



CITY OF MONTCLAIR
PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
5111 Benito Street, Montclair, California 91763

REGULAR ADJOURNED MEETING
Monday, May 11, 2009
7:00 p.m.

It is respectfully requested that you please silence your cell phones and other electronic devices while the meeting is in session. Thank you.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairman Luis Flores, Vice Chairman Maynard Lenhert, Commissioner Tenice Johnson, Commissioner Sergio Sahagun, and Commissioner Don Vodvarka

4. APPROVAL OF MINUTES

The minutes of the April 27, 2009 Planning Commission meeting are presented for consideration.

5. ORAL AND WRITTEN COMMUNICATIONS ON NON-AGENDA ITEMS

The public is invited to address the Planning Commission regarding any items that are not on the agenda. Comments should be limited to matters under the jurisdiction of the Planning Commission. It is respectfully requested that speakers limit their comments to no more than three minutes in length.

Any person wishing to address the Planning Commission on an agenda or non-agenda item should complete a speaker's card and submit it to the City Planner. Speaker's cards are available at the entrance to the Council Chambers.

6. AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2009-7
Project Address: 4672 Mission Boulevard
Project Applicant: JKT Investments
Project Planner: Carol Frazier-Burton, Associate Planner
Request: Conditional Use Permit and Precise Plan of Design

7. INFORMATION ITEMS

Although the Planning Commission is prohibited from taking action on or discussing items not on the posted agenda, a member of the Planning Commission may ask for information, request a report back or to place a matter of business on the agenda for a subsequent meeting, ask a question for clarification, make a brief announcement, or briefly report on his or her own activities, provided the foregoing are related to, or within the jurisdiction of, the Planning Commission.

8. PUBLIC INSPECTION OF MATERIALS

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Planning Division counter during normal business hours.

9. ADJOURNMENT

The City of Montclair Planning Commission is hereby adjourned to the regularly scheduled meeting of June 8, 2009 at 7:00 p.m. in the Council Chambers, 5111 Benito Street, Montclair, California.

CERTIFICATION OF AGENDA POSTING

I, Laura Berke, Administrative Secretary for the City of Montclair, hereby certify that a copy of this agenda was posted on the bulletin board adjacent to the south door of Montclair City Hall on May 7, 2009.



CITY OF MONTCLAIR
PLANNING COMMISSION

MEETING DATE: 05/11/09

AGENDA ITEM 6.a

Case No.: 2009-7

Application: CUP for a wireless telecommunications facility

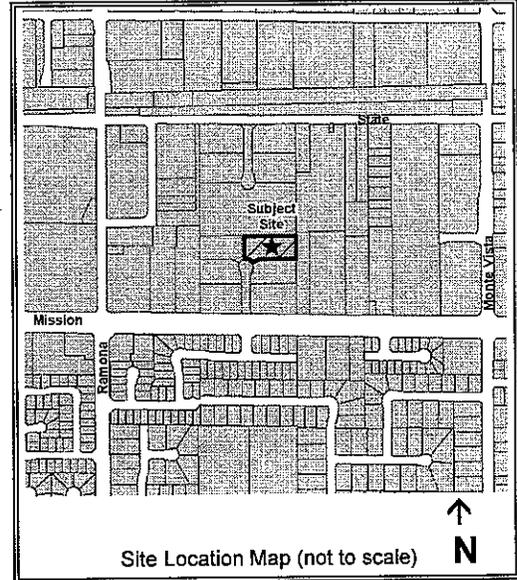
Applicant/Property Owner: AT&T / JKT Investments

General Plan: Industrial Park

Zoning: Manufacturing Industrial Park (MIP)

Project Address: 4672 Mission Boulevard

APN: 1012-131-12



EXISTING SITE FEATURES/CONDITIONS

Structures: One (1) existing industrial park building

Parking: Site has required paved parking and landscaping

City/Public Utility Easements: None

Trees/Significant Vegetation: Landscaping in parking lot, no significant or heritage trees.

ADJACENT LAND USE DESIGNATIONS AND LAND USES

	<i>General Plan</i>	<i>Zoning</i>	<i>Use of Property</i>
Site	General Commercial	MIP	Industrial Park
North	Industrial Park	MIP	Industrial Park
East	Business Park	MIP	Industrial Park
South	Low Density Residential (3-7 du/ac)	R-1(SL)	Single-Family Residential
West	General Commercial	MIP	Industrial Park

Report on Item Number 6.a

PUBLIC HEARING - CASE NUMBER 2009-7

APPLICATION TYPE(S)	Conditional Use Permit and Precise Plan of Design
LOCATION OF PROPERTY	4672 Mission Boulevard
GENERAL PLAN DESIGNATION	Industrial Park
ZONING DESIGNATION	MIP (Manufacturing Industrial Park)
EXISTING LAND USE	Business Park
ENVIRONMENTAL DETERMINATION	Categorical Exemption - Section 15301 (Existing Facilities)
PROJECT PLANNER	Carol Frazier-Burton

Project Description

The applicant is requesting Planning Commission approval of a Conditional Use Permit (CUP) and Precise Plan of Design (PPD) to construct a wireless telecommunication facility consisting of a 50-foot high faux "monopalm" antenna structure and equipment room within the industrial park located at 4672 Mission Boulevard. The proposed antenna would be located in the parking lot on the north side of the existing industrial building, as depicted on the site plan. The area to be occupied by the facility is approximately 360 square feet in size with dimensions of 18' x 20' (or two parking spaces). The facility is designed to accommodate the AT&T wireless phone network and an additional carrier not yet determined. The entire ground lease area will be enclosed by a finished eight-foot high block wall to screen all ground-mounted equipment and cabinets.

Background

- The existing industrial development was completed in 2003 (Case No. 2002-58) and consists of six parcels, each with one building. The subject site is approximately 1.25 acres in size and is developed with an industrial building approximately 25,000 square feet in size.
- AT&T, through its consultant, has worked with staff over the past several months to study the feasibility of a telecommunications facility at this particular location to enhance its services to wireless users in the southern portion of the City where gaps in coverage result in weak signal strength and dropped calls.
- The Montclair Municipal Code permits telecommunication facilities subject to the approval of a Conditional Use Permit (CUP). Ordinance No. 02-829, adding Chapter 11.73 (Wireless Telecommunications Facilities) to the Montclair Municipal Code, became effective in February 2003. The wireless ordinance provides policies and direction, clarifies existing codes, and sets forth reasonable criteria, development

standards and standardized conditions of approval upon which staff is using to evaluate this application.

- There are no existing wireless telecommunications facilities located in this vicinity for AT&T to co-locate with.

Planning Division Comments

Overall, staff finds that the proposal meets the intent and requirements of the ordinance regarding wireless telecommunications facilities within the city. At 1.25 acres in size, the subject property is of sufficient size to accommodate the relatively small footprint of the proposed wireless telecommunications facility. On-site vehicular circulation is not impacted and the ground area to be used for the facility is surplus parking for the property rather than required parking. No landscaping will be removed to accommodate the facility.

The applicant has been able to address most of staff's concerns regarding the screening of the ground equipment to further enhance the visual appearance of the antenna structure from public view. The antenna structure is designed as a faux "palm tree" which is generally consistent with the city's desire for "stealth" designs for such facilities. Staff has added conditions to the project which are intended to ensure that the actual antennas are adequately screened and/or camouflaged. Walls surrounding the facility will be constructed to match existing wall designs and finishes.

At a height of 50 feet, the proposed antenna structure meets the height limit of the MIP zoning district. Moreover, the facility's placement at the rear of the existing industrial park development means that the faux palm will not be directly visible to Mission Boulevard, the closest public street. Staff has estimated the distance from Mission Boulevard to the antenna structure is approximately 500 feet.

In addition, this wireless telecommunications facility is designed to accommodate a future second carrier, which complies with the intent of the wireless telecommunications facility ordinance. Should a second carrier desire to co-locate on the structure, then that proposal would require an amendment to this CUP and a new PPD to determine if the proposed modification of the facility would be aesthetically acceptable to the City.

Given its location within a fully developed industrial park, the impact of the wireless telecommunications facility will not pose an adverse impact on any adjacent properties or uses. No residential units would be in close proximity to the proposed facility. Because of its design and location away from the public right-of-way, staff believes this antenna proposal is compatible with the surrounding area.

Conditional Use Permit Findings

Staff finds the request to construct the wireless telecommunications facility to be consistent with the Montclair Municipal Code and believes the necessary findings for granting a CUP can be made as follows:

- A. The proposed wireless telecommunications facility is essential or desirable to the public convenience and public welfare in that such facilities will provide improved communication services to residents, businesses, visitors and commuters traveling through the City. In addition, the proposed wireless facility has the capability to continue to operate and provide communications service in the event of a major power outage that may cause traditional telephone service to be rendered inoperable.
- B. That granting the permit will not be materially detrimental to the public welfare and to other property in the vicinity in that the antenna structure is located in an industrial area of the city generally behind an existing industrial building and approximately 500 feet north of Mission Boulevard, the nearest public street. Further, the antenna support structure is designed as a faux palm tree which helps to mitigate its appearance. Additionally, it will not emit any noise, odor or create other adverse environmental impacts to adjacent properties.
- C. That such use in such location conforms to good zoning practice in that wireless facilities are permitted within the MIP zoning district, subject to approval of a CUP, and that the proposed facility conforms to all development standards, including structure height and setbacks, screening, and overall design.
- D. That such use in such location is not contrary to the objectives of any part of the adopted General Plan which encourage the increased emergency preparedness, enhancement of public convenience and communication, and projects which meet community design objectives.

Wireless Telecommunications Facility Findings

Staff further finds the proposed wireless telecommunications facility to be consistent with Chapter 11.73 of the Montclair Municipal Code, and believes the necessary findings for allowing the establishment of such a facility can be made as follows:

- A. There is adequate space on the property for the wireless telecommunications facility without conflicting with existing buildings or other improvements on the property, reducing required parking or landscaping, or otherwise compromising applicable development standards. The subject site is approximately 1.25 acres in size and developed in a manner that will easily accommodate the project without significant impact. The proposed wireless telecommunications facility will occupy approximately 2-3 parking spaces on the site on which there are a similar

number of surplus spaces. No landscaping will be removed or alteration to the existing building is required to accommodate the facility.

- B. The design and placement of the wireless telecommunications facility will not adversely impact the use of the property, buildings and structures located on the property or the surrounding area or neighborhood. The proposed wireless telecommunications facility is located within a fully developed industrial park and will not knowingly pose an adverse situation for other uses in the industrial park and is not adjacent to any residential uses.
- C. The wireless telecommunications facility, as proposed, is consistent with the provisions of Chapter 11.73 and complies with all other applicable requirements of Title 11 of the Montclair Municipal Code. The proposed wireless telecommunications facility meets required height limits, is planned to accommodate a second carrier, and is of a design that will not adversely affect appearance of the surrounding area.

Public Notice

This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper on May 1, 2009. Public hearing notices were also mailed to property owners within a 300-foot radius of the exterior boundaries of the project site in accordance with State law for consideration of this discretionary zoning entitlement. At the time this report was prepared, no comments or inquiries had been received by staff regarding the proposal.

Environmental Assessment

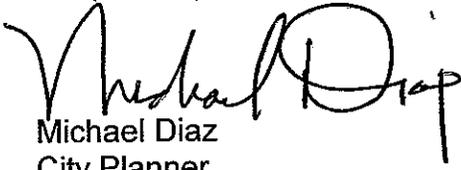
The project qualifies as a Class 1 exemption under State CEQA Guidelines Section 15301, which exempts projects involving little to no expansion of existing structures or uses. As such, a DeMinimis finding of no impact on fish and wildlife will be prepared.

Planning Division Recommendation

Staff recommends that the Planning Commission take the following action(s):

- A. Move that, based upon evidence submitted, the project is deemed exempt from the requirements of the California Environmental Quality Act (CEQA). Further, the project qualifies as a Class 1 exemption under State CEQA Guidelines Section 15301, which covers infill projects in significantly developed areas.
- B. Move to approve a Conditional Use Permit under Case No. 2009-7, subject to making the required findings and the 37 conditions as described in attached Resolution Number 09-1697.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Diaz". The signature is stylized with a large, looped initial "M" and a long, sweeping underline.

Michael Diaz
City Planner

MD/lb

Attachments: Draft Resolution of Approval for Case 2009-7

RESOLUTION NUMBER 09-1697

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF MONTCLAIR APPROVING A
CONDITIONAL USE PERMIT UNDER CASE NO. 2009-7
FOR A WIRELESS TELECOMMUNICATIONS FACILITY IN THE
MIP ZONING DISTRICT AT 4672 MISSION BOULEVARD
(APN 1012-131-12)**

A. Recitals.

WHEREAS, on April 13, 2009, JKT Investments initiated an application for a Conditional Use Permit (CUP) to allow the construction of a wireless telecommunications facility consisting of a 50-foot high "monopalm" structure and support equipment at 4672 Mission Boulevard; and

WHEREAS, Chapter 11.73 of the Montclair Municipal Code, governs the development of wireless telecommunications facilities within the City and provides policies and sets forth criteria, development standards and standardized conditions of approval upon which to evaluate this application; and

WHEREAS, Section 11.73.100 of the Montclair Municipal Code strongly encourages co-location of wireless telecommunications facilities to minimize their numbers and the visual impact additional locations would have on the community; and

WHEREAS, AT&T, the wireless carrier desiring to construct the facility on the subject property, has identified the site as a practical location in south Montclair to construct a wireless telecommunications facility to provide enhanced services to its customers by increasing signal strength and minimizing dropped calls; and

WHEREAS, staff has determined that the proposal meets the intent and requirements of the ordinance for co-location by multiple carriers and the applicable development standards of the MIP (Manufacturing Industrial Park) zoning district; and

WHEREAS, Planning Division staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies as a Class 1 exemption under State CEQA Guidelines Section 15301 (Existing Facilities) because the proposal is located on a fully developed industrial property and does not involve an expansion of existing structures or uses on the property other than to utilize surplus parking spaces for installation of the antenna structure and support equipment. In addition, there is no substantial evidence that the project may have a significant effect on the environment. The Planning Commission has reviewed the Planning Division's determination of exemption, and based on its own independent judgment, concurs with staff's determination of exemption and directs staff to prepare a Notice of Exemption and a DeMinimis finding of no effect on fish and wildlife; and

WHEREAS, a notice of public hearing was duly given and posted in the manner and for the time frame prescribed by law; and

WHEREAS, on May 11, 2009, commencing at 7:00 p.m. in the Council Chamber at Montclair City Hall, the Planning Commission conducted a public hearing at which time all persons wishing to testify in connection with said CUP were heard, and said CUP was fully studied.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Montclair as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing on May 11, 2009, including written and oral staff reports, together with public testimony, this Commission hereby finds as follows:

Conditional Use Permit Findings

- A. The proposed wireless telecommunications facility is essential or desirable to the public convenience and public welfare, in that such facilities will provide improved communication services to residents, businesses, visitors and commuters traveling through the City. In addition, the proposed wireless facility has the capability to continue to operate and provide communications service in the event of a major power outage that may cause traditional telephone service to be rendered inoperable.
- B. That granting the permit will not be materially detrimental to the public welfare and to other property in the vicinity, in that the antenna structure is located in an industrial area of the city, is located generally behind an existing industrial building and approximately 500 feet north of Mission Boulevard, the nearest public street. Further, the antenna support structure is designed as a faux palm tree which helps to mitigate its appearance. Additionally, it will not emit any noise, odor or create other adverse environmental impacts to adjacent properties.
- C. That such use in such location conforms to good zoning practice, in that wireless facilities are permitted within the MIP zoning district, subject to approval of a CUP, and that the proposed facility conforms to all development standards, including structure height and setbacks, screening, and overall design.
- D. That such use in such location is not contrary to the objectives of any part of the adopted General Plan which encourage the increased emergency

preparedness, enhancement of public convenience and communication, and projects which meet community design objectives.

Wireless Telecommunications Facility Findings

- A. There is adequate space on the property for the wireless telecommunications facility without conflicting with existing buildings or other improvements on the property, reducing required parking or landscaping, or otherwise compromising applicable development standards. The subject site is approximately 1.25 acres in size and developed in a manner that will easily accommodate the project without significant impact. The proposed wireless telecommunications facility will occupy approximately 2-3 parking spaces on the site on which there is similar number of surplus of spaces. No landscaping will be removed or alteration to the existing building is required to accommodate the facility.
 - B. The design and placement of the wireless telecommunications facility will not adversely impact the use of the property, buildings and structures located on the property or the surrounding area or neighborhood. The proposed the wireless telecommunications facility is located within a fully developed industrial park and will not knowing pose an adverse situation for other uses in the industrial park and is not adjacent to any residential uses.
 - C. The wireless telecommunications facility, as proposed, is consistent with the provisions of Chapter 11.73 and complies with all other applicable requirements of Title 11 of the Montclair Municipal Code. The proposed wireless telecommunications facility meets required height limits, is planned to accommodate a second carrier, and is of a design that will not adverse the appearance of the surrounding area.
3. Based upon the findings and conclusions set forth in the paragraphs above, this Commission hereby approves the application subject to each and every condition set forth below.

Planning

1. This approval is for a Conditional Use Permit (CUP) and Precise Plan of Design (PPD) to construct a wireless telecommunication facility consisting of a 50-foot high faux "monopalm" antenna structure and equipment room within the Industrial Park located at 4672 Mission Boulevard. The proposed antenna shall be located in the parking lot on the north side of the existing industrial building as depicted on the approved site plan. The area to be occupied by the facility shall not exceed 360 square feet in size with dimensions of 18' x 20' (or two parking spaces).
2. Conditional Use Permit (CUP) approval shall be valid for six months from the date of Planning Commission action. If no construction drawings have been submitted to the City for plan review within this time frame or a time

extension for such CUP granted, then the approval shall automatically expire without further City action.

3. Precise Plan of Design (PPD) approval shall be valid for a period of one year and shall automatically expire on the anniversary date of Planning Commission approval unless the applicant is diligently pursuing building plan check toward eventual construction of the project. The applicant and/or property owner shall be responsible to apply for a time extension at least 30 days prior to the approval's expiration date. No further notice from the City will be given regarding the project's PPD expiration date.
4. The applicant and/or property owner shall ensure that a copy of the Planning Commission approval letter, including all conditions of approval, be reproduced on the first page of the construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.
5. The proposed monopole and ground-mounted ancillary equipment cabinets and wiring within the new enclosure shall be utilized by AT&T as the wireless communications provider. AT&T Wireless is considered the primary lessee with a ground lease of a certain portion of the property and certain rights for access to the facility for the purpose of constructing and performing regular and emergency maintenance of the wireless facilities. However, the landlord shall be held responsible for the overall upkeep and appearance of the monopole, all support facilities, fences, trees and other landscaping on the property.
6. The wireless telecommunications facility shall be constructed in substantial compliance with plans reviewed and approved by the Planning Commission.
7. All future changes and modifications to an approved facility, such as the addition of a second carrier, new panels, whip, microwave dish, omnidirectional antenna, GPS or test antennas, shall require prior review and approval by the City.
8. The addition of a second carrier to the wireless telecommunication facility shall require an amendment to this CUP and approval of a new PPD to determine if the proposed modification of the facility would be aesthetically acceptable to the City.
9. The ground lease area shall be entirely enclosed within a maximum eight-foot high decorative CMU wall to match existing trash enclosures. Chain-link fence and razor wire shall not be permitted.

10. Prior to issuance of a building permit, the applicant shall submit the following:
 - a. Detailed shop drawings and/or plans for the proposed monopalm for final design review and approval by the City Planner. Drawings/plans shall incorporate or address the following elements:
 - i. The monopalm shall provide full density coverage of the antennas with limited open spacing between palm fronds. Fronds shall be of sufficient quantity and length(s) to adequately screen antennas and achieve a natural appearance to the greatest extent possible.
 - ii. Submit color samples of palm fronds and trunk color for staff approval prior to fabrication.
 - iii. All antennas shall be covered with "antenna socks" that match the approved foliage color.
 - iv. All "stand-off-mounts" and support pipe mounts shall be concealed behind antennas and painted a darker shade of green with a "flat" paint finish to reduce reflection and visibility of the mounting.
 - b. Written documentation from the property owner and any other entities, including utility companies having easement rights over the subject portion of the property certifying that the proposed 18' x 20' ground lease area shall not interfere with future usage of such area.
 - c. A complete set of plans to the Montclair Police Department to determine the compatibility of the proposal with the City's public safety radio frequencies and services. Building permits shall not be issued unless it is determined that the proposal will not impact the City's radio communications systems.
 - d. Detailed plans for all exterior building-mounted and pole lighting, if any, for review and approval by the Planning and Building Divisions. All lighting shall incorporate 90-degree cut-off style luminaires and flat lenses. Submitted plans shall include a photometric analysis of all exterior lighting. "Wall pack" wide area lighting shall be prohibited.
 - e. Remit to the City a deposit or post a bond in an amount to be determined by the Community Development Director for the purpose of removing the subject facility and all associated support equipment in the event the facility becomes abandoned, the CUP is revoked by the Director, or the applicant does not or is unable to remove the facility.

- f. A copy of the lease with the property owner and/or the primary lessee. If the lease is extended or terminated, notice and evidence thereof shall be provided to the Director. Upon termination or expiration of the lease, this CUP amendment for the AT&T facility shall become null and void and the facility shall be completely removed within 90 days.
11. The applicant shall submit to the City certification of continued use of the approved facility on an annual basis at the time of business license renewal for as long as the facility remains in operation. The certification shall indicate that the facility is operating as approved and that the facility complies with the most current FCC safety standards. Facilities that are no longer in operation shall be completely removed within 90 days after the date of cessation of operation.
12. If no annual certification is provided, the CUP for the facility may be revoked by the Director of Community Development. Prior to revoking a permit, the Director shall provide the owners of record written notice of their failure to provide the annual certification and an opportunity for a hearing.
13. The applicant and/or property owner shall be responsible for maintaining the monopalm structure, antennas and artificial foliage and branches, building, ground equipment, fencing, lighting, landscaping, and all improvements in good working order at all times. Any accumulation of trash, weeds, or debris on the property shall be removed immediately so as not to present a public nuisance. Graffiti on the screen walls, or adjacent buildings or structures shall be removed immediately by the applicant/property owner upon notification by the City.
14. No advertising, signs or lighting shall be incorporated or attached to the antenna array or support facilities, except as required by the City's Building Division or federal regulations.
15. All electrical and utility connections serving the facility shall be placed underground in accordance with the requirements of the Montclair Municipal Code.
16. All mechanical devices and their component parts, such as air conditioners, evaporative coolers, exhaust fans, vents, transformers, or similar equipment, whether located on the ground or on the roof of the equipment shelter, shall be concealed on all sides from public view in a manner that is compatible with the architectural design of the building and to the satisfaction of the City Planner.
17. Notice of change of ownership of the wireless communications facility shall be provided in writing to the Director within 30 days of said change.
18. Within 90 days of commencement of operations, applicant shall provide a preliminary report and field report prepared by a qualified engineer that

shows the operation of the facility to be in conformance with the standards established by ANSI and IEEE for safe human exposure to electromagnetic fields (EMF) and radio frequency radiation (RFR).

19. If, as a result of the operation of the subject facility, existing or future residential, commercial or industrial properties near the site experience interference difficulties with electronic equipment (such as radios, televisions, telephones, home computers, etc.), or if public safety personnel experience interference with communications systems, the applicant shall be solely and fully responsible to correct any and all problems upon proof of such interference. It is recommended that the Montclair Police and Fire Departments be contacted prior to the operation of this wireless facility to ensure that no such interference exists.
20. The permit may be modified or revoked for failure to abide by the conditions contained herein, or in the event the use is determined to be a nuisance to surrounding properties, businesses, or community at-large.
21. Applicant/vendor agrees to provide, at no cost to the City or its agents, access rights to, and installation space on, the monopalm structure for the installation and maintenance of repeaters, transmitters, and radio (RF), microwave, infrared, satellite and other electromagnetic wave frequency antennas or devices for the purpose of supporting City-operated communications and wireless network systems. The City shall coordinate such installations and maintenance services with the applicant/vendor to ensure that there is no conflict or interference among the networks permitted to operate at the location.
22. To ensure compliance with the conditions of approval, a final inspection is required from the Building and Planning Divisions upon completion of construction and all improvements. The applicant shall contact the City to schedule an appointment for such inspection.
23. The applicant shall agree to defend, at its sole expense, any action brought against the City, its agents, officers, or employees because of the issuance of this approval; or, in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees for any damages, loss, court costs and attorney fees that the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve applicant of its obligations under this condition.

Building

24. Submit two complete sets of plans for the project, including engineered structural calculations and drawings for the monopalm, associated facilities and utility plans, and three additional sets of architectural plans, including

elevations, colors and materials, foliage addition to the monopalm and lighting, if any, for review and approval by the Building and Planning Divisions.

25. The applicant shall certify, to the satisfaction of the Building Official, that the existing monopalm structure is designed to accommodate the additional antenna arrays and microwave disc, as proposed in this request. Submittal of structural design, engineering calculations, wind load calculations, soil test results, footing details and associated documentation by a licensed structural engineer and/or related professional may be required to satisfy this requirement.
26. Underground Service Alert shall be notified 48 hours prior to any excavation by calling 8-1-1.
27. All off-site and on-site trenching and excavation shall conform to CAL-OSHA standards. Excavations that exceed five feet in depth require a CAL-OSHA permit.
28. The developer/general contractor is to be responsible for reasonable periodic clean up of the construction site to avoid hazardous accumulation of combustible trash and debris.
29. Architect's/Engineer's stamp and "wet" signature are required prior to plan check approval.
30. The applicant shall comply with the latest adopted California Building Code, and other applicable codes, ordinances and regulations in effect at the time of permit application. These applicable codes shall be indicated on the first page of submitted plans.
31. Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance.
32. Separate permits are required for fencing and/or walls.
33. All utility services to the project shall be installed underground.
34. Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number. The applicant shall comply with the latest adopted California Codes and all other applicable codes, ordinances, and regulations in effect at the time of permit application.
35. Construction activity shall only be permitted from the hours of 7:00 a.m. to 8:00 p.m. daily.

36. A final inspection is required prior to use of the subject facility. Final approval by the Building Official shall be contingent upon compliance with all conditions of approval. The applicant shall contact the City to schedule an appointment for such inspection.
37. Prior to issuance of a final approval of the project, the applicant shall submit to the Building Division electronic images of all plans and records for the purpose of obtaining a building permit. Electronic images shall comply with the City's Electronic Archiving Policy.