None received

FIGURE 1 - AERIAL MAP



ANALYSIS

The proposed project is a request to allow the continued operation of an existing major wireless telecommunications facility for a period of 10 years and equipment upgrades to an existing wireless telecommunications facility located at 2272 East Palmdale Boulevard. Equipment upgrades consist of installing a new 36-inch microwave dish antenna with accompanying radio for T-Mobile on the existing 65-foot monopole. The facility consists of a 65-foot-high monopole within an approximately 730 square-foot equipment enclosure. The existing facility is located on the south side of the undeveloped portion of the parcel, approximately 200 feet south of the existing shopping center's southerly parking area, and will be accessed by an existing paved road.

TABLE 2 - EXISTING LAND USE / ZONING / GENERAL PLAN

	Land Use	Zoning	General Plan
Subject Site	Existing telecommunication facility	Educational Flex (EDFX)	Educational Flex (EDFX)
North	Existing commercial center	Educational Flex (EDFX)	Educational Flex (EDFX)
South	Existing school	Public Facility-School (PF-S)	Public Facility-School (PF-S)
East	Vacant land	Educational Flex (EDFX)	Educational Flex (EDFX)
West	Existing school	Public Facility-School (PF-S)	Public Facility-School (PF-S)

TABLE 3 - GENERAL PLAN CONSISTENCY

Element	Goal, Objective, or Policy	Standard Met?	Justification*
Public Facilities, Services, and Infrastructure	PFSI-4.2: Encourage development, which fully utilizes existing infrastructure systems, while decreasing the need for costly extensions of infrastructure into undeveloped areas.	Yes	The project will utilize the existing wireless telecommunications facility to continue providing necessary telecommunication services to the area without the need to build additional structures nearby.
	PFSI-6.9: Work with telecommunication providers to retrofit underserved areas with necessary telecommunication facilities and utilities.	Yes	The proposed modification enhances broadband connectivity and capacity to the existing eligible wireless facility by using the least intrusive means to expand coverage in this underserved area.

**Justification is based on a review of the plans date stamped 'Received June 6, 2025'.*

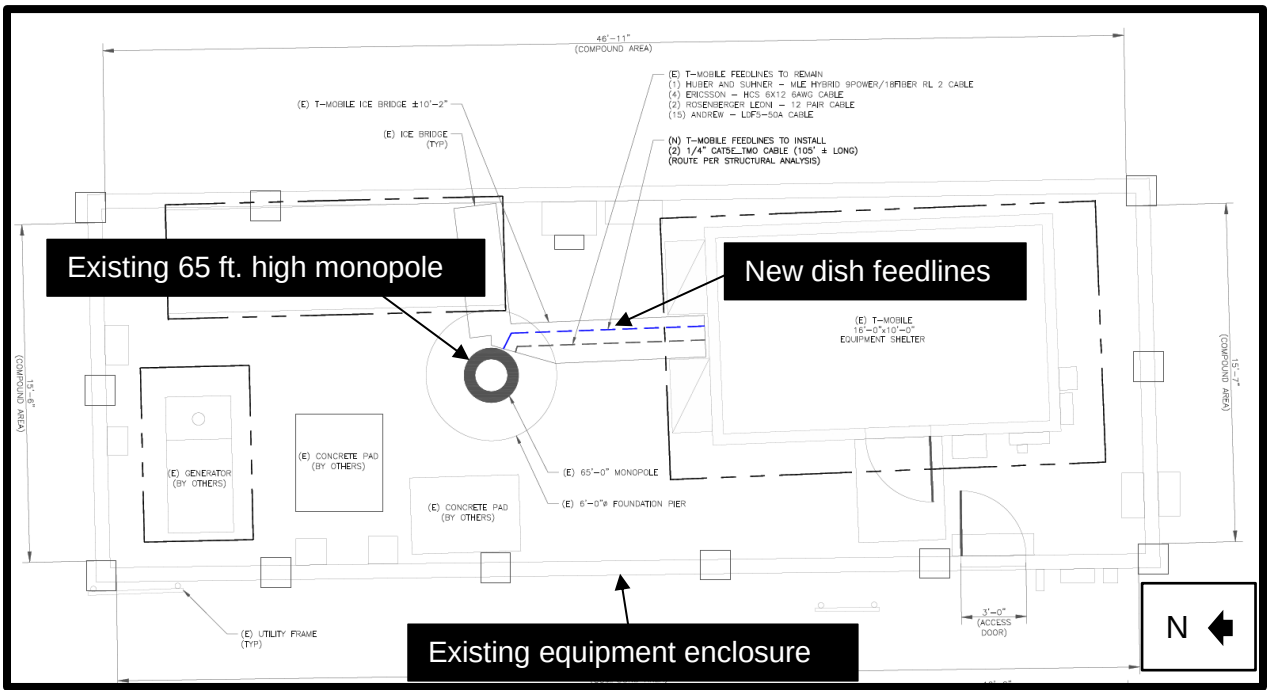
TABLE 4 - PMC STANDARDS

	Standard	Standard Met?	Justification*
Setbacks	Front: 10 feet Street side: 10 feet Interior Side: 10 feet; 25 feet abutting a single-family residential zone Rear: 10 feet; 25 feet abutting a single-family residential zone (PMC Table 17.48.010-1)	Yes	The facility is located approximately 413 feet from the northern property line, approximately 319 feet from the western property line, and approximately 209 feet from the southern property line. The facility is located on the eastern property line, resulting in a non-conforming side yard setback. Since its original approval, the City has undergone a General Plan Update (Palmdale 2045) and Zoning Ordinance update (Ordinance No. 1603), which modified the zone from General Commercial (C-3) to EDFX, modifying the development standards. The proposed location is acceptable since removal and replacement of the existing facility would be more invasive to the surrounding area.
Building Height	Maximum: 65 feet/5 stories (PMC Table 17.48.010-1). The maximum height for communication/wireless telecommunication facilities is that as specified for primary structures within the respective zone. Heights a maximum of 20 feet in excess of the height limit for a primary building in the underlying zone may be approved through conditional use permit approval. (PMC 17.95.030)	Yes	The existing wireless telecommunications facility is 65 feet high. The EDFX zone designation allows 65 feet, and with a CUP request, the allowed height is 85 feet.

**Justification is based on a review of the plans date stamped 'Received June 6, 2025'.*

Site Layout

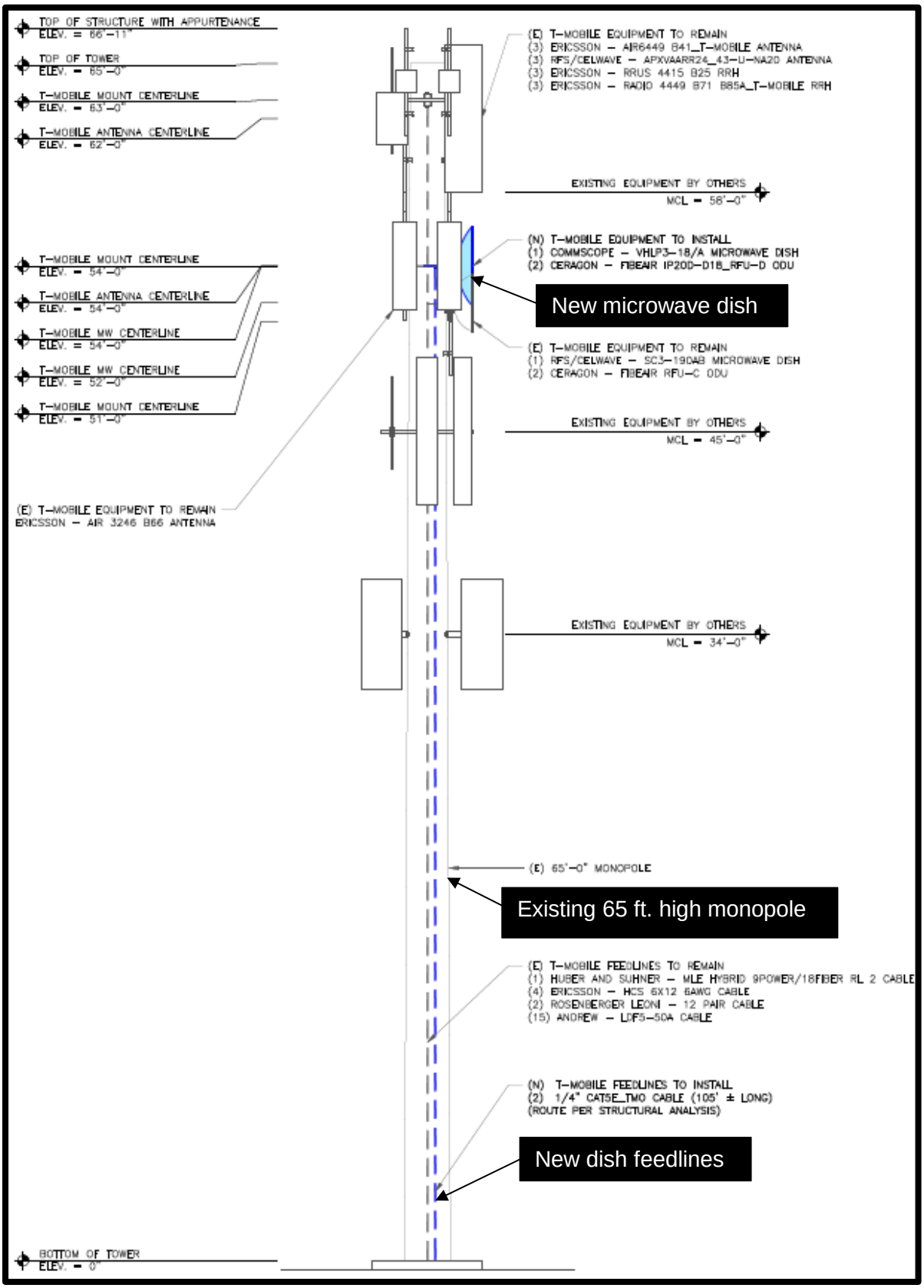
FIGURE 2 - FOCUSED SITE PLAN



Access

The existing wireless telecommunications facility is located on the south side of the undeveloped portion of the parcel, approximately 200 feet south of the existing shopping center's southerly parking area. The existing facility will be accessed via an existing paved road, with only periodic trips to the site required for routine maintenance after the upgrades are completed. The intermittent parking needs of this use will be accommodated through the existing parking lot improvements on the site, ensuring there will be no impact on any other access points or parking requirements in the vicinity.

FIGURE 3 - ELEVATIONS



ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project qualifies for a Class 1 Categorical Exemption under Section 15301, which exempts operation, permitting, or minor alteration of existing, public or private structures, facilities, or mechanical equipment involving negligible or no expansion of existing or former use. This exemption applies to the new microwave dish antenna to be installed on the existing monopole within the existing equipment enclosure. The project will not result in significant environmental impacts and does not require mitigation measures, as it will be carried out within an existing equipment enclosure and on an existing wireless communications facility that does not contain environmentally sensitive areas. Thus, no further environmental documentation or analysis is required.

Prepared by:	Jose Gonzalez, Associate Planner
Approved by:	Brenda Magaña, Planning Manager
Approved as to form:	Alexandra Halfman, City Attorney

ATTACHMENT

Resolution No. PC-2025-019

PLANNING COMMISSION
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. PC-2025-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALMDALE APPROVING CONDITIONAL USE PERMIT 25-0005 AND MODIFICATION 25-0011; A REQUEST TO ALLOW THE CONTINUED OPERATION OF A MAJOR WIRELESS TELECOMMUNICATIONS FACILITY AND EQUIPMENT UPGRADES TO AN EXISTING FACILITY LOCATED AT 2272 EAST PALMDALE BOULEVARD, AND FIND THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

WHEREAS, Justin Robinson, on behalf of 2200 Town Square East, LLC, has filed an application requesting the approval of Conditional Use Permit (CUP) 25-0005 and Modification (MOD) 25-0011, to allow the continued operation of a major wireless telecommunications facility for a period of 10 years and equipment upgrades to an existing wireless telecommunications facility, as described herein (hereinafter referred to as "Application"); and,

WHEREAS, The Application applies to a wireless telecommunications facility located at 2272 East Palmdale Boulevard, identified on the Los Angeles County Assessor roll as Assessor Parcel Number 3018-028-031, legally described in Exhibit A hereto and shown on the map attached hereto as Exhibit B; and,

WHEREAS, the original facility was approved by the Planning Commission through CUP 02-13 (Resolution No. PC-2002-048) on October 3, 2002, became operational on October 15, 2002, and expired on October 15, 2012; and,

WHEREAS, continued operation and modification of the facility was subsequently approved by the Planning Commission through CUP 13-025 (Resolution No. PC-2014-005) on February 13, 2014, with an expiration date of February 25, 2024; and,

WHEREAS, On September 11, 2025, the Planning Commission of the City of Palmdale conducted a duly noticed public hearing on the Application and concluded said hearing on that date.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE, AND ORDER AS FOLLOWS:

SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth in the foregoing Recitals are true and correct.

SECTION 2. The Planning Commission hereby finds as follows with respect to the environmental document:

A Pursuant to the California Environmental Quality Act (CEQA), the proposed project qualifies for a Class 1 Categorical Exemption under Section 15301, which exempts operation, permitting, or minor alteration of existing, public or private structures, facilities, or mechanical equipment involving negligible or no expansion of existing or former use. This exemption applies to the new microwave dish antenna to be installed on the existing monopole within the existing equipment enclosure. The project will not result in significant environmental impacts and does not require mitigation measures, as it will be carried out within an existing equipment enclosure and on an existing wireless communications facility that does not contain environmentally sensitive areas. Thus, no further environmental documentation or analysis is required.

B The custodian of records for the environmental document and all other materials which constitute the record of proceedings upon which the Planning Commission's decision is based is the Planning Manager of the City of Palmdale. These documents are available for public review in the Planning Division of the City of Palmdale located at 38250 Sierra Highway, Palmdale, California 93550, telephone 661/267-5200.

SECTION 3. Based upon substantial evidence presented to this Commission during the above-referenced September 11, 2025, public hearing, including public testimony, and written and oral staff report, this Commission specifically finds as follows:

A The proposed use is consistent with the goals, policies, and objectives of the General Plan; (CUP)

B The request is consistent with the goals, policies, and objectives of the General Plan; (MOD)

The major wireless telecommunications facility is located within the Educational Flex (EDFX) General Plan Land Use designation and zone, and is consistent with the policies and objectives of the General Plan as shown in Exhibit C. More specifically, the project is consistent with General Plan Goal PFSI-4.2, as the existing wireless telecommunications facility will continue providing necessary telecommunication services to the area without the need to build additional structures nearby. In addition, the proposed modification to install a new 36-inch microwave dish antenna with accompanying radio for T-Mobile on the existing 65-foot monopole, enhances broadband connectivity and capacity to the existing eligible wireless facility by using the least intrusive means to expand coverage in this underserved area.

C The proposed use is beneficial and desirous to the community and is consistent with the purpose, intent and standards of this Title and other applicable ordinances and codes adopted by the City; (CUP)

D The proposed structure or addition meets all applicable ordinance standards including, but not limited to, minimum structure design, development standards and setbacks. (MOD)

The proposed project is beneficial and desirable to the community as it supports the continued operation and upgrade of a major wireless telecommunications facility, enhancing local connectivity while minimizing visual and environmental impacts. By maintaining and improving an existing facility rather than constructing a new one, the project avoids greater disruption to the surrounding area and aligns with the intent and purpose of the Palmdale Municipal Code (PMC). The project meets all applicable ordinance standards, including minimum structure design, development standards, and setbacks as demonstrated in Exhibit D. No increase in height or square footage is proposed. The existing antennas will remain flush-mounted, and the color scheme continues to blend with the surroundings, minimizing visual impact. All ground-mounted equipment will remain screened within the existing enclosure, ensuring full compliance with current PMC requirements. Although the facility is located on the eastern property line with a non-conforming side yard setback, all other setback requirements are met, including the 10-foot front and rear setbacks. Since its original approval, the City has undergone a General Plan Update (Palmdale 2045) and Zoning Ordinance update (Ordinance No. 1603), which modified the zone from General Commercial (C-3) to EDFX, modifying the development standards. The proposed location is acceptable since removal and replacement of the existing facility would be more invasive to the surrounding area.

E The proposed use and the ongoing operation of the use will not have a substantial adverse effect on abutting property or the allowed use thereof, and will not generate excessive noise, vibration, traffic, or other disturbances, nuisances, or hazards; (CUP)

F The site for the proposed use has adequate pedestrian and vehicular access; (CUP)

G The request complies with the purpose and intent of all applicable terms and conditions of the existing entitlement; (MOD)

The proposed use and ongoing operation of the facility will not have a substantial adverse effect on the environment or abutting properties. The

existing facility is located on the south side of the undeveloped portion of the parcel, approximately 200 feet south of the existing shopping center's southerly parking area, and is surrounded by an existing school and a vacant lot zoned for educational facilities. Per the plans date stamped "Received June 6, 2025," the project will maintain its original design featuring antennas flush-mounted to the pole, colors that blend with the surrounding environment, and an enclosure to continue abating noise produced by the equipment. The existing facility will be accessed via an existing paved road, with only periodic trips to the site required for routine maintenance after the upgrades are completed. The intermittent parking needs of this use will be accommodated through the existing parking lot improvements on the site, ensuring there will be no impact on any other access points or parking requirements in the vicinity. The proposed use is consistent with the policies and objectives of the General Plan, as shown in Exhibit C, and is permitted under PMC Section 17.47.020 subject to the approval of a CUP.

H The request is listed in Subsection (B) of PMC Section 17.26.040 (Minor modifications to approved plans) and does not require new land use entitlements, including but not limited to a conditional use permit or site plan review; (MOD)

The proposed modification to install a new 36-inch microwave dish antenna with accompanying radio for T-Mobile on the existing 65-foot monopole does not significantly alter the site plan as approved by CUP 13-025. The modifications are permitted under PMC Section 17.26.040(B)(1)(i), which allows minor modifications to previously approved existing facilities pursuant to PMC Section 17.95.010 (Communication/wireless telecommunication facilities).

I There has not been more than one other minor modification application for the same project within the past 12 months; and (MOD)

MOD 25-0011 has been the only minor modification application for this project within the past 12 months.

SECTION 4. Based on the findings and conclusions set forth in paragraphs 1, 2, and 3 above, this Commission hereby approves CUP 25-0005 and MOD 25-0011 and finds that the project is Categorically Exempt from environmental review pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) Guidelines, subject to the Conditions of Approval as set forth in Exhibit E.

SECTION 5. The Deputized Clerk shall certify to the adoption of this Resolution. **PASSED, APPROVED** and **ADOPTED** this 11th day of September 2025.

_____
Dean Henderson
Chair, Planning Commission

ATTEST:

_____
Sylvia Magallanes, Deputized Clerk

I, Sylvia Magallanes, Deputized Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly approved, and adopted by the Planning Commission of the City of Palmdale at a regular meeting of said Commission held on the 11th day of September 2025, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____ ABSENT: _____

Date: _____ _____
Sylvia Magallanes, Deputized Clerk

EXHIBIT A

LEGAL DESCRIPTION FOR CUP 25-0005 AND MOD 25-0011

APN: 3018-028-031

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 2:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER, DISTANT THEREON SOUTH 89° 36' 10" WEST 1,002.83 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER AS SAID CORNER IS SHOWN ON THE RECORD OF SURVEY, FILED IN BOOK 71, PAGE 43 OF RECORD OF SURVEYS; THENCE SOUTH 0° 33' 56" EAST 1,344.85 FEET TO THE NORTHERLY LINE OF SAID PARCEL NO. 1 OF SAID RECORD OF SURVEY; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 46' 41" WEST 333.67 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL NO. 1; THENCE ALONG SAID BOUNDARY AND PROLONGATION THEREOF NORTH 0° 35' 29" WEST 1,343.83 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID NORTH LINE NORTH 89° 36' 10" EAST 334.27 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 50 FEET, MEASURED AT RIGHT ANGLES.

PARCEL 3:

TOGETHER WITH THOSE CERTAIN NONEXCLUSIVE, PERPETUAL RECIPROCAL ACCESS EASEMENTS GRANTED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, BETWEEN 2200 TOWN SQUARE EAST LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 2042 TOWN SQUARE WEST, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND 8454 STELLAR DRIVE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED APRIL 16, 2015, AS INSTRUMENT NO. 2015-426860, OF OFFICIAL RECORDS, LOS ANGELES COUNTY, CALIFORNIA

EXHIBIT B

AERIAL MAP FOR
CUP 25-0005 AND MOD 25-0011

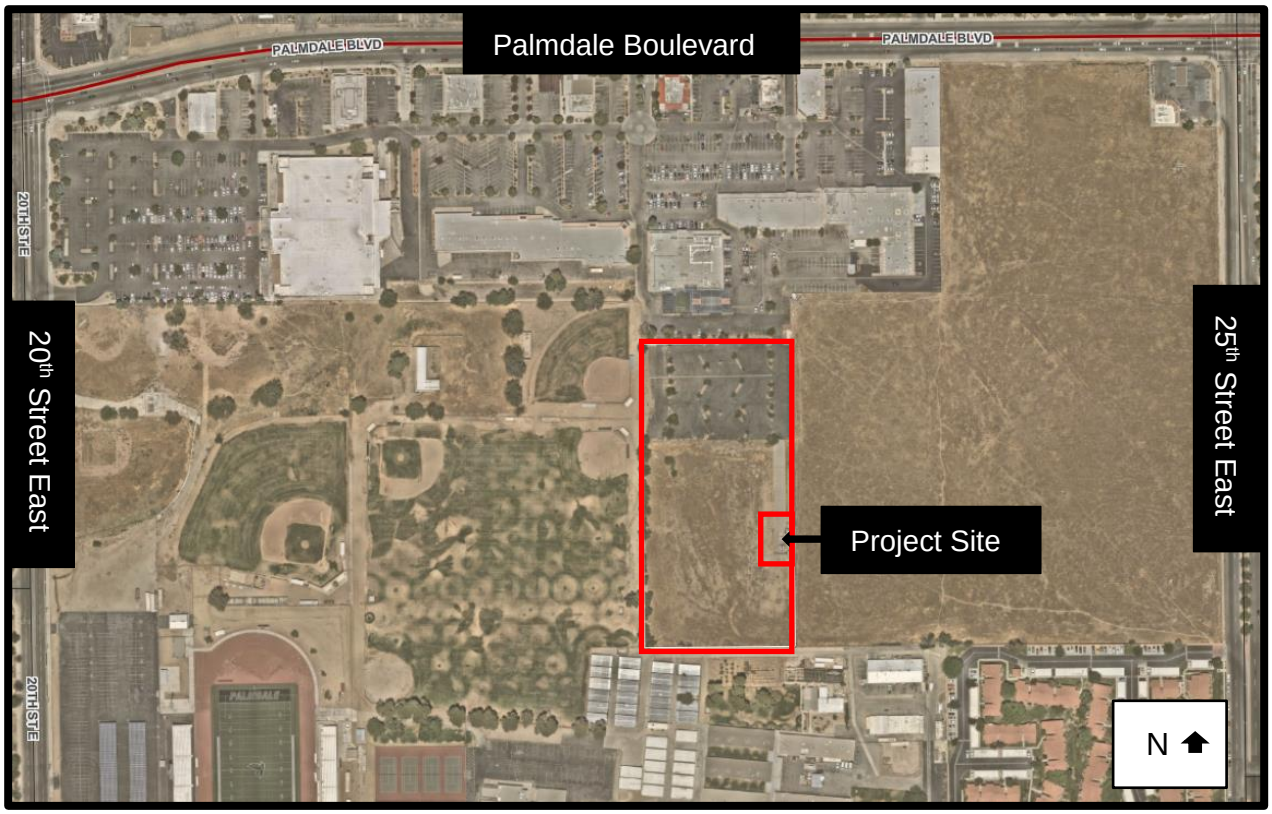


EXHIBIT C

GENERAL PLAN CONSISTENCY

Element	Goal, Objective, or Policy	Standard Met?	Justification*
Public Facilities, Services, and Infrastructure	PFSI-4.2: Encourage development, which fully utilizes existing infrastructure systems, while decreasing the need for costly extensions of infrastructure into undeveloped areas.	Yes	The project will utilize the existing wireless telecommunications facility to continue providing necessary telecommunication services to the area without the need to build additional structures nearby.
	PFSI-6.9: Work with telecommunication providers to retrofit underserved areas with necessary telecommunication facilities and utilities.	Yes	The proposed modification enhances broadband connectivity and capacity to the existing eligible wireless facility by using the least intrusive means to expand coverage in this underserved area.

**Justification is based on a review of the plans date stamped 'Received June 6, 2025'.*

EXHIBIT D

DEVELOPMENT STANDARD TABLE

	Standard	Standard Met?	Justification*
Setbacks	Front: 10 feet Street side: 10 feet Interior Side: 10 feet; 25 feet abutting a single-family residential zone Rear: 10 feet; 25 feet abutting a single-family residential zone (PMC Table 17.48.010-1)	Yes	The facility is located approximately 413 feet from the northern property line, approximately 319 feet from the western property line, and approximately 209 feet from the southern property line. The facility is located on the eastern property line, resulting in a non-conforming side yard setback. Since its original approval, the City has undergone a General Plan Update (Palmdale 2045) and Zoning Ordinance update (Ordinance No. 1603), which modified the zone from General Commercial (C-3) to EDFX, modifying the development standards. The proposed location is acceptable since removal and replacement of the existing facility would be more invasive to the surrounding area.
Building Height	Maximum: 65 feet/5 stories (PMC Table 17.48.010-1). The maximum height for communication/wireless telecommunication facilities is that as specified for primary structures within the respective zone. Heights a maximum of 20 feet in excess of the height limit for a primary building in the underlying zone may be approved through conditional use permit approval. (PMC 17.95.030)	Yes	The existing wireless telecommunications facility is 65 feet high. The EDFX zone designation allows 65 feet, and with a CUP request, the allowed height is 85 feet.

**Justification is based on a review of the plans date stamped 'Received June 6, 2025'.*

EXHIBIT E

DRAFT

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT 25-0005 AND MODIFICATION 25-0011

APPROVAL DATE: SEPTEMBER 11, 2025
EFFECTIVE DATE: SEPTEMBER 23, 2025
USE INAUGURATION DATE: SEPTEMBER 23, 2028

These Conditions of Approval apply to Conditional Use Permit (CUP) 25-0005; a request to allow the continued operation of a major wireless telecommunications facility and equipment upgrades to an existing facility located at 2272 East Palmdale Boulevard. Any proposed change of use or expansion of the area, or modifications to the site plan or structures, shall be submitted to the Planning Division, along with the required application and fee, for review. For the purpose of these conditions, the term "applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval. For the purposes of these conditions, an * indicates that the condition is a mitigation measure.

GENERAL CONDITIONS:

1 Conditional Use Permit 25-0005 and Modification 25-0011 shall be inaugurated within three years or it shall automatically expire on September 23, 2025. This approval is based on the plans date stamped, 'Received June 6, 2025.' The CUP shall be considered inaugurated if applicable grading and/or building permits have been issued, construction is initiated, and ongoing. Cessation of construction activity for over 180 days will result in lapse of this approval. (P)

2 This CUP shall be valid for 10 years and shall expire on September 23, 2035. This approval shall be based upon the plans date stamped, 'Received June 6, 2025.' (P)

3 The applicant shall be required to post a bond or other suitable security as a condition of the use permit to guarantee removal of discontinued or abandoned facilities, and repair of damage to sites, including revegetation. (P)

4 The project shall be subject to the provisions of Palmdale Municipal Code (PMC) Chapter 12.04 (Underground Utilities) pertaining to underground utilities and encroachment into public right-of-way. (P)(E)

5 This approval shall not become effective for any purposes until any appeal period has passed and the applicant has filed at the office of the Planning Division their notarized affidavit stating that they agree to and accept all of the Conditions of Approval as approved by the Reviewing Authority as set forth in Resolution No. PC-2025-019. (P)

6 Should this project not be inaugurated during the initial approval period, an extension of time not to exceed an additional two years for CUP may be granted by the Review Authority. Applications for time extensions must be filed a minimum of 90 days prior to the expiration date. Requests for time extensions must be accompanied by a formal application, all required exhibits and plans, and required application fees. (P)

7 Immediately upon approval of this project by the Review Authority, the applicant shall submit to the City a cashier's check or check, payable to Los Angeles County Clerk in the amount of $75 for the environmental filing fee in compliance with the California Environmental Quality Act (CEQA) Guidelines. Furthermore, if the California Department of Fish and Wildlife (CDFW) determines that this project is not exempt from a filing fee imposed pursuant to Fish and Wildlife Code Section 711.4 because the project has more than a de Minimis impact on fish and wildlife, then the applicant shall also pay to CDFW any fee and any fine which the Department determines to be owed. (P)

8 The applicant shall defend, indemnify, and hold harmless the City its elected and appointed officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its elected and appointed officials, officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the Review Authority. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its elected and appointed officials, officers, employees, and agents in the defense of the matter. (P)

9 Pursuant to Government Code Section 66020(a), any party may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this development project. Required fees must be paid in full or arrangements must be made to pay the fee when due. Written notice of payment under protest must be filed with the City at the time of approval or conditional approval of this project or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions imposed on this project. (P)

10 The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements in the PMC, including the requirement that a business license be obtained by all entities doing business in the City. (P)

11 The use shall meet the standards and shall be developed within the limits established by the PMC as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation. (P)

12 The applicant shall be responsible for the on-going maintenance and upkeep of undeveloped portions of the site, in accordance with the property maintenance requirements as set forth in the PMC Chapter 8.36 (Regulation of Property Maintenance). (P)

13 When exhibits and written Conditions of Approval are inconsistent, the written conditions shall prevail. (P)(E)

14 Sign approval for the project is a separate process requiring the issuance of a sign permit and building permits, and shall be subject to review and approval by the Planning Division and Building and Safety Division. (P)(B&S)

15 A subsequent report shall be submitted within six months, on or before March 23, 2026, that quantifies cumulative field measurements of electromagnetic frequency (EMF) radiation power densities and exposures from all antennas installed at or near the subject site. The report shall contain a comparison of the measured results within applicable Federal Communications Commission (FCC) standards. Failure to prepare and submit the subsequent report by the applicant, or the determination of the City that the project does not meet applicable FCC standards, may constitute grounds for revocation of the conditional use permit. (P)

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OR IN CONJUNCTION WITH ISSUANCE OF BUILDING PERMITS:

16 The applicant shall pay all fees at the time fees are determined payable and comply with all requirements of the applicable Federal, State, and local agencies including, but not limited to, the following:

Antelope Valley Air Quality Management District
Antelope Valley Union High School District
Los Angeles County Consolidated Fire District
Los Angeles County Department of Health Services
Los Angeles County Sanitation District
Los Angeles County Waterworks
Palmdale School District
Palmdale Water District
Regional Water Resources Control Board

The duty of inquiry as to such requirements shall be upon the applicant. Receipt and proof of payment shall be provided to the Building and Safety Division prior to issuance of any building permits. (P)(E)(F)(B&S)

17 The applicant shall comply with all applicable development regulations and requirements prior to the issuance of any buildings permits on the subject property. (P)(E)(B&S)

18 The applicant shall submit detailed plans for all building construction and obtain plan approval from all agencies/departments as required. (B&S)(F)(P)

19 The applicant shall comply with all applicable development regulations and requirements prior to the issuance of any building permits on the subject property. (P)(E)(B&S)

THE FOLLOWING CONDITIONS SHALL BE MET WHILE CONSTRUCTION ACTIVITIES ARE ON-GOING:

20 The applicant shall provide solid waste disposal containers on-site during all phases of construction. The accumulation of refuse and debris which may constitute an unsightly/unsafe public nuisance to surrounding properties is not permitted. (P)

THE FOLLOWING CONDITIONS SHALL BE MET AS AN ON-GOING ELEMENT OF THE PROJECT:

21 A valid business license obtained from HdL Business Support Center shall be maintained while the use is in operation. (P)

22 The operation of the business shall comply fully with all the rules and regulations of the PMC. Failure to comply with the PMC shall be subject to PMC Section 1.12.010 (Misdemeanors – Infractions – Administrative Citations), which specifies the violation is a misdemeanor, and subject to penalties specified in PMC Section 1.12.020 (Punishment). (P)

23 The operator shall promptly notify the Planning Manager, in writing, if the use of the facility is discontinued for any reason. In the event that the discontinued use is permanent, the operator(s) shall promptly remove the facility and repair any damaged to the premises caused by such removal. All such removal, and repair shall be performed in accordance with all applicable zoning, health and safety, and code requirements. For purposes of this paragraph, a discontinued use shall be

permanent unless the facility is reasonably likely to be operative and used within the three-month period immediately following discontinuation. (P)

24 The City shall have the authority to remove an abandoned facility, repair any and all damage to the premises caused by such removal, and otherwise restore the premises as is appropriate to be in compliance with applicable code at any time: 1) after 30 days following the notice of abandonment; or 2) following a notice of decision by the Planning Manager, subject to the owner/operator's right of appeal under the PMC. The City may, but shall not be required to, store the removed facility (or any part thereof). All prior operators of the facility shall be jointly liable for the entire cost of such removal, repair, restoration, and storage, and shall remit payment to the city promptly after demand therefore is made. The City may, in lieu of storing the removed facility, convert it to the City's use, sell it, or dispose of it in any manner deemed by the City to be appropriate. (P)

25 The City may place a lien on the property until the cost of removal, repair, and storage is paid in full, a lien shall be placed on the abandoned personal property and any real property on which the facility was located, for the full amount of the cost of removal, repair, restoration, and storage. The Planning Manager shall cause the lien to be recorded with the County of Los Angeles Recorder's Office. (P)

26 The operator of the facility shall be in violation of this approval for failure to timely comply with any requirements hereunder and shall be subject to penalties for each such violation, pursuant to PMC. (P)

27 If problems arise as a result of business practices or operations that are detrimental to public health, safety, or welfare, the Review Authority may review the CUP and, if after review, the Review Authority deems that there is sufficient evidence that the business practices or operations are detrimental to public health, safety, or welfare then the Review Authority, subsequent to a public hearing, may revoke the CUP pursuant to PMC Section 17.22.070 (Post Decision Procedures). (P)

28 Pursuant to PMC Section 17.22.050 (Approval Requirements and Conditions), the CUP approval shall apply only to the property for which the application was made and shall apply to that property as long as the use for which approval was granted is in effect, regardless of changes in ownership. (P)

29 A major revision or modification to an approved CUP such as, but not limited to, expansions or intensification of the use, may be requested by the applicant. Such

request shall be processed through application of a major modification or new CUP, as determined by the Planning Manager. (P)

30 All parking facilities shall be maintained in good condition in accordance with the provisions of PMC Chapter 17.87 (Off-Street Parking and Loading). The maintenance thereof may include, but shall not be limited to, the repaving, oiling, and striping of a parking area and the repair, restoration and/or replacement of any parking area design features when deemed necessary by the Planning Manager to insure the health, safety, and welfare of the general public. (P)(E)

Key to Departmental Conditions:

(B&S) Building and Safety Division (661-267-5353)
(E) Engineering Division (661-267-5272)
(F) Los Angeles County Fire Department (661-949-6319)
(Pk) Parks and Recreation Department (661-267-5611)
(P) Planning Division (661-267-5200)
(PA) Public Art (661-267-5686)
(PS) Public Safety Division (661-267-5170)
(SCE) Southern California Edison (661-726-5617)
(TE) Traffic Engineering (661-267-5300)