1. MEETING CALLED TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PLANNING DIRECTOR
   A. CORRECTION TO AGENDA
5. STATEMENT OF PUBLIC ORAL COMMUNICATIONS:

Members of the public interested in addressing the Planning Commission on any agenda item or topic must fill out a form provided at the door, and turn it into the Planning Commission Secretary prior to the beginning Oral Communications. A form does not need to be submitted for public hearing items.

Speakers wishing to address the Planning Commission on an item that is not on the agenda will be called upon in the order that their speaker card was received. Those persons not accommodated during this thirty (30) minute period will have an opportunity to speak under “Oral Communications – Continued” after all scheduled matters have been considered.
Please be aware that the maximum time allotted for individuals to speak shall not exceed three (3) minutes per speaker. Please be aware that in accordance with State Law, the Planning Commission may not take action or entertain extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Planning Commission Chair.

6. **MINUTES**

A. February 4, 2020

7. **STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**

A. None

8. **PUBLIC HEARING(S)**

For each of the following items, the public will be given an opportunity to speak, following Planning staff’s presentation of its report and the Planning Commissioners’ disclosures (if any) of site visits to the location at issue and any relevant information obtained during same. The applicant is allowed to speak and the public is allowed three (3) minutes per person to speak on issues relating to the case. After all persons have spoken, the applicant is allowed to rebut and/or summarize, and then the hearing is closed.

A. **Conditional Use Permit (CUP 02-20)**

   **Project Applicant**  
   1610-1640 S. Greenwood Avenue

   **Project Description:**  
   The installation of 1 cannister antenna and other mounted equipment on a new replacement pole along with related equipment within the public right-of-way located near 1610-1640 S. Greenwood Avenue.

B. **Conditional Use Permit (CUP 03-20)**

   **Project Applicant**  
   548 Via Altamira along W. Via Acosta

   **Project Description:**  
   The installation of one 48" cannister antenna and mounted (2) radio units onto new mounting assembly on an existing wood pole along with related equipment within the public right-of-way located along W. Via Acosta near 548 Via Altamira.

C. **Conditional Use Permit (CUP 04-20)**

   **Project Applicant**  
   1709 W. Olympic Boulevard
**Project Description:**
The installation of 1 cannister antenna and other mounted equipment on a new replacement pole along with related equipment within the public right-of-way located near 1709 W. Olympic Boulevard

**D. Conditional Use Permit (CUP 05-20)**

**Project Applicant**
209 E. Beverly Boulevard

**Project Description:**
The installation of one 48" cannister antenna and mounted (2) radio units onto new mounting assembly on an existing pole along with related equipment within the public right-of-way located near 209 E. Beverly Boulevard.

9. **CONSENT ITEM(S)**
   
   A. None

10. **STAFF COMMUNICATIONS TO THE PLANNING COMMISSION**
   
   A. None

11. **ORAL COMMUNICATIONS – CONTINUED (IF NEEDED)**

12. **PLANNING COMMISSION ORALS**

   A. Chair, Sona Mooradian
   
   B. Vice Chair, Berj Aliksanian
   
   C. Commissioner, Alexandra Briseno
   
   D. Commissioner, Natalia Lomeli
   
   E. Commissioner, Marlene Ramirez

13. **ADJOURNMENT**

    The next regularly scheduled meeting on March 3, 2020

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building Official at 323/887-1497. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II/1203+)*

*Please note that the information contained in this agenda is a summary of the staff report prepared for each item. Complete copies of each staff report are available in the Office of the City Clerk.*
CITY OF MONTEBELLO
PLANNING COMMISSION
MINUTES

February 4, 2020

Planning Commission meets at 6:30 p.m., on the day scheduled in City Hall Council Chambers

1. CALL MEETING TO ORDER
   6:36 P.M. by Chair Mooradian

2. ROLL CALL
   Commissioner Present: Chair Mooradian, Vice Chair Alikyanian,
   Commissioner Briseno, Commissioner Lomeli and Commissioner Ramirez
   Absent: None
   Also present:
   Director of Planning and Community Development – Joseph Palombi
   Planning Commission Legal Counsel – Gloria Ramirez

3. PLEDGE OF ALLEGIANCE
   Commissioner Briseno

4. PLANNING COMMISSION SECRETARY – CORRECTION TO AGENDA
   Deputy Director Palombi - We have one correction to agenda item 13. This needs to
   be corrected to reflect the next regularly scheduled meeting will take place
   on February 18, 2020.

5. STATEMENT OF PUBLIC ORAL COMMUNICATIONS
   none

6. APPROVAL OF MINUTES:
   A. November 19, 2019 - Approved
   B. December 3, 2019
   C. December 17, 2019
   D. January 7, 2020
   E. January 21, 2020

Chair Mooradian – Noted for the record, there were no meetings for 6B, 6C,
6D and 6E.
7. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST
NONE

8. PUBLIC HEARINGS

A. Conditional Use Permit (CUP 06-20)
A Conditional Use Permit application to allow off-site sales of general alcohol (Type 21) that will replace an existing off-site sales of alcohol; beer and wine (Type 20) previously approved under CUP 03-18, within the existing mini-mart located at 7825 Telegraph Road.

Deputy Director Palombi – For the record, item 8A will be re-noticed and republished due to defective noticing.

B. Conditional Use Permit (CUP 2-71-M1)
A Conditional Use Permit application to allow the consolidation of an existing service station (1,262 sq. ft.) and snack shop store (781 sq. ft.) into one 2,043 square-foot convenience store within the existing Arco Service station located at 1761 Paramount Boulevard.

Deputy Director Palombi – Louis Morales will provide a presentation.

Louis Morales – Good evening Madam Chair and members of the Commission. I put together a PowerPoint to illustrate more than anything else the photographs of the current site and what it could look like upon approval as they move forward with improvements. Right here before you is CUP 2-71-M1, M1 meaning modification. This is an amendment to the original CUP that was approved back at this site in 1971. The project site is located at 1761 Paramount Boulevard and the applicant is Meana Agaiby and today’s date is February 4th. The project site is located at 1761 Paramount located at southeast corner of Arroyo Drive and Paramount Blvd in the northeast portion of the City. It’s one of the first areas you see when you come into the City from the unincorporated area from the north of us. The site is approximately .57 acres and it’s surrounded by the following uses. To the north is an R-3 commercial unincorporated LA County. It’s developed with a small shopping center with restaurants and other retail uses. To the south is multi-family retail R-3, to the east is multi-family retail R-3 and to the west is multi-family retail R-3. The project was approved back in 1971 by the Commission under the original CUP 2-71. The original approval was for a service station, auto bay
and a snack bar. The building proposed is 2,043 sq. ft. The applicant submitted a CUP to modify that application in 2019 December and the idea here is to amend the CUP to consolidate all the uses within the building which were the auto bay and snack bar into one convenience store for the full amount of 2,043 sq. ft. That is a revised project. Here is the condition of the current site to give you an idea of what’s going to be converted. The auto bay site will be converted and will be part of the convenience store. Here is the snack shop to the south of the building; it’s a small piece of property approximately 700 sq. ft. As you can see it’s pretty crowded inside, it’s very condensed and small. Combining the snack bar which is 700 sq. ft., the auto bay is about 1200 sq. ft. that equals to the amount that being proposed 2,043 sq. ft. The service station itself will remain unchanged. There are 8 service pumps currently that will remain unchanged that will continue to remain operating and servicing gasoline to the patrons. What is being proposed to CUP 2-71-M1, again currently there are three auto bays approximately 1200 sq. ft., a snack bar approx. 781 sq. ft. The proposal is to consolidate both of those uses into one use which will be a convenience store and at this time the applicant is not proposing or applying for any alcohol uses at this site. The site is approximately .57 acres and includes a total of 8 parking spaces. There are 4 existing driveways 2 on Arroyo Drive and 2 on Paramount Blvd. All improvements are interior work, no exterior work except for façade improvements to enhance the entry way to the building itself.

The site plan proposed as you can see the building exists is currently showing 2 spaces, the snack bar and the auto bays. This will all be one use and it will be a convenience store. There is ample parking on site; they meet the minimum requirements for parking and there’s landscaping and the service station for the gasoline service. The store itself is 2,043 sq. ft.; it’s going to be a typical convenient store with walk-in coolers, countertop for the cashier, and a store area space for merchandise. The improvements to the site are strictly interior improvements with one exception to the exterior, the façade of the building to enhance the entry way and to show that it is now a convenience store. The environmental review as you know all projects, regardless of size, are required to go through the CEQA process. This particular project is a project and is considered an exemption under CEQA section 15301 which is existing facilities. The project is consistent with the General Plan in conformance with goals, policies, and objectives. The project complies with the development standards relative to parking, access, building height, setbacks, and landscaping. The property itself is adequate in size to accommodate the project. The project will not have an adverse effect to the surrounding properties especially with ambient noise given that typically auto repair has noises with
machinery and here it will be eliminated and it will be strictly a convenience store providing retail services to the community. Staff believes the findings can be made in a positive manner as noted in the report and resolution. Public comments, none were received as recently as this meeting. We did do the proper noticing for this project. We did the noticing to the paper on January 23rd and also did mailers to the all properties within 300 ft. from this site. Therefore, the recommendation for this project is for the planning commission to adopt Resolution No. 01-20 approving CUP 2-71-M1 with the proposed established Conditions of Approval. That concludes the presentation. The applicant is here to answer any questions that the commission may have as well. The applicant has read the resolution and conditions and has accepted them.

Chair Mooradian – Do any of the commissioners have questions?

Commissioner Ramirez – Yes. The original CUP from 1971 was that a CUP to allow the use of the gas station?

Louis Morales – Yes, that was for the development of the service station and the service bays, the snack bar probably came after. The size of the building was approved at that time.

Commissioner Aliksanian - Can we discuss the environmental impact of the old repair shop and getting rid of the hazardous material or is that something that has already been taken care of?

Louis Morales – I believe the auto bays have not been used in a while based on the observation of what is there now. The doors are not open, there's a bunch of stored items within the service bays. I'm not sure exactly when they used the solvents or oils in connection with any auto repair. But definitely part of the disposal and conversion would include the disposing of the materials in a proper manner. We would make sure that the building and safety and inspector note that as they go through the process and conversion.

Commissioner Briseno – Any nearby mom and pop small grocery stores that could potentially be affected?

Louis Morales – Further to the north there is an unincorporated area of LA County, to the south going towards the 60 freeway there is a similar use which I believe is a Chevron with their version of an AM PM where they provide similar as to what's being proposed at this location.
Chair Mooradian - Hours of operation are not changing; it's what it was with the original setup with the smaller version of the convenience store?

Louis Morales – Correct.

Chair Mooradian – You showed some pictures and the aisles are pretty narrow as you mentioned, with this upgrade are they going to be ADA compliant?

Louis Morales – That will be part of the requirement to provide access accessibility and various of others combinations per the ADA standards done through the plan check process.

Chair Mooradian – You said there’s going to be landscaping and there’s going to be one entrance because the garages are going to be shut down. Are there going to be additional lights or maybe cameras that are going to improve on security?

Louis Morales – I’ll let the applicant answer that. If the commission feels that they need to add security measures that can be a condition that can be added to the resolution.

Meana Agaiby (Applicant) - For security we are going to add cameras and lighting.

Louis Morales – This is an entry point to the City so I think by having the enhancement of the façade it will be a welcomed change. As you come in, you see the auto repair as the first welcoming business. I’m not saying there is anything wrong with auto repair but typically they go in more industrial related areas.

Chair Mooradian – This is very minimal because there’s an existing store but increasing the size. Will you be increasing employees?

Meana Agaiby (Applicant) – I think we have enough.

Commissioner Ramirez – Are you going to be selling any vaping products or anything that cannot be sold to minors?

Meana Agaiby (Applicant) – No.

Commissioner Ramirez – That’s great because I know there’s a Don Bosco that’s close by and you’d probably get some students.

Abdelmalak Atef (Owner) – I am the owner of the station for 22 years now. We have never had any problems and we don’t sell anything illegal. The reason I changed is because I closed the shop for 4 years now. I want to convert to a convenience store because that space is empty. I have another business so I’m usually busy with the other business. Now I need to be with Montebello. I need to clean the area. I need to make it look nice for the neighbors.
MOTION: Commissioner Ramirez motions to approve a Conditional Use Permit application to allow the consolidation of an existing service station (1,262 sq. ft.) and snack shop store (781 sq. ft.) into one 2,043 square-foot convenience store within the existing Arco Service station located at 1761 Paramount Boulevard.

SECOND: Commissioner Briseno
ACTION: 5-0-0-0

9. CONSENT ITEM (S)
None

10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

Louis Morales – I want to acknowledgment that Joseph Palombi is now our permanent Director for Community Development and received the promotion on Monday.

11. ORAL COMMUNICATIONS –CONTINUED
None

12. PLANNING COMMISSION ORALS

Chair Mooradian
Vice Chair Aliksanian
Commissioner Briseno
Commissioner Lomeli
Commissioner Ramirez

13. ADJOURNMENT
The meeting adjourned at 7:03p.m.

Joseph Palombi, Planning Commission Secretary
TO: Honorable Chair and Planning Commissioners

DATE: February 18, 2020

FROM: Joseph A. Palombi, Director of the Planning & Community Development Department

BY: Louis Morales, Planning & Economic Development Consultant

SUBJECT: Conditional Use Permit No. CUP 02-20 for the installation a new commercial communication antenna that will be mounted on a new replacement Southern California Edison ("SCE") street light pole along with associated equipment located within the right-of-way located near 1610-1640 S. Greenwood Avenue in the M-2 (Heavy Manufacturing) zone.

RECOMMENDATION:

Conduct a public hearing and upon conclusion adopt a Resolution approving Conditional Use Permit No. CUP 02-20 with conditions to allow the installation of a new commercial communication antenna that will be mounted to a future SCE street light pole and related equipment located within the public right-of-way near 1610-1640 S. Greenwood Avenue.

PROJECT/APPLICANT INFORMATION

Project Location: Near 1610-1640 S. Greenwood Avenue
Project Applicant: Adean Hepburn c/o Verizon Wireless
Property Owner: Southern California Edison
General Plan Designation: Industrial
Zoning: M-2 (Heavy Manufacturing)
Existing Use on Property: SCE street light pole that will be replaced by SCE that will accommodate the proposed mounted antenna.

PRIOR PLANNING COMMISSION ACTIONS

None

SURROUNDING LAND USE

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BACKGROUND

On December 17, 2019, Adean Hepburn on behalf of Verizon Wireless (collectively the “Applicant”) filed a Conditional Use Permit application (CUP 02-20) to install a commercial antenna and related equipment on new replacement SCE street light pole located near 1610-1640 S. Greenwood Avenue.

On January 17, 2020, staff deemed the application for CUP 02-20 to be complete.

PROJECT DESCRIPTION

The project site is located on the east side of Greenwood Avenue just north of Union Street. The proposed project consists of one (1) canister antenna on a new pole top mount, installing new equipment on mount within new concealment shroud on both sides of pole. The new pull boxes will be concealed and located underground within the public right-of-way. SCE will be removing the existing street pole and installing the replacement street pole approximately three (3) feet to the south of the existing street pole that will be removed. The existing street pole to be removed is approximately 29'-0" in height and the replacement street pole will be 29'-3" in height. The canister antenna will raise the height of the replacement pole to 32'-4" in height.

The replacement street pole installation will be required to meet all the requirements of the City's Public Works Department and all ADA required clearances. The proposed antenna and related equipment will not impact the aesthetics of the street pole or the street scape in the area.

INTER DEPARTMENTAL REVIEW

On February 3, 2020, the project plans and request to install a new commercial antenna mounted on a replacement SCE street light pole was forwarded to the Fire Department, Police Department, and Public Works for review, comments, and conditions. The Planning and Community Development Department received comment(s) from the Public Works Department requiring a permit for the new street light pole foundation and any associated repairs of the existing improvements in the public right-of-way.

ANALYSIS

The Federal Aviation Administration (FAA) requires commercial wireless carriers to upgrade and add additional equipment as needed to provide service in those areas identified with no or little service. The project will help to provide wireless telecommunication services and increase data rates in a portion of the City that currently does not experience the required average data rates.

The new commercial communication antenna on a future SCE street pole will have minimal visual impact because the commercial antenna will be integrated with the lattice tower structure. The new commercial communication antenna will allow the removal of the 35-foot tall monopole and allow the service provider to continue and expand service to an area deficient of service.

The equipment will be retained within the approved area and will be underground to minimize any aesthetic impact.
REQUIRED FINDINGS

Per Chapter 17.70.070, “Conditional Use Permits” of the Montebello Municipal Code, the Planning Commission has the authority to grant a CUP provided that it makes the following required findings:

A. That the site for the proposed use is adequate in size and shape;

B. That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

C. That the proposed use will not have an adverse effect upon adjacent or abutting properties; and

D. That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located.

The proposed project is a commercial antenna that will be mounted on a SCE pole within the public right-of-way and will not require street access or a site and will not generate traffic. The use will not have an adverse effect on adjacent or abutting properties.

CEQA

The Conditional Use Permit (CUP 02-20) application is considered a “project,” per the California Environmental Quality Act definition of a “project.” The project is Categorically Exempt per Section §15302 Class 2(c) (Replacement or Reconstruction) because Class 2 consists of replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The replacement pole is substantially the same size, purpose, and capacity. The existing 30'-6" high street pole will be a replaced with 29'-9" street pole that will measure 32'-4" once the proposed antenna is installed.

PUBLIC COMMENTS RECEIVED

Pursuant to Section 17.78 (Public Hearings, Notices, and Appeals), the following noticing was performed:

- Public Hearing Noticing was published in the Daily Journal (Whittier Daily News) newspaper on February 6, 2020;
- Public Hearing Notice was mailed on February 6, 2020 to all property owners within a radius of three hundred (300) feet of the exterior boundaries of the subject property.

Staff has not received any public comments regarding the project, as of the writing of this report.

FISCAL IMPACT

None
ATTACHMENT(S)

A. Draft Resolution
B. Public Hearing Notice
C. Project Plans
CITY OF MONTEBELLO  
PLANNING COMMISSION  
RESOLUTION NO. 02-20  

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO APPROVING AND ADOPTING CONDITIONAL USE PERMIT NO. CUP 02-20 FOR THE NEW COMMERCIAL COMMUNICATION ANTENNA THAT WILL BE MOUNTED TO A FUTURE REPLACEMENT SOUTHERN CALIFORNIA EDISON STREET LIGHT POLE AND ASSOCIATED EQUIPMENT THAT WILL INSTALLED UNDERGROUND LOCATED NEAR 1610-1640 S. GREENWOOD AVENUE.

WHEREAS, a Conditional Use Permit (CUP 02-20) application was submitted by Adean Hepburn on behalf of Verizon Wireless ("Applicant") has been received and accepted;

WHEREAS, Conditional Use Permit No. CUP 02-20 will allow for the installation of a new commercial communication antenna that will be mounted to a future replacement Southern California Edison ("SCE") street light pole and associated underground equipment located near 1610-1640 S. Greenwood Avenue;

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Montebello is the lead agency for the proposed Project;

WHEREAS, the Conditional Use Permit No. CUP 02-20 is considered a “project”, per the California Environmental Quality Act definition of a “project”;

WHEREAS, the project is Categorically Exempt per CEQA Section 15302(c) (Replacement or Reconstruction); and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission of the City of Montebello resolves that:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. The Planning Commission approves and adopts the CEQA Categorical Exemption 15302(c) (Replacement of Reconstruction) Class 2 exemption because:

a. Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity; and

SECTION 3. Per Chapter 17.70.070, the Planning Commission makes the following findings:

a. The development would conform with the City of Montebello General Plan Land Use Element, Goal 1 “To formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses” because the project will provide a needed commercial communication coverage.
6. All applicable conditions of approval from previous entitlements on the property shall remain in full force and effect, unless otherwise specifically noted in this Resolution.

7. The project applicant will bear the full costs of all monitoring and inspection activities to be conducted by City staff, or its designated representative(s), as necessary to ensure compliance with the conditions of this Resolution.

8. Any change, expansion, intensification and/or modification to the approved plans, use, or mode of operations shall be subject to the review and approval by the Director of the Planning & Community Development Department who may take action or call for review by the Planning Commission at a noticed public hearing.

9. The property owner shall have all graffiti on-site removed within 24 hours of its appearance.

10. A copy of the approved Resolution, and conditions of approval, shall be included along with the construction plans submitted for plan check.

11. The operation and maintenance of the commercial communication antenna shall be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking or other actions.

12. Any signage shall be submitted as a sign permit application and are subject to the review and approval of the Director of the Planning & Community Development Department prior to installation.

13. All business operators shall take the necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises.

14. The operator shall maintain all required permits and/or licenses for operation of the commercial communication antenna in good standing.

15. All outdoor utilities, machinery, and equipment shall be completely screened from the public right-of-way and is subject to the review and approval of the Director of the Planning & Community Development Department prior to issuing building permits.

16. This approval shall not supersede the approval of any other responsible agencies. The applicant shall comply with all Federal, State and local laws.

17. The approval of this Conditional Use Permit No. CUP 02-20 shall expire if the rights granted are not exercised within two (2) years from the effective date of this Resolution. Exercise of rights shall mean issuance of a building permit to commence construction, or similar activities demonstrating the intent to proceed with the project, as determined by the Director of the Planning & Community Development Department.

18. The approval of Conditional Use Permit No. CUP 02-20 can be extended up to and not to exceed an additional two (2) years with a written request by the property owner stating the reason and need for an extension and upon review and approval by the Director of the Planning & Community Development Department.

19. Contraction shall be completed within two (2) years from the effective date of this Resolution.
Fire Department

33. Provide emergency contact information signage on the equipment;
34. Provide site identification signage on the equipment;
35. Require at least a Final Fire Department Construction Inspection.

Public Works

36. All work to be done in the public right-of-way shall require a permit by the Public Works Department and is subject to review and approval by the Director of Public Works.

PASSED AND ADOPTED this 18th day of February, 2020 by the Planning Commission.

Commissioner Mooradian: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Aliksanian: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Briseno: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Lomeli: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Ramirez: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN

Sona Mooradian, Chair

ATTEST:

Joseph A. Palombi, Director
Planning & Community Development Department
NOTICE OF PUBLIC HEARING
CITY OF MONTEBELLO PLANNING COMMISSION

Conditional Use Permit (CUP 02-20)

1610-1640 S. Greenwood Avenue

Project Description: The installation of 1 cannister antenna and other mounted equipment on a new replacement pole along with related equipment within the public right-of-way located near 1610-1640 S. Greenwood Avenue.

Zone: M-2 (Heavy Manufacturing)

General Plan Designation: Industrial

Environmental: The proposal is considered a “Project” and is categorically exempt (Class 2 Replacement or Reconstruction) under the California Environmental Act (CEQA) Section §15302.

NOTICE IS HEREBY GIVEN that the City of Montebello Planning Commission will hold a public hearing on the said application. The meeting is scheduled on:

Date: Tuesday, February 18, 2020
Time: 6:30 p.m.
Place: City Hall Council Chambers
       1600 W. Beverly Blvd.
       Montebello, CA 90640

Any party interested in speaking may appear at the public hearing and comment on the project. Written comments may also be mailed or delivered to the City of Montebello Planning Commission at the Planning Division office address identified below. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:

Contact Person: Louis Morales
Phone: 323.887.1200 ext. 482
Email: lmorales@cityofmontebello.com
Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640
City Website: www.cityofmontebello.com
1-A ACCURACY CERTIFICATION
VERIZON WIRELESS

Geographic Coordinates at Existing Light Pole ID: 3008230

LATITUDE: 33° 56' 07.95" N
LONGITUDE: 118° 07' 35.81" W

(MAD 83)
(33.942236 DD)
(-118.126814 DD)

Elevations (NAVD 88)

Ground Elevation at Existing Light Pole: 171.8 Feet A.M.S.L. (+171.8')
Top of Existing Light Pole: 29.0 Feet A.G.L. (+29.0')
Overall Height: Top of Existing Light Pole Sensor: 30.5 Feet A.G.L. (+30.5')

Site Name: SCL Montebello
Site Address: 1610 S Greenwood Ave, Montebello, CA 90640
Los Angeles County
Survey Date: June 14, 2019
Data Source: The Smartnet North America C.O.R.S. "CASE" (Epoch=2018.75)

I hereby certify that the latitude and longitude shown above are accurate to within +/- 15 feet horizontally and that the elevation shown above are accurate to within +/- 3 feet vertically. The horizontal datum (Geographic Coordinates) is in terms of the North American Datum of 1983 (NAD 83) and is expressed in degrees (°) and seconds ("), to the nearest hundredth of a second. The vertical datum (Elevations) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is determined to the nearest tenth of a foot.

Note: DD indicates Decimal Degrees.

Los Angeles
111 S Main St, Suite 300
Los Angeles, CA 90012

Phone: (213) 628-8888
Fax: (213) 628-8889

1-A CERTIFICATION LETTER

C-1
**POLE LOADING**

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<td>ANTENNA MOUNT ADAPTER PLATE</td>
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<td>WIRING BRACKET</td>
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**TOTAL WEIGHT ATTACHED TO POLE:** 238.3 (168.85) (SEC OF POLE)

---

**EXISTING AND PROPOSED SOUTH ELEVATION**

**NOT USED**

**PRELIMINARY NOT FOR CONSTRUCTION**
TO: Honorable Chair and Planning Commissioners

DATE: February 18, 2020

FROM: Joseph A. Palombi, Director of the Planning & Community Development Department

BY: Louis Morales, Planning & Economic Development Consultant

SUBJECT: Conditional Use Permit No. CUP 03-20 for the installation a new commercial communication antenna that will be mounted on an existing Southern California Edison ("SCE") wood pole along with associated equipment located within the right-of-way located on W. Via Acosta near 548 Via Altamira in the R-1 (Single Family Residential) zone.

RECOMMENDATION:

Conduct a public hearing and upon conclusion adopt a Resolution approving Conditional Use Permit No. CUP 03-20 with conditions to allow the installation of a commercial communication antenna on an existing SCE wood pole and related equipment located within the public right-of-way along W. Via Acosta near 548 Via Altamira.

PROJECT/APPLICANT INFORMATION

Project Location: W. Via Acosta near 548 Via Altamira
Project Applicant: Adean Hepburn c/o Verizon Wireless
Property Owner: Southern California Edison
General Plan Designation: Low Density Residential
Zoning: R-1 (Single Family Residential)
Existing Use on Property: SCE wood pole within the public right-of-way that will accommodate the proposed mounted antenna.

PRIOR PLANNING COMMISSION ACTIONS

None

SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zone</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-1</td>
<td>Single-Family Residential Use</td>
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<td>South</td>
<td>R-1</td>
<td>Single-Family Residential Use</td>
</tr>
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<td>East</td>
<td>R-1</td>
<td>SCE Power lines and open space Use</td>
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<td>West</td>
<td>R-1</td>
<td>Single-Family Residential Use</td>
</tr>
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</table>
BACKGROUND

On December 17, 2019, Adean Hepburn on behalf of Verizon Wireless (collectively the “Applicant”) filed a Conditional Use Permit application (CUP 03-20) to install a commercial antenna and related equipment on an existing SCE wood pole located in the public right-of-way along W. Via Acosta near 548 Via Altamira.

On January 17, 2020, staff deemed the application for CUP 03-20 to be complete.

PROJECT DESCRIPTION

The project site is located on the south side of W. Via Acosta just east of Via Altamira. The proposed project consists of installing one (1), new canister antenna and mount radio units onto new mounting assembly that will be installed on an existing SCE wood pole that is located in the public right-of-way. The new pull boxes will be concealed and located underground within the public right-of-way. The existing SCE wood pole is approximately 42’-10” in height and the height of the antenna mounted and wrapped around the existing wood pole will be 31’-0” in height. The related equipment will not impact the aesthetics of the wooden pole or the street scape in the area as they will be installed underground.

INTER DEPARTMENTAL REVIEW

On February 3, 2020, the project plans and request to install a new commercial antenna mounted on an existing SCE wood pole was forwarded to the Fire Department, Police Department, and Public Works for review, comments, and conditions. The Planning and Community Development Department did not receive any comments, objections, or proposed conditions for the request under CUP 03-20.

ANALYSIS

The Federal Aviation Administration (FAA) requires commercial wireless carriers to upgrade and add additional equipment as needed to provide service in those areas identified with no or little service. The project will help to provide wireless telecommunication services and increase data rates in a portion of the city that currently does not experience the required average data rates.

The commercial communication antenna on the existing SCE wood pole will have minimal visual impact because the commercial antenna will be integrated and wrapped around the existing wood pole. The new commercial communication antenna will allow the service provider to continue and expand service to an area deficient of service with minimum changes to the area.

The equipment will be retained within the approved area and will be underground to minimize any aesthetic impact.

REQUIRED FINDINGS

Per Chapter 17.70.070, “Conditional Use Permits” of the Montebello Municipal Code, the Planning Commission has the authority to grant a CUP provided that it makes the following required findings:

A. That the site for the proposed use is adequate in size and shape;
B. That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

C. That the proposed use will not have an adverse effect upon adjacent or abutting properties; and

D. That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located.

The proposed project is a commercial antenna that will be mounted on a SCE pole within the public right-of-way and will not require street access, a site, and will not generate traffic. The use will not have an adverse effect on adjacent or abutting properties.

CEQA

The Conditional Use Permit (CUP 03-20) application is considered a “project,” per the California Environmental Quality Act definition of a “project.” The project is Categorically Exempt per Section §15301 Class 1 (b) (Existing Facilities) because Class 1 consists of existing facilities of both investor and publically owned utilities used to provide electrical power or other public utility services.

PUBLIC COMMENTS RECEIVED

Pursuant to Section 17.78 (Public Hearings, Notices, and Appeals), the following noticing was performed:

- Public Hearing Noticing was published in the Daily Journal (Whittier Daily News) newspaper on February 6, 2020;
- Public Hearing Notice was mailed on February 6, 2020 to all property owners within a radius of three hundred (300) feet of the exterior boundaries of the subject property.

Staff has not received any public comments regarding the project, as of the writing of this report.

FISCAL IMPACT

None

ATTACHMENT(S)

A. Draft Resolution
B. Public Hearing Notice
C. Project Plans
CITY OF MONTEBELLO
PLANNING COMMISSION
RESOLUTION NO. 03-20

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO APPROVING AND ADOPTING CONDITIONAL USE PERMIT NO. CUP 03-20 FOR THE NEW COMMERCIAL COMMUNICATION ANTENNA THAT WILL BE MOUNTED ON AN EXISTING SOUTHERN CALIFORNIA EDISON WOOD POLE AND ASSOCIATED EQUIPMENT THAT WILL INSTALLED UNDERGROUND LOCATED ON THE SOUTH SIDE OF W. VIA ACOSTA NEAR 548 VIA ALTAMIRA.

WHEREAS, a Conditional Use Permit (CUP 03-20) application was submitted by Adean Hepburn on behalf of Verizon Wireless ("Applicant") has been received and accepted;

WHEREAS, Conditional Use Permit No. CUP 03-20 will allow for the installation of a new commercial communication antenna that will be mounted on an existing Southern California Edison ("SCE") wood pole and associated underground equipment located on the south side of W. Via Acosta near 548 Via Altamira;

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Montebello is the lead agency for the proposed Project;

WHEREAS, the Conditional Use Permit No. CUP 03-20 is considered a “project”, per the California Environmental Quality Act definition of a “project”;

WHEREAS, the project is Categorically Exempt per CEQA Section 15301(b) (Existing Facilities); and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission of the City of Montebello resolves that:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. The Planning Commission approves and adopts the CEQA Categorical Exemption 15301(b) (Existing Facilities) Class 1 exemption because:

a. Existing facilities of both investor and publically owned utilities used to provide electrical power, natural gas, sewerage, or other public utilities; and

SECTION 3. Per Chapter 17.70.070, the Planning Commission makes the following findings:

a. The development would conform with the City of Montebello General Plan Land Use Element, Goal 1 “To formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses” because the project will provide a needed commercial
5. The applicant or successor in interest shall meet the applicable Code requirements and all other City Departments regulations.

6. All applicable conditions of approval from previous entitlements on the property shall remain in full force and effect, unless otherwise specifically noted in this Resolution.

7. The project applicant will bear the full costs of all monitoring and inspection activities to be conducted by City staff, or its designated representative(s), as necessary to ensure compliance with the conditions of this Resolution.

8. Any change, expansion, intensification and/or modification to the approved plans, use, or mode of operations shall be subject to the review and approval by the Director of the Planning & Community Development Department who may take action or call for review by the Planning Commission at a noticed public hearing.

9. The property owner shall have all graffiti on-site removed within 24 hours of its appearance.

10. A copy of the approved Resolution, and conditions of approval, shall be included along with the construction plans submitted for plan check.

11. The operation and maintenance of the commercial communication antenna shall be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking or other actions.

12. Any signage shall be submitted as a sign permit application and are subject to the review and approval of the Director of the Planning & Community Development Department prior to installation.

13. All business operators shall take the necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises.

14. The operator shall maintain all required permits and/or licenses for operation of the commercial communication antenna in good standing.

15. All outdoor utilities, machinery, and equipment shall be completely screened from the public right-of-way and is subject to the review and approval of the Director of the Planning & Community Development Department prior to issuing building permits.

16. This approval shall not supersede the approval of any other responsible agencies. The applicant shall comply with all Federal, State and local laws.

17. The approval of this Conditional Use Permit No. CUP 03-20 shall expire if the rights granted are not exercised within two (2) years from the effective date of this Resolution. Exercise of rights shall mean issuance of a building permit to commence construction, or similar activities demonstrating the intent to proceed with the project, as determined by the Director of the Planning & Community Development Department.

18. The approval of Conditional Use Permit No. CUP 03-20 can be extended up to and not to exceed an additional two (2) years with a written request by the property owner stating the reason and need for an extension and upon review and approval by the Director of the Planning & Community Development Department.
32. The Planning Commission, and the City Council on appeal, shall have the right to impose additional conditions for the protection of the public health, safety and welfare.

Fire Department

33. Provide emergency contact information signage on the equipment;
34. Provide site identification signage on the equipment;
35. Require at least a Final Fire Department Construction Inspection.

Public Works

36. All work to be done in the public right-of-way shall require a permit by the Public Works Department as applicable and is subject to review and approval by the Director of Public Works.

PASSED AND ADOPTED this 18th day of February, 2020 by the Planning Commission.

Commissioner Mooradian: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Aliksanian: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Briseno: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Lomeli: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Ramirez: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN

Sona Mooradian, Chair

ATTEST:

Joseph A. Palombi, Director
Planning & Community Development Department
NOTICE OF PUBLIC HEARING
CITY OF MONTEBELLO PLANNING COMMISSION

Conditional Use Permit (CUP 03-20)

548 Via Altamira along W. Via Acosta

**Project Description:** The installation of one 48" cannister antenna and mounted (2) radio units onto new mounting assembly on an existing wood pole along with related equipment within the public right-of-way located along W. Via Acosta near 548 Via Altamira.

**Zone:** R-1 (Single Family Residential)

**General Plan Designation:** Low Density Residential

**Environmental:** The proposal is considered a "Project" and is categorically exempt (Class 1 Existing Facilities) under the California Environmental Act (CEQA) Section §15301.

NOTICE IS HEREBY GIVEN that the City of Montebello Planning Commission will hold a public hearing on the said application. The meeting is scheduled on:

**Date:** Tuesday, February 18, 2020  
**Time:** 6:30 p.m.  
**Place:** City Hall Council Chambers  
1600 W. Beverly Blvd.  
Montebello, CA 90640

Any party interested in speaking may appear at the public hearing and comment on the project. Written comments may also be mailed or delivered to the City of Montebello Planning Commission at the Planning Division office address identified below. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:

**Contact Person:** Louis Morales  
**Phone:** 323.887.1200 ext. 482  
**Email:** lmorales@cityofmontebello.com  
**Address:** City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640  
**City Website:** www.cityofmontebello.com
25 MPH
SIGN SPACING = 100'
SHOULDER TAPER = 42'
BUFFER = N/A
CONE SPACING = 25' (TAPER)
= 8' (CONFLICT ZONE)

SHOULDER TAPER
REF: 2016 WATCHBOOK - 13TH EDITION - PAGE#30

NOTES:
1. CONTRACTOR TO NOTIFY BUSINESSES & RESIDENTS NEAR PROJECT SITE PRIOR TO THE START OF WORK.
2. CONTRACTOR TO PROVIDE ACCESS FOR PEDESTRIANS AT ALL TIMES.

TEMPORARY TRAFFIC SIGNS:

ROAD WORK AHEAD
SHOULDER WORK
SHOULDER CLOSED
END ROAD WORK
W29-1
W21-5
C00A(12)
C20-2

LEGEND:

CONSTRUCTION WORK SCHEDULE:
DAYS OF THE WEEK: MONDAY - FRIDAY
HOURS OF WORK: 9:00AM - 3:00PM
TOTAL DURATION: 30 NON-CONSECUTIVE WORKING DAYS

SCALE:
30° 60' 1'-30° 120'

MONTE 16
TELCO-WOOD POLK
B/0 548 VIA ALTANIRA
MONTEBELLO, CA 90640
LOS ANGELES COUNTY
TO: Honorable Chair and Planning Commissioners

DATE: February 18, 2020

FROM: Joseph A. Palombi, Director of the Planning & Community Development Department

BY: Louis Morales, Planning & Economic Development Consultant

SUBJECT: Conditional Use Permit No. CUP 04-20 for the installation a new commercial communication antenna that will be mounted on a new replacement Southern California Edison ("SCE") street light pole along with associated equipment located within the right-of-way located near 1709 W. Olympic Boulevard in the C-2 (General Commercial) zone.

RECOMMENDATION:

Conduct a public hearing and upon conclusion adopt a Resolution approving Conditional Use Permit No. CUP 04-20 with conditions to allow the installation of a new commercial communication antenna that will be mounted to a future SCE street light pole and related equipment located within the public right-of-way near 1709 W. Olympic Boulevard

PROJECT/APPLICANT INFORMATION

Project Location: Near 1709 W. Olympic Boulevard
Project Applicant: Adean Hepburn c/o Verizon Wireless
Property Owner: Southern California Edison
General Plan Designation: Medium Density Residential
Zoning: C-2 (General Commercial)
Existing Use on Property: SCE street light pole that will be replaced by SCE that will accommodate the proposed mounted antenna.

PRIOR PLANNING COMMISSION ACTIONS

None

SURROUNDING LAND USE

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<tr>
<th>Direction</th>
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<th>Land Use</th>
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<td>R-2</td>
<td>Multi-Family Uses</td>
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<tr>
<td>South</td>
<td>R-1</td>
<td>Single-Family Uses</td>
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<td>R-4</td>
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BACKGROUND

On December 17, 2019, Adean Hepburn on behalf of Verizon Wireless (collectively the "Applicant") filed a Conditional Use Permit application (CUP 04-20) to install a new commercial antenna and related equipment on new replacement SCE street light pole located near 1709 W. Olympic Boulevard.

On January 17, 2020, staff deemed the application for CUP 04-20 to be complete.

PROJECT DESCRIPTION

The project site is located on the east side of Greenwood Avenue just north of Union Street. The proposed project consists of the installation of one (1) new canister antenna on a replacement pole top mount, installing new equipment on mount within new concealment shroud on both sides of pole. The new pull boxes will be concealed and located underground within the public right-of-way. SCE will be removing the existing street pole and installing the replacement street pole approximately three (3) feet to the east of the existing street pole that will be removed. The existing street pole to be removed is approximately 29'-4” in height and the replacement street pole will be 29’-3” in height. The canister antenna will raise the height of the replacement pole to 32’-4” in height.

The replacement street pole installation will be required to meet all the requirements of the City’s Public Works Department and all ADA required clearances. The proposed antenna and related equipment will not impact the aesthetics of the street pole or the street scape in the area.

INTER DEPARTMENTAL REVIEW

On February 3, 2020, the project plans and request to install a new commercial antenna mounted on a replacement SCE street light pole was forwarded to the Fire Department, Police Department, and Public Works for review, comments, and conditions. The Planning and Community Development Department received comment(s) from the Public Works Department requiring a permit for the new street light pole foundation and any associated repairs of the existing improvements in the public right-of-way.

ANALYSIS

The Federal Aviation Administration (FAA) requires commercial wireless carriers to upgrade and add additional equipment as needed to provide service in those areas identified with no or little service. The project will help to provide wireless telecommunication services and increase data rates in a portion of the city that currently does not experience the required average data rates.

The new commercial communication antenna on a future SCE street pole will have minimal visual impact because the commercial antenna will be integrated with the lattice tower structure. The new commercial communication antenna will allow the removal of the 35-foot tall monopole and allow the service provider to continue and expand service to an area deficient of service.

The equipment will be retained within the approved area and will be underground to minimize any aesthetic impact.
REQUIRED FINDINGS

Per Chapter 17.70.070, “Conditional Use Permits” of the Montebello Municipal Code, the Planning Commission has the authority to grant a CUP provided that it makes the following required findings:

A. That the site for the proposed use is adequate in size and shape;

B. That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

C. That the proposed use will not have an adverse effect upon adjacent or abutting properties; and

D. That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located.

The proposed project is a commercial antenna that will be mounted on a SCE pole within the public right-of-way and will not require street access or a site and will not generate traffic. The use will not have an adverse effect on adjacent or abutting properties.

CEQA

The Conditional Use Permit (CUP 04-20) application is considered a “project,” per the California Environmental Quality Act definition of a “project.” The project is Categorically Exempt per Section §15302 Class 2(c) (Replacement or Reconstruction) because Class 2 consists of replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The replacement pole is substantially the same size, purpose, and capacity. The existing 30'-6" high street pole will be replaced with 29'-9" high street pole that will measure 32'-4" once the proposed antenna is installed.

PUBLIC COMMENTS RECEIVED

Pursuant to Section 17.78 (Public Hearings, Notices, and Appeals), the following noticing was performed:

- Public Hearing Noticing was published in the Daily Journal (Whittier Daily News) newspaper on February 6, 2020;
- Public Hearing Notice was mailed on February 6, 2020 to all property owners within a radius of three hundred (300) feet of the exterior boundaries of the subject property.

Staff has not received any public comments regarding the project, as of the writing of this report.

FISCAL IMPACT

None
ATTACHMENT(S)

A. Draft Resolution
B. Public Hearing Notice
C. Project Plans
CITY OF MONTEBELLO

PLANNING COMMISSION

RESOLUTION NO. 04-20

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO APPROVING AND ADOPTING CONDITIONAL USE PERMIT NO. CUP 04-20 FOR THE NEW COMMERCIAL COMMUNICATION ANTENNA THAT WILL BE MOUNTED TO A FUTURE REPLACEMENT SOUTHERN CALIFORNIA EDISON STREET LIGHT POLE AND ASSOCIATED EQUIPMENT THAT WILL INSTALLED UNDERGROUND LOCATED NEAR 1709 W. OLYMPIC BOULEVARD.

WHEREAS, a Conditional Use Permit (CUP 04-20) application was submitted by Adean Hepburn on behalf of Verizon Wireless ("Applicant") and has been received and accepted;

WHEREAS, Conditional Use Permit No. CUP 04-20 will allow for the installation of a new commercial communication antenna that will be mounted to a future replacement Southern California Edison ("SCE") street light pole and associated underground equipment located near 1709 W. Olympic Boulevard;

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Montebello is the lead agency for the proposed Project;

WHEREAS, the Conditional Use Permit No. CUP 04-20 is considered a "project", per the California Environmental Quality Act definition of a "project";

WHEREAS, the project is Categorically Exempt per CEQA Section 15302(c) (Replacement or Reconstruction); and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission of the City of Montebello resolves that:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. The Planning Commission approves and adopts the CEQA Categorical Exemption 15302(c) (Replacement of Reconstruction) Class 2 exemption because:

   a. Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity; and

SECTION 3. Per Chapter 17.70.070, the Planning Commission makes the following findings:

   a. The development would conform with the City of Montebello General Plan Land Use Element, Goal 1 "To formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses" because the project will provide a needed commercial
communication coverage.

b. The development would be consistent with the City of Montebello Municipal Code – Title 17 Zoning because the project site is within the City limits and commercial communication antenna is allowed in any zone.

c. The design is compatible with the surrounding neighborhood because the new commercial antenna will be mounted on a future Southern California Edison street light pole and will have minimal visual impact.

d. That the site for the proposed use is adequate in size and shape. The street light pole can accommodate the proposed communication antenna.

e. That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. The proposed antenna will be mounted on a street light pole within the public right-of-way and no need for street access and will not generate any traffic.

f. That the proposed use will not have an adverse effect upon adjacent or abutting properties.

g. That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located.

SECTION 4. That the Planning Commission approves Conditional Use Permit No. 04-20 subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the said approval or any portion thereof:

Planning Division

1. The development and utilization of the subject site shall substantially conform to the plans, except as provided for herein and by subsequent revisions found by the Director of the Planning & Community Development Department to be in substantial compliance with these provisions.

2. The development of the subject site shall be consistent with all of the provisions of the Montebello Municipal Code (MMC) and Conditional Use Permit No. CUP 04-20, and the specifications of the Planning Division, including but not limited to the Planning Division.

3. The Director of the Planning & Community Development Department, at any time, can call for a review of the approved conditions of approval at a duly noticed public hearing before the Planning Commission. These condition(s) may be modified, or new condition(s) added to reduce any impacts of the use. The Planning Commission may recommend to the City Council to revoke the Conditional Use Permit No. CUP 04-20 if sufficient cause is given.

4. Any change in ownership, lease and/or any other change shall be given written notice to the Director of the Planning & Community Development Department prior to the change.
5. The applicant or successor in interest shall meet the applicable Code requirements and all other City Departments regulations.

6. All applicable conditions of approval from previous entitlements on the property shall remain in full force and effect, unless otherwise specifically noted in this Resolution.

7. The project applicant will bear the full costs of all monitoring and inspection activities to be conducted by City staff, or its designated representative(s), as necessary to ensure compliance with the conditions of this Resolution.

8. Any change, expansion, intensification and/or modification to the approved plans, use, or mode of operations shall be subject to the review and approval by the Director of the Planning & Community Development Department who may take action or call for review by the Planning Commission at a noticed public hearing.

9. The property owner shall have all graffiti on-site removed within 24 hours of its appearance.

10. A copy of the approved Resolution, and conditions of approval, shall be included along with the construction plans submitted for plan check.

11. The operation and maintenance of the commercial communication antenna shall be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking or other actions.

12. Any signage shall be submitted as a sign permit application and are subject to the review and approval of the Director of the Planning & Community Development Department prior to installation.

13. All business operators shall take the necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises.

14. The operator shall maintain all required permits and/or licenses for operation of the commercial communication antenna in good standing.

15. All outdoor utilities, machinery, and equipment shall be completely screened from the public right-of-way and is subject to the review and approval of the Director of the Planning & Community Development Department prior to issuing building permits.

16. This approval shall not supersede the approval of any other responsible agencies. The applicant shall comply with all Federal, State and local laws.

17. The approval of this Conditional Use Permit No. CUP 04-20 shall expire if the rights granted are not exercised within two (2) years from the effective date of this Resolution. Exercise of rights shall mean issuance of a building permit to commence construction, or similar activities demonstrating the intent to proceed with the project, as determined by the Director of the Planning & Community Development Department.

18. The approval of Conditional Use Permit No. CUP 04-20 can be extended up to and not to exceed an additional two (2) years with a written request by the property owner stating the reason and need for an extension and upon review and approval by the Planning Manager.
19. Contraction shall be completed within two (2) years from the effective date of this Resolution.

20. City shall conduct an annual review and inspection of the commercial antenna.

21. Prior to the issuance of a Certificate of Occupancy the applicant shall post a notice in a conspicuous location on the meter stand/equipment stand with contact information including Name, Address, and Phone Number for access and copies of the Conditional Use Permit at any time and upon request. This notice shall remain posted at all times the establishment is in operation.

22. In the event of a violation of the conditions of approval, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.

23. The premises shall be kept clean and the operator of the establishment shall insure that no trash or litter originating from the site is deposited onto neighboring properties or onto the public right-of-way.

24. All screening must be reviewed and approved by the Director of the Planning & Community Development Department prior to the issuance of any building permits to construct the screening.

25. If, at any time, a litter problem arises, the Director of the Planning & Community Development Department may require a litter clean-up plan to be submitted and reviewed. The litter clean-up plan shall include a schedule of time and frequency of litter clean-up activities. Upon approval of the plan by the Director of the Planning & Community Development Department, the measures of the plan shall be implemented. This condition may require the operator of the use to post a bond to ensure litter compliance.

26. The premises shall be kept clean and the operator of the establishment shall insure that no trash or litter originating from the site is deposited onto neighboring properties or onto the public right-of-way.

27. The property and use is subject to review and approval by the City of Montebello Department of Public Works, Fire Department, Police Department and any other jurisdictional agency or department and any conditions imposed.

28. The development and utilization of the site shall comply with all the provisions of all of the current Building, Plumbing, Mechanical, Electrical Codes and City Ordinances, as well as additional requirements from the Montebello Building and Safety Division.

29. The development and utilization of the site shall be subject to the review and approval of the Public Works Department. Additional Montebello Public Works Department requirements may be required prior to issuing building permits.

30. The development and utilization of the site shall comply with all the provisions of all of the California Fire Code, International Fire Code, and National Fire Protection Association standards as well as additional requirements from the Montebello Fire Department.

31. Exterior storage of any kind shall be prohibited.
32. The planning commission, and the city council on appeal, shall have the right to impose additional conditions for the protection of the public health, safety and welfare.

Fire Department

33. Provide emergency contact information signage on the equipment;

34. Provide site identification signage on the equipment;

35. Require at least a Final Fire Department Construction Inspection.

Public Works

36. All work to be done in the public right-of-way shall require a permit by the Public Works Department and is subject to review and approval by the Director of Public Works.

PASSED AND ADOPTED this 18th day of February, 2020 by the Planning Commission.

Commissioner Mooradian: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Aliksanian: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Briseno: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Lomeli: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Ramirez: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN

______________________________________________
Sona Mooradian, Chair

ATTEST:

______________________________________________
Joseph A. Palombi, Director
Planning & Community Development Department
NOTICE OF PUBLIC HEARING
CITY OF MONTEBELLO PLANNING COMMISSION

Conditional Use Permit (CUP 04-20)

1709 W. Olympic Boulevard

Project Description: The installation of 1 cannister antenna and other mounted equipment on a new replacement pole along with related equipment within the public right-of-way located near 1709 W. Olympic Boulevard

Zone: C-2 (General Commercial)

General Plan Designation: Medium Density Residential

Environmental: The proposal is considered a “Project” and is categorically exempt (Class 2 Replacement or Reconstruction) under the California Environmental Act (CEQA) Section §15302.

NOTICE IS HEREBY GIVEN that the City of Montebello Planning Commission will hold a public hearing on the said application. The meeting is scheduled on:

Date: Tuesday, February 18, 2020
Time: 6:30 p.m.
Place: City Hall Council Chambers
1600 W. Beverly Blvd.
Montebello, CA 90640

Any party interested in speaking may appear at the public hearing and comment on the project. Written comments may also be mailed or delivered to the City of Montebello Planning Commission at the Planning Division office address identified below. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:

Contact Person: Louis Morales
Phone: 323.887.1200 ext. 482
Email: lmorales@cityofmontebello.com
Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640
City Website: www.cityofmontebello.com
1-A ACCURACY CERTIFICATION
VERIZON WIRELESS

LATITUDE: 34° 09' 34.42" N (NAD 83)

LONGITUDE: 118° 07' 13.69" W (NAD 83)

Elevations (NAD 83)
Ground Elevation at Existing Street Light Pole: 193.9 Feet A.M.S.L. (a 108' 7")
Top of Existing Street Light Pole: 203.3 Feet A.G.L. (a 108' 7")
Overall Height: Top of Existing Street Light Pole Sensor: 303.9 Feet A.G.L. (a 108' 7")

Site Name: SCL Monte 4
Site Address: E. 1709 W. Olympic Blvd., Montebello CA 90640
Survey Date: July 22, 2019
Data Source: The Smartnet North America C.O.R.S. "CASP" (EPOCH+2019)

I hereby certify that the latitude and longitude shown above are accurate to within ±0.15 feet horizontally and that the elevation shown above are accurate to within ±0.3 feet vertically. The Northing Datum (Geodetic Coordinates) is in terms of the North American Datum of 1983 (NAD 83) and is expressed in degrees (°), minutes (') and seconds ("), to the nearest hundredth of a second. The Vertical Datum (Elevation) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is determined to the nearest tenth of a foot.

Note: DD indicates Decimal Degrees.
APPLICABLE CODES & STANDARDS

ENLARGED SITE PLAN

Olympic Blvd.

Val Ave.

1) Property Line

1) Property Line

2) Property Line

3) Single Story Commercial Building

4) Underground Utilities Note:

The locations and existence of underground utilities shown on this plan were obtained by a search of available records. There may be other utilities other than those shown, which have not been located. The contractor is required to take precautionary measures to protect the utility lines shown and any other lines not shown on this plan.

NOTE: CONDUIT CONTRACTOR WILL BE SHOWN ON POWER AND FIBER CONTRACTOR SENDING FOR FINAL

OF STREET.

Once the conduit for the street light luminaire is installed, the electrical box will be placed in accordance with the electrical company's specifications.

For any conflicts between sections of codes and standards regarding material, methods of construction, or other requirements, the most restrictive requirement shall control. Where these are in conflict between a general requirement and a specific requirement, the specific requirement shall govern.

SCL MONTE 4
SOC-CORNERSTONE
MONTEREY, CA 93940

FULL SCALE 3/8" = 1'-0" 1

E-2
TO: Honorable Chair and Planning Commissioners

DATE: February 18, 2020

FROM: Joseph A. Palombi, Director of the Planning & Community Development Department

BY: Louis Morales, Planning & Economic Development Consultant

SUBJECT: Conditional Use Permit No. CUP 05-20 for the installation a new commercial communication antenna that will be mounted on an existing Southern California Edison ("SCE") wood pole along with associated equipment located within the right-of-way located near 209 E. Beverly Boulevard in the C-2 (General Commercial) zone.

RECOMMENDATION:

Conduct a public hearing and upon conclusion adopt a Resolution approving Conditional Use Permit No. CUP 05-20 with conditions to allow the installation of a new commercial communication antenna on an existing SCE wood pole and related equipment located within the public right-of-way near 209 E. Beverly Boulevard.

PROJECT/APPLICANT INFORMATION

Project Location: Near 209 E. Beverly Boulevard
Project Applicant: Adean Hepburn c/o Verizon Wireless
Property Owner: Southern California Edison
General Plan Designation: Boulevard Commercial
Zoning: C-2 (General Commercial)
Existing Use on Property: SCE wood pole within the public right-of-way that will accommodate the proposed mounted antenna.

PRIOR PLANNING COMMISSION ACTIONS

None

SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zone</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>C-2</td>
<td>Car Wash</td>
</tr>
<tr>
<td>South</td>
<td>C-2</td>
<td>Multi-Family Residential Use</td>
</tr>
<tr>
<td>East</td>
<td>C-2</td>
<td>Multi-Tenant Retail Commercial Uses</td>
</tr>
<tr>
<td>West</td>
<td>C-2</td>
<td>Multi-Tenant Retail Commercial Uses</td>
</tr>
</tbody>
</table>
BACKGROUND

On December 17, 2019, Adean Hepburn on behalf of Verizon Wireless (collectively the "Applicant") filed a Conditional Use Permit application (CUP 05-20) to install a new commercial antenna and related equipment on an existing SCE wood pole located in the public right-of-way near 209 E. Beverly Boulevard.

On January 17, 2020, staff deemed the application for CUP 05-20 to be complete.

PROJECT DESCRIPTION

The project site is located on the south side of E. Beverly Boulevard just east of the Beverly Boulevard and Poplar Avenue intersection. The proposed project consists of installation of one (1) new canister antenna and mount radio units onto new mounting assembly that will be installed on an existing SCE wood pole that is located in the public right-of-way. The new pull boxes will be concealed and located underground within the public right-of-way. The existing SCE wood pole is approximately 39'-1" in height and the top height of the antenna mounted and wrapped around the existing wood pole will be 31'-0" in height. The related equipment will not impact the aesthetics of the wooden pole or the street scape in the area as they will be installed underground.

INTER DEPARTMENTAL REVIEW

On February 3, 2020, the project plans and request to install a new commercial antenna mounted on an existing SCE wood pole was forwarded to the Fire Department, Police Department, and Public Works for review, comments, and conditions. The Planning and Community Development Department did not receive any comments, objections, or proposed conditions for the request under CUP 05-20.

ANALYSIS

The Federal Aviation Administration (FAA) requires commercial wireless carriers to upgrade and add additional equipment as needed to provide service in those areas identified with no or little service. The project will help to provide wireless telecommunication services and increase data rates in a portion of the city that currently does not experience the required average data rates.

The new commercial communication antenna on the existing SCE wood pole will have minimal visual impact because the commercial antenna will be integrated and wrapped around the existing wood pole. The new commercial communication antenna will allow the service provider to continue and expand service to an area deficient of service with minimum changes to the area.

The equipment will be retained within the approved area and will be underground to minimize any aesthetic impact.

REQUIRED FINDINGS

Per Chapter 17.70.070, “Conditional Use Permits” of the Montebello Municipal Code, the Planning Commission has the authority to grant a CUP provided that it makes the following required findings:

A. That the site for the proposed use is adequate in size and shape;
B. That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

C. That the proposed use will not have an adverse effect upon adjacent or abutting properties; and

D. That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located.

The proposed project is a commercial antenna that will be mounted on a SCE pole within the public right-of-way and will not require street access, a site, and will not generate traffic. The use will not have an adverse effect on adjacent or abutting properties.

**CEQA**

The Conditional Use Permit (CUP 05-20) application is considered a “project,” per the California Environmental Quality Act definition of a “project.” The project is Categorically Exempt per Section §15301 Class 1 (b) (Existing Facilities) because Class 1 consists of existing facilities of both investor and publically owned utilities used to provide electrical power or other public utility services.

**PUBLIC COMMENTS RECEIVED**

Pursuant to Section 17.78 (Public Hearings, Notices, and Appeals), the following noticing was performed:

- Public Hearing Noticing was published in the Daily Journal (Whittier Daily News) newspaper on February 6, 2020;
- Public Hearing Notice was mailed on February 6, 2020 to all property owners within a radius of three hundred (300) feet of the exterior boundaries of the subject property.

Staff has not received any public comments regarding the project, as of the writing of this report.

**FISCAL IMPACT**

None

**ATTACHMENT(S)**

A. Draft Resolution
B. Public Hearing Notice
C. Project Plans
CITY OF MONTEBELLO

PLANNING COMMISSION

RESOLUTION NO. 05-20

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO APPROVING AND ADOPTING CONDITIONAL USE PERMIT NO. CUP 05-20 FOR THE NEW COMMERCIAL COMMUNICATION ANTENNA THAT WILL BE MOUNTED ON AN EXISTING SOUTHERN CALIFORNIA EDISON WOOD POLE AND ASSOCIATED EQUIPMENT THAT WILL INSTALLED UNDERGROUND LOCATED NEAR 209 E. BEVERLY BOULEVARD.

WHEREAS, a Conditional Use Permit (CUP 05-20) application was submitted by Adean Hepburn on behalf of Verizon Wireless ("Applicant") has been received and accepted;

WHEREAS, Conditional Use Permit No. CUP 05-20 will allow for the installation of a new commercial communication antenna that will be mounted on an existing Southern California Edison ("SCE") wood pole and associated underground equipment located near 209 E. Beverly Boulevard;

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Montebello is the lead agency for the proposed Project;

WHEREAS, the Conditional Use Permit No. CUP 05-20 is considered a “project”, per the California Environmental Quality Act definition of a “project”;

WHEREAS, the project is Categorically Exempt per CEQA Section 15301(b) (Existing Facilities); and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission of the City of Montebello resolves that:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. The Planning Commission approves and adopts the CEQA Categorical Exemption 15301(b) (Existing Facilities) Class 1 exemption because:

a. Existing facilities of both investor and publicly owned utilities used to provide electrical power, natural gas, sewerage, or other public utilities; and

SECTION 3. Per Chapter 17.70.070, the Planning Commission makes the following findings:

a. The development would conform with the City of Montebello General Plan Land Use Element, Goal 1 “To formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses” because the project will provide a needed commercial
communication coverage.

b. The development would be consistent with the City of Montebello Municipal Code – Title 17 Zoning because the project site is within the City limits and commercial communication antenna is allowed in any zone.

c. The design is compatible with the surrounding neighborhood because the new commercial antenna will be mounted on an existing Southern California Edison wood pole and will have minimal visual impact.

d. That the site for the proposed use is adequate in size and shape. The street light pole can accommodate the proposed communication antenna.

e. That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. The proposed antenna will be mounted on a street light pole within the public right-of-way and no need for street access and will not generate any traffic.

f. That the proposed use will not have an adverse effect upon adjacent or abutting properties.

g. That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located.

SECTION 4. That the Planning Commission approves Conditional Use Permit No. 05-20 subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the said approval or any portion thereof:

Planning Division

1. The development and utilization of the subject site shall substantially conform to the plans, except as provided for herein and by subsequent revisions found by the Director of the Planning & Community Development Department to be in substantial compliance with these provisions.

2. The development of the subject site shall be consistent with all of the provisions of the Montebello Municipal Code (MMC) and Conditional Use Permit No. CUP 05-20, and the specifications of the Planning Division, including but not limited to the Planning Division.

3. The Director of the Planning & Community Development Department, at any time, can call for a review of the approved conditions of approval at a duly noticed public hearing before the Planning Commission. These condition(s) may be modified, or new condition(s) added to reduce any impacts of the use. The Planning Commission may recommend to the City Council to revoke the Conditional Use Permit No. CUP 05-20 if sufficient cause is given.

4. Any change in ownership, lease and/or any other change shall be given written notice to the Director of the Planning & Community Development Department prior to the change.
5. The applicant or successor in interest shall meet the applicable Code requirements and all other City Departments regulations.

6. All applicable conditions of approval from previous entitlements on the property shall remain in full force and effect, unless otherwise specifically noted in this Resolution.

7. The project applicant will bear the full costs of all monitoring and inspection activities to be conducted by City staff, or its designated representative(s), as necessary to ensure compliance with the conditions of this Resolution.

8. Any change, expansion, intensification and/or modification to the approved plans, use, or mode of operations shall be subject to the review and approval by the Director of the Planning & Community Development Department who may take action or call for review by the Planning Commission at a noticed public hearing.

9. The property owner shall have all graffiti on-site removed within 24 hours of its appearance.

10. A copy of the approved Resolution, and conditions of approval, shall be included along with the construction plans submitted for plan check.

11. The operation and maintenance of the commercial communication antenna shall be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking or other actions.

12. Any signage shall be submitted as a sign permit application and are subject to the review and approval of the Director of the Planning & Community Development Department prior to installation.

13. All business operators shall take the necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises.

14. The operator shall maintain all required permits and/or licenses for operation of the commercial communication antenna in good standing.

15. All outdoor utilities, machinery, and equipment shall be completely screened from the public right-of-way and is subject to the review and approval of the Director of the Planning & Community Development Department prior to issuing building permits.

16. This approval shall not supersede the approval of any other responsible agencies. The applicant shall comply with all Federal, State and local laws.

17. The approval of this Conditional Use Permit No. CUP 05-20 shall expire if the rights granted are not exercised within two (2) years from the effective date of this Resolution. Exercise of rights shall mean issuance of a building permit to commence construction, or similar activities demonstrating the intent to proceed with the project, as determined by the Director of the Planning & Community Development Department.

18. The approval of Conditional Use Permit No. CUP 05-20 can be extended up to and not to exceed an additional two (2) years with a written request by the property owner stating the reason and need for an extension and upon review and approval by the Director of the Planning & Community Development Department.
19. Contraction shall be completed within two (2) years from the effective date of this Resolution.

20. City shall conduct an annual review and inspection of the commercial antenna.

21. Prior to the issuance of a Certificate of Occupancy the applicant shall post a notice in a conspicuous location on the meter stand/equipment stand with contact information including Name, Address, and Phone Number for access and copies of the Conditional Use Permit at any time and upon request. This notice shall remain posted at all times the establishment is in operation.

22. In the event of a violation of the conditions of approval, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.

23. The premises shall be kept clean and the operator of the establishment shall insure that no trash or litter originating from the site is deposited onto neighboring properties or onto the public right-of-way.

24. All screening must be reviewed and approved by the Director of the Planning & Community Development Department prior to the issuance of any building permits to construct the screening.

25. If, at any time, a litter problem arises, the Director of the Planning & Community Development Department may require a litter clean-up plan to be submitted and reviewed. The litter clean-up plan shall include a schedule of time and frequency of litter clean-up activities. Upon approval of the plan by the Director of the Planning & Community Development Department, the measures of the plan shall be implemented. This condition may require the operator of the use to post a bond to ensure litter compliance.

26. The premises shall be kept clean and the operator of the establishment shall insure that no trash or litter originating from the site is deposited onto neighboring properties or onto the public right-of-way.

27. The property and use is subject to review and approval by the City of Montebello Department of Public Works, Fire Department, Police Department and any other jurisdictional agency or department and any conditions imposed.

28. The development and utilization of the site shall comply with all the provisions of all of the current Building, Plumbing, Mechanical, Electrical Codes and City Ordinances, as well as additional requirements from the Montebello Building and Safety Division.

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31. Exterior storage of any kind shall be prohibited.
32. The Planning Commission, and the City Council on appeal, shall have the right to impose additional conditions for the protection of the public health, safety and welfare.

Fire Department

33. Provide emergency contact information signage on the equipment;
34. Provide site identification signage on the equipment;
35. Require at least a Final Fire Department Construction Inspection.

Public Works

36. All work to be done in the public right-of-way shall require a permit by the Public Works Department as applicable and is subject to review and approval by the Director of Public Works.

PASSED AND ADOPTED this 18th day of February, 2020 by the Planning Commission.

Commissioner Mooradian: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Aliksanian: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Briseno: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Lomeli: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Ramirez: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN

Sona Mooradian, Chair

ATTEST:

Joseph A. Palombi, Director
Planning & Community Development Department
NOTICE OF PUBLIC HEARING
CITY OF MONTEBELLO PLANNING COMMISSION

Conditional Use Permit (CUP 05-20)

209 E. Beverly Boulevard

Project Description: The installation of one 48" cannister antenna and mounted (2) radio units onto new mounting assembly on an existing pole along with related equipment within the public right-of-way located near 209 E. Beverly Boulevard.

Zone: C-2 (General Commercial)

General Plan Designation: Boulevard Commercial

Environmental: The proposal is considered a “Project” and is categorically exempt (Class 1 Existing Facilities) under the California Environmental Act (CEQA) Section §15301.

NOTICE IS HEREBY GIVEN that the City of Montebello Planning Commission will hold a public hearing on the said application. The meeting is scheduled on:

Date: Tuesday, February 18, 2020
Time: 6:30 p.m.
Place: City Hall Council Chambers
1600 W. Beverly Blvd.
Montebello, CA 90640

Any party interested in speaking may appear at the public hearing and comment on the project. Written comments may also be mailed or delivered to the City of Montebello Planning Commission at the Planning Division office address identified below. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:

Contact Person: Louis Morales
Phone: 323.887.1200 ext. 482
Email: lmoraless@cityofmontebello.com
Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640
City Website: www.cityofmontebello.com
35 MPH
SIGN SPACING - 250'
MERGING TAPER - 245'
BUFFER - 262'
CONE SPACING - 25' (MERGING TAPER/BUFFER)
- 18' (CONFLICT ZONE)
MERGING TAPER
REF: 2016 WATCHBOOK - 13TH EDITION - PAGE 431

NOTES:
1. CONTRACTOR TO NOTIFY BUSINESSES & RESIDENTS NEAR PROJECT SITE PRIOR TO THE START OF WORK.
2. CONTRACTOR TO PROVIDE ACCESS FOR PEDESTRIANS AT ALL TIMES.

CONSTRUCTION WORK SCHEDULE:
DAYS OF THE WORK: MONDAY - FRIDAY
HOURS OF WORK: 8:00AM - 3:00PM
TOTAL DURATION: 30 NON-CONSECUTIVE WORKING DAYS

TEMPORARY TRAFFIC SIGNS:

LEGEND:
- SIGN
- FLAGGER
- PROJECT SITE
- FLASHING ARROWBOARD
- CORE
- BARRICADE
- TRAFFIC SIGNAL
- T.A.N.S.A.T.
- NO STOPPING
- ANY TIME

SCALE:
36" 40' 1"=100'

MONTE 12
TELCO - WOOD POLE
14028 EAST BEVERLY BLVD
MONTEBELLO, CA 90640
LOS ANGELES COUNTY

PRELIMINARY
NOT FOR CONSTRUCTION

TCP