

**CITY OF MONTEBELLO  
PLANNING COMMISSION  
MINUTES**

**February 18, 2020**

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

6:30 P.M. by Vice Chair Aliksanian

2. ROLL CALL

Commissioner Present: Vice Chair Aliksanian, Commissioner Briseno and Commissioner Lomeli

Absent: Chair Mooradian and Commissioner Ramirez

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  
NONE

5. STATEMENT OF PUBLIC ORAL COMMUNICATIONS

NONE

6. APPROVAL OF MINUTES:

A. February 4, 2020 - Approved

7. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

NONE

8. PUBLIC HEARINGS

A. Conditional Use Permit (CUP 02-20)

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.

Louis Morales – Good evening, the first matter up before the commission is CUP 02-20. All four items today are proposed cell antennas within a public right-of-way. Two of them are going to be on replacement poles and two of them are going to be on existing poles that will remain. I also want to make a general statement. Previously prior to the state law being changed, cell sites anything that had to go on the public right-of way required either an encroachment permit or approval by the city. Recently, a court case determined that wireless facilities are utilities and as a result they are allowed to go by right into the right-of-way utilizing current poles and proposing poles. So tonight you have four requesting to go onto the public right-of-way.

The first item as I mentioned is CUP 02-20. It's a CUP request to install a new antenna on a replacement pole that is going to go on a new pole that will ultimately be replaced by Edison; it will be 3 feet over from the current pole. As I mentioned the site is going to be on the public right-of-way at and near 1610-1640 S. Greenwood Avenue in the M2 heavy industrial zone. The applicant for this item as well as the rest of the items for this evening is Verizon Wireless being represented by Adean Hepburn should be coming up after the presentation. The location of the pole that will be replacing the current pole approximately 3 feet to the south is located on the eastside of Greenwood north of Union Street. As I mentioned before the zoning is M2 and all of the zoning around the site is M2 and is developed with the current industrial uses. The applicant did submit an application for a CUP on December 17<sup>th</sup> and the application was deemed complete by staff on January 17, 2020. The installation will go on a replacement pole, it will be a streetlight pole and all equipment for the proposed antenna is going to be underground so it will not affect the street scape of the immediate area. As I mentioned the pole is going to be about 3 feet over to the south. The current pole is 29 feet and the new pole will be 32 feet upon replacement when you include the top of the pole with the antenna. In the packet I did include photographs of the actual pole and how it will look once it's complete. For CUP 02-20, if you look at page two it gives the approximate location and how it will be moved from one location to another by three feet. It shows how the boxes will be underground and you will not see anything from the surface level. Page three shows how the pole will differ slightly in height. The pole itself will be the same height but it will have a small canniest antenna on top of the pole. Page four shows how the installation will occur with the conduits and so forth. Page five shows a photo simulation of how the pole will look from the street. Page six is another view of how the pole will look from the other side of the street. One of the conditions that arose from this particular application, as well as with the other replacement cases, was that a permit from public works will be required. SCE

is going to be replacing and doing street work and they are required to get a permit for the foundation work and the forming and so forth.

As far as findings go and as all CUP findings need to be made, in this particular case since there is no site, one of the items that you need to meet through the findings is the site adequate in size. Well this is a public right-of-way so there is no site required. Access to the site is not a requirement either because it is on the public right-of-way. This particular project is not going to generate any traffic or create any impacts to the area. Per CEQA the project is exempt per section 15302 class 2C which is replacement and construction of a current facility. For publication we did publish a notice in the paper on February 6, 2020 and we also did the mailers as part of the noticing requirements. Our recommendation is for planning commission to open up the public hearing, take testimony, close the public hearing and approve CUP 02-20 and adopt Resolution 02-20. The applicant is here and they have received the conditions and have not had any questions regarding the conditions.

Vice Chair Aliksanian – Commissioners, do you have any questions?

Director Palombi - So at this time we will open the public hearing.

Vice Chair Aliksanian - We will go ahead and open this item for public hearing. Would anyone like to speak in favor or against this matter? No? Ok we will go ahead and close public oral communications for this item. Commissioners do you have any questions or comments?

Commissioner Briseno – Yes, I have a question. Why is SCE replacing the pole?

Louis Morales - I believe that is part of their routine maintenance of poles. This is a street light, strictly for street lighting purposes and part of their coordination will be to work with the City in replacing that pole and I guess this is an opportunity for the cellular company to take advantage of the new pole and putting the conduit when they do it simultaneously.

Bridgette Pleasant (applicant representative) - My name is Bridgette Pleasant and this is Adean Hepburn we are here representing Verizon. Southern California Edison actually owns the street lights in your city and based on the fact that they own the street lights they are the only ones that can touch their street light poles. They do hire a third party by the name of Ameron. Ameron will be the people that will actually physically be replacing the poles. They will come in and apply for a separate permit from us but they are the only people by liability for Southern California Edison that can touch their pole. So once the new pole is

replaced we will then attach to the new pole. We cannot for structural and safety reasons touch their poles.

Vice Chair Aliksonian - I think what she is asking is though is, are they replacing the poles because they can be replaced anywhere or is it being replaced because you guys want to put a radio on there?

Bridgette Pleasant (applicant representative) - They're replacing it because we are the applicant placing new equipment on the pole. The pole has to be wider so that all of the equipment can be within the pole and you don't have wires or anything on the exterior of the pole. It's also for the foundation, they will have to replace the foundation because of the weight of the equipment that we are adding, once again for safety reasons.

Commissioner Briseno – So the previous pole did have antenna equipment or it didn't?

Bridgette Pleasant (applicant representative) - It did not; it's just functioning as a streetlight. It will still function as a streetlight but it will be a streetlight with telecommunications facilities.

Commissioner Briseno – Thank you. One more question for staff. How do we handle let's say if T-Mobile wants to put equipment and maybe Sprint or other cellular companies want to do it. How do we manage that?

Director Palombi – If I may, Verizon obviously has an agreement with SoCal Edison who has the rights to the utilities. So they would be the ones to decide. It would be very similar to someone who wanted an entitlement and got permission from the property owner to basically move forward with the entitlement.

Commissioner Briseno – So Montebello has no say there, its SCE poles, they decide.

Director Palombi – That is correct.

Louis Morales – Also commissioner that would depend on coverage area depending on the carrier. They have certain areas where they have to make sure that they have coverage for the customers.

**MOTION:** Commissioner Lomeli motions to approve a Conditional Use Permit application to allow 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.

**SECOND:** Commissioner Briseno

ACTION: 3-0-2-0 (Mooradian and Ramirez)

B. Conditional Use Permit (CUP 03-20)

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.

Louis Morales – This is another proposed cellular antenna, this is a little different in the sense that this is going to go on a current pole. This is not going to be removed, it's a Southern California Edison wooden pole and it's located within the public right-of-way along Via Acosta near 548 Via Altamira in the R1 single family zone. The applicant is Verizon with Adean Hepburn as the representative. The location is on the Southside of Via Acosta just east of Via Altamira just adjacent to the SCE powerlines that run through the open space area just east of 548 Via Altamira. The surrounding area is developed primarily with single family residential, it's an R1 neighborhood. The pole itself is located right along the SCE right-of-way which is where there are a couple of park facilities. The CUP was submitted on December 17<sup>th</sup> and it was reviewed and approved on January 17, 2020. This particular application is different than the previous one as this is going to go on a current wooden pole. All the equipment will be underground and the current pole is about 42 feet in height and the actual antenna itself will be about 31 feet in height wrapped around or strapped to the pole itself. One of the photos that I included in your packet gives you an idea of how high the actual antennas are going to be in comparison to the pole. It gives you an aerial view as a simulation as to how the antennas are going to affect the pole. Under the findings for a CUP there is no site at this location, there is no access challenges and no traffic will be generated as a result of the project therefore it does meet those findings in a sense because there are no impacts. The project is exempt from CEQA under section 15301 class 1B under the category of existing facilities. It's going to go on the current facility; it's not going to change. Public noticing for this particular application went out to the paper on February 6<sup>th</sup> and notices to properties within 300 feet also went out on that date as well. Therefore, staff's recommendation is that the planning commission opens the public hearing, take testimony, close the public hearing and then approve CUP 03-20 with conditions and adopt resolution 03-20. That concludes staffs presentation. The applicant is here to answer any questions you may have as well.

Vice Chair Aliksanian - We will go ahead and open this matter up for oral communications. Would anyone in the public like to speak in favor or against this matter? Ok we will go ahead and closed public oral Commissioners do you have any questions?

Commissioner Briseno – No.

Commissioner Lomeli – No.

MOTION: Commissioner Lomeli motions to approve a Conditional Use Permit application to allow 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.

SECOND: Commissioner Briseno

ACTION: 3-0-2-0 (Mooradian and Ramirez)

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

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.

Louis Morales – This particular proposal is for an antenna to go on a replacement pole. This is similar to CUP 02-20 that we discussed earlier. The applicant is Verizon Wireless represented by Adean Hepburn. The location is located on the south side of Olympic Boulevard west of Olympic and Vail intersection. There’s a mixture of land uses and General Plan designations at this particular area that we hope to address once we undertake the General Plan Amendment, which will be one of the areas that we want to make sure we are consistent with the zoning. Just to give you an idea, the site itself is zoned C2 or the area of the property and around the area of the street is zoned C2. The underlined generalization is Medium Density Residential. The CUP was submitted on December 17<sup>th</sup>. Staff did a review and determined it complete on January 17, 2020. This particular pole will be replacing a pole. The pole itself is 29 feet and once the new pole is installed it will be 32 feet in height. I have attached the pictures for your reference; it is similar to the previous case we looked at. Findings are similar, it is not a site, it does not have any access problems and it won’t generate any traffic. This particular project is exempt from CEQA as well under section 15302 class 2C which is replacement and reconstruction of utility facilities. Staff did publish the notice in the newspaper February 6<sup>th</sup> and also sent notice to property owners within 300 feet. Therefore, the recommendation by staff is for planning commission to open the

public hearing, take testimony, close the public hearing and then approve CUP 04-20 with the conditions proposed and adopt resolution 04-20. That concludes the report.

Vice Chair Aliksanian - We will go ahead and open this matter up for oral communications.

Charles Wu – The reason why I am here is because I got a letter from the City. This is on Friday; the letter is dropped in the mail on the 11<sup>th</sup> of February which took 2 days to get this letter. Then Saturday, Sunday and Monday, 3 holidays and today is Tuesday. I don't have time to hire anyone so I have to present myself. First question, it says replacement of the old pole. I took a picture in front of this property and there is no pole. It also says you will be putting a canister antenna with associated equipment. I want to know what associated equipment is. We got to know the size, know the functioning, what is the purpose of this pole. I want to know the exact location of where this pole is going to be so I can have my specialist calculate the radiation which will affect my property.

Louis Morales – Just to give the commission an idea of where the property is at in relationship to the pole and where the pole will be moved to. The current speaker's property that he owns is located to the west the property is next door to 1709 W. Olympic.

Vice Chair Aliksanian - Sorry to interrupt, he has a liquor store?

Louis Morales – No, it looks like apartment units.

Vice Chair Aliksanian – There must be some type of miscommunication. There is a pole there, right?

Charles Wu – There is no pole there, so I'm against this project.

Vice Chair Aliksanian – I'm looking at the aerial map and it looks like the apartments are further west. So it looks like the apartments are probably 50 feet away from this pole. The pole is not in front of your building sir. It's almost 2 buildings over.

Charles Wu – But I need to know the exact location so I can calculate the radiation. I have a specialist who can do that.

Vice Chair Aliksanian - I can show you the photo in the map. It has a plan in there. We can have the Verizon representatives speak to that I'm sure they have had plenty of studies done.

Bridgette Pleasant (applicant representative) – Mr. Wu asked about the location of the pole which we are not directly in front of his building but off closer to 1709 and in regards to radiation and EME. An RFEME study was actually provided as part of the submittal package. It's part of the requirements that the City does ask for. In regards to the radiation, the one thing that I can say to you is that we do fall well below the FCC and the FCC mandates. In the specific EME reports it does tell you exactly where there is any radiation coming from. Its emitting a signal because it speaking to other cell sites but to actually speak to true radiation it's not something that anybody is going to speak to e we are not doctors but we can supply some websites that will assuage Mr. Wu's concerns about this but it is far below any standards that he would be getting from generally from radio signals that are transmitting in the air today from television screens or TV stations or signals that are out there.

Vice Chair Aliksanian – If you had to make a comparison of what your tower will give out to what we use on a daily basis, what would it be to maybe calm his nerves?

Bridgette Pleasant (applicant representative) – It is far less than a microwave oven.

Vice Chair Aliksanian – A microwave oven at a couple of feet or something like that?

Bridgette Pleasant (applicant representative) – Yes, and you have to think this thing is 32 feet in the air. Radiation is actually at that level. It is not at street level where he would be standing. It radiates as it emits its signal directly at a 32 foot radius and again details are actually more specific and done by a scientist in the RF Emissions report. That is exactly what that report does, it actually tells you where and at what level occupational versus general public occupational. We have to put that in there because of the people who are going to be working on the street lights, if the light goes out, we do reference that and there's a phone number in there for calling for that because at that point that would actually be causing some type of health hazard but the average person walking by, you're walking by cell sites all the time.

Legal Counsel Gloria Ramirez - Just to add a little bit to that, antenna and radiation is actually regulated by the federal government so the FCC orders that are in place are very specific as to the amount of radiation that is allowed and a lot of these carriers are way below that threshold, so just to piggy back off what the applicant stated. It's not something that the City mandates it's the FCC, the federal government has thresholds.

Vice Chair Aliksanian – So if their equipment didn't meet the standards then this wouldn't even come before us.



Legal Counsel Gloria Ramirez – Correct.

Vice Chair Aliksanian – We will go ahead and close public oral communications.  
Commissioners do you have any questions?

Commissioner Briseno - Would Mr. Wu maybe be more comfortable if you got this RF Emissions report? Verizon submitted it to Montebello and it states details about radiation that is being emitted by this equipment.

Director Palombi – In response to the question that is part of the public record so we can absolutely make that available.

MOTION: Commissioner Lomeli motions to approve a Conditional Use Permit application to allow 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.

SECOND: Commissioner Briseno

ACTION: 3-0-2-0 (Mooradian and Ramirez)

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

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.

Louis Morales – The applicant is Verizon Wireless and Adean Hepburn. The location is on the Southside of Beverly Blvd. just east of intersection Beverly and Poplar Ave. The zone is C2 and all the surrounding zone is C2 so even though the zoning is commercial the mixture of use is there from a carwash to the north to multifamily to the south, commercial to the east and west. The applicant submitted an application for this CUP on December 17<sup>th</sup> and was deemed complete on January 17, 2020. This particular application is to mount on an existing wooden pole that’s owned by Edison on the right-of-way. The pole itself is 31 feet in height and the actual assembly of the antenna is going to be 31 feet of that particular post. The findings can be made here in a sense because there are no impacts as a result of this particular application; it is a wireless antenna going in the public right-of-way therefore access, traffic generation is not an issue. The project is exempt from CEQA under section 15301 class 1B which is existing facilities at this location. The publication of public hearing was sent out to the paper and published on February 6<sup>th</sup> and was sent out to the property owners within 300 feet radius on February 6<sup>th</sup> . Therefore, staff recommends for planning commission to open the public

hearing, take testimony, close the public hearing and then approve CUP 05-20 with the conditions and adopt resolution 05-20.

Vice Chair Aliksonian - We will go ahead and open this matter up for oral communications. Would anyone in the public like to speak in favor or against this matter? Anybody? No? Ok, we will go ahead and closed public oral Commissioners do you have any questions?

Commissioner Briseno – No.

Commissioner Lomeli – No.

MOTION: Commissioner Briseno motions to approve a Conditional Use Permit application to allow 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.

SECOND: Commissioner Lomeli

ACTION: 3-0-2-0 (Mooradian and Ramirez)

#### 9. CONSENT ITEM (S)

None

#### 10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

Director Palombi – Because staff is relatively new, we have not been part of the commission for quite some time. We are unaware if there is a need for reorganization. Typically, when the City Council does their reorganization, commissions follow. So I wanted to bring that to the Commission's attention and potentially agendize it for the following meeting.

Vice Chair Aliksonian – Concurred.

Commissioner Briseno – Yes, I'm for it.

#### 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 7:16p.m.



Joseph Palombi, Planning Commission Secretary