

## REPORT TO THE HEARING OFFICER

---

**DATE ISSUED:** May 29, 2025

**HEARING DATE:** June 24, 2025      **AGENDA ITEM:** #5

**PROJECT NUMBER:** PRJ2024-002230-(5)

**PERMIT NUMBER(S):** Conditional Use Permit No. RPPL2024003365

**SUPERVISORIAL DISTRICT:** 5

**PROJECT LOCATION:** 18348 W Avenue D, Fairmont

**OWNER:** MKK Properties LLC

**APPLICANT:** Crown Castle

**CASE PLANNER:** Christopher Keating, AICP, Planner  
ckeating@planning.lacounty.gov

---

The above-mentioned item is a request for a Conditional Use Permit (“CUP”) to authorize the continued operation and maintenance of an existing wireless communications facility consisting of an 85-foot-tall monopole and appurtenant facilities for three carriers (AT&T, T-Mobile, and Verizon), with waivers to maintain the tower’s current height and arm mount length, in the C-RU (Rural Commercial) Zone within the Antelope Valley West Zoned District.

The item is scheduled and noticed for a public hearing before the Hearing Officer on June 24, 2025. However, staff requests that the hearing be continued to July 15, 2025, without testimony, to ensure that the applicant can attend the public hearing. The applicant informed staff that they will be out of the country on the originally scheduled public hearing date of June 24, 2025. Attached to this report is communication between staff and the applicant confirming they are available to attend the public hearing on July 15, 2025.

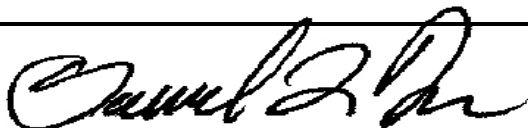
**Staff recommends the following motion:**

I, THE HEARING OFFICER, CONTINUE CONDITIONAL USE PERMIT NUMBER RPPL2024003365, WITHOUT OPENING THE PUBLIC HEARING TO JULY 15, 2025.

---

Report

Reviewed By:



Samuel Dea, Supervising Regional Planner

Report

Approved By:



Susan Tae, Assistant Administrator

---

**From:** [Tammy Hamilton](#)  
**To:** [Christopher Keating](#); [Jacob Hamilton](#)  
**Subject:** Re: Posting Instructions for PRJ2024-002230  
**Date:** Friday, May 16, 2025 10:41:17 AM  
**Attachments:** [image001.png](#)

---

**CAUTION:** External Email. Proceed Responsibly.

Thank you Chris. Sorry, I thought Jake responded. Our flight is at 10am and we are back on 7/4. 7/15 works for us. We will post the notice when we receive the instructions.

Thanks,

Tammy Hamilton

**Virtual Site Walk LLC**

[www.virtualsitewalk.com](http://www.virtualsitewalk.com)

[Tammy@virtualsitewalk.com](mailto:Tammy@virtualsitewalk.com)

Mobile: (206) 499-4878

---

**From:** Christopher Keating <CKeating@planning.lacounty.gov>  
**Date:** Thursday, May 15, 2025 at 6:21 PM  
**To:** Jacob Hamilton <jake@virtualsitewalk.com>, "tammy@virtualsitewalk.com" <tammy@virtualsitewalk.com>  
**Subject:** RE: Posting Instructions for PRJ2024-002230

Hi Jake and Tammy,

Since I have not heard from you, I will continue this case to July 15, 2025.

Thank you,

**CHRISTOPHER KEATING, AICP** (he/him/his)

**PLANNER, North County Development Services Section**

Office: (213) 974-6411 • Direct: (213) 647-2467

Email: [ckeating@planning.lacounty.gov](mailto:ckeating@planning.lacounty.gov)

---

**From:** Christopher Keating  
**Sent:** Friday, May 9, 2025 1:41 PM  
**To:** Jacob Hamilton <jake@virtualsitewalk.com>; Elizabeth Chaidez <EChaidez@planning.lacounty.gov>; tammy@virtualsitewalk.com  
**Subject:** RE: Posting Instructions for PRJ2024-002230

Hi Jake,

Do you know what time you will be on the plane? The hearing is at 9:00am PST and you can attend via Zoom or phone call. It is advisable for the applicant to be present, but not necessarily required...

Otherwise, we can continue it to a later date since the public noticing is already processed.

Thank you,

**CHRISTOPHER KEATING, AICP** (he/him/his)

**PLANNER, North County Development Services Section**

Office: (213) 974-6411 • Direct: (213) 647-2467

Email: [ckeating@planning.lacounty.gov](mailto:ckeating@planning.lacounty.gov)

---

**From:** Jacob Hamilton <[jake@virtualsitewalk.com](mailto:jake@virtualsitewalk.com)>

**Sent:** Friday, May 9, 2025 12:26 PM

**To:** Elizabeth Chaidez <[EChaidez@planning.lacounty.gov](mailto:EChaidez@planning.lacounty.gov)>; [tammy@virtualsitewalk.com](mailto:tammy@virtualsitewalk.com)

**Cc:** Christopher Keating <[CKeating@planning.lacounty.gov](mailto:CKeating@planning.lacounty.gov)>

**Subject:** Re: Posting Instructions for PRJ2024-002230

**CAUTION:** External Email. Proceed Responsibly.

Hello Elizabeth. Thanks for scheduling the hearing. However, we are traveling on June 24th to Vietnam. We will be in a plane that whole day. Do we need to have someone present at the hearing? If so, we may need to push it back if possible. Please let me know what you think. Thanks.

Jacob Hamilton

**Virtual Site Walk LLC**

[www.virtualsitewalk.com](http://www.virtualsitewalk.com)

[Jake@virtualsitewalk.com](mailto:Jake@virtualsitewalk.com)

Mobile: (619) 341-9208

---

**From:** Elizabeth Chaidez <[EChaidez@planning.lacounty.gov](mailto:EChaidez@planning.lacounty.gov)>

**Date:** Thursday, May 8, 2025 at 11:40 AM

**To:** [jake@virtualsitewalk.com](mailto:jake@virtualsitewalk.com) <[jake@virtualsitewalk.com](mailto:jake@virtualsitewalk.com)>, [tammy@virtualsitewalk.com](mailto:tammy@virtualsitewalk.com) <[tammy@virtualsitewalk.com](mailto:tammy@virtualsitewalk.com)>

**Cc:** Christopher Keating <[CKeating@planning.lacounty.gov](mailto:CKeating@planning.lacounty.gov)>

**Subject:** Posting Instructions for PRJ2024-002230

Dear Applicant:

A public hearing has been scheduled for the above-referenced project. Please see attached documents for the date and time.

**Please post the attached notice of public hearing not less than THIRTY (30) DAYS PRIOR to the public hearing in conformance with the specifications below. Failure to post the notice of public hearing as specified will cause the public hearing to be continued or rescheduled to a subsequent date, and a rehearing fee may be assessed pursuant to [County Code Section 22.250.010](#).**

### **Hearing Notice Sign Posting Checklist**

1. **Sign:** A poster for the hearing notice sign can be downloaded at [https://planning.lacounty.gov/wp-content/uploads/2023/05/hearing\\_notice\\_poster.pdf](https://planning.lacounty.gov/wp-content/uploads/2023/05/hearing_notice_poster.pdf) (**enlarge to comply with the required size**). If the online poster template is not used, please ensure the sign complies with the following specifications:

Size: Dimension of sign(s) shall be two feet (2') in width by three feet (3') in length.

Height: Sign(s) shall be placed not less than four feet (4') or higher than six feet (6') above ground level.

Colors: Black letters on white background.

Content and Lettering: Major block style letters three inches (3") in height shall state: "NOTICE OF HEARING." Minor letters one and one-half inches (1½") in height shall specify the case number and **"FOR INFORMATION CALL (213) 974-6411"**. A copy of the enclosed notice of hearing and vicinity map shall be securely affixed to the sign.

Materials: Signs(s) shall be cardboard. Sign(s) shall have plywood backing and be affixed to a wooded stake(s), except for sign(s) located within structures (Such as in a storefront window).

2. **Location:** One sign shall be located on each public road frontage adjoining the proposed project, legible and accessible by foot from said public road(s). If the subject property is not visible from an existing public road, this requirement may be modified by the Director of LA County Planning.

### **3. Exceptions**

- a) Improved commercial and Industrial lots with no front yard setback. Signs for such properties shall be placed in convenient view from the public right-of-way in a location directly associated with the subject property.
- b) Properties deemed to have unique topographic problems or other hardships for the

posting of larger signs. The Director has the discretion to determine whether to exempt projects from these standards. When the requirement for a large sign is waived, standard sign requirements shall apply.

4. **Verification:** Upon completing posting, mail us (a) photograph(s) of the sign(s) and an affidavit stating that the sign(s) have been placed on the subject property in conformity with these requirements. The postmark will be evidence of timely compliance. The affidavit form is located at [https://planning.lacounty.gov/wp-content/uploads/2023/05/cert\\_of\\_posting.pdf](https://planning.lacounty.gov/wp-content/uploads/2023/05/cert_of_posting.pdf).

5. **Removal of Sign(s):** Remove the sign within one week following the last public hearing.

The agenda and hearing package, including the staff report, will be posted on the [LA County Planning](https://planning.lacounty.gov) website at <https://lactrp.legistar.com/Calendar.aspx> two weeks prior to the hearing date. Enter the project number in the search bar at the top right of the webpage to view the case documents.

You should be present or be represented at the hearing. Failure to do so may be construed as a waiver of your right to present further evidence. You will have fifteen (15) minutes to present testimony in support of the application, with an additional ten (10) minutes for responses to issues raised by other speakers. Proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Hearing Officer or Regional Planning Commission will not be included in these time limitations. The Hearing Officer or Regional Planning Commission may impose different time limits depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

If you have any questions regarding this matter, please contact the case planner who is copied on this email.

**ELIZABETH CHAIDEZ** (She/her/hers)

**CASHIER, Operations & Major Projects (OMP)**

**Email:** [echaidez@planning.lacounty.gov](mailto:echaidez@planning.lacounty.gov)

**Office:** (213) 974-6411 **Direct :** (213) 893-7469

Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012



*Our [field offices](#) are currently open to the public. Please visit [planning.lacounty.gov](http://planning.lacounty.gov) for information about available services, public meeting schedules, and planning projects.*