



**PLANNING COMMISSION  
PLANNING COMMISSION AGENDA**

Tuesday, February 21, 2023 at 6:00 p.m.

**COUNCIL CHAMBERS  
8650 CALIFORNIA AVE  
SOUTH GATE, CA 90280**

**Call To Order**

**Pledge of Allegiance**

**I. City Officials**

**CHAIRPERSON**

**VICE CHAIRPERSON**

**COMMISSIONERS**

Jose Delgado

Ivy Duarte

Jovanna Laborin

Jimmy Ozaeta

Daisy Prieto

**Roll Call**

**Report On Posting**

I, Jose Montano, Acting Administrative Service Coordinator, certify that a true and correct copy of the foregoing meeting agenda was properly posted on February 16, 2023, seventy-two hours prior to the scheduled meeting, as required by law.

**Meeting Compensation Disclosure**

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by the Planning Commission is \$125.00 per meeting.

**Open Session Items**

**Item No. 1**

The Planning Commission will consider approving the minutes for the Planning

Commission meeting of November 15, 2022.

Documents:

[Item No. 1.pdf](#)

### **Item No. 2**

Reorganization of the Planning Commission

Documents:

[Item No. 2.pdf](#)

### **Items No. 3**

The Planning Commission will conduct a public hearing to consider a recommendation for the Planning Commission to amend the conditions of approval for Conditional Use Permit No. ("CUP") 863 and to approve a request for a determination that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15303 under Class 3, which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

### **RECOMMENDATION:**

1. Accept the determination that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15303 under Class 3 and
2. Adopt the findings as outlined in Resolution No.2023-01 (Exhibit A); and
3. Approve the amendment to the Conditional Use Permit No. 863, revising the conditions of approval, as contained in Resolution No. 2023-01

Documents:

[Item No. 3.pdf](#)

### **Comments**

At this time, members of the public and staff may address the City Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission. No action may be taken on items not listed on the agenda unless authorized by law.

### **AUDIENCE COMMENTS**

### **CITY STAFF COMMENTS**

### **PLANNING COMMISSION COMMENTS**

### **Adjournment**

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Planning Commission Meetings, please contact Community Development Department.

Notification 48 hours prior to the City Council Meeting will enable the City to make reasonable arrangements to assure accessibility. Any final action of the Planning Commission, on this agenda, is appealable to the City Council upon filling the request with the City Clerk prior to 5:00pm on Monday, March 13, 2022.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 8650 California Avenue, South Gate, California 90280 (323) 563-9510  
\* fax (323) 563-5411 \* [www.cityofsouthgate.org](http://www.cityofsouthgate.org).

**MINUTES OF THE REGULAR MEETING  
OF THE SOUTH GATE CITY PLANNING COMMISSION  
TUESDAY, NOVEMBER 15, 2022**

**1. CALL TO ORDER**

The Planning Commission of the City of South Gate met via teleconference and in-person on the above date at 7:00 PM, Commissioner Delgado presiding.

**2. PLEDGE OF ALLEGIANCE – Commissioner Duarte****3. ROLL CALL**

|                        |   |
|------------------------|---|
| Commissioners Present: | Commissioner Delgado, Duarte, and Sepúlveda |
| Commissioners Absent:  | Chairperson Fabiola Inzunza                 |
| Staff Present:         | Norma Hernandez, Assistant Planner          |
|                        | Jose Montano, Recording Secretary           |
|                        | Craig Hardwick, City Attorney               |

**4. REPORT ON POSTING AND MEETING COMPENSATION DISCLOSURE****5. MINUTES**

**MOTION:** Commissioner Sepúlveda moved to approve the minutes and Commissioner Duarte seconded the motion. Motion carried unanimously, with the following roll call vote:

|          |                                |
|----------|--------------------------------|
| AYES:    | Delgado, Duarte, and Sepúlveda |
| NOES:    | None                           |
| ABSTAIN: | None                           |

**6. ITEM NO. 2 HAS BEEN WITHDRAWN****7. THE PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 853 TO ALLOW THE ESTABLISHMENT OF A MEDICAL AND DENTAL BUSINESS AT 4433 AND 4437 TWEEDY BOULEVARD.**

Norma Hernandez, Assistant Planner presented a staff report to the Planning Commission and there was a range of discussions amongst the Planning Commissioners and staff regarding CUP No. 853.

Commissioner Sepúlveda informed staff of grammatical errors that need to be addressed in the Conditions of Approval.

Planning Commission:

3. All façade improvements shall be consistent with the design guidelines set forth in the TBSP, including and not limited to, maintaining window transparency.
4. An additional tree shall be planted on Bryson Avenue. The location and the type of tree shall be in compliance with the City's Master Tree Plan and the Public Works/Engineering Department. Additionally, said tree shall be maintained along with irrigation connected to or provided by the listed property owner for the longevity of the use.
5. Street-facing façade shall incorporate windows and openings s providing light to adjacent spaces and rooms. The windows shall be transparent.

**Building & Safety:**

3. Must show location of electrical and mechanical equipment on plans.
5. Must provide and maintain sufficient exterior illumination at parking lot area and exterior of buildings.
6. Must parking lot areas to be always maintained free of trash and debris.
7. Must obtain building permits for all proposed tenant improvements.

**Code Enforcement:**

3. Maintain the property free of graffiti.  ~~painted with color matching painting of the building.~~

**Public Works:**

2. Contractor shall plant a new 36" tree on the empty tree well on Bryson Avenue. The type of tree shall be in compliance with the City's Master tree.

Jack Azad, Applicant, 10900 Avalon Boulevard #100, Los Angeles CA 90061- he was there to inform the commissioners of all the services he will providing and available to answer any questions the public or commissioners might have.

**MOTION:** Commissioner Sepúlveda moved to approve CUP Permit No. 853 to allow the establishment of a Medical and Dental business at the property located at 4433 and 4437 Tweedy Boulevard with all amendments that were requested by Commissioner Sepúlveda and Commissioner Duarte seconded the motion. Motion carried unanimously, with the following roll call vote:

AYES: Delgado, Duarte, and Sepúlveda  
 NOES: None  
 ABSTAIN: None

**8. AUDIENCE COMMENTS**

None

**9. CITY STAFF COMMENTS**

None

**10. PLANNING COMMISSION COMMENTS**

Commissioner Delgado expressed his appreciation for staff and wished staff and commissioners a happy Thanksgiving.

**11. ADJOURNMENT**

The meeting was adjourned at 7:41 PM. The next regular meeting of the Planning Commission is scheduled to be held on Tuesday, December 6, 2022, beginning at 7:00 PM.

Respectfully,

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Meredith T. Elguira, Director of Community Development

APPROVED:

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Chairperson

# *City of South Gate*

## PLANNING COMMISSION

# AGENDA BILL

For the Regular Meeting of: February 21, 2023

Senior Planner: *Yalini Siva*

Yalini Siva

Community Development Director: *Meredith T. Elguira*

Meredith T. Elguira

**SUBJECT: REORGANIZATION OF THE PLANNING COMMISSION**

**PURPOSE:** Each year the Planning Commission re-organizes and this item allows the Planning Commission to nominate and elect a new Chairperson and Vice Chairperson for a term of one year.

**RECOMMENDED ACTION:** It is recommended that the Planning Commission re-organize by nominating and voting for a new Chairperson and new Vice Chairperson for a one-year term. The selection will be ratified by a majority vote of the Planning Commission.

**ATTACHMENT:** Planning Commissioners' Biographies

## **José Delgado**

### **Biography**

*February 2023*

José Delgado is a seasoned strategist and veteran public administrator with over 20 years of experience leading a number of public policy, legislative, political, and community-driven issues working together with diverse stakeholders. Before joining the James Irvine Foundation as a Senior Program Officer, José spent over five years at the Los Angeles Homeless Services Authority (LAHSA), the lead Continuum of Care agency for Los Angeles, where he served as their Director of Government Affairs. His responsibilities included setting and overseeing the implementation of the agency's policy and legislative agenda at the local, state, and federal level and establishing strategic relationships with key elected policy makers.

Prior to joining LAHSA, José worked for the Los Angeles City Administrative Officer and advised on several special projects, including the City's first comprehensive homelessness strategy. He also served the constituents of Southeast Los Angeles County for more than a decade in various capacities, including as District Director and Legislative Assistant for Congresswoman Linda T. Sánchez.

José is involved in several local civic efforts that strive to make his community a more equitable place to live in. José holds a Master in Public Administration from the John F. Kennedy School of Government at Harvard University and a Bachelor of Arts in History from the University of California at Los Angeles.

**Appointed on: January 17, 2017**

**By: Maria Davila**



**Ivy Druarte****Biography***February 2023*

Ivy Duarte is a current South Gate resident and has been a resident for over 20 years. Ivy is a Senior Paralegal for the Office of the County Counsel for the County of Los Angeles. Ivy has been working for the County for over 26 years. The County provides a broad range of legal services to all county department which include LA County Sheriff's Department, the Department of Health Services & Social Services.

In 2015, Ivy received a Masters in Public Administration from California State University Northridge. In 2022, Ivy joined the Planning Commission and joined the City of South Gate Centennial Committee. Ivy's goal is to be more of an active member for the community and assist in improving the community.

Ivy enjoys spending time with her husband, cooking, playing video games and relaxing at home.

**Appointed on: January 11, 2023****Appointed by: Maria De Pilar Avalos**

**Jovanna Laborin**

Biography

*February 2023*

Born and Raised in the City of South Gate. I attended Stanford Elementary, Montara Elementary, South Gate Middle, and South Gate High School.

**Community Involvement:**

1999 Recall, I fought to obtain transparency and accountability from our city officials. 2000-Present: Board member, Commissioner, and Coach at South Gate Junior Athletic Association. During the pandemic, I spearheaded and coordinated efforts to deliver food, water, sanitizers and other essentials to residents.

**Work History:**

1996-2020 Project Manager/Engineer for Division 10 & 22 and Assistant Project Manager/Engineer for General Contractor in the state of California and Nevada. 2021-Present Peer Counselor for Domestic violence, substance abuse and parenting classes.

**Appointed on: January 11, 2023**

**Appointed by: Gil Hurtado**

# JIMMY OZAETA

## Biography

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Mr. Ozaeta has served the non-profit sector for over 20 years in several senior executive roles with a lifelong commitment to advocating for high quality education, addressing health inequities, and providing vital resources to under resourced communities across the country.

Mr. Ozaeta currently serves as the Chief Advancement Officer for a medical organization in South Los Angeles. He has successfully developed and implemented organization-wide integrated resource development strategies along with marketing and communications strategies that led to being awarded over \$5 million dollars from foundations, individual donors, and federal grant funding in the last 12 months. Mr. Ozaeta's successful fund development allowed the organization to embark on several property acquisitions and capital improvement projects along with establishing several key initiatives such as the Health on Wheels Initiative, which has the capacity to provide high quality integrated healthcare to over 40 schools in South Los Angeles. Another initiative was the Food Insecurity Initiative, in 2021 the initiative provided a total of 371,053 pounds of fresh fruits and vegetables to community members. This funding also allowed Mr. Ozaeta to support the coordination of establishing one of the first COVID-19 Vaccination Clinics in South Los Angeles, which has provided over 16,000 vaccines to South Los Angeles residents.

Prior to working for the medical organization, Mr. Ozaeta was the Chief Executive Officer for a national non-profit organization committed to strengthening community by empowering young people, improving health and well-being of people of all ages and inspiring action in and across communities. Mr. Ozaeta successfully led a complete reorganization of an association on the brink of bankruptcy by establishing fiscal effective practices, funding allocation strategies, and community engagement plan. The reorganization led to developing millions of dollars by acquiring state and federal monies and establishing new programing through partnerships and collaborations. Mr. Ozaeta's success led to being appointed to several state, regional, and national cabinets focused on bringing strategic and intentional change to over 10,000 communities across the country.

Throughout his non-profit career, Mr. Ozaeta has received numerous awards and has been recognized by various elected officials for his dedication to social change. He was invited and attended the White House "Champions of Change" Event by the Obama Administration (Washington, D.C.). He was also the recipient of the YMCA of the USA Luminary Award.

Mr. Ozaeta holds a Master of Science degree in Kinesiology with a concentration in Scientific and Social Perspectives with an emphasis in Assessment, and a Bachelor's of Science degree in Kinesiology with a concentration in Human Movements from San Francisco State University.

**Appointed on January 11, 2023**

**Appointed by: Al Rios**

**Daisy Prieto**  
Biography  
*February 2023*

Daisy Prieto, a Los Angeles native, is a Financial Analyst for BuildLACCD at Los Angeles Southwest College. Daisy has 20 years of dedicated work in construction project management in both the public and private sectors.

Daisy has a passion for service. After moving to the City of South Gate in 2006, she volunteered her time at community events and became an active member of her local parish. In 2013, she helped start Girl Scout Troop 16325 to help mentor young girls and guide them in becoming active members in their communities. She has been a troop leader for 9 yrs. and continues to make a positive impact in the lives of young girls through Girl Scout leadership.

In 2014, she joined the local Relay for Life event in South Gate as a team captain where she led her team of Girl Scouts in fundraising efforts to help benefit the American Cancer Society. She has helped raise thousands of dollars for this cause and continues the tradition of advocating in the fight against cancer.

Aside from all the volunteer work she has done, she joined the South Gate Kiwanis club in 2020 and became President during its inaugural year. She led the club through a year of service during an unprecedented pandemic. She helped organize over 40 community service events and helped raise thousands of dollars in donations for the youth and the community of South Gate.

In 2022, Assembly Speaker Anthony Rendon selected Daisy as the 2022 63rd Assembly District Woman of the Year. Daisy has been an active and dedicated member of the South Gate community, volunteering her time for various community events and making a difference supporting numerous nonprofit causes.

When Daisy is not volunteering, she is spending time with her husband and her two children. She is a big Los Angeles Dodgers fan and enjoys attending ball games with her family.

**Appointed: January 25, 2023**  
**By: Joshua Barron**

# City of South Gate

## PLANNING COMMISSION

# AGENDA BILL

For the Regular Meeting of: February 21, 2023

Assistant Planner: Norma Hernandez Community Development Director: for ME, yalungva  
Norma Hernandez Meredith Elguira

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**SUBJECT:** A REQUEST TO AMEND THE CONDITIONS OF APPROVAL CONTAINED IN PLANNING COMMISSION RESOLUTION NO. 2022-15 FOR CONDITIONAL USE PERMIT NO. 863, A PERMIT TO INSTALL AND OPERATE AN UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY ON AN EXISTING SOUTHERN CALIFORNIA EDISON LATTICE TOWER LOCATED AT APN 6232-005-805 (ADJACENT TO PROPERTY ADDRESS 5911 FIRESTONE BOULEVARD).

**PURPOSE:** To consider a request to amend the conditions of approval contained in Planning Commission (PC) Resolution No. 2022-15 (Exhibit B) of Conditional Use Permit (CUP) No. 863, which is a permit to install a new wireless telecommunications facility on an existing Southern California Edison (SCE) lattice tower located at Assessor's Parcel Number 6232-005-805 (adjacent to property address 5911 Firestone Boulevard).

**RECOMMENDED ACTIONS:**

- a. **CONDUCT** a public hearing;
- b. **ACCEPT** the determination that this project is Categorically Exempt from the California Environmental Quality Act ("CEQA"), codified at California Public Resources Code §§ 21000 *et seq.*, under a Class 3 Categorical Exemption provided by the State CEQA Guidelines, codified at Division 6 Title 14 of the California Code of Regulations. A Class 3 Categorical Exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.
- c. **ADOPT** the findings as outlined in Resolution No. 2023-01 (Exhibit A); and
- d. **APPROVE** amendments to Conditional Use Permit No. 863, revising the conditions of approval, as contained in Resolution No. 2023-01

**PUBLIC NOTIFICATION:** Advertising and notification of the public hearing for the application was conducted in compliance with Chapter 11.50.020, Title 11 of the South Gate Municipal Code. Notice of the hearing was originally posted and published in the "*South Gate Press*" newspaper and was mailed to surrounding properties on February 9, 2023.

**ENVIRONMENTAL EVALUATION:** This project is Categorically Exempt from CEQA under state regulations known as the "CEQA Guidelines" codified at Division 6 Title 14 of the California Code of Regulations. The Class 3 Exemption under CEQA Guidelines, at 14 CCR Section 15303, consists of construction and location of limited numbers of new, small facilities or structures;

installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project proposal is to install a small wireless telecommunications facility on an existing SCE lattice tower.

**BACKGROUND:** On September 20, 2022, the Planning Commission approved CUP No. 863 and permitted the installation of what is classified under federal telecommunications law as a “small cell” wireless facility on an existing Southern California Edison lattice tower.

On November 12, 2022, the “Applicant,” Patrick Griffin on behalf of Dish Wireless, requested that the conditions of approval contained in PC Resolution No. 2022-15 (Exhibit A) be amended, as some of the conditions of approval could not be adhered to because the requirements could affect the structural integrity of the lattice tower and other conditions were not relevant to the project. After reviewing that request, the staff determined that there was a rational basis for the applicant’s request, as many of the original conditions were intended for “monopole” antenna installations and were inappropriate to traditional antenna tower installations. In addition, a new condition is being recommended by staff to ensure that no blight or unsightly equipment is left behind in the event that the wireless facility ceases operation.

**ANALYSIS:** Conditional Use Permit No. 863 was and continues to be consistent with the General Plan and complies with the City of South Gate’s Zoning Code.

The project site is located in the Regional Commercial (RC) zone. The proposed modifications to the conditions of approval are consistent with the Zoning Code and in compliance with the City’s General Plan, as they neither contemplate nor authorize expansion of use or change in the scope of work. Therefore, Staff has completed a review of the subject application and determined that the proposed amendments to the conditions of approval contained in PC Resolution No. 2022-15 are in compliance with South Gate’s General Plan and Zoning Code.

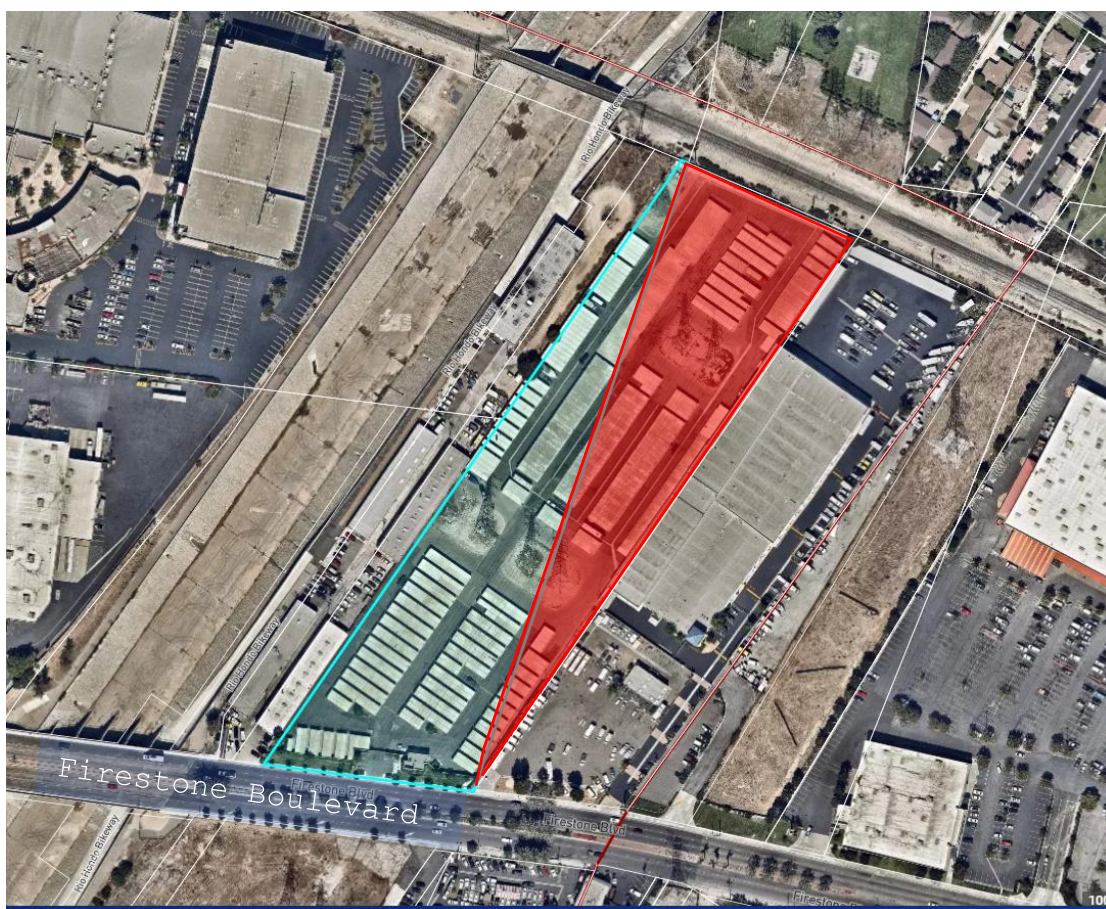
The language that reads “dog-house” was removed from conditions of approval numbers 9 and 10 because the proposed equipment does not contain a “dog-house.” Condition of approval number 11, which requires that “all conduits and cables to run within the caisson and structure” is being removed as it is not relevant to the installation of the wireless facility upon an existing lattice tower. The subject installation does not allow for the conduits to run through the inside of the structure. Condition of approval number 12 was removed as the plans approved by SCE cannot maintain the egress/ingress “around the equipment cabinets or power pedestal.” Condition of approval number 13 now includes language that reads that “all antennas shall not have any exposed cables, *to the extent feasible*” as an understanding that some cables, due to the nature of the project, may be exposed. Additionally, SCE will not approve the use of additional materials used to screen or hide any conduits as this could affect structural integrity of the lattice tower. Moreover, language that includes “low-profile” from condition of approval number 14 is being removed because any ground equipment does not require screening as it is not visible from the street (“Exhibit C – Site Plan”). Condition fourteen (14) now contains language that requires ground mounted equipment to be enclosed, where feasible because not all ground mounted equipment can be enclosed in a cabinet. Condition of approval number 16, which requires that any fencing be compatible with the surrounding architecture and limits the materials used to provide said fencing, is being removed.

Any digging, required to install any fencing around the ground equipment is being limited by SCE because it could affect the structural integrity of the structure. Finally, condition of approval number 17 requires the removal of any wireless equipment if the small wireless facility ceases operations and is to prevent the equipment from becoming a nuisance.

**GENERAL INFORMATION:** The subject property is zoned RC and is located on Firestone Boulevard, between the Rio Hondo Bikeway and the City's boundary (see *Figure 1*). It is within the Corridor Overlay Zone, El Paseo/ South Gate Towne Center (3 Sub Area) and is subject to the development and permit procedures of the City of South Gate's Zoning Code and General Plan.

*Table 1 – Zoning Designation of Abutting Properties*

| Direction | Address                       | Zoning                   |
|-----------|-------------------------------|--------------------------|
| North     | 7006 Dinwiddie Street, Downey | City of Downey           |
| South     | APN No. 6232007802            | M3 (Heavy Manufacturing) |
| West      | APN No. 6232007034            | RC (Regional Commercial) |
| East      | 5951 Firestone Boulevard      | M3 (Heavy Manufacturing) |



*Figure 1 – Aerial Map*



## Background

The project site is currently developed with an approximately 101,449 square foot self-storage facility with a 981 square foot office, which is currently occupied by Nova Storage. City records show the following historical businesses:

|      | Business Name                      |
|------|------------------------------------|
| 2001 | Storage Outlet                     |
| 1995 | Techno-Landscape Company           |
| 1991 | Santa's Forest                     |
| 1972 | Santa's Forest Christmas Tree Farm |

The project consists of the installation of a “small cell wireless” telecommunication’s facility (as defined by the Federal Communications Commission) on an existing Southern California Edison lattice tower. The proposal is to install six antennas, six RRU’s (Remote Radio Unit), three surge suppressors, one GPS (Global Positioning System), and one cabinet and ancillary equipment.

## Conditional Use Permit Findings

Conditional Use Permit No. 863 is a request by Patrick Griffin (“Applicant”) on behalf of Dish Wireless, to amend the conditions of approval for the Conditional Use Permit No. 863. The findings are provided below:

1. *Approval of the CUP is consistent with and will not adversely affect the intent and purpose of this title or the city’s general plan.*

The subject property has a designated zoning of Regional Commercial (“RC”) and sits on a Corridor Overlay Zone, El Paseo/South Gate Towne Center (3 Sub Area) and therefore must comply with the regulations set forth in the Zoning code.

2. *The design and development of the land use and conditions of the CUP are compatible with the existing and future land uses of the applicable zone.*

Per section 11.21.030 *Table 11.21-4: Commercial Industrial Zones Allowed Land Uses*, an antenna/telecommunication facility (wireless telecommunication facility) type of use requires a Conditional Use Permit. The project proposal is to install a wireless facility on an existing Southern California Edison lattice tower.

3. *Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood.*

Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood, as the project proposal does not constitute any changes in use or an intensification of use.

4. *The project proposal is exempt from CEQA under Class 3 Categorical Exemption.*

The proposed Conditional Use Permit is Categorically Exempt from the California Environmental Quality Act (CEQA) as a under Class 3 Categorical Exemption pursuant to



Section 15303 of the CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

**Applicant:**

Patrick Griffin  
12780 Newhope Street  
Fountain Valley, CA. 92780

**Property Owner:**

Southern California Edison  
2 Innovation Way, First Floor  
Pomona, CA. 91768

**Site Features:**

Lot size: 3.57 acres

**Property Address:**

APN 6232-005-805 adjacent to property  
address 5911 Firestone Boulevard

**Assessor's Parcel No.**

6232-005-805

**Zoning Designation:**

Regional Commercial ("RC")

**General Plan Designation:**

Corridor Overlay Zone, El Paseo/South Gate  
Towne Center (3 Sub Area)

**Surrounding Land Uses:**

North: Property exceeds City boundaries  
South: M3 (Heavy Manufacturing)  
East: M3 (Heavy Manufacturing)  
West: RC(Regional Commercial)

**Exhibits:**

- A. Resolution No. 2023-01
- B. Resolution No. 2022-15
- C. Site Plan, Layout Plan, and Elevations

**“Exhibit A”**

**RESOLUTION NO. 2023-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, CALIFORNIA AMENDING THE CONDITIONS OF APPROVAL CONTAINED IN RESOLUTION NO 2022-15 FOR CONDITIONAL USE PERMIT 863, A PERMITTED INSTALLATION OF A NEW SMALL WIRELESS FACILITY ON AN EXISTING SOUTHERN CALIFORNIA EDISON LATTICE TOWER LOCATED AT APN 6232005805 (ADJACENT TO PROPERTY ADDRESS 5911 FIRESTONE BOULEVARD) AND CERTIFYING A CLASS 3 CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”).**

**WHEREAS**, on April 7, 2022 the Department of Community Development received an application from Patrick Griffin (“Applicant”) for Conditional Use Permit No. 863 to the installation of unmanned new small wireless telecommunications facility at Assessor’s Parcel Number (“APN”) 6232-005-805 adjacent to address 5911 Firestone Boulevard;

**WHEREAS**, the Planning Commission upon giving the required notice did, on September 20, 2022, conduct a duly advertised public hearing as required by law to consider the approval of said Conditional Use Permit. Notice of the hearing was originally posted and published in the “South Gate Press” newspaper and mailed to the surrounding properties on August 25, 2022; and

**WHEREAS**, Permit No. 863 was issued on September 20, 2022; and

**WHEREAS**, on November 2023, the Department of Community Development received an application from Patrick Griffin (“Applicant”) to amend the conditions of approval contained in Conditional Use Permit No. 863; and

**WHEREAS**, the Planning Commission upon giving the required notice did, on the twenty-first day of February, 2023 conduct a duly advertised public hearing as required by law to consider amending the conditions of approval for CUP No. 863. Notice of the hearing was originally posted and published in the “South Gate Press” newspaper and mailed to the surrounding properties on February 9, 2023; and

**WHEREAS**, studies and investigations were made and a report with recommendations was submitted; and

**WHEREAS**, the Planning Commission determined that the facts of this matter are as follows:

1. The property is located on Firestone Boulevard between Rio Hondo Bikeway and the City’s boundary.
2. The Zoning designation for the property is Regional Commercial and the General Plan designation is Corridor Overlay Zone, El Paseo/South Gate Towne Center (3 Sub Area).

3. The project proposal is to install and operate an unmanned wireless communications facility on an existing Southern California Edison lattice tower.

**WHEREAS**, the City Planning Commission made the following findings:

1. *Approval of the CUP is consistent with and will not adversely affect the intent and purpose of this title or the city's general plan.*

The subject property has a designated zoning of Regional Commercial ("RC") and sits within the Corridor Overlay Zone, El Paseo/South Gate Towne Center (3 Sub Area) and therefore must comply with the regulations set forth in the Zoning code.

2. *The design and development of the land use and conditions of the CUP are compatible with the existing and future land uses of the applicable zone.*

Per SGMC Section 11.21.030, Table 11.21-4: Commercial Industrial Zones Allowed Land Uses, an antenna/communication facility (wireless communication facility) type of use requires a Conditional Use Permit. The project proposal is to install a wireless facility on an existing Southern California Edison lattice tower.

3. *Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood.*

Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood, as the project proposal does not constitute any changes in use or an intensification of use.

4. *The project proposal is exempt from CEQA under Class 3 Categorical Exemption.*

The proposed Conditional Use Permit is Categorically Exempt from the California Environmental Quality Act (CEQA) as a under Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of South Gate, pursuant to the facts, noted above, does hereby approve amending the conditions of approval contained in **Exhibit A** in Resolution No. 2022-15 for Conditional Use Permit No. 863.

*Signatures Appear on Following Page*

This recommendation was adopted by the following vote at the Planning Commission meeting of February 21, 2023.

**AYES:**

**NOES:**

**ABSENT:**

APPROVED and ADOPTED this 21<sup>st</sup> day of February, 2023.

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Meredith Elguira  
Secretary  
City Planning Commission

**APPROVED:**

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Chairperson  
City Planning Commission

## **“Exhibit B”**

### **CUP NO. 863 - AMENDED CONDITIONS OF APPROVAL APN 6232-005-805**

#### **Planning Conditions:**

1. Permittee shall ensure that the proposed project meets all FCC emissions guidelines.
2. Project plans shall contain a licensed engineer stamp.
3. All elements of the project shall be included within the materials submitted.
4. Permittee shall ensure that the equipment shelter, associated with this wireless site, is always properly locked except when there is active maintenance.
5. Permittee shall ensure that all required radio frequency signage be installed and maintained, at all times, in good condition adjacent to the base of the SCE towers near the climbing leg space.
6. Permittee shall ensure that all federally required radio frequency signage be installed and maintained at all times in good condition. All such radio frequency signage be constructed of hard materials and be UV stabilized. All radio frequency signage must comply with the sign, colors, sign sizes, sign symbols, and sign panel layouts in conformance with the most current versions of ANSIZ535.1, ANSIZ535.2, and ANSIC95.2 standards. All such radio frequency signage, or additional signage immediately adjacent to the radio frequency signage, shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.
7. In the Event that the FCC changes any of radio signage requirements that are applicable to the project site approved herein or ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards that are applicable to the project site approved herein are changes, Permittee, within 30 days of each such change, at its own cost and expense, shall replace the signage at the project site to comply with the then current standards.
8. All WCFs be designed to minimize the visual impact to the surrounding area to the maximum extent feasible.
9. An exterior cable chase ~~and/or doghouse~~ may be permitted in areas where the visual impact would not be significant to the surrounding properties.
10. ~~Where permitted, the materials and paint color of the cable chase and dog house shall be compatible with the proposed structure.~~
11. ~~All cables, wires and jumpers shall be located inside a conduit that runs within the caisson and structure, with the exception of where such cables or wires attach to the antenna ports.~~
12. ~~All ground-mounted equipment, including but not limited to equipment cabinets or power pedestals, maintain at least three (3) feet of ingress/egress around the equipment.~~
13. All antennas shall not have any exposed cables, ~~where feasible~~.
14. ~~Where feasible, all ground-mounted equipment shall be contained withing low-profile cabinets.~~
15. Enclosure access gates shall be opaque, compatible with the enclosure material, and where feasible be facing away from street or primary public view.
16. ~~The type of screening materials and design shall be architecturally compatible with buildings and fencing in the immediate vicinity. The use of barbed wire, razor wire, chain link, woven wire or other similar materials shall not be permitted.~~

17. If the small wireless facility ceases operation, the small wireless facility and all of related equipment, shall be removed from the lattice tower within six months after it's lawful termination and the site shall be restored to its original condition.



**"Exhibit B"**

**RESOLUTION NO. 2022-15**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, CALIFORNIA CERTIFYING A CLASS 3 CEQA EXEMPTION AND APPROVING CONDITIONAL USE PERMIT NO. 863 FOR THE INSTALLATION OF A NEW SMALL-CELL WIRELESS FACILITY ON AN EXISTING SOUTHERN CALIFORNIA EDISON LATTICE TOWER LOCATED AT APN 6232005805 (ADJACENT TO PROPERTY ADDRESS 5911 FIRESTONE BOULEVARD)**

**WHEREAS**, on April 7, 2022 the Department of Community Development received an application from Patrick Griffin ("**Applicant**") for Conditional Use Permit No. 863 to the installation of unmanned new small wireless communications facility at Assessor's Parcel Number ("APN") 6232-005-805 adjacent to address 5911 Firestone Boulevard;

**WHEREAS**, the Planning Commission upon giving the required notice did, on the twentieth day of September, 2022, conduct a duly advertised public hearing as required by law to consider the approval of said Conditional Use Permit. Notice of the hearing was originally posted and published in the "South Gate Press" newspaper and mailed to the surrounding properties on August 25, 2022; and

**WHEREAS**, studies and investigations were made and a report with recommendations was submitted; and

**WHEREAS**, the Planning Commission determined that the facts of this matter are as follows:

1. The property is located on Firestone Boulevard between the Rio Hondo Bikeway and the City's north boundary.
2. The Zoning designation for the property is Regional Commercial and the General Plan designation is Corridor Overlay Zone, El Paseo/South Gate Towne Center (3 Sub Area).
3. The project proposal is to install and operate an unmanned wireless communications facility on an existing Southern California Edison lattice tower.

**WHEREAS**, the City Planning Commission made the following findings:

1. *Approval of the CUP is consistent with and will not adversely affect the intent and purpose of this title or the city's general plan.*

The subject property has a designated zoning of Regional Commercial ("RC") and sits on a Corridor Overlay Zone, El Paseo/South Gate Towne Center (3 Sub Area) and therefore must comply with the regulations set forth in the Zoning code.

2. *The design and development of the land use and conditions of the CUP are compatible with the existing and future land uses of the applicable zone.*

Per SGM Section 11.21.030 Table 11.21-4: Commercial Industrial Zones Allowed Land Uses,

an antenna/communication facility (“wireless communication facility”) type of use that could be permitted via a Conditional Use Permit. The project proposal is to install a wireless facility on an existing Southern California Edison lattice tower.

3. *Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood.*

Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood, as the project proposal does not constitute any changes in use or an intensification of use.

4. *The project proposal is exempt from CEQA under Class 3 Categorical Exemption.*

The proposed Conditional Use Permit is Categorically Exempt from the California Environmental Quality Act (CEQA) as a under Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of South Gate, pursuant to the facts, noted above, does hereby approve Conditional Use Permit No. 863 to allow the installation of a new wireless facility on an existing SCE lattice tower subject to the conditions of approval contained in **Exhibit B**.

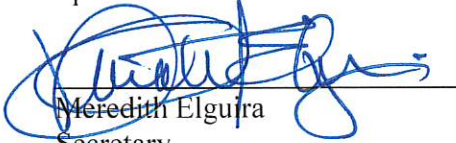
This recommendation was adopted by the following vote at the Planning Commission meeting of September 20, 2022.

**AYES: Chairperson Inzunza, Commissioners Delgado, Sepulveda, and Duarte**

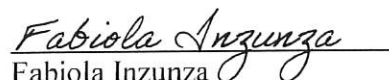
**NOES:**

**ABSENT:**

**APPROVED and ADOPTED** this twentieth day of September 2022.

  
Meredith Elguira  
Secretary  
City Planning Commission

**APPROVED:**

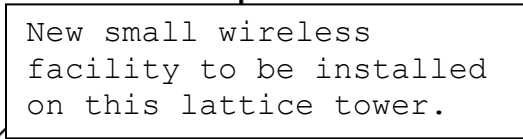
  
Fabiola Inzunza  
Chairperson  
City Planning Commission

**CUP NO. 863 - CONDITIONS OF APPROVAL**  
**APN 6232005805**

**Planning Conditions:**

1. Permittee shall ensure that the proposed project meets all FCC emissions guidelines.
2. Project plans shall contain a licensed engineer stamp.
3. All elements of the project shall be included within the materials submitted.
4. Permittee shall ensure that the equipment shelter, associated with this wireless site, is always properly locked except when there is active maintenance.
5. Permittee shall ensure that all required radio frequency signage be installed and maintained at all times in good condition adjacent to the base of the SCE towers near the climbing leg space.
6. Permittee shall ensure that all federally required radio frequency signage be installed and maintained at all times in good condition. All such radio frequency signage be constructed of hard materials and be UV stabilized. All radio frequency signage must comply with the sign colors, sign sizes, sign symbols, and sign panel layouts in conformance with the most current versions of ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards. All such radio frequency signage, or additional signage immediately adjacent to the radio frequency signage, shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.
7. In the event that the FCC changes any of radio frequency signage requirements that are applicable to the project site approved herein or ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards that are applicable to the project site approved herein are changed, Permittee, within 30 days of each such change, at its own cost and expense, shall replace the signage at the project site to comply with the then current standards.
8. All WCFs be designed to minimize the visual impact to the surrounding area to the maximum extent feasible.
9. An exterior cable chase and/or dog house may be permitted in areas where the visual impact would not be significant to the surrounding properties.
10. Where permitted, the materials and paint color of the cable chase and dog house shall be compatible with the proposed structure.
11. All cables, wires and jumpers shall be located inside a conduit that runs within the caisson and structure, with the exception of where such cables or wires attach to the antenna ports.
12. All ground-mounted equipment, including but not limited to equipment cabinets or power pedestals, maintain at least three (3) feet of ingress/egress around the equipment.
13. All antennas shall not have any exposed cables.
14. All ground-mounted equipment shall be contained within low-profile cabinets.
15. Enclosure access gates shall be opaque, compatible with the enclosure material, and where feasible be facing away from the street or primary public view.
16. The type of screening materials and design shall be architecturally compatible with buildings and fencing in the immediate vicinity. The use of barbed wire, razor wire, chain link, woven wire or other similar materials shall not be permitted.

## SITE PLAN





## 30



## ELEVATIONS

