



**CITY OF DUARTE
REGULAR MEETING AGENDA
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION**

Commissioners
Tina Heany, Chair
Wally Wolff, Vice-Chair
Daniel Becker
Yesenia Paez
Brian Quandt

**Duarte Community Center
1600 Huntington Drive
Duarte, CA 91010
Tuesday, January 21, 2025
7:00 PM**

MISSION STATEMENT

With integrity and transparency, the City of Duarte provides exemplary public services in a caring and fiscally responsible manner with a commitment to our community's future.

ADA ACCESSIBILITY NOTICE:

In compliance with the Americans with Disabilities Act, if you need assistance participating in this meeting, contact the Community Development Department at (626) 357-7931 Ext.230 or 235. Notification no later than 1:00 p.m. on the day preceding the meeting will enable the City to make reasonable arrangements to assist your accessibility to this meeting.

Notice:

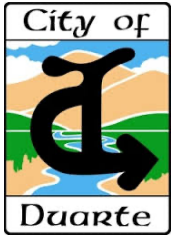
Planning and Economic Development meetings are audio-recorded for later broadcast. Attendance at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, and/or pictures of meeting attendees.

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES
2. PLEDGE OF ALLEGIANCE
3. COMMISSION REORGANIZATION
4. APPROVAL OF MINUTES
 - A. October 21, 2024 Minutes
5. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA
6. BUSINESS ITEMS
7. PUBLIC HEARINGS
 - A. **Conditional Use Permit 24-05: A request to allow the operation of a medical spa**

located within the Mountain Vista Plaza, at 1040 Huntington Drive.

- B. **Conditional Use Permit 24-06:** A request for a new Conditional Use Permit (CUP) to allow the continued operation of a wireless communication facility (WCF) installed on an existing monopine, located at 1720 Flower Avenue.

8. ITEMS FROM DIRECTOR
9. ITEMS FROM COMMISSIONERS
10. ADJOURNMENT



MINUTES
CITY OF DUARTE
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION

October 21, 2024

Commissioners
Tina Heany, Chair
Wally Wolff, Vice-Chair
Daniel Becker
Yesenia Paez
Brian Quandt

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chair Heany called the meeting to order at 7:01 p.m. The following were in attendance:

PRESENT:	Heany, Wolff, Quandt, Paez
ABSENT:	Beckner
STAFF:	Hensley, Golding, Abdul-Ahad, Nash, Bautista, Grigorian

2. PLEDGE OF ALLEGIANCE:

Chair Heany led the pledge.

3. APPROVAL OF MINUTES:

Commissioner Paez motioned to approve the September 16, 2024 minutes. Seconded by Commissioner Quandt. The motion carried 4-0-0-1. (Yes: Heany, Wolff, Quandt, Paez; No: None; Abstain: None; Absent: Beckner).

4. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA:

None

5. PUBLIC HEARINGS:

- A. **Conditional Use Permit 24-04** for approval of a Type-41 alcohol license to allow the sale of beer and wine for on-site consumption in connection with a sit-down restaurant.

RESOLUTION PC 24-09

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 24-04 FOR A TYPE-41 ALCOHOL LICENSE FOR KOKI+KU JAPANESE RESTAURANT LOCATED AT 1020 HUNTINGTON DRIVE

Associate Planner, Scott Nash, stepped to the podium to present the staff report for CUP 24-04. The Conditional Use Permit (CUP) is to allow for the sale of beer and wine at Koki + Ku Japanese Restaurant located at 1020 Huntington Drive. The Type-41 alcohol license will allow the restaurant to serve drinks like soju, sake, and beer with their food. Nash explained that the project site is located within the Commercial Freeway (C-F) zone, which permits sit-down restaurants and conditionally permits on-site alcohol consumption. Staff recommends approving the CUP based on the information provided in the staff report and subject to conditions of approval.

There were no questions or comments from the commission.

Michael Obogeanu, from APEX LA and representing Koki + Ku, took to the podium to state that he and the owners have read over the draft conditions for the CUP. He also stated that the restaurant plans to open in November or December, and wanted to thank Scott Nash for his help with the project.

Chair Heany thanked Mr. Obogeanu for his comments and expressed that the business plan that was presented to the commission was comprehensive and well-done.

Chair Heany closed the public hearing.

6. ITEMS FROM DIRECTOR

Director Hensley provided an update on the old Nissan dealership, stating that Nissan had moved locations and the lot is now vacant and available. Hensley stated the City's hope for this site to be utilized in a way that can generate revenue for the City. There is a portion of the lot that is zoned as Town Center Specific Plan (SP) while the rest is zoned as Commercial-Freeway (C-F). Director Hensley explained that both zones have similar allowable uses and could see high tax-producing uses, such as a hotel or dealership, going into this location.

7. ITEMS FROM COMMISSIONERS

Commissioner Quandt inquired about the agenda process.

8. ADJOURNMENT:

Chair Heany motioned to adjourn at 8:17 p.m. The next meeting is scheduled for October 18, 2024.

Craig Hensley, Secretary



PLANNING AND ECONOMIC DEVELOPMENT COMMISSION STAFF REPORT

Date: January 21, 2025

Subject: Conditional Use Permit 24-05 for approval of the operation of a Medical Spa.

Location: 1040 Huntington Drive

Applicant: Linh Thai, Owner of Skin Fit Medical Spa

BACKGROUND

The applicant, Linh Thai, is requesting approval to operate a medical spa called Skin Fit located at 1040 Huntington Drive. The business is a medical aesthetic clinic offering injectables such as Botox, dermal fillers, laser skin resurfacing, semi-permanent eyebrow makeup, and body contouring. The operation of a medical spa is equivalent to a medical clinic business in the Commercial-Freeway (C-F) zone that requires approval of a Conditional Use Permit (CUP) by the Planning Commission. As such, staff recommends the Planning Commission adopt PC Resolution 24-11 to approve the operation of a medical spa, based on the information provided in the staff report and subject to conditions of approval.

The project site is located within the Mountain Vista Plaza shopping center. The property contains five (5) separate buildings with commercial, retail, and service uses. The tenant space is located within the multi-tenant building adjacent to the Public Safety Office. Currently, there are eighteen tenant spaces within this portion of the building; the proposed medical spa will occupy one of the vacant spaces



PROJECT DESCRIPTION

Skin Fit medical spa is geared towards women and men between the ages of 30 to 60 years old, looking to invest in their external beauty and overall wellness. The business plans to operate Monday to Thursday and Saturday to Sunday with hours from 10:00 am to 5:00 pm. The business is closed on Fridays. Initially, the business will have a team of one receptionist, one registered nurse, and one medical director. The receptionist will be responsible for managing appointments and assisting new clients, the registered nurse will perform the treatments, and the medical director will oversee all medical operations of the spa. As business grows, the owner will expand staff accordingly.

The unit will be configured to have a reception and lobby area, 10 rooms, two offices, two storage rooms, and an employee lounge/break room. The 10 rooms will be utilized as follows: rooms 1 to 6 are for the treatments, room 7 is the consultation room, room 8 is the picture and social media recording room, room 9 is an office, and room 10 is the supply storage room. The treatment rooms

will have transparent glass doors, cabinet space, a sink, a medical treatment chair and table, as shown in Exhibit B, sheet A-1.

The project includes interior tenant improvements to create the rooms mentioned above. The project does not propose any alterations to the building footprint. Minor modifications to the exterior of the tenant space, such as relocating and centering the storefront entry door and the installation of a wall sign will be subject to review and approval by the Planning Division.

Services Provides:

Skin Fit medical spa has access to medical-grade products and technologies. The medical spa is a non-surgical spa offering the following treatments:

- **Botox** - a prescription FDA approved medicine that is injected into muscles and used to temporarily improve the look of fine lines and wrinkles. Botox is commonly injected in the forehead, between the eyebrows, around the eyes, chin, lips, and neck.
- **Dermal Filler** - a prescription FDA approved facial injectables use help to diminish facial lines and restore volume and fullness in the face. Dermal filler is commonly injected in the cheeks, lips, nasolabial folds, under-eye area, temples, and corners of the mouth.
- **Kybella** - a prescription medicine used in adults to improve the appearance and profile of moderate to severe fat below the chin (submental fat). The medicine is injected into the subcutaneous layer of the skin.
- **Microneedling Facial** - collagen induction therapy, is a minimally invasive cosmetic procedure that uses tiny needles to stimulate the skin's natural healing process using a handheld device with tiny needles creates microscopic punctures in the skin, which triggers the skin to produce more collagen and elastin. These proteins help keep skin firm and smooth
- **Thread Lift** - a non-invasive cosmetic treatment that can help tighten skin, reduce wrinkles, and improve texture. threads are absorbable sutures made from the same material as dissolvable surgical sutures. Threads are inserted into the skin using small needles, causing micro-injuries that stimulate the body to produce collagen. The thread is injected in the face, neck, and brows.
- **Semi-permanent makeup for eyebrows** – this involves implanting pigment into the upper layers of the skin giving the illusion of hairs and color. The procedure is carried using a hand-held tool that create little incisions on the eyebrows, which will then be filled with pigment to create tiny hair-like strokes.

Parking and Circulation:

The proposed use operates like a medical office use, which requires one parking space for 200 square-feet of floor area. The unit is approximately 2,200 square feet and will require 11 parking spaces. The Mountain Vista Shopping Center offers a total of 739 parking spaces, which exceeds the 662 spaces required by the Duarte Development Code for a shopping center, resulting in a surplus of 77 parking spaces.

The proposed business accepts walk-ins and appointments. However, walk-in clients may be asked to schedule an appointment for a later date if the medical spa is unable to accommodate them when they arrive. Additionally, the business anticipates between three and eight clients per day, which leads to plenty of available parking spaces in the center.

The shopping center is well maintained and accommodating for a variety of uses. The shopping center contains adequate lighting on the building and throughout the parking lot area, which is suitable for the business to operate in the day and evening hours.

RECOMMENDATION

Based on the information provided in the Staff report, Staff recommends that Planning Commission review the information and adopt PC Resolution 24-11 approving Conditional Use Permit 24-05 to allow the operation of and indoor play space, subject to conditions of approval.

Respectfully Submitted

Mena Abdul-Ahad
Associate Planner

ATTACHMENTS

Exhibit A: Business Description and Operation
Exhibit B: Project Plans
Exhibit C: PC Resolution 24-11

RESOLUTION PC 24-11

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 24-05 FOR THE OPERATION OF A MEDICAL CLINIC (MEDICAL SPA) LOCATED AT 1040 HUNTINGTON DRIVE

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, the applicant has submitted an application requesting approval of a Conditional Use Permit to operate a medical clinic (medical spa) at 1040 Huntington Drive; and

WHEREAS, medical clinics are a conditionally permitted use pursuant to Duarte Development Code section 19.60.030(D)(1); and

WHEREAS, Section 19.114.040 through 19.114.050 of the Duarte Development Code authorizes the Planning Commission to consider such requests subject to certain findings; and

WHEREAS, notice of a public hearing on the Conditional Use Permit 24-05 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report for Conditional Use Permit application 24-05 and all of the information, evidence and public testimony received at the public meeting held on January 21, 2025, at 7:00 p.m. in the City Council Chambers Conference Room;

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS

The Planning Commission finds and determines as follows, findings for Conditional Use Permits, as set forth in DDC Section 19.114.050(B), as:

1. *The proposed use is consistent with the General Plan;*

The medical clinic (medical spa) is consistent with Land Use Goal 1 by maintaining a

balanced community consisting of various commercial activities. Also, the proposed business is consistent with Land Use Policy 2.1.3, which calls for the clustering of services for community members to provide one-stop shopping. The use is also consistent with the General Commercial land use designation by providing uses that will meet the needs of the entire community.

2. *The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and the Municipal Code;*

The medical clinic use is permitted with a Conditional Use Permit within the Commercial Freeway (C-F) zone with the approval of a Conditional Use Permit. The use is consistent with the C-F zoning designation as it provides an added service and convenience for the surrounding community. The use complies with all regulations of the Duarte Development Code and Municipal Code, and conditions of approval have been included to ensure such compliance.

3. *The design, location, size and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity;*

The medical clinic will occupy one of 18 tenant spaces within an existing multi-tenant building located at the Mountain Vista Plaza shopping center. The unit space is approximately 2,220 square feet, which is sufficient for accommodating the use. Commercial and retail developments are located to the east, north, and south of the project site, and multi-family residential is located to the west of the project site. The medical clinic is compatible with the project site, uses within the commercial shopping center, and surrounding developments. Furthermore, the operation of this business complements the existing businesses since it is likely to bring in new customers that may wish to also patronize other businesses within the shopping center before leaving the property.

4. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;*

The medical clinic is allowed with a Conditional Use Permit in the C-F zone. The operation of the business is designed to minimize the intensity of the use and limit any potential conflicts with adjacent business and surrounding developments. Conditions of approval have been imposed to help avoid adverse and detrimental impacts on the City and surrounding community.

5. *The subject site is:*

- a. *Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities; and*
- b. *Served by highways and streets adequate in width and improvement to carry the*

kind and quantity of traffic the proposed use would likely generate.

The site consists of several parcels that collectively form the Mountain Vista Plaza shopping center, located in the C-F zone. The center is accessible from Huntington Drive and Bradbury Avenue, providing multiple access points to the property, which can efficiently accommodate the business. Onsite circulation will not be altered and is suitable for the existing uses, the proposed medical clinic, and emergency vehicle access.

SECTION 3. CEQA DETERMINATION

In recommending adoption of this PC Resolution 24-11 for the proposed use, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) because the project is categorically exempt from CEQA pursuant to Title 14 California Code of Regulations Section 15301.

SECTION 4. RECOMMENDATION

Staff recommends that the Planning Commission approves PC Resolution 24-11 based on the findings listed in Section 2, and the conditions listed in “Exhibit A-1”, for a medical clinic (medical spa) at 1020 Huntington Drive.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 21st day of January 2025.

Tina Heany, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning and Economic Development Commission of the City of Duarte held on January 21, 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A-1

Conditions of Approval
Conditional Use Permit 24-05
1040 Huntington Drive
(Skin Fit Medical Spa)

1. This approval is for the operation of a medical clinic (medical spa) located at 1040 Huntington Drive, as stated in the staff report and described in the applicant's business operational statement and demonstrated on the Floor Plan on file with the Planning Division.
2. The approved operating hours are Monday to Thursday and Saturday to Sunday from 10:00 am to 5:00 pm. Closed on Fridays. Any request to modify the hours shall be reviewed and approved by the Planning Division before implementation. The Community Development Director may determine that minor modification to the hours of operation that do not create additional impact are allowed. Significant change to the hours of operation will be referred to the Planning Commission for review for a modification to the conditional use.
3. The medical clinic may use local anesthetic in connection with its services but shall not offer services which require any other form of regional, or general anesthesia.
4. All doors within the business shall have transparent glass as indicated in the floor plan.
5. All services provided in the business operational statement shall be noninvasive.
6. The project shall comply with all regulations of the Commercial-Freeway (C-F) Zone, including the intent and purpose, permitted uses, development standards, and any other applicable sections.
7. Any expansion or modification to the approved use as part of this Conditional Use Permit 24-05, including but not limited to: any substantial changes to the business operation, or floor plan that may affect or intensify the use, shall be reviewed by the Planning Division and may require an application for a new conditional use permit.
8. Any signage associated with the business is not included as part of this approval; a separate review and approval process will be required for all proposed signage. All signage shall comply with the Sign Guidelines of the Duarte Development Code and the Mountain Vista Plaza shopping center's comprehensive sign program.
9. Storefront windows at the east building elevation shall remain clear for visibility and safety purposes, except as otherwise allowed by permitted window signage, as regulated under Ch. 19.42 of the Duarte Development Code.
10. Any outdoor storage associated with this use is prohibited.

11. Operations shall be conducted in a manner that does not create a nuisance. Any such nuisance must be abated immediately upon notice by the City.
12. The applicant must obtain Planning Division approval as well as Building & Safety Division approval and permits for any tenant improvements and other associated site improvements that may be involved with the proposed use.
13. This entitlement shall be contingent upon the privileges being utilized within twelve (12) months from the effective approval date. Discontinuance of the approved use for twelve (12) consecutive months or more shall constitute an abandonment of the permits and the Conditional Use Permit shall become invalid.
14. The applicant shall obtain a valid business license with the City of Duarte prior to commencement of business operation. Contact the City Finance Division at (626) 357-7931, extension 211 for more information.
15. The decision of the Planning Commission may be appealed to the City Council within 15 days from the date of the approval letter. Said appeal must be in writing and filed with the City Clerk's office (DMC 19.144) and include all associated fees. The written appeal shall include reasons for the appeal.
16. This CUP may be called for review or revocation at any time by City Staff, City Council, or Planning Commission if a violation of the approved conditions is alleged, or if it is alleged that the medical clinic business, or its patrons, are creating a public nuisance, as substantiated by the LA County Sheriff's Department, Public Safety Department, or any other City Department. The applicant and successors shall operate the subject premises in a safe and sanitary manner at all times. Such review of the CUP may include any remedy available to the City that will prevent negative impacts on the property and surrounding developments. Problems or continued/repeated violations of any Municipal Code, conditions of approval or any other governmental regulations may be grounds for initiation of proceedings for the revocation of this CUP before the Planning Commission pursuant to Section 19.152.030 of the Duarte Development Code.
17. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.

Exhibit A

Skin Fit Medical Spa

Project Description

In recent years, medical spas have gained popularity as the public focuses not just on external beauty but also prioritize overall wellness. Hence, the founding of “Skin Fit” to meet the growing demand.

Unlike traditional spas, one of the primary advantages of a medical spa is the presence of trained medical professionals overseeing treatments. Skin Fit is founded by Linh Thai, a California Board Certified Nurse Practitioner with over 12 years of experience. Linh began her career with a skilled nursing facility then later transitioned to an inpatient hospital leadership role. With more than a decade of experience in the healthcare industry, Linh ultimately found her passion in aesthetic medicine. Her priority is to provide a medically safe and personalized approach to each individual’s wellness and beauty goals, whether it is anti-aging treatments, body contouring, or skincare solution.

Skin Fit is a full-service medical spa with access to medical-grade products and technologies. With a menu of medical-grade aesthetic treatments to enhance your natural beauty, Skin Fit’s mission is to elevate beauty and confidence through personalized care. Our dedicated team ensures every visit moves you closer to your aesthetic goals, making us not just a destination for enhancement but a journey towards the best version of yourself.

Our target audience is wide range. Our services are most popular among women and men between 30 and 60. Younger generations, however, are increasingly becoming a target audience as the likelihood to seek preventative treatments rises. In essence, our focus is on safe and tailored treatment that enhances both physical and mental wellness.

The services that we provide:

1. Botox - is a prescription FDA approved medicine that is injected into muscles and used to temporarily improve the look of fine lines and wrinkles. Botox is commonly injected in these areas:
 - **Forehead:** Horizontal lines, also known as "surprise lines", can become more apparent with age.
 - **Between the eyebrows:** Glabellar or frown lines, also known as "11 lines"
 - **Around the eyes:** Crow's feet
 - **Chin:** Dents in the chin, also known as mentalis dysfunction
 - **Lips:** Fine lines and creases in the upper and lower lips
 - **Neck:** Platysma bands, or aging muscle neck lines

2. Dermal filler- is a prescription FDA approved facial injectables use help to diminish facial lines and restore volume and fullness in the face. Dermal filler is commonly injected in these areas:
 - **Cheeks:** Fillers can help increase volume loss due to aging.
 - **Lips:** A popular use for dermal fillers is to plump the lips.
 - **Nasolabial folds:** Also known as the folds around the mouth, fillers can soften these lines by 40–50%.
 - **Under-eye area:** Fillers can reduce hollows.
 - **Temples:** Fillers can correct age-related volume loss and make the face appear more youthful.
 - **Corners of the mouth:** Fillers can help raise and fill these areas to disguise the effects of aging.
3. Kybella - is a prescription medicine used in adults to improve the appearance and profile of moderate to severe fat below the chin (submental fat). The medicine is injected into the subcutaneous layer of the skin.
4. Microneedling facial- collagen induction therapy, is a minimally invasive cosmetic procedure that uses tiny needles to stimulate the skin's natural healing process using a handheld device with tiny needles creates microscopic punctures in the skin, which triggers the skin to produce more collagen and elastin. These proteins help keep skin firm and smooth
5. Thread Lift-a non invasive cosmetic treatment that can help tighten skin, reduce wrinkles, and improve texture. threads are absorbable sutures made from the same material as dissolvable surgical sutures. Threads are inserted into the skin using small needles, causing micro-injuries that stimulate the body to produce collagen.
 - **Face:** Crow's feet, undereye wrinkles, sagging brows, drooping cheeks, loose jawline, jowls, neck lines
 - **Neck:** Loose skin, neck lines
 - **Brows:** Sagging or furrowed eyebrow
6. Semi-permanent makeup for eyebrows- involves implanting pigment into the upper layers of the skin giving the illusion of hairs and color. The procedure is carried using a hand-held tools that create little incisions on the eyebrows, which will then be filled with pigment to create tiny hair-like strokes.

Hours of operation:

- Monday, Tuesday, Wednesday, Thursday, Saturday and Sunday from 10am-5pm.
- Friday will be closed.

Although walk-ins will be available, we encourage clients to schedule ahead of time for consultation and procedures. Virtual consultation will be provided as well.

Skin Fit floor layout consists of lobby, client waiting area, ten treatment rooms, one staff resting lounge, two restrooms, one storage room.

Business Operation:

On a daily basis, there will be three staffs working, two onsite and one remote. A receptionist will be responsible for checking in and out clients and answering any incoming calls. A licensed nurse practitioner will be responsible for administering all treatments. For all recruiting and hires, we will verify all medical staff's licenses and malpractice insurance upon hiring and on an annual basis to ensure all requirements are up to date. All employees are required to attend an orientation to understand the business' daily operations and safety protocols.

To comply with healthcare HIPPA regulations, Skin Fit will utilize Varago Electronic Medical Record System. This EMR system, known for its advanced encryption on patient privacy and data storage, will function in two ways: booking and record keeping of all client records. In addition, the EMR system will allow two-way communication with clients through the app for immediate follow-up on any urgent matters.

Medical director is a licensed physician who oversees the medical operations of a medical spa. He will ensure the medical spa is complying with city, state, and medical regulation. Medical director is remote.

In close:

Driven by a family-oriented approach and a commitment to excellence, Skin Fit is founded to help individuals achieve their aesthetic goals. Linh believes that looking good leads to feeling good, and her mission is to empower clients to be the best version of themselves.

PROJECT DESCRIPTION

A MEDICAL COSMETIC SPA WITH A NUMBER OF TREATMENTS FOR NATURAL BEAUTY ENHANCEMENT PROCEDURES.
SERVICES ARE PROVIDED BY A LICENSED NURSE PRACTITIONER.
HOURS OF OPERATION 10AM-5PM MONDAY-THURSDAY, SATURDAY AND SUNDAY
CLOSED ON FRIDAYS
NUMBER OF STAFF PERSONEL: 2 PERSONS

CHASE BANK (4,550 S.F.)

SPECTRUM STORE (2,800 S.F.)

SUPERCUTS (1,271 S.F.)

BUFFALO WILD WINGS GO (1,271 S.F.)

CRUMBL COOKIES (1,400 S.F.)

NATHANIEL KHOE D.D.S. (1,400 S.F.)

HONG KONG EXPRESS (1,400 S.F.)

FACTORY TEA BAR (1,400 S.F.)

MIJI BEAUTY EYELASH

LE V NAILS (1,110 S.F.)

GRANO RESTAURANT (1,930 S.F.)

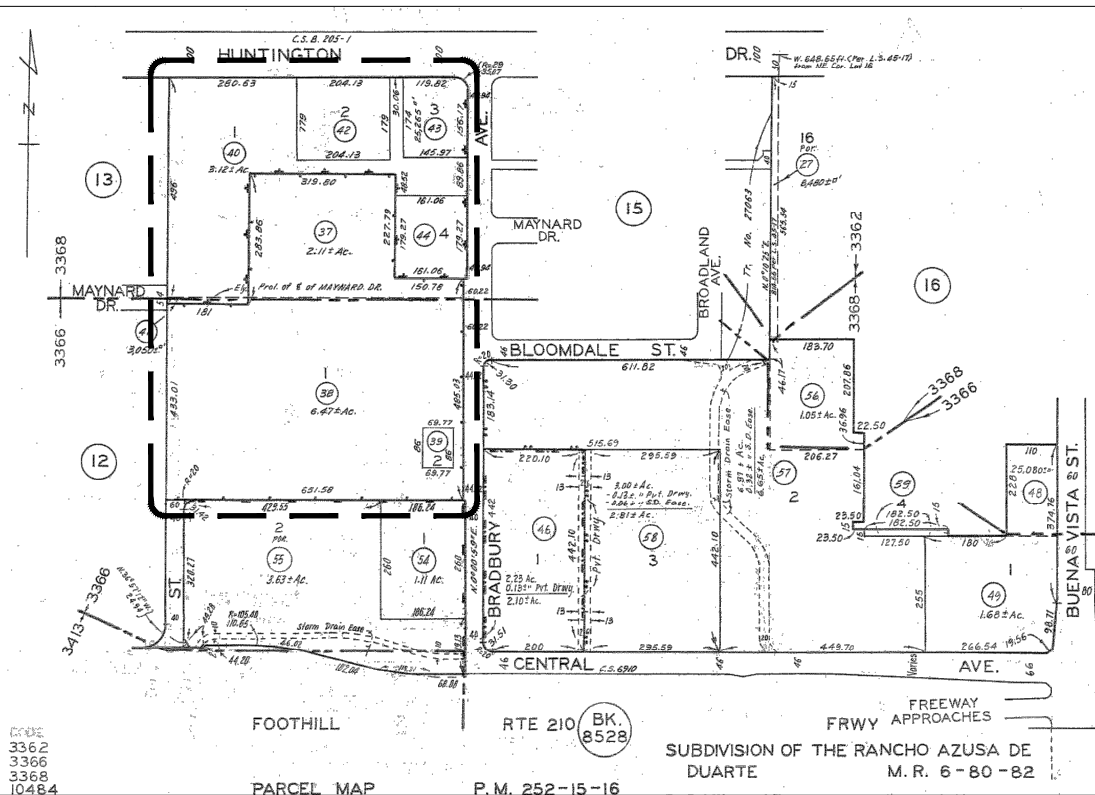
SAMARITAN MEDICA CLINIC (3,028 S.F.)

DARK SIDE GAMES (2,600 S.F.)

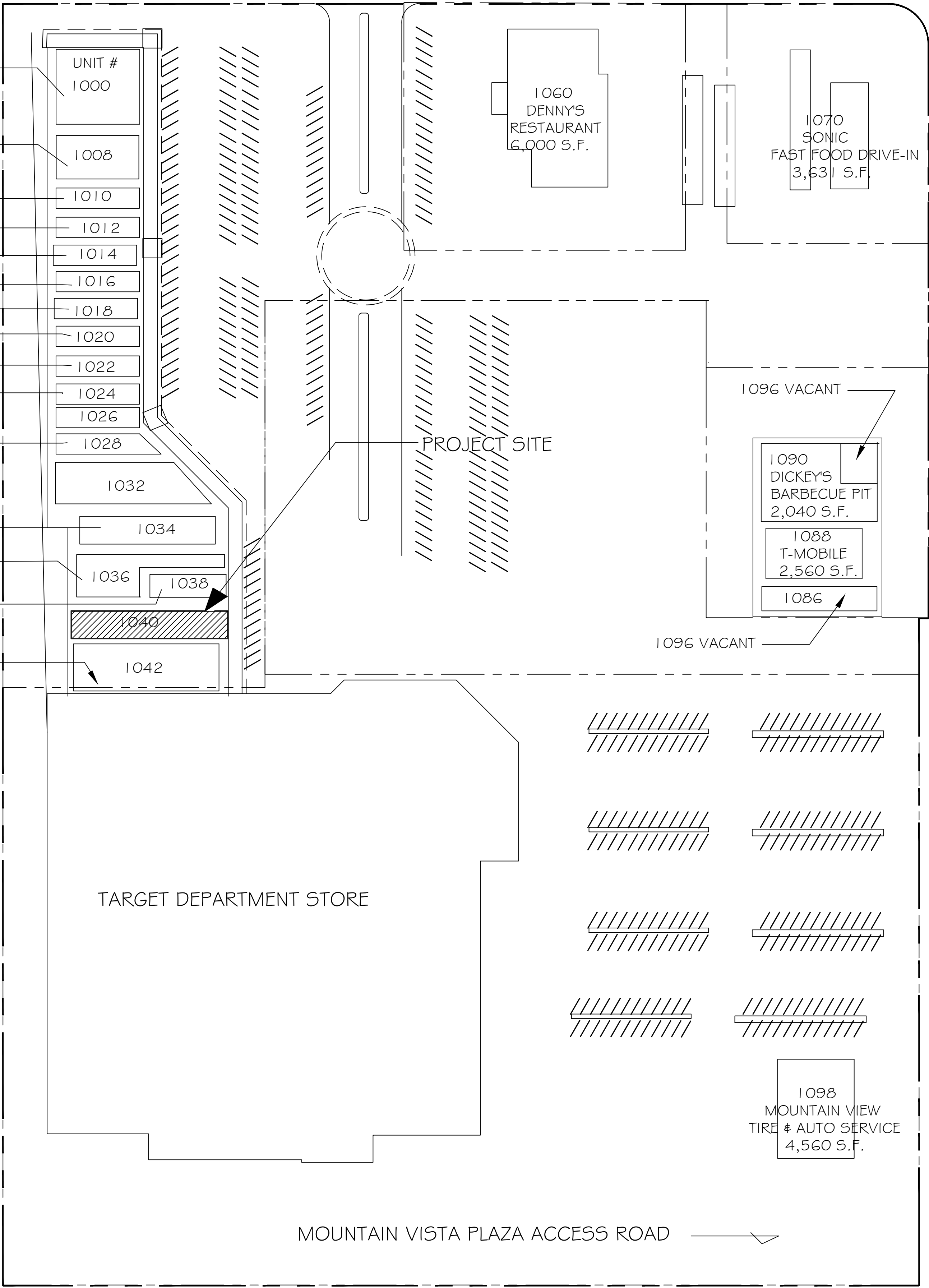
EYEBROW HOLLYWOOD (1,455 S.F.)

SHERIFF'S SUBSTATION (4,580 S.F.)

ARB. #	PARCELS ON SITE	OWNERSHIP
37	NONE PARKING AREA	MTN. VISTA PLAZA
38	1050 HUNTINGTON DR.	MTN. VISTA PLAZA
39	1098 BRADBOURNE AVE.	MTN. VISTA PLAZA
40	1060 HUNTINGTON DR.	MTN. VISTA PLAZA
41	1070 HUNTINGTON DR.	COAST TO COAST COMMERCIAL LLC
42	1086 HUNTINGTON DR.	MTN. VISTA PLAZA



PARCEL MAP (PARTIAL)



SITE PLAN

SCALE 1" = 50 ft

SKIN FIT - MEDICAL SPA

A TENANT IMPROVEMENT PROJECT

LESEE

MS. LINH THAI

UNIT # 1040 HUNTINGTON DRIVE
DUARTE CALIFORNIA 91010

OWNERSHIP:

MOUNTAIN VISTA PLAZA A GENERAL PARTNERSHIP

MAIL ADDRESS:
12725 VENTURA BLVD STE A, STUDIO CITY, CA 91604-2437
CONTACT: MR ROBERT PICKEN (818)755-2710

SITE ADDRESS

1000 - 1098 HUNTINGTON DRIVE
DUARTE CALIFORNIA 91010

APN: 8530-014-040

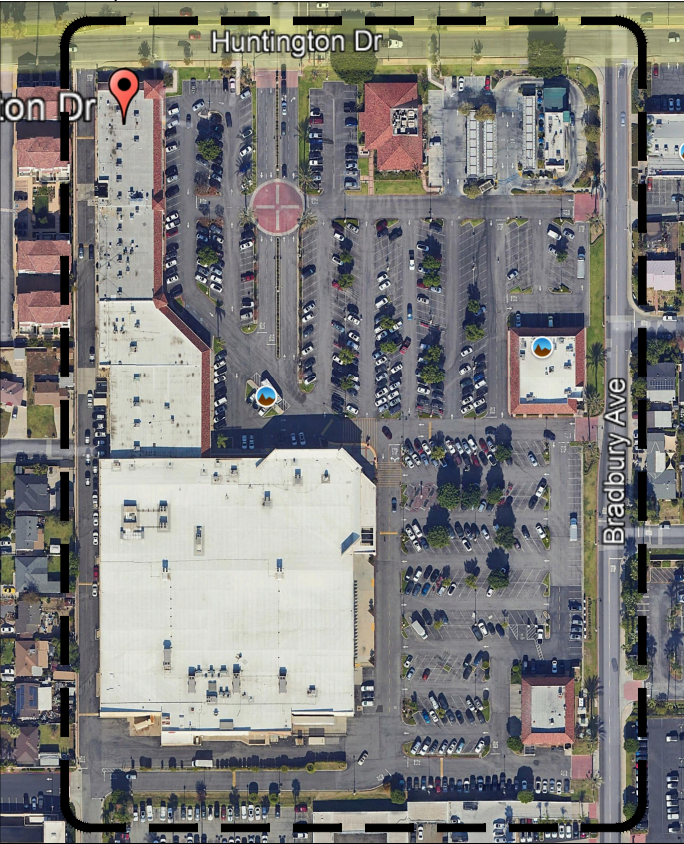
LEGAL BRIEF DESCRIPTION: LOT:1 PARCEL MAP AS PER BK 193 P 80-81 OF P M*
THAT POR IN TRA 3368 OF LOT 1

PROPERTY DETAILS
YEAR BUILT: 1985 SQUARE FEET: 38,890
PARKING LOT 375 LOT SIZE: 3.124 AC
ZONING: USE: COMMUNITY: SHOPPING PLAZA,
SHOPPING CENTER, MINI-MALL

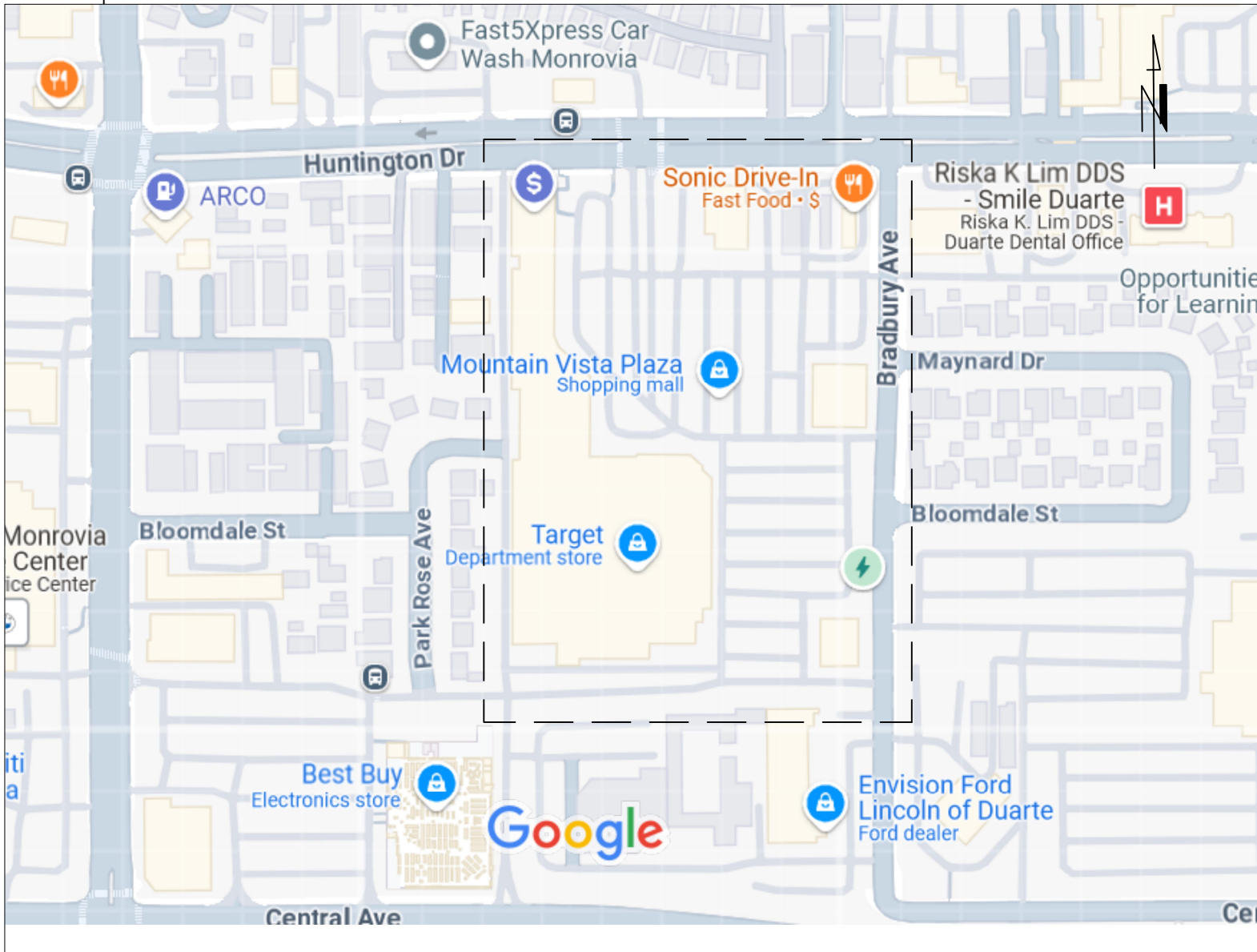
CONDITIONAL USE PERMIT

UNDER THE JURISDICTION OF THE CITY OF DUARTE CALIFORNIA
1600 HUNTINGTON DRIVE - DUARTE CA 91010

PHONE: (626) 357-7931 WWW.ACCESSDUARTE.COM



AERIAL VIEW



VICINITY MAP

DIRECTORY

PROJECT LESEE
MS. LINH THAI

ADDRESS: 11332 LOWER AZUSA ROAD PHONE: (626) 872-9656
EL MONTE CALIFORNIA 91732
EMAIL: LINHTHAI1022@GMAIL.COM

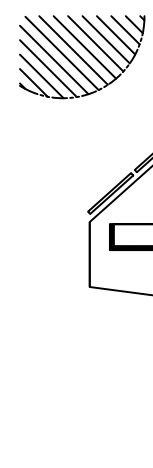
ARCHITECTURE

CVR D&D PHONE (626) 826-7873
4710 BRESEE AVE
BALDWIN PARK CA 91706
EMAIL: CARLOSRI951@AOL.COM

ENGINEERING

BAS ENGINEERING PHONE (909)588-4650
ADOLFO GUTIERREZ P.E.
13051 BEACHWOOD CT.
VICTORVILLE CA 92392
EMAIL: BAS.ENG.DRAFT@GMAIL.COM

Drafting & Design



CVR

4710 Bresee Ave
Baldwin Park
California 91706
(626) 826-7873

PERMIT #

SHEET NUMBER

T-1

OF

SHEETS

AUTHORS DISCLOSURE FOR DRAWINGS			
AS NOTED THAT: Written dimensions take precedence over scale dimensions. All building dimensions and conditions are to be verified on-site. Variations between building plans and site conditions are to be brought to the attention of the project owner or his designer. Additional inspections and clarifications may incur additional charges. Conflict and/or variations between plans and site conditions are to be addressed as issues to applicable code compliance. The use of these plans are protected by copyright laws, its reproduction and use is limited and relating to this project. Other uses are prohibited and may only be granted by written authorization from this firm.			
DRAWN BY	DATE	CLIENT REVIEWED	REVISIONS
Carlos Rivas	OCT 24, 2024		

PROJECT ADDRESS	UNIT #	LESSEE	PHONE
ADDRESS: 1024 HUNTINGTON DRIVE DUARTE CA 91010	UNIT #1040	LESSEE: MS. LINH THAI	PHONE (626)872 9656

SHEET CONTENT
SITE PLAN VICINITY MAP AERIAL VIEW



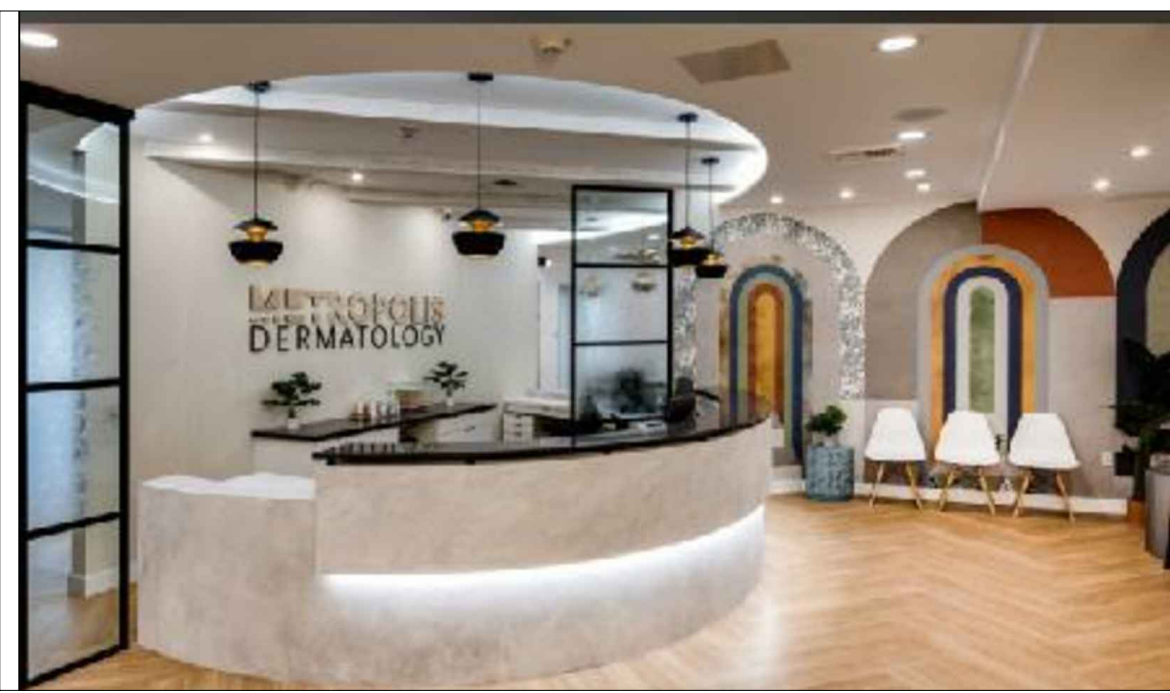
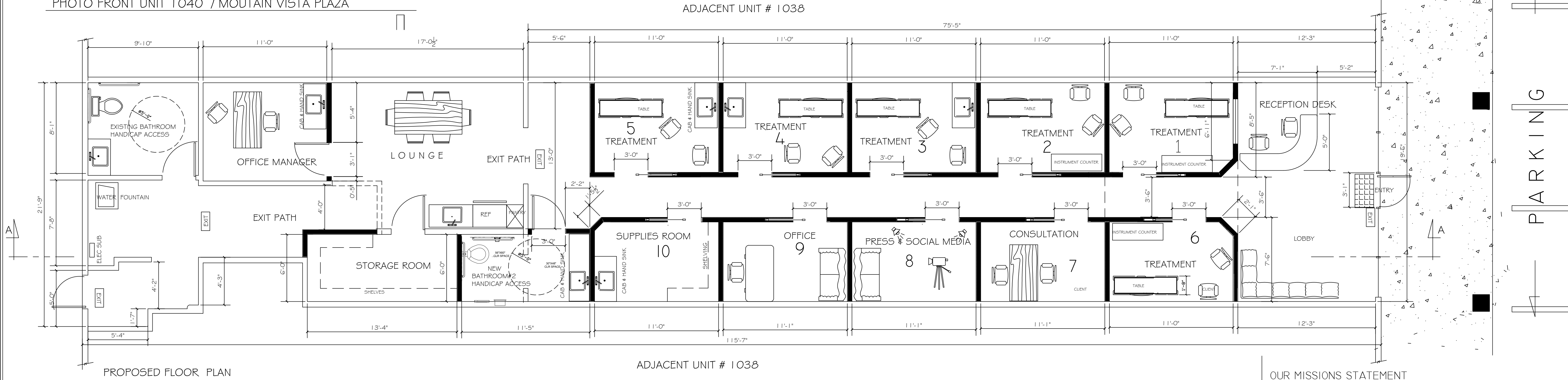
PHOTO FRONT UNIT 1040 / MOUTAIN VISTA PLAZA

PROPOSED
TENANT IMPROVEMENT PLAN

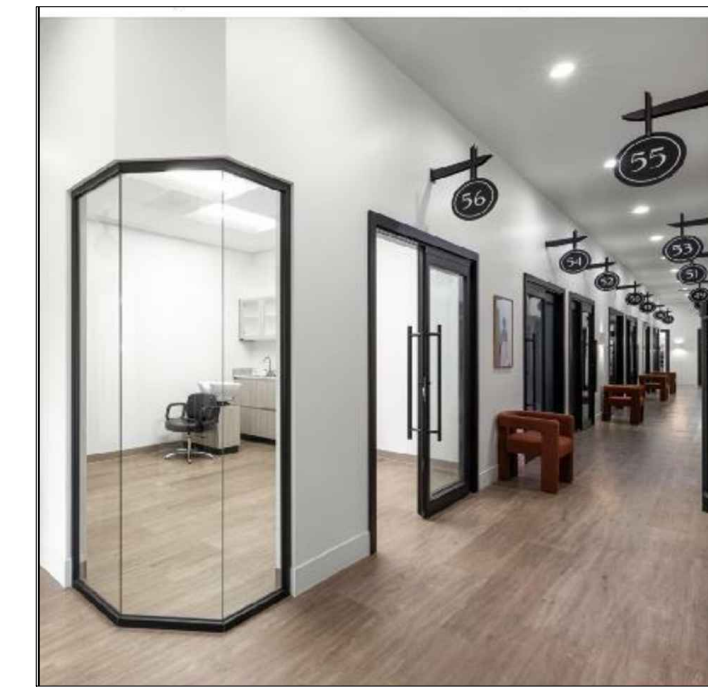
SKIN FIT - MEDICAL SPA
1040 HUNTINGTON DRIVE
DUARTE CALIFORNIA

SCOPE OF WORK

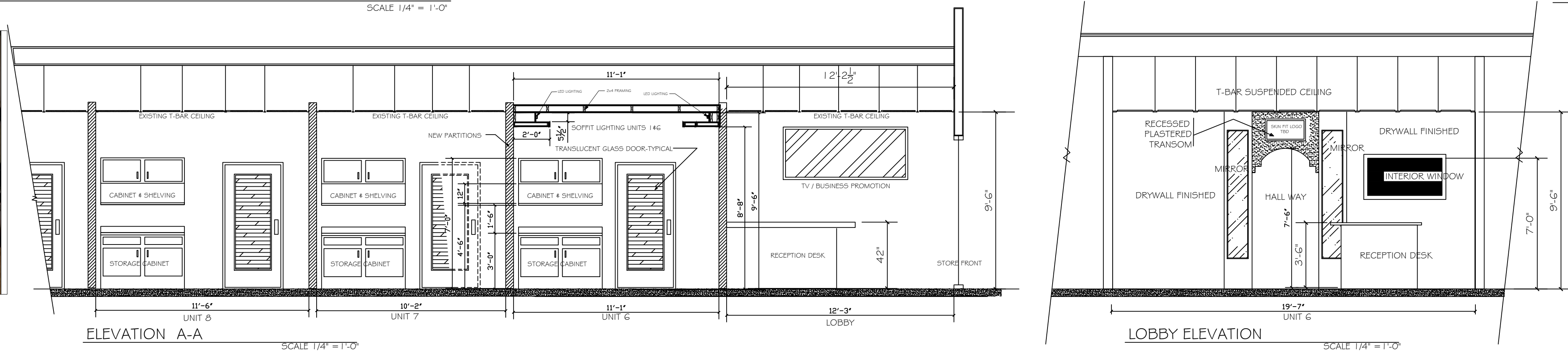
- 1- REMODEL EXISTING BUILDING FOR PURPOSE OF
- A) INSTALL ONE ADDITIONAL , ACCESS BATHROOM
 - B) SERVICE CABINETS WITH HAND SINK 10 UNITS.
 - C) RECEPTIONIST COUNTER
 - D) RELOCATE STOREFRONT ENTRY DOOR
 - E) INTERIOR PARTITIONS (8 FT. HIGH) CREATE 10 SERVICE STATIONS.
 - F) LOUNGE AREA WITH APPLIANCE COUNTER AND SINK



SAMPLE PHOTO / FUTURE LOBBY



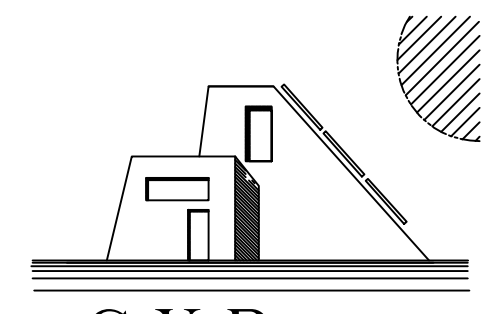
SAMPLE PHOTO / SERVICE ROOMS



OUR MISSIONS STATEMENT

- TO ELEVATE YOUR BEAUTY AND CONFIDENCE THROUGH PERSONALIZED CARE. OUR GOAL IS TO PROVIDE THE ASSISTANCE TOWARDS THE BEST VERSION OF YOURSELF BY PROVIDING THE FOLLOWING SERVICES:
1. BOTOX - IS A PRESCRIPTION FDA APPROVED MEDICINE THAT IS INJECTED INTO MUSCLES AND USED TO TEMPORARILY IMPROVE THE LOOK OF FINE LINES.
 2. DERMAL FILLER- IS A PRESCRIPTION FDA APPROVED FACIAL INJECTABLES USE HELP TO DIMINISH FACIAL LINES AND RESTORE VOLUME AND FULLNESS IN THE KYBELLA - IS A PRESCRIPTION MEDICINE USED IN ADULTS TO IMPROVE THE APPEARANCE AND PROFILE OF MODERATE TO SEVERE FAT BELOW THE CHIN (SUBMENTAL FAT). THE MEDICINE IS INJECTED INTO THE SUBCUTANEOUS LAYER.
 4. MICRONEEDLING FACIAL- COLLAGEN INDUCTION THERAPY, IS A MINIMALLY INVASIVE COSMETIC PROCEDURE THAT USES TINY NEEDLES TO STIMULATE THE SKIN'S NATURAL HEALING PROCESS USING A A HANDHELD DEVICE WITH TINY NEEDLES CREATES MICROSCOPIC PUNCTURES IN THE SKIN, WHICH TRIGGERS THE SKIN TO PRODUCE MORE COLLAGEN AND ELASTIN. THESE PROTEINS HELP KEEP SKIN FIRM AND SMOOTH
 5. THREAD LIFT- A NON-INVASIVE COSMETIC TREATMENT THAT CAN HELP TIGHTEN SKIN, REDUCE WRINKLES, AND IMPROVE SKIN TEXTURE. THREADS ARE ABSORBABLE SUTURES MADE FROM THE SAME MATERIAL AS DISSOLVABLE SURGICAL SUTURES. THREADS ARE INSERTED INTO THE SKIN USING SMALL NEEDLES, CAUSING MICRO-INJURIES THAT STIMULATE THE BODY TO PRODUCE
 6. SEMI-PERMANENT MAKEUP FOR EYEBROWS- INVOLVES IMPLANTING PIGMENT INTO THE UPPER LAYERS OF THE SKIN GIVING THE ILLUSION OF HAIRS AND COLOR. THE PROCEDURE IS CARRIED USING A HAND-HELD TOOLS THAT CREATE LITTLE INCISIONS ON THE EYEBROWS, WHICH WILL THEN BE FILLED WITH PIGMENT TO CREATE TINY HAIR-LIKE STROKES

Drafting & Design



CONTRACTOR
4710 Breeze Ave
Baldwin Park
California 91706
(626) 826 7873

SHEET CONTENT

PROPOSED FLOOR PLAN

PROJECT ADDRESS

ADDRESS: 1024 HUNTINGTON DRIVE
DUARTE CA 91010

UNIT #1040

LESSEE: MS. LINH THAI

PHONE (626)872 9656

DRAWN BY Carlos Rivas

DATE DEC 19 2024

CLIENT REVIEWED

REVISIONS

REVISIONS	DATE	BY
INTERIOR ELEVATIONS ADDED	12-12	CVR
ROOM DESIGNATION DEFINED	12-19	MA/CVR

AUTHORS DISCLOSURE FOR DRAWINGS

AS NOTED THAT: Written dimensions take precedence over scale dimensions. All building dimensions and conditions are to be verified on-site. Variations between building plans and site conditions are to be brought to the attention of the "project owner or his designee". At the owners request this firm will be available for field inspections and clarifications, this may incur additional charges. Conflict and/or variations between plans and site conditions are to be addressed as issues to applicable code compliance. The use of these plans are protected by copyright laws, it's reproduction and use is limited as relating to this project. Other uses are prohibited and may only be granted by written authorization from this firm.

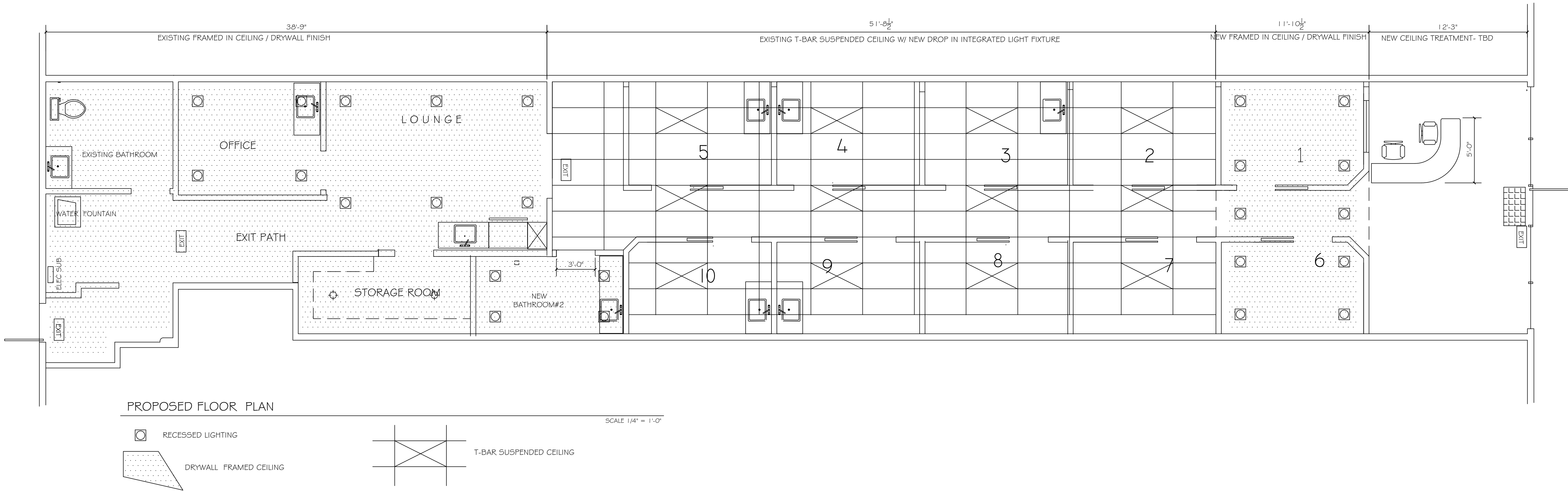
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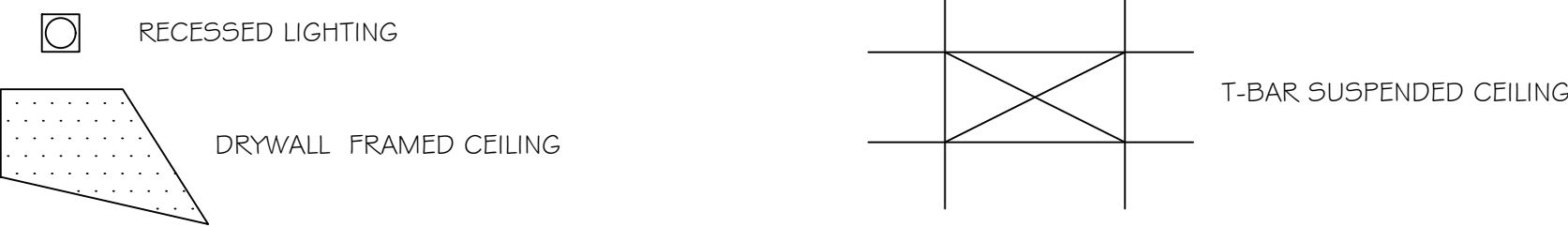
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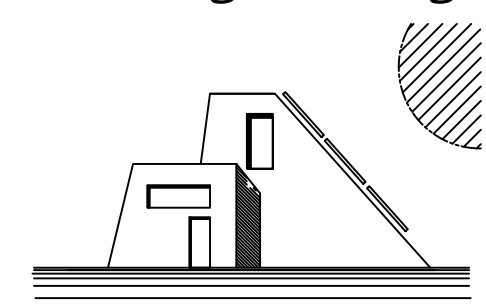
SHEETS



PROPOSED FLOOR PLAN



Drafting & Design



4710 Bresee Ave
Baldwin Park
California 91706
(626) 826-7873

CONTRACTOR

SHEET CONTENT

REFLECTED CEILING PLAN

PROJECT ADDRESS

ADDRESS: 1024 HUNTINGTON DRIVE
DUARTE CA 91010

UNIT #1040

LESSEE: Ms. LINH THAI

PHONE (626)872 9656

DRAWN BY Carlos Rivas

DATE OCT 24 2024

CLIENT REVIEWED

REVISIONS

DATE BY

AUTHORS DISCLOSURE FOR DRAWINGS

AS NOTED THAT: Written dimensions take precedence over scale dimensions. All building dimensions and conditions are to be verified on-site. Variations between building plans and site conditions are to be brought to the attention of the "project owner or his designee". At the owners request this firm will be available for field inspections and clarifications, this may incur additional charges. Conflict and/or variations between plans and site conditions are to be addressed as issues to applicable code compliance. The use of these plans are protected by copyright laws, it's reproduction and use is limited as relating to this project. Other uses are prohibited and may only be granted by written authorization from this firm.

PERMIT #

SHEET NUMBER

A-2

OF

SHEETS



PLANNING AND ECONOMIC DEVELOPMENT COMMISSION STAFF REPORT

Date: January 21, 2025

Subject: Conditional Use Permit 24-06 for the operation of an unmanned wireless telecommunications antenna facility

Location: 1720 Flower Avenue

Applicant: CCATT, LLC

SUMMARY

The applicant, CCATT LLC (Crown Castle), is requesting approval of a new Conditional Use Permit to allow the continued operation of the wireless communication facility (WCF) installed on an existing monopine cell tower. The monopine will remain in its current location at 1720 Flower Avenue (within the Lewis Business Park), adjacent to the Cal-Trans right of way (210/605 freeway). AT&T will continue to operate as owner and primary carrier of the monopine.

This monopine cell tower previously fell in non-compliance in multiple ways, causing the existing conditional use permit (CUP) to be called for a revocation hearing before the June 17th 2024 Planning Commission meeting where the commission considered removing the zoning approval which allows the tower to operate. Right before and following this revocation hearing, significant improvements were made to the tower including all corrections requested by staff which significantly improved the overall appearance of the structure. Following these improvements, and with the tower now being in full compliance, the applicant is asking for a new CUP since the previous (CUP 11-04) has expired.

BACKGROUND

CUP 02-01

In April of 2002, Conditional Use Permit (CUP) 02-01 was approved by the Duarte Planning Commission allowing the construction of a new monopine antenna support structure and equipment enclosure within Lewis Business Center behind the nearby business "Value Windows" located at 1720 Flower Avenue. This approval included the installation of a 7'x20' equipment cabinet, twelve (12) antennas, and a microwave dish mounted on a newly constructed 58 foot tall "monopine" pole. The WCF was designed to resemble a pine tree due to visibility of the antenna structure from portions of the industrial park and the 210/605

freeways. The approval involved a long review process to ensure this tower created a concealed appearance including the use of faux pine branches, finishing the entire pole in a simulated tree bark, providing “needle socks” to cover the antennas themselves, painting all equipment to match it’s surroundings, ensuring electrical wiring was well hidden, and requiring the applicant to plant new 15-gallon pine trees nearby to help camouflage the site.

This CUP included many conditions on the maintenance and operations of the tower, including one condition that stated the CUP may be reviewed every five (5) years to consider whether any changes to the tower may be necessary to maintain it’s appearance, and to determine if the tower’s technology has become obsolete.

CUP 06-03

In September of 2006, the Duarte Planning Commission approved CUP 06-03, which extended their entitlement another five (5) years as well as allowed the installation and maintenance of co-located antennas and associated equipment for MetroPCS on the existing AT&T monopine. The approved co-location included three antenna arrays and one two-foot diameter microwave dish, which extended the tower to now be 72’ in height. Four equipment cabinets were also approved inside an unutilized portion of the adjacent industrial building. As a condition, a five-year maximum was placed on CUP 06-03, requiring the applicant to file a new CUP application for renewal prior to expiration of the five-year term.

CUP 11-04

A new application was submitted in late 2011 and at the February 21, 2012 Planning Commission meeting, the Duarte Planning Commission approved CUP 11-04 renewing CUP 06-03 for continued use and maintenance of their co-located facility for an additional 10 years. This proposal also included technology improvements to the tower including replacing the current antennas with 12 new LTE antennas. The existing equipment shelter was repainted to match the color of the adjacent industrial building, and the applicant was also conditioned to increase screening and camouflaging on their facility by replacing damaged branches, repainting the bark texture, painting all equipment green or brown to blend in, and adding pine needle socks over the antennas. New drought-tolerant landscaping was also planted around the monopine, and the applicant was required to replant three live pine trees on the abutting landscaped embankment of the 210/605-freeway interchange which had previously.

PREVIOUS REVOCATION HEARING

In 2022, following failure to address site inspection corrections and failure to adequately maintain the equipment at the 1720 Flower Avenue site, this existing monopine cell tower was in noncompliance in multiple forms. City staff notified ownership, permit applicants, and licensees of this property of the noncompliance multiple times and no corrections were made for the next two (2) years. As a result of this non-compliance and inaction, this conditional use permit (CUP 11-04) was called for a revocation hearing before the Planning Commission on June 17th, 2024 where the commission considered removing the zoning approval which allows the tower to operate.

The Planning Commission decided against revocation since the owner made significant improvements based upon the threat of revocation. Following this hearing, all the correction

items were completed and verified by Duarte Planning Staff. These improvements included replacing the faded and broken fake pine needles, installing socks onto the cell panels, finishing the monopine pole and structural supports to simulate bark, covering electrical wires, covering an access handhole, and installing signage at the base of the tower which clarifies ownership and contacts. These improvements significantly improved the overall appearance of the structure and revocation was no longer being considered.

PROJECT DESCRIPTION/ ANALYSIS

Now that the cell tower is in compliance and is no longer being considered for revocation, the applicant is requesting a new CUP to extend the operation of the wireless communication facility (WCF) installed on the existing monopine for an additional ten (10) years.

Both carriers will continue to operate on the existing monopine structure, with AT&T as the primary carrier, and no new improvements or equipment is included with this request. Staff has reviewed the proposal and finds the project to be in compliance with the requirements of the Duarte Development Code. The monopine will continue to be camouflaged, and the visual enhancements will help simulate the appearance of a live pine tree. The WCF will continue to operate as a low intensity land use within the Lewis Business Park that will provide communication service to the community.

RECOMMENDATION

Based on the information provided in the Staff report, Staff recommends the Planning Commission adopt PC Resolution 24-10 (Exhibit A), approving Conditional Use Permit 24-06 for the operation of an unmanned wireless telecommunications antenna facility at 1720 Flower Avenue.

Respectfully Submitted,



Scott Nash
Associate Planner

Attachments

- Exhibit A: Resolution PC 24-10, Conditional Use Permit 24-06
- Exhibit B: Photos of Site and Vicinity
- Exhibit C: Project Plans of Existing Facility
- Exhibit D: Conditional Use Permit 2011-04 Conditions of Approval
- Exhibit E: Memorandum from September 16, 2024 PC Meeting

RESOLUTION PC 24-10

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 24-06 FOR THE CONTINUED OPERATION OF A WIRELESS COMMUNICATION FACILITY MONOPINE STRUCTURE AT 1720 FLOWER AVENUE

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, in 2002, the Planning Commission of the City of Duarte ("Planning Commission") approved Conditional Use Permit (CUP) 02-01 allowing the construction and operation of a Wireless Communication Facility (WCF) monopine structure for AT&T Wireless at 1720 Flower Avenue; and

WHEREAS, on March 20, 2011 Conditional Use Permit 11-04 was approved, subject to conditions of approval, allowing modifications, improvements, and continued operation of said wireless communication facility; and

WHEREAS per the conditions of approval of Conditional Use Permit 11-04, the CUP shall automatically expire ten (10) years from and after the date of adoption by the Planning Commission, meaning CUP 11-04 expired in 2021; and

WHEREAS, the applicant has submitted an application requesting approval of a new Conditional Use Permit to allow the operation of the WCF for an additional ten (10) years; and

WHEREAS, Section 19.114.040 through 19.114.050 of the Duarte Development Code authorizes the Planning Commission to consider such requests subject to certain findings; and

WHEREAS, notice of a public hearing on the Conditional Use Permit 24-06 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report for Conditional Use Permit application 24-06 and all of the information, evidence and public testimony received at the public meeting held on January 21, 2025 at 7:00 p.m. in the City Council Chambers Conference Room;

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS FOR WCF

The Planning Commission finds and determines as follows, findings for Wireless Communication Facilities, as set forth in DDC Section 19.60.190(H), as the proposed development is:

1. *A Co-location or alternative. The applicant has located the antenna on an approved co-location facility, or has demonstrated to the City, in compliance with this Section, a good-faith effort to locate the antenna on an approved co-location facility, but has demonstrated that co-location is not technically feasible due to coverage needs, potential interference, or other technical reason supported by substantial evidence:*

The approval of this CUP does not include new colocations, antennas, or modifications. Instead, it allows continued operation of an existing facility. The AT&T monopine structure was approved under CUP 02-01 by the Planning Commission in 2002, and a colocation was approved in 2006 for AT&T and MetroPCS to co-locate their antennas on the monopine structure. The co-location has not interfered with the AT&T facility or created any technical difficulties

2. *Not conflicting with existing use, as there is adequate space on the property for the WCF so that it does not conflict with the use of existing structures on the property, does not reduce required parking, and does not conflict with or reduce landscaping setbacks or development standards:*

The WCF is located in a large landscape planter at the rear of an industrial building within the Lewis Business Park. The equipment facility is located adjacent to the rear of an industrial building, painted to match the color of the building. The locations of the WCF structure and equipment facility will remain as approved by the Planning Commission through CUP 02-01 in 2002.

3. *Not conflicting with surrounding environment, the design and placement of the WCF does not adversely impact the use of the property, other structures located on the property, or the surrounding area or neighborhood:*

The property or surrounding neighborhood is not adversely impacted, as the WCF has been designed to blend in with the surroundings and does not obstruct pedestrian and vehicular traffic throughout the property.

4. *Compliant with section 19.60.190, the proposed WCF is consistent with the intent and purpose specified in Subsection A, and complies with the design standards in the Section.*

The WCF meets the intent and purpose of Wireless Communication Facilities by providing such facilities for the convenience of the public and emergency services. Concerns over aesthetics and visual impacts have been addressed by using a monopine design that blends in with surrounding areas. The overall design will remain as approved through previous Conditional Use Permits and Site Plan Design Reviews.

5. *Creating the least possible visual impact. The applicant has demonstrated that the WCF will have the least possible visual impact on the environment taking into account economic, engineering, technical, and other relevant factors to be considered in compliance with this Section.*

The WCF is located in the Lewis Business Park, which contains various trees and landscaping throughout the property. Additionally, the monopine structure is adjacent to Cal-Trans right of way, which is located on a landscaped embankment with a variety of trees, including Canary Island Pine trees that are complementary to the monopine design. The size and height of the monopine structure blends well with the trees throughout the property and in the Cal-Trans right-of-way, creating a cohesive blend with the surroundings and minimal visual impacts.

SECTION 3. FINDINGS FOR CUP

The Planning Commission finds and determines as follows, findings for Conditional Use Permits, as set forth in DDC Section 19.114.040(B), as the proposed development is:

1. *Consistent with the General Plan.*

The project conforms to the goals and objectives of the General Plan by meeting Land Use Goal 3 by providing unique areas for the location of the Wireless Communication Facility, which better serves the needs of residents and businesses, and allows an important and convenient service with improved wireless coverage.

2. *The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and Municipal Code.*

The subject property is located in the M (Manufacturing) Zone, which allows wireless communication facilities with an approved conditional use permit. The current WCF is in compliance with the requirements of CUP 02-01, which was approved prior to the creation of the current Development Code. The monopine will continue to comply with the requirements of the previous CUP. Furthermore, the monopine also meets the applicable provisions of DDC Section 19.60.190, including the intent and purpose, and standards for wireless communication facilities.

3. *The design, location, size, and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity.*

The WCF is located at the rear of an industrial building within an existing planter that is able to accommodate the monopine structure and associated equipment shelter without effecting pedestrian or vehicular circulation. The size of the structure is designed to be compatible with its surroundings, as the monopine is adjacent to the Cal-Trans right of way, which contains similarly sized trees and landscaping material.

4. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working the neighborhood of the proposed use.*

Wireless Communication Facilities are permitted within the M Zone with an approved conditional use permit. The monopine structure will create negligible vehicular traffic beyond what already exists from the current operation of the industrial businesses. The structure will have little impact on the abutting properties as it has been designed to blend with the surrounding areas.

5. *The subject site is:*

- a. *Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities; and*
- b. *Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.*

The project site is located within the Manufacturing (M) zoning district. The site is approximately 2.21 acres in size, and is developed with a large industrial building. The monopine structure is located in a landscape planter at the rear of the property, setback from adjacent properties. The project does not reduce parking or drive aisle widths, and remains clear of vehicular and pedestrian travel to allow safe access for public and emergency services. Lastly, the current highways and streets are sufficient for accommodating the industrial development along with the WCF, as the facility will create negligible traffic impacts beyond what already exists.

SECTION 4. CEQA DETERMINATION

In recommending adoption of this PC Resolution 24-10 for the proposed use, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) because the project is categorically exempt from CEQA pursuant to Title 14 California Code of Regulations Section 15301, Class 1.

SECTION 5. RECOMMENDATION

Staff recommends that the Planning Commission approves PC Resolution 24-10 based on the findings listed in Sections 2 and 3, and the conditions listed in “Exhibit A-1”, for the continued operation of an unmanned wireless telecommunications antenna facility at 1720 Flower Avenue.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 21st day of January, 2025.

Tina Heany, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning and Economic Development Commission of the City of Duarte held on January 21, 2025 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A-1

Conditions of Approval
Conditional Use Permit 24-06
1720 Flower Avenue (Monopine WCF)

1. This approval allows the operation of a wireless communication facility (WCF) installed on an existing monopine located at 1720 Flower Avenue. This approval does not include any currently proposed modification or improvements.
2. Conditional Use Permit 24-06 shall automatically expire ten (10) years from and after the date of adoption by the Planning Commission, granting this permit. The permit holder may seek renewal of the time-conditioned Conditional Use Permit by filing a timely renewal application for such renewal with the Community Development Department. In order to be timely, an application for renewal must be filed within 90 calendar days prior to the expiration of the Conditional Use Permit. Once a renewal application has been filed, the expiration date of the Conditional Use Permit is automatically extended until either the issuance or denial of the application for renewal has become final. Any decision to deny an application for renewal of the Conditional Use Permit shall be heard by the Planning Commission and shall be based upon the same grounds, findings, and evidence that would otherwise be necessary for the revocation of the Conditional Use Permit. Such grounds for denying an application for renewal of CUP 24-06 may include, but are not limited to, circumstances have changed (including the reasonable availability of new technology) such that one or more of the required findings for renewing CUP 24-06 can no longer be made.
3. The Applicant (CCATT LLC or successor) shall continuously maintain the wireless communication facility, associated equipment, finished surfaces and/or camouflaging materials as necessary, to ensure camouflaging/aesthetics simulate the appearance of a healthy and vibrant pine tree, and/or technology remains current and compliant with all applicable regulations and standards. All portions of the monopine shall appear in good condition at all times. Any problems or concerns identified by the City shall be corrected in a timely manner, but in no case later than 90 days from written correspondence provided to the Applicant. Failure to address any problems associated with the proposed use as a wireless telecommunications facility, or non-compliance with required conditions and regulations may warrant the matter being scheduled for a revocation hearing before the Planning Commission for review.
4. In the event that the tower owner or wireless service provider changes, new contact information must be provided to the City of Duarte to ensure the City is able to notify the correct party of concerns. Either party may request that notices be sent to other or additional addresses
5. Landscape planters shall be continually maintained and permanently irrigated. All plant material shall be healthy and in a disease and pest-free condition.

6. Any problems associated with the proposed use as a wireless telecommunications facility may warrant the matter being scheduled for a revocation hearing before the Planning Commission.
7. The applicant shall comply with applicable regulations of the M zone and Section 19.60.190 of Duarte Development Code.
8. All wiring, cable bridges, and or other conduit associated with the proposed use shall be located at the base of the monopine structure, buried underground, run inside the building, or enclosed within the equipment cabinet.
9. No advertising material shall be allowed on any portion of the facility.
10. All product and material storage shall occur within the building. Exterior storage is prohibited.
11. No form of video transmission shall be allowed unless approved by the Planning Commission.
12. The applicant/telecommunications service provider (CCATT LLC, AT&T Wireless, or successors) shall retain a valid business license for the duration of the antenna facility operation.
13. Any and all correction notices generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant, successor, and all agents thereof.
14. Any expansion or modification of the use beyond what is approved as part of Conditional Use Permit 24-06 will require a new Conditional Use Permit and approval from the Planning Commission.
15. This entitlement shall be contingent upon the privileges being utilized within 12 months from the effective approval date.
16. The decision of the Planning Commission may be appealed to the City Council within 15 days from the date of this letter. Said appeal must be in writing and filed with the City Clerk's office (DMC 19.144). The written appeal shall include reasons for the appeal.
17. Applicant shall provide a notarized letter from the property owner acknowledging and consenting to the conditions of approval associated with the Conditional Use Permit. The letter shall be submitted to the Planning Division within 15 days from the date of approval by the Planning Commission.
18. Any violation of the Conditions of Approval, Municipal, or other governmental regulations may be grounds for initiation of proceedings for the revocation of this Conditional Use Permit.

19. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.



City of Duarte
Community Development Department

EXHIBIT B
VICINITY MAP AND SITE PHOTOS

SUBJECT PROPERTY-AERIAL



View from 210/605 Freeway





**City of Duarte
Community Development Department**

Nearby – Lewis Business Center





City of Duarte
Community Development Department

Tower and Equipment Cabinet – Current Conditions





City of Duarte
Community Development Department



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GENERAL NOTES

- FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR - BECHTEL COMMUNICATIONS
SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
OWNER - AT&T MOBILITY
OEM - ORIGINAL EQUIPMENT MANUFACTURER

ALL BECHTEL SAFETY PROCEDURES MUST BE ADHERED TO.
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE (E) CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
- ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
- SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE (E) TRAYS AND/OR SHALL ADD (E) TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
- THE SUBCONTRACTOR SHALL PROTECT (E) IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE (E) FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
- ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
- ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS NOTED OTHERWISE ON DRAWINGS. ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
- ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.
- CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 25736-000-3PS-UB00-00002, "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T-GENESIS SITES".
- SUBCONTRACTOR SHALL VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF (E) CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
- THE (E) CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE (E) NORMAL OPERATION. ANY WORK ON (E) EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHALL BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
- SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
- ANY CHANGES IN LOCATION OF THE PROPOSED EQUIPMENT AS SHOWN ON THE DRAWING, THE GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEERING.
- WHEN SWAPPING OF THE EQUIPMENT IS DONE ON ROOFTOPS OR EQUIPMENT PLATFORMS, SWAPOUTS SHOULD BE DONE ONE AT A TIME. ROOFTOPS AND PLATFORMS SHOULD NOT BE USED AS STAGING AREA FOR EQUIPMENT(S).
- REFER TO PROJECT STANDARD DETAILS WHERE APPLICABLE.

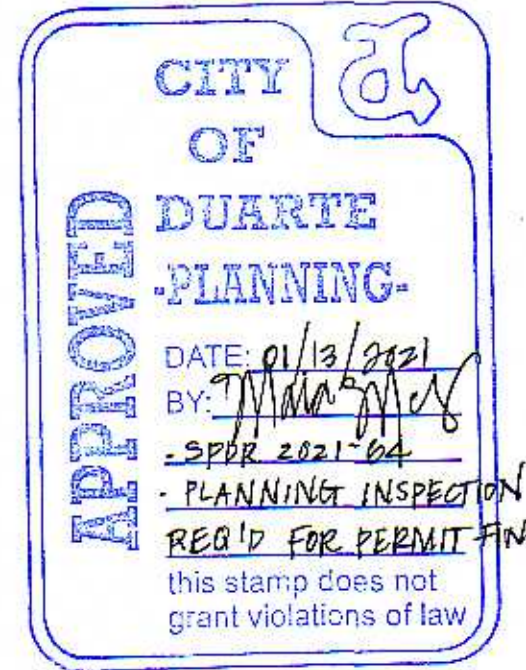


C-BAND, BBU RECONFIGURE PROJECT

SITE NUMBER: LAC949 / CLL04231
FA NUMBER: 10086694
PACE NUMBER: MRLOS081826
SITE NAME: 210 FWY/605 FWY

DRAWING INDEX

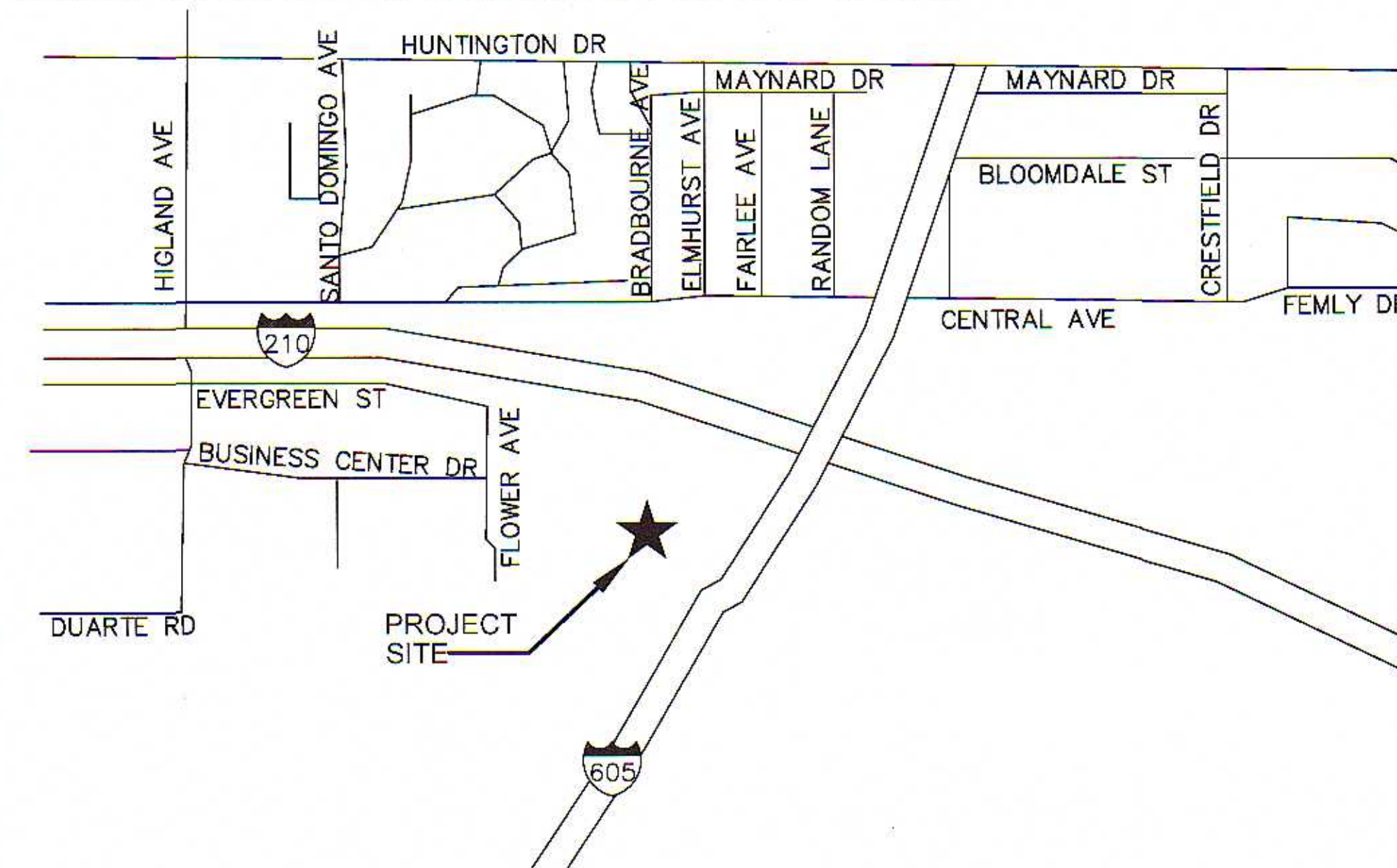
		REV
LA-LAC949-T01	TITLE SHEET	1
LA-LAC949-T02	ZONING APPROVAL LETTER	1
LA-LAC949-A01	SITE PLAN	1
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LA-LAC949-A05	ELEVATIONS	1
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LA-LAC949-A08	LTE SYSTEM DIAGRAM	1



VICINITY MAP

DRIVING DIRECTIONS FROM AT&T TUSTIN OFFICE:

GET ON CA-55 N/STATE RTE 55 N FROM EDINGER AVE AND NEWPORT AVE, TAKE EXIT 10B TO MERGE ONTO I-5 N TOWARDS SANTA ANA, TAKE EXIT 124 TO MERGE ONTO I-605 N, KEEP RIGHT TO STAY ON I-605 N, TURN LEFT ONTO W HISTORIC RTE 66 W/HUNTINGTON DR, TURN LEFT ONTO HIGHLAND AVE, TURN LEFT ONTO EVERGREEN ST, CONTINUE ONTO FLOWER AVE, SITE WILL BE ON THE RIGHT



PROJECT INFORMATION

SCOPE OF WORK:

AT&T PROPOSES TO MODIFY, OPERATE AND MAINTAIN AN EXISTING UNMANNED TELECOM FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- REMOVE (3) (E) 8' HIGH PANEL ANTENNAS FROM POSITION #1 AND INSTALL (3) (N) 8' HIGH 12-PORT PANEL ANTENNAS.
- INSTALL (3) (N) 8' HIGH 12-PORT PANEL ANTENNAS FROM POSITION #4
- RELOCATE (3) (E) ANTENNAS FROM POSITION #4 TO POSITION #3. *RELOCATE (E) REVS FROM POSITION #2 AND #3 TO POSITION #1 AND #4*
- REMOVE (3) (E) 8' HIGH PANEL ANTENNAS FROM POSITION #2 AND INSTALL (3) (N) AIR ANTENNAS W/INTEGRATED RRU.
- INSTALL (1) (N) RECTIFIER IN (E) DCPD
- REMOVE 5216 AND DISCONNECT 1-XMU LEAVE ON SITE AS SPARE FOR FUTURE XMU
- REMOVE ALL (E) (5) STRINGS (20 CELLS) OF MARATHON M12V180FT
- ALL (N) EQUIPMENT SHALL PAINT TO MATCH THE (E) MONOPINE AND INSTALL SOCKS ON ALL (N) ANTENNAS.
- GC TO PAINT AIR 6449 ANTENNA ,DO NOT USE METALLIC PAINT AND DO NOT PAINT BOTTOM OF AIR ANTENNA.

ALL WORK SHALL CONFORM TO THE 2019 CBC, 2019 CRC, 2019 CPC, 2019 CMC, 2019 CEC, 2019 CA ENERGY CODE, 2019 CA GREEN CODE AND CITY ORDINANCES.

CITY OF DUARTE
BUILDING AND SAFETY DIVISION
APPROVED
This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Building & Safety. The stamping of these plans and specifications shall not be held in violation of any provision of the Ordinance or State law.
Date: 1-13-22
Signature: [Signature]
LOS

Maia Melnick
01/11/2022
SPDR 2021-64

SITE ADDRESS: 1720 FLOWER AVE
DUARTE, CA 91010
LATITUDE: 34° 08' 00.7" N
LONGITUDE: 117° 57' 37.1" W
JURISDICTION: CITY OF DUARTE

CURRENT ZONING: TELECOMMUNICATIONS FACILITY
PROPOSED USE: TELECOMMUNICATIONS FACILITY
APN: 8528-015-049
SITE ACQ: COASTAL BUSINESS GROUP
JESSICA GREVIN
949.336.1550

STRUCTURAL REVIEW

STRUCTURAL ANALYSIS TO BE COMPLETED BY CROWN CASTLE.

APPLICABLE CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: CALIFORNIA BUILDING CODE 2019
ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 - 2020 NATIONAL ELECTRICAL CODE (NEC) AND CALIFORNIA STATE MINIMUM STANDARD ELECTRICAL CODE - 2019
LIGHTNING PROTECTION CODE: NFPA 780 - 2020 STANDARD FOR THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS
AMERICAN CONCRETE INSTITUTE (ACI) 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
TMS 402/602-16 BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES (FORMERLY DESIGNATED AS TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6)
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), STEEL CONSTRUCTION MANUAL, FIFTEENTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H 2017, STRUCTURAL STANDARDS FOR ANTENNA SUPPORTING STRUCTURES, ANTENNA AND SMALL WIND TURBINE SUPPORT STRUCTURES
INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
IEEE 1100 RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT
IEEE C62.41 RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
ANSI T1.311 FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION
FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.



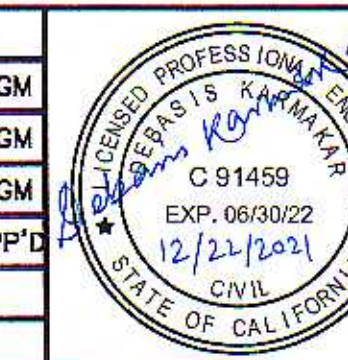
BECHTEL INFRASTRUCTURE
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SITE NAME: 210 FWY/605 FWY
SITE NO. LAC949 / CLL04231
USID: 26435
1720 FLOWER AVE
DUARTE, CA 91010



1452 EDINGER AVENUE, 3rd FLOOR
TUSTIN, CA 92780

1	12/20/21	REVISED TO INCORPORATE ZONING APPROVAL LETTER	KV	KP	GGM
0	10/05/21	ISSUED FOR PERMIT/CONSTRUCTION	SAS	KP	GGM
A	09/16/21	ISSUED FOR REVIEW	SAS	KP	GGM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED: SAS	DRAWN: SAS		
BECHTEL DRAWING NUMBER:	26377-110-C0-0000-00097-001				



C-BAND, BBU RECONFIGURE PROJECT

TITLE SHEET

DRAWING NUMBER	REV
26377-110-FF	1

RECEIVED
JAN 10 2022
CITY OF DUARTE COMMUNITY CENTER

2022-013

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City of Duarte

1600 Huntington Drive, Duarte, CA 91010 | Tel (626) 357-7931 | Fax (626) 358-0018 accessduarte.com

December 6, 2021

Coastal Business Group, Inc.
Attn: Jessica Grevin
24310 Vowland Pkwy, Suite O #1009
Laguna Hills, CA 92653-3306

SUBJECT: Site Plan and Design Review Case No. 2021-64 – Modifications to an existing wireless communication facility for AT&T at 1720 Flower Avenue

Dear Ms. Grevin:

The Duarte Community Development Department has reviewed the proposed modifications to the existing wireless communication facility at 1720 Flower Avenue. The proposal is subject to Director review and approval under the Site Plan and Design Review process, pursuant to Section 19.122.030 of the Duarte Development Code (DDC). Under the direction of the Director, Community Development Department staff have approved the proposal.

The approval includes the removal of nine (9) existing panel antennas; relocation of three (3) existing panel antennas; relocation of six (6) existing remote radio units (RRUs); installation of six (6) new panel antennas and three (3) new air antennas with integrated RRUs; and removal of existing equipment and installation of new equipment within the ground-level equipment shelter as described and shown on the approved set of plans. All new equipment shall be painted to match the existing monopine structure and pine needle socks shall be installed on all new panel antennas.

The decision to approve the proposal is based on the following findings and is subject to the Conditions of Approval identified in Exhibit A. This decision and conditions imposed are subject to a 15-day appeal period in accordance with Section 19.144 of the Duarte Development Code.

Findings – Site Plan and Design Review – DDC Section 19.122.050(F)

The proposed development is:

1. **Consistent with the General Plan and is in compliance with all applicable provisions of this Development Code and all other City ordinances and regulations;**

The project conforms to the goals and objectives of the General Plan and specifically, Land Use Goal 3, by providing unique areas for the location of a Wireless Communication Facility, which better serves the needs of residents and businesses, and allows an important and convenient service with improved wireless coverage.

The project proposes removing nine (9) existing panel antennas; relocating three (3) existing panel antennas; relocating six (6) existing remote radio units (RRUs); installing six (6) new panel antennas and three (3) new air antennas with integrated RRUs; and removing existing equipment and installing new equipment within the ground-level equipment shelter as described and shown on the approved set of plans. Through the plan review process staff has ensured that the antennas and other equipment will remain camouflaged or within the equipment enclosure to reduce the visual impacts associated with the wireless communications facility.

If you have any questions regarding this action you may contact me at maia.mcCurley@accessduarte.com or at (626) 357-7931, ext. 259, Monday through Thursday between the hours of 7:30 AM and 6 PM.

Sincerely,

Maia McCurley

Maia McCurley
Associate Planner

Attachment: Exhibit A – Conditions of Approval

Cc: Ye Family Investments, LLC, Property Owner

2. **To be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development;**

The wireless communication facility currently exists as a monopine structure and ground-level equipment shelter, and the proposed project is limited to these existing structures. The modifications will not increase the overall footprint or size of the structures, nor will they affect the lot configuration or topography. Therefore, the parcel will continue to adequately accommodate the wireless communication facility.

3. **In compliance with the applicable criteria specified in Subsection 19.122.040 D. (Application Filing, Processing, and Review), and the site is suitable for the proposed development; and**

a. **Compatibility.** *The project has been designed in a manner that will meet the requirements of wireless communication facilities, as outlined in the Duarte Development Code. The wireless communication facility antennas and other attachments will be camouflaged with pine socks. Other equipment mounted to the structure will be painted to match the monopine, and the ground-level equipment modifications will occur inside the equipment shelter and will not be visible from the public right-of-way.*

b. **Architectural Design and Detail.** *The project will contain a stealth design as required by the Duarte Development Code. The panel antennas will be concealed and camouflaged with pine socks and other equipment will be painted to match the monopine structure in order to enhance its resemblance to a pine tree. The improvements provide visual enhancements to the facility and reduces the wireless communication facility's visibility from the public right-of-way.*

c. **Landscape, Lighting, Parking, Signs, and Other Design Details.**

- *All new equipment not located on the monopine will be located within the existing equipment shelter. Cables leading to the new antennas will be internal to the pole and located underground in the span between the pole and the equipment shelter. The existing equipment and lease area will remain unchanged.*

• **Fences/Walls.** *The project does not propose or require any new property fences or walls.*

• **Landscaping.** *The project does not propose or require any new property landscape or irrigation, and the existing landscaping will remain.*

• **Lighting.** *The project does not propose or require the use of any new lighting.*

• **Parking.** *The project does not propose or require any changes to parking.*

• **Signs.** *The project does not propose or require any new signage.*

4. **Designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.**

The project will have no adverse effects on neighboring properties, as the site is sufficient in size and shape to accommodate the wireless communication facility. The wireless communication facility is

EXHIBIT A

CONDITIONS OF APPROVAL Site Plan and Design Review Case No. 2021-64 AT&T Wireless Communication Facility Modification at 1720 Flower Avenue

1. This approval is for the removal of nine (9) panel antennas; relocation of three (3) panel antennas; and installation of six (6) new panel antennas and three (3) new air antennas with integrated RRUs on the existing monopine wireless communication facility structure, along with the removal and installation of equipment within the ground-level equipment shelter. The new antennas shall be installed in the same location as the current antennas and shall be covered with new pine needle socks. An increase in the quantity of antennas or a change to the location of the antennas is not included with this approval.
2. All existing pine needles, branches, and bark on the existing monopine structure that appear damaged/diseased shall be removed and replaced with new branches, needles, and bark as needed throughout the entire monopine structure.
3. All antenna support structures, arm-mounted equipment, trunk-mounted equipment, bracing, or other exposed surfaces shall be repainted green or brown to resemble a live pine tree.
4. The monopine shall be painted to reflect a consistent bark-like color and finish throughout the entire trunk.
5. Any wires located on the exterior of the equipment shelter shall be concealed by conduit which is painted to match the equipment shelter.
6. All cables and utility lines shall be buried underground or run inside the pole shaft. All equipment and utility cabinets shall remain in the existing equipment enclosure.
7. The operation of equipment/service vehicles shall occur only on the approved ingress/egress easement as described in the lease agreement.
8. Finished surfaces for the wireless facility shall be continuously maintained and appear in good condition at all times.
9. Any requested changes to the site plan or elevations of the wireless facility, other than those listed as a condition, shall require review and approval from the Community Development Department prior to installation.
10. All applicable conditions associated with Conditional Use Permit 11-04 shall be complied with at all times.
11. No advertising material shall be allowed on any portion of the facility.
12. The applicant, or successor, and project shall comply with all regulations of the M (Manufacturing) zone and applicable sections of the Duarte Development Code, including the intent and purpose of the zones, permitted uses, development standards, and any other applicable sections.

installed on an existing monopine. The equipment lease area is enclosed and inaccessible to the general public. Additionally, the general layout of the property allows for adequate and safe vehicular/pedestrian traffic, ensuring the safety and general welfare of the public and surrounding community.

Findings – Wireless Communication Facilities – DDC Section 19.60.190(H)

The proposed development is:

1. **Co-location or alternative.** *The applicant has located the antennas on an approved co-location facility, or has demonstrated to the City, in compliance with this Section, a good-faith effort to locate the antennas on an approved co-location facility, but has demonstrated that co-location is not technically feasible due to coverage needs, potential interference, or other technical reasons supported by substantial evidence;*

The project proposes new antennas and RRUs to be located on an existing wireless communications facility. AT&T and Metro PCS are both tenants at this location, with AT&T's equipment located on the upper section of the tower and Metro PCS's equipment located on the lower section of the tower.

2. **No conflict with existing use.** *There is adequate space on the property for the WCF so that it does not conflict with the use of existing structures on the property, does not reduce required parking, and does not conflict with or reduce landscaping setbacks or development standards;*

The project consists of the installation and re-location of antennas and equipment within the existing wireless communications facility and lease area. The project will not occupy additional space outside of the existing lease area; affect other structures on the property; require parking; or involve the consideration of setbacks or other development standards of the zone.

3. **No conflict with surrounding environment.** *The design and placement of the WCF does not adversely impact the use of the property, other structures located on the property, or the surrounding area or neighborhood;*

The antennas and equipment are proposed to be located on an existing wireless communication facility and within an existing equipment enclosure. The antennas proposed to be installed on the monopine will be screened by pine needle socks and the equipment located within the enclosure will be fully screened from public view. The proposed scope of work will not negatively affect the surrounding environment.

4. **Compliance with section.** *The proposed WCF is consistent with the intent and purpose specified in Subsection A. (Intent and purpose), above, and complies with the design standards in this Section; and*

The proposed project will modify the existing WCF to provide enhanced communications for AT&T customers and public safety personnel. The conditions of approval will ensure that the project does not have any additional visual impacts.

5. **Least possible visual impact.** *The applicant has demonstrated that the WCF will have the least possible visual impact on the environment taking into account economic, engineering, technical, and other relevant factors to be considered in compliance with this Section.*

13. *The applicant/telecommunications service provider shall retain a valid business license for the duration of the antenna facility operation.*

14. *Any revisions to the site plan, elevations, colors, and materials in addition to those listed as conditions of approval, shall be reviewed and approved by the Planning Division prior to installation; such changes may require review and approval from the Architectural Review Board.*

15. *Plans and all required plan check fees shall be submitted to the Community Development Department for Building & Safety plan check prior to construction. Approval from Building & Safety shall be obtained prior to the issuance of permits. Construction drawings, including the site plan, elevations, and colors shall be consistent and in substantial compliance with the conceptual approval and any required conditions of the Architectural Review Board.*

16. *Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant, and all agents thereof.*

17. *Building permits for this project must be issued within one-year from the date of final approval and may be extended in compliance with Section 19.130.070 of the Duarte Development Code.*

18. *The property owner, contractor, and all representatives shall comply with applicable City noise ordinances. Construction activities, deliveries, and haul-off will only be permitted from 7 AM to 7 PM, Monday through Saturday, excluding Federal holidays. No construction related idling of engines or other disturbances shall occur outside of noted work hours.*

19. *A final inspection shall be made by the Planning Division prior to final sign-off of any building permits to ensure that all conditions have been met.*

20. *The Decision of the Director may be appealed to the Architectural Review Board within 15 days from the date of approval. Said appeal must be in writing and filed with the Community Development Department (DDC 19.144). The written appeal shall include reasons for the appeal and the applicable fee.*

21. *That by the acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void, or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.*

NOTE:
COA DOCUMENT IS PRESENTED HEREIN AS A
REFERENCE ONLY AND THE RECORD VERSION IS
AVAILABLE FROM THE CITY OF DUARTE.

ZONING APPROVAL LETTER



**BECHTEL INFRASTRUCTURE
AND POWER CORPORATION**
16808 ARMSTRONG AVENUE, SUITE 225
IRVINE, CA 92606

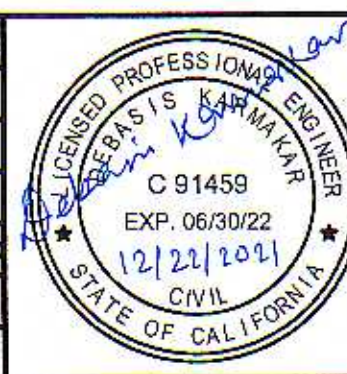
SITE NAME: 210 FWY/605 FWY
SITE NO. LAC949 / CLL04231
USID: 26435
1720 FLOWER AVE
DUARTE, CA 91010



at&t
Mobility

1452 EDINGER AVENUE, 3rd FLOOR
TUSTIN, CA 92780

1	12/20/21	REVISED TO INCORPORATE ZONING APPROVAL LETTER					KV	KP	GGM
NO.	DATE	REVISIONS					BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED: SAS			DRAWN: SAS				
BECHTEL DRAWING NUMBER:		26377-110-CO-0000-00097-001							



C-BAND, BBU RECONFIGURE PROJECT

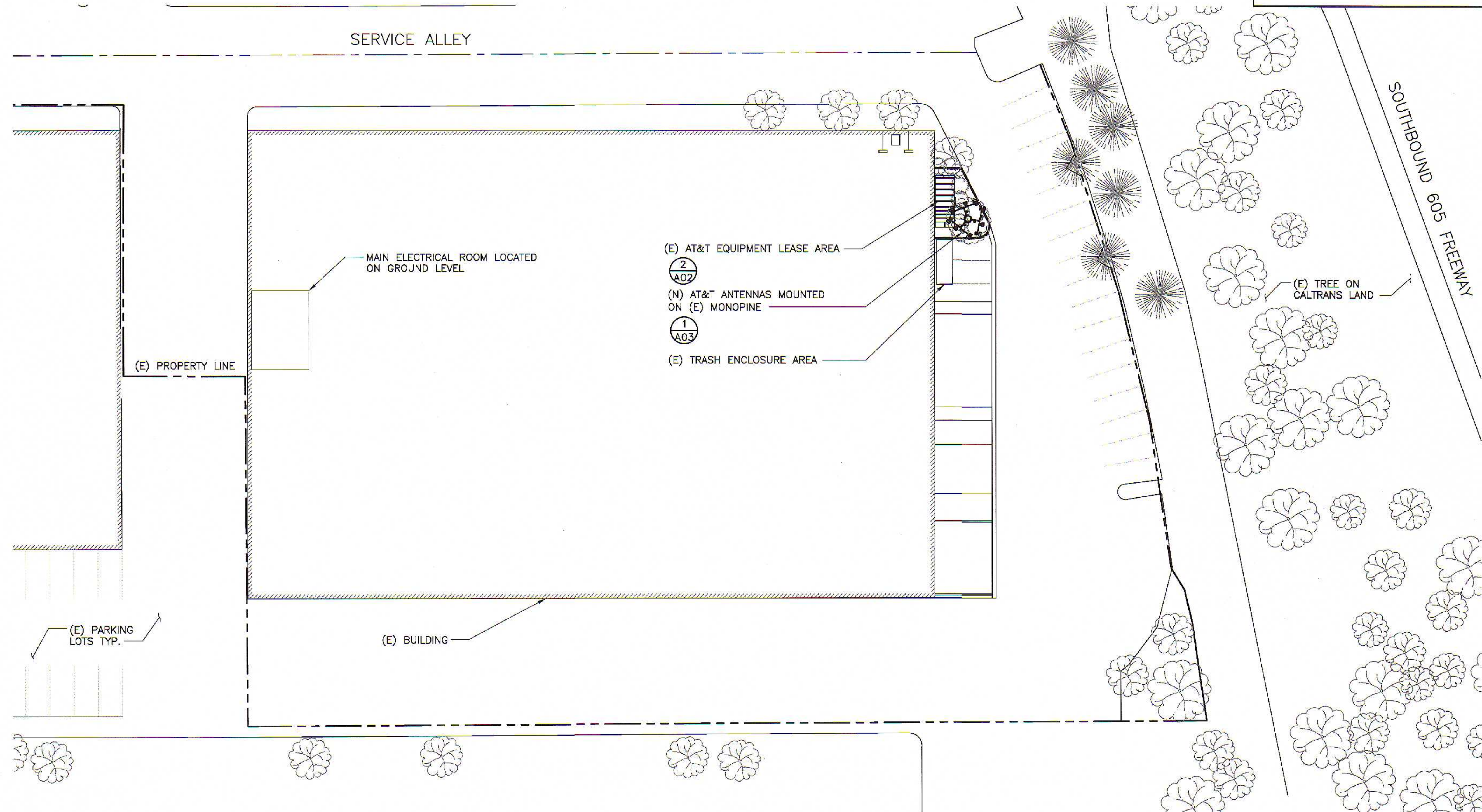
ZONING APPROVAL LETTER

DRAWING NUMBER	REV
26377-110-FF	1

LA-LAC949- T02

LEGEND
(E) : EXISTING
(N) : NEW

1. THE PROPERTY LINE SHOWN HAS BEEN CREATED WITHOUT THE BENEFIT OF A SURVEY AND IS FOR REFERENCE ONLY. ALL PROPERTY LINES, EASEMENTS AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. BECHTEL DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, ROADS AND SETBACKS. THIS SITE PLAN IS NOT A SURVEY AND IS PROVIDED FOR INFORMATION ONLY.



FULL SCALE 1"=30'-0"

30 15 0 30 60

HALF SCALE 1"=60'-0"

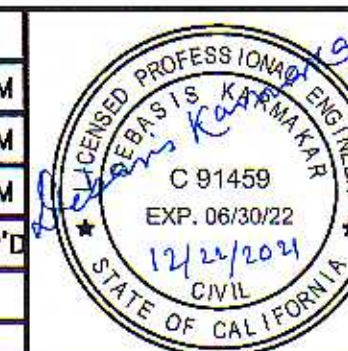


**BECHTEL INFRASTRUCTURE
AND POWER CORPORATION**
16808 ARMSTRONG AVENUE, SUITE 225
IRVINE, CA 92606

SITE NAME: 210 FWY/605 FWY
SITE NO. LAC949 / CLL04231
USID: 26435
1720 FLOWER AVE
DUARTE, CA 91010



1452 EDINGER AVENUE, 3rd FLOOR
TUSTIN, CA 92780

[illegible]

C-BAND, BBU RECONFIGURE PROJECT

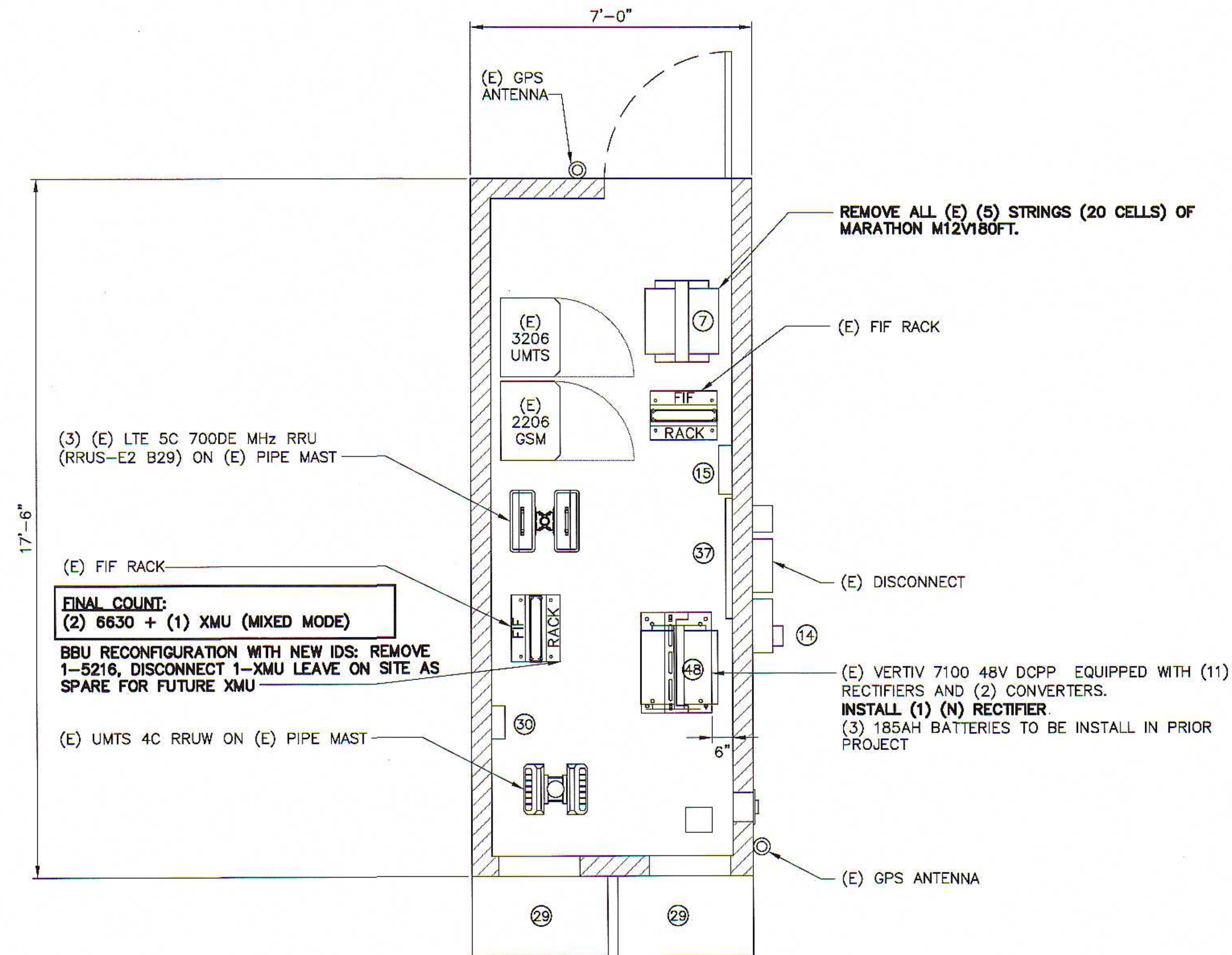
SITE PLAN

DRAWING NUMBER		REV
26377-110-FF	LA-LAC949-A01	1

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LEGEND

- EXISTING EQUIPMENT
— NEW EQUIPMENT
(E) : EXISTING
(N) : NEW



EQUIPMENT LAYOUT PLAN
(SHELTER ON GROUND)

CONDITIONS OF APPROVAL NOTES:

1. THE (N) ANTENNAS SHALL BE INSTALLED IN THE SAME LOCATION AS THE CURRENT ANTENNAS AND SHALL BE COVERED WITH (N) PINE NEEDLE SOCKS. AN INCREASE IN THE QUANTITY OF ANTENNAS OR A CHANGE TO THE LOCATION OF THE ANTENNAS IS NOT INCLUDED WITH THIS APPROVAL.
2. ALL (E) PINE NEEDLES, BRANCHES, AND BARK ON THE (E) MONOPINE STRUCTURE THAT APPEAR DAMAGED/DISCOLORED SHALL BE REMOVED AND REPLACED WITH NEW BRANCHES, NEEDLES, AND BARK AS NEEDED THROUGHOUT THE ENTIRE MONOPINE STRUCTURE.
3. ALL ANTENNA SUPPORT STRUCTURES, ARM-MOUNTED EQUIPMENT, TRUNK-MOUNTED EQUIPMENT, BRACING OR OTHER EXPOSED SURFACES SHALL BE REPAINTED GREEN OR BROWN TO RESEMBLE A LIVE PINE TREE.
4. THE MONOPINE SHALL BE PAINTED TO REFLECT A CONSISTENT BARK-LIKE COLOR AND FINISH THROUGHOUT THE ENTIRE TRUNK.
5. ANY WIRES LOCATED ON THE EXTERIOR OF THE EQUIPMENT SHELTER SHALL BE CONCEALED BY CONDUIT WHICH IS PAINTED TO MATCH THE EQUIPMENT SHELTER.
6. ALL CABLES AND UTILITY LINES SHALL BE BURIED UNDERGROUND OR RUN INSIDE THE POLE SHAFT. ALL EQUIPMENT AND UTILITY CABINETS SHALL REMAIN IN THE (E) EQUIPMENT ENCLOSURE.



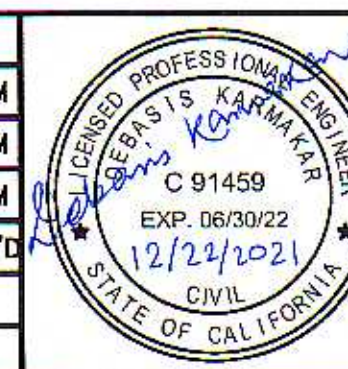
**BECHTEL INFRASTRUCTURE
AND POWER CORPORATION**
16808 ARMSTRONG AVENUE, SUITE 225
IRVINE, CA 92606

SITE NAME: 210 FWY/605 FWY
SITE NO. LAC949 / CLL04231
USID: 26435
1720 FLOWER AVE
DUARTE, CA 91010



1452 EDINGER AVENUE, 3rd FLOOR
TUSTIN, CA 92780

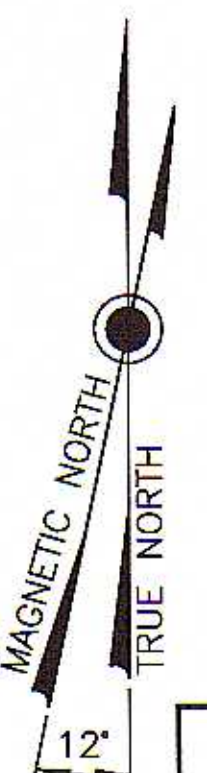
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SCALE: AS SHOWN DESIGNED: SAS DRAWN: SAS					
BECHTEL DRAWING NUMBER: 26377-110-C0-0000-00097-001					



C-BAND, BBU RECONFIGURE PROJECT

EQUIPMENT

DRAWING NUMBER	REV
26377-110-FF	1
LA-LAC949-A02	



FULL SCALE 1/2"=1'-0"
12" 0 1 2 3 4 5 FT
HALF SCALE 1/4"=1'-0"

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LEGEND

— EXISTING EQUIPMENT
— NEW EQUIPMENT

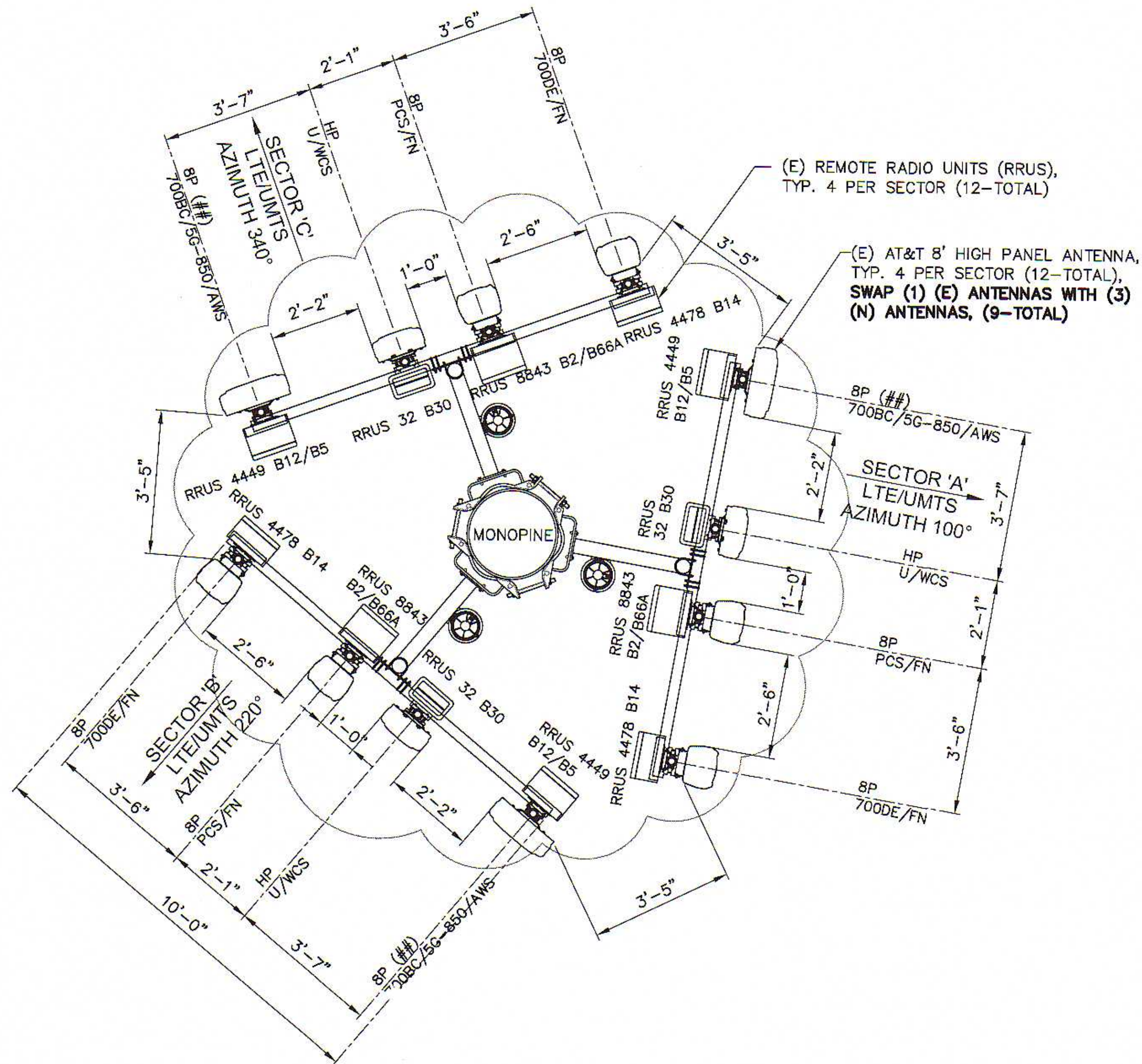
(E) : EXISTING

(N) : NEW

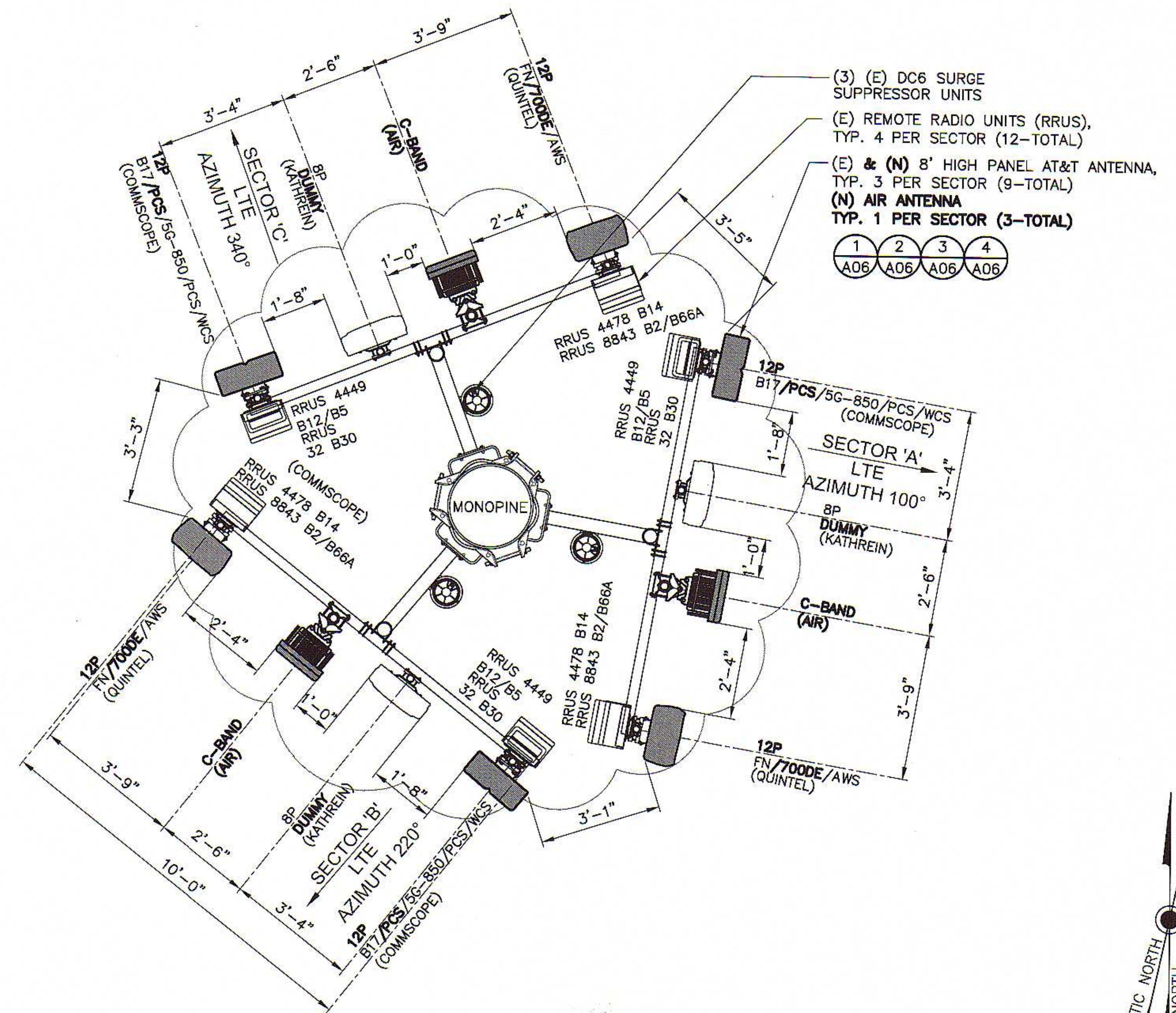
(##) : RELOCATE (E) 8' HIGH PANEL ANTENNA FROM POSITION #4 TO POSITION #3, TYP. 1 PER SECTOR (3-TOTAL)

NOTES:

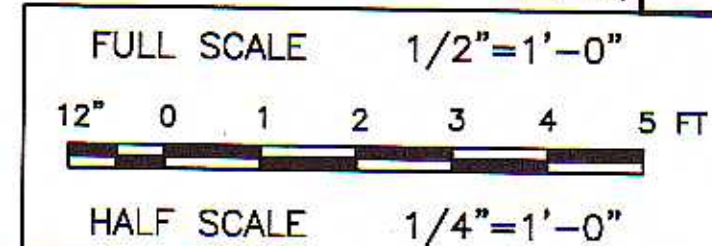
1. ALL (N) EQUIPMENT SHALL BE PAINTED TO MATCH THE COLOR OF THE (E) MONOPINE AND INSTALL (N) SOCKS ON ALL ANTENNAS.
2. GC IF REQUIRED TO PAINT AIR 6449 ANTENNA, DO NOT USE METALLIC PAINT AND DO NOT PAINT BOTTOM OF AIR ANTENNA.



ANTENNA LAYOUT PLAN - EXISTING



ANTENNA LAYOUT PLAN - PROPOSED



**BECHTEL INFRASTRUCTURE
AND POWER CORPORATION**
16808 ARMSTRONG AVENUE, SUITE 225
IRVINE, CA 92606

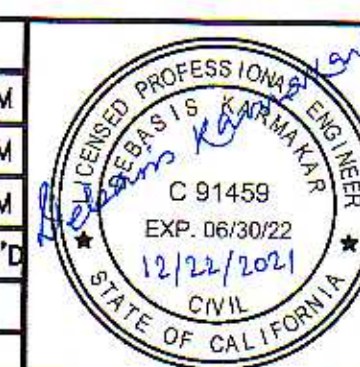
SITE NAME: 210 FWY/605 FWY
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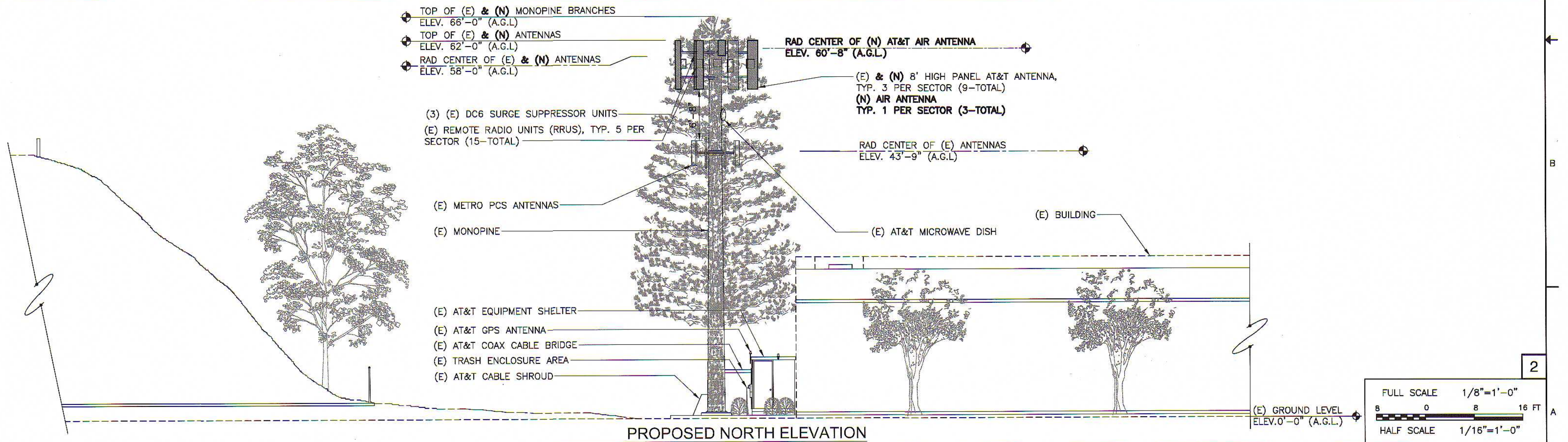
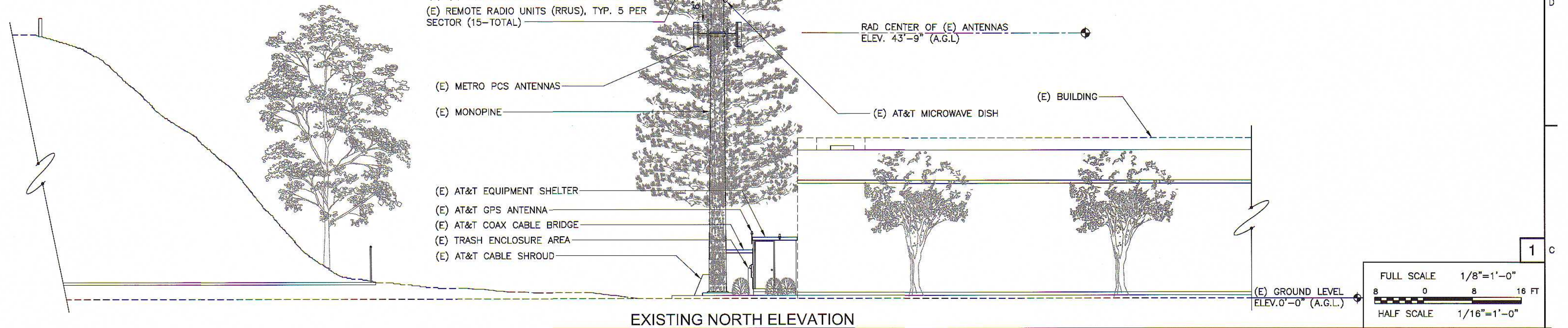
C-BAND, BBU RECONFIGURE PROJECT

ANTENNA LAYOUT PLANS

DRAWING NUMBER	REV
26377-110-FF	1
LA-LAC949-A03	

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LEGEND
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— NEW EQUIPMENT
(E) : EXISTING
(N) : NEW
(A.G.L.) : ABOVE GROUND LEVEL

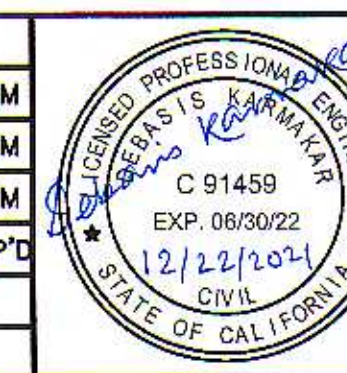


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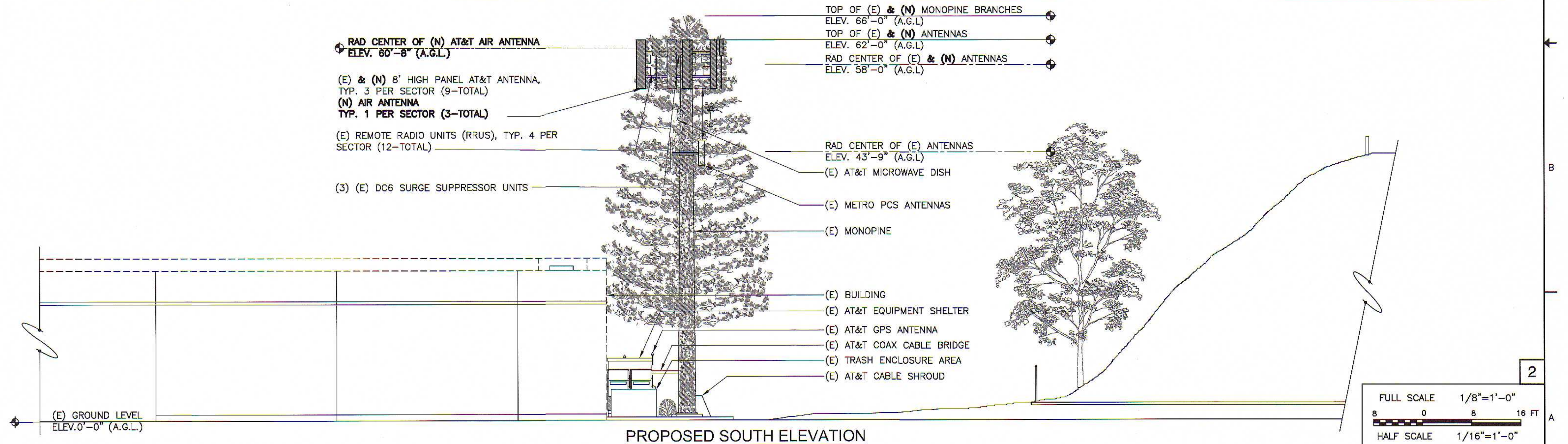
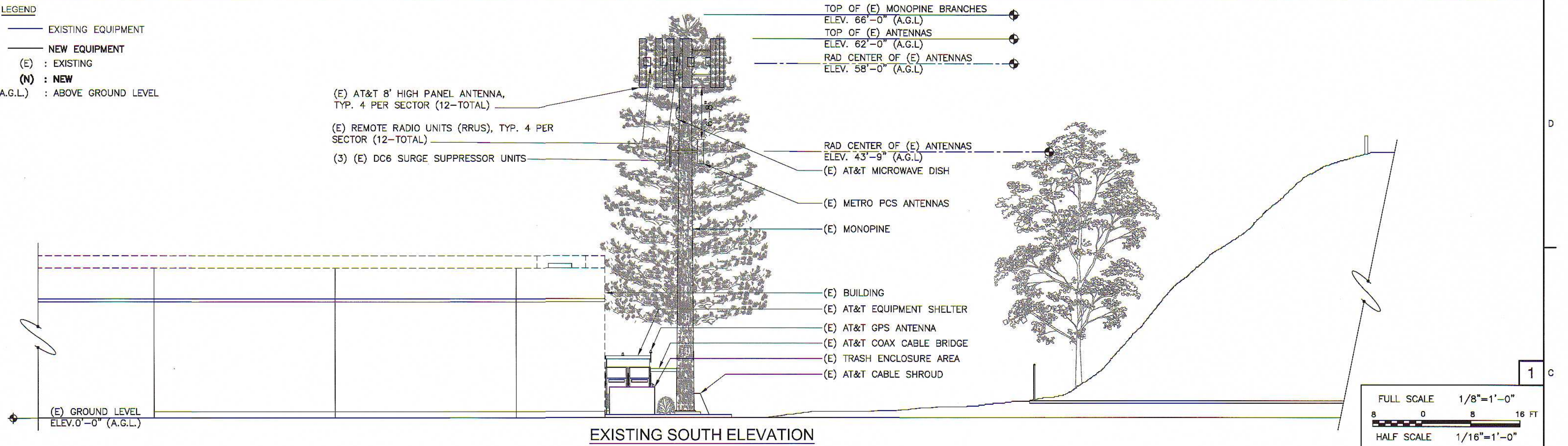
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A	09/16/21	ISSUED FOR REVIEW	SAS	KP	GG	
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SCALE: AS SHOWN		DESIGNED: SAS	DRAWN: SAS			
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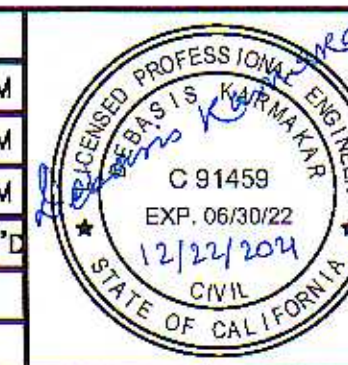
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C-BAND, BBU RECONFIGURE PROJECT

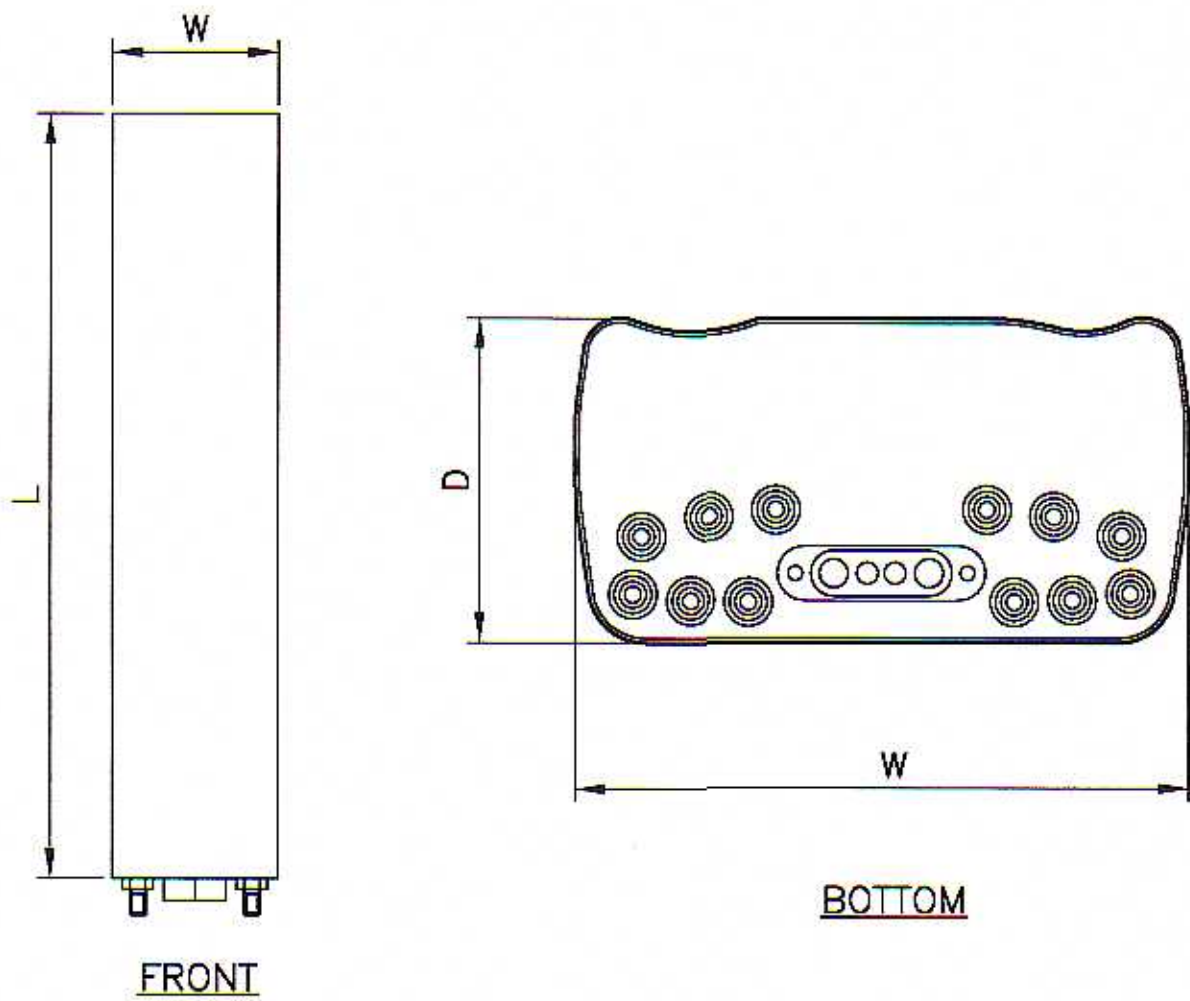
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NOT USED

7



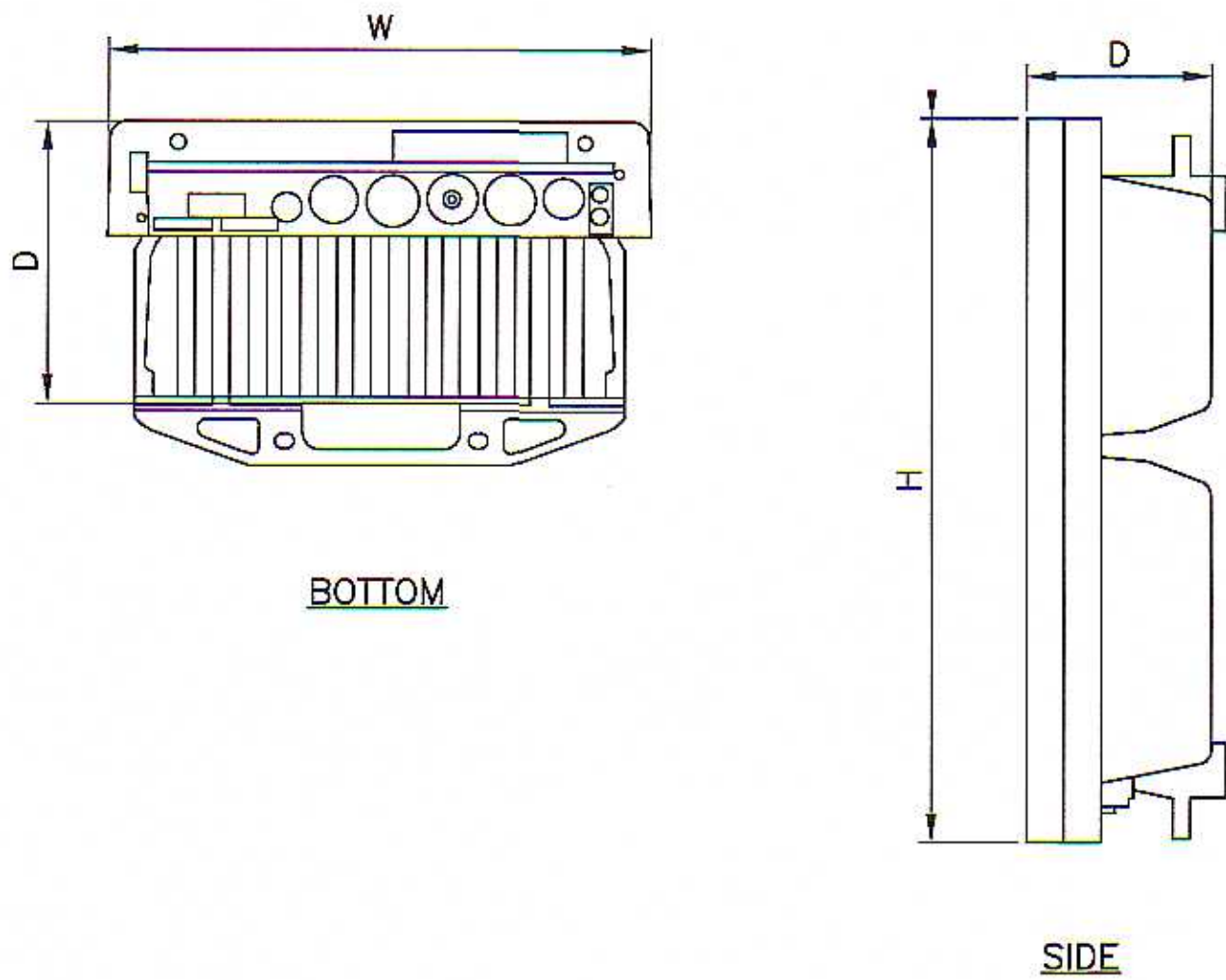
SIZE TABLE

MANUFACTURER	MODEL	BAND	FREQUENCIES, MHz	L, IN	W, IN	D, IN
QUINTEL	QD8612-7	MULTI	698-728 758-798 758-798 824-894 1695-2400 1695-2400	96.0	18.1	9.6

QUINTEL (QD8612-7) WEIGHT = 127lbs (EXCLUDING MOUNTING HARDWARE)
SEE MANUFACTURER INSTALLATION REQUIREMENTS

8' 12-PORT PANEL ANTENNA

5

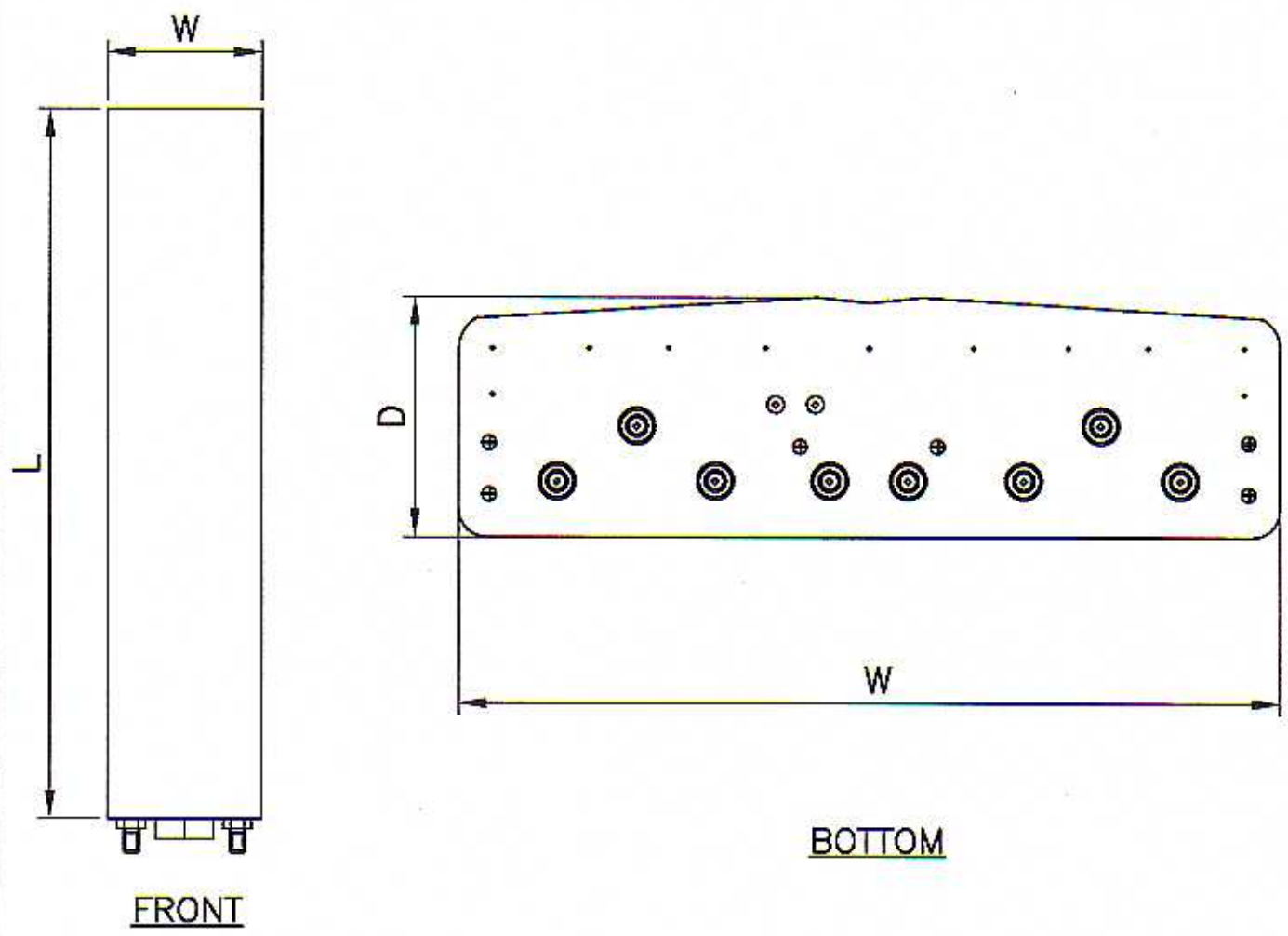


MANUFACTURER	MODEL	BAND	FREQUENCIES, GHz	L, IN	W, IN	D, IN
ERICSSON	AIR 6449 B77D	B77	3.7 - 3.98	30.6	15.9	10.6

ANTENNA WEIGHT = 83.6lbs (MOUNTING KIT EXCLUDED.)
SEE MANUFACTURER INSTALLATION REQUIREMENTS

2' AIR ANTENNA

3



MANUFACTURER	MODEL	BAND	FREQUENCIES, MHz	L, IN	W, IN	D, IN
COMMSCOPE	NNHH-65C -R6-V3	MULTI	698-806 806-896 1695-1880 1850-1990 1920-2180 2300-2360	95.98	19.60	7.75

ANTENNA WEIGHT = 102.1 lbs (CLAMPS EXCLUDED.)
SEE MANUFACTURER INSTALLATION REQUIREMENTS

8' 12-PORT PANEL ANTENNA

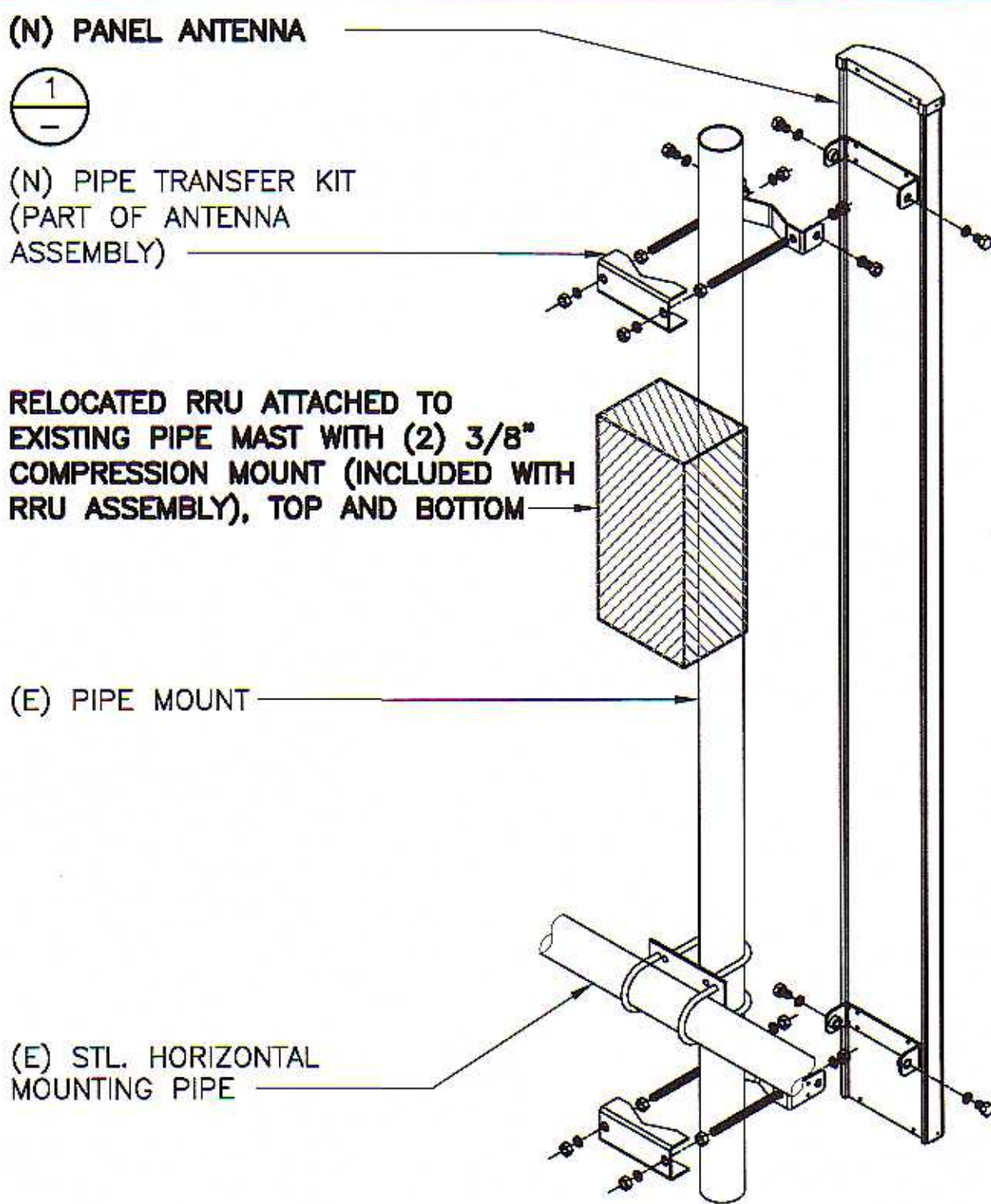
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NOT USED

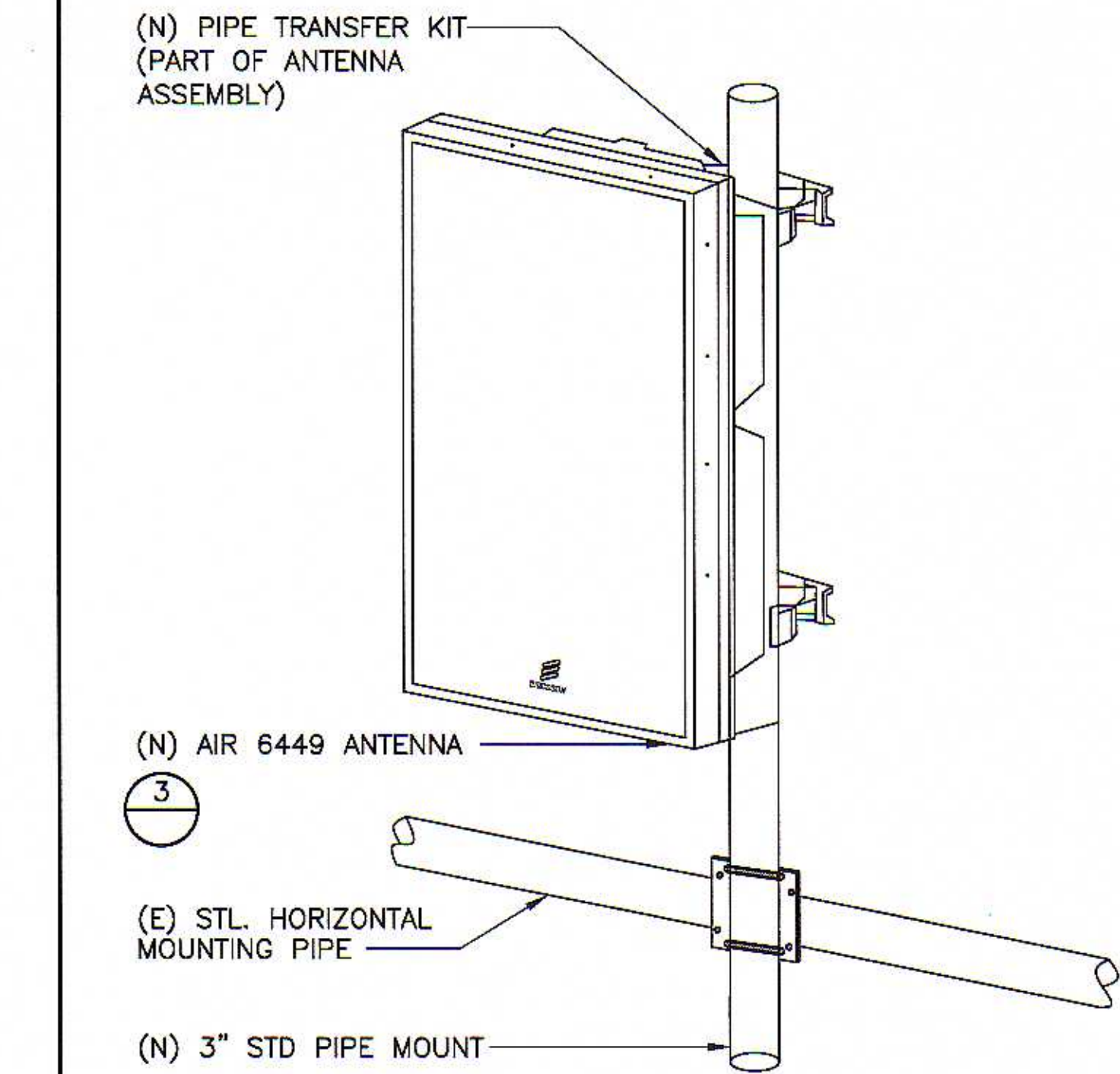
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NOT USED

6



ANTENNA MOUNTING DETAIL



AIR 6449 ANTENNA MOUNTING DETAIL

2



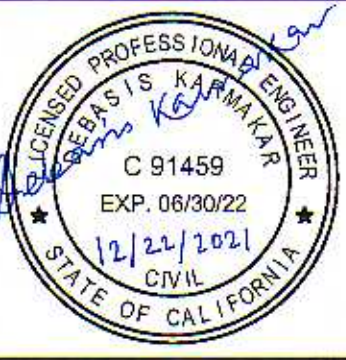
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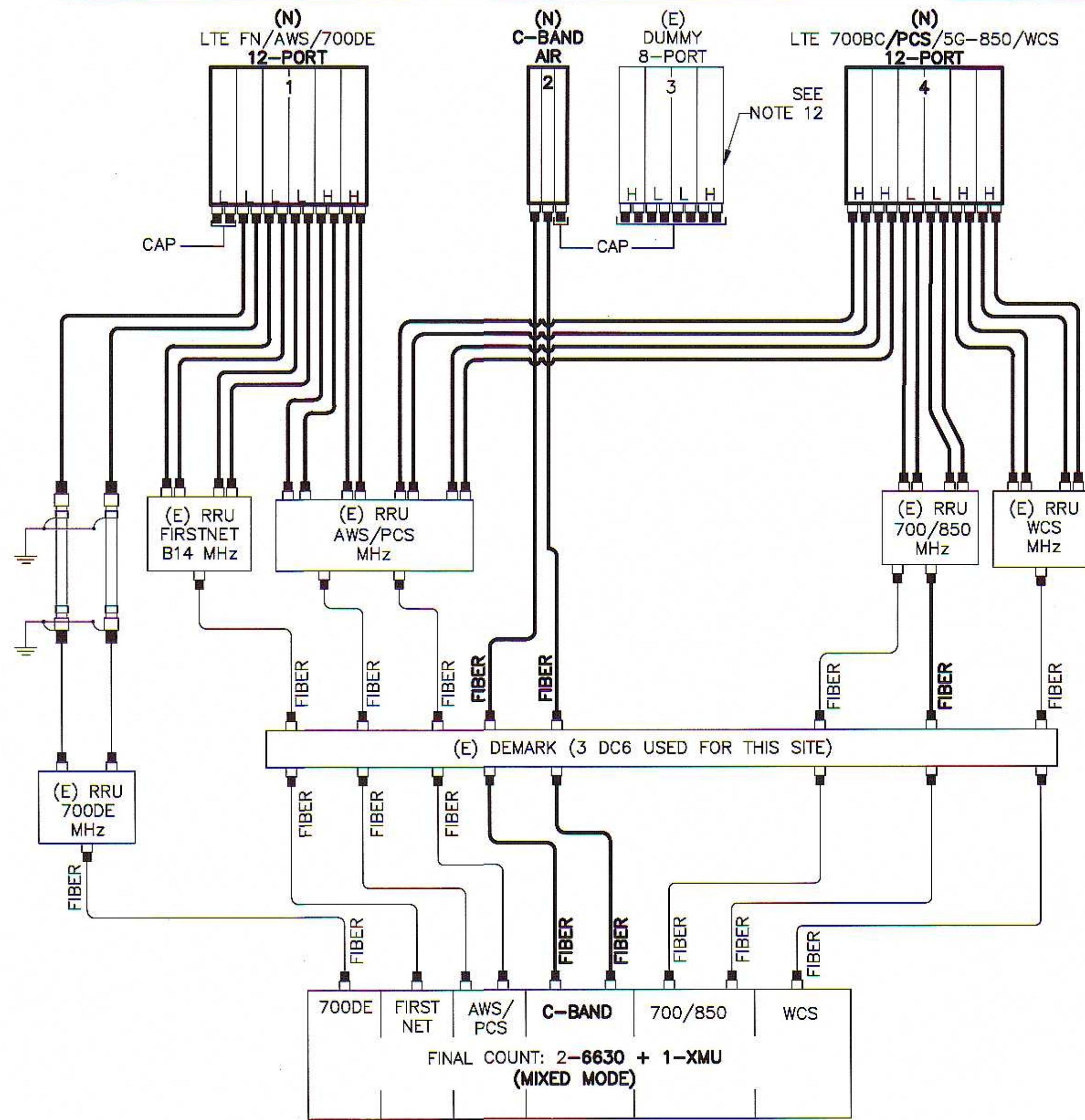


C-BAND, BBU RECONFIGURE PROJECT

DETAILS

DRAWING NUMBER	REV
26377-110-FF	1

LA-LAC949-A06



ANTENNA CONFIGURATION SECTORS A, B & C
SECTORS X, Y & Z

BILL OF MATERIALS		ANTENNA SCHEDULE												
		ANTENNA						AZIMUTH		RAD CENTER		CABLE LENGTH		
PARTS LIST		QUANTITY		POSITION	FREQUENCY	MODEL NUMBER	EXISTING	NEW	EXISTING	NEW	QTY.	LENGTH	DIA.	
1. ANTENNA:12-PORT, 8' 12P (QUINTEL QD8612-7)		3		ALPHA	A1	LTE FN/AWS/ 700DE	(N) 8' 12P (QUINTEL QD8612-7)	100°	100°	58'	58'	2	15'	FIBER JUMPER
2. ANTENNA:ERICSSON AIR (AIR6449 B77D)		3			A2	C-BAND	(N) ERICSSON AIR (AIR6449 B77D)			58'	60'8"	2	15'	FIBER JUMPER
3. ANTENNA:12-PORT, 8' 12P (COMMSCOPE NNH4-65C-R6-V3)		3			A3	DUMMY	(E) 8' 8P (KATHREIN 800-10966K)			58'	58'	-	-	-
4. 1/2"ø PRE-CONNECTORIZED JUMPERS		60			A4	LTE 700/PCS/850/WCS	(N) 8' 12P (COMMSCOPE NNH4-65C-R6-V3)			58'	58'	4	15'	FIBER JUMPER
				BETA	B1	LTE FN/AWS/ 700DE	(N) 8' 12P (QUINTEL QD8612-7)	220°	220°	58'	58'	2	15'	FIBER JUMPER
					B2	C-BAND	(N) ERICSSON AIR (AIR6449 B77D)			58'	60'8"	2	15'	FIBER JUMPER
					B3	DUMMY	(E) 8' 8P (KATHREIN 800-10966K)			58'	58'	-	-	-
					B4	LTE 700/PCS/850/WCS	(N) 8' 12P (COMMSCOPE NNH4-65C-R6-V3)			58'	58'	4	15'	FIBER JUMPER
				GAMMA	C1	LTE FN/AWS/ 700DE	(N) 8' 12P (QUINTEL QD8612-7)	340°	340°	58'	58'	2	15'	FIBER JUMPER
					C2	C-BAND	(N) ERICSSON AIR (AIR6449 B77D)			58'	60'8"	2	15'	FIBER JUMPER
					C3	DUMMY	(E) 8' 8P (KATHREIN 800-10966K)			58'	58'	-	-	-
					C4	LTE 700/PCS/850/WCS	(N) 8' 12P (COMMSCOPE NNH4-65C-R6-V3)			58'	58'	4	15'	FIBER JUMPER



BECHTEL INFRASTRUCTURE
AND POWER CORPORATION
16808 ARMSTRONG AVENUE, SUITE 225
IRVINE, CA 92606

SITE NAME: 210 FWY/605 FWY
SITE NO. LAC949 / CLL04231
USID: 26435
1720 FLOWER AVE
DUARTE, CA 91010



at&t
Mobility

1452 EDINGER AVENUE, 3rd FLOOR
TUSTIN, CA 92780

1	12/20/21	REVISED TO INCORPORATE ZONING APPROVAL LETTER	KV	KP	GGM
0	10/05/21	ISSUED FOR PERMIT/CONSTRUCTION	SAS	KP	GGM
A	09/16/21	ISSUED FOR REVIEW	SAS	KP	GGM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED: SAS	DRAWN: SAS		
BECHTEL DRAWING NUMBER:		26377-110-CO-0000-00097-001			



C-BAND, BBU RECONFIGURE PROJECT

ANTENNA CONFIGURATION

DRAWING NUMBER		REV
26377-110-FF	LA-LAC949-A07	1

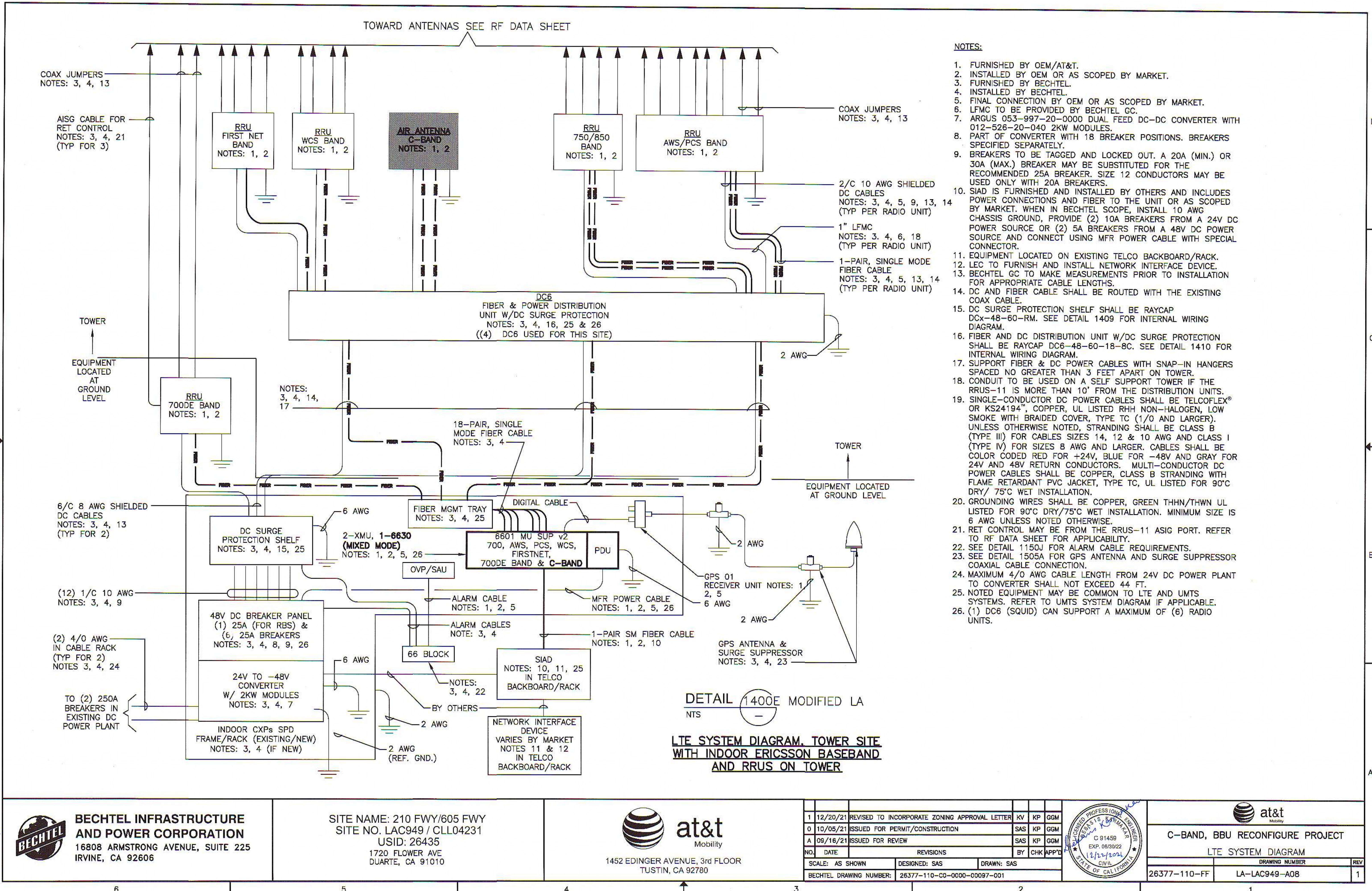
LEGEND:

(E)	EXISTING
(N)	NEW
---	EXISTING JUMPER TO REMAIN
---	FUTURE JUMPERS
---	EXISTING EQUIPMENT/JUMPER TO BE REMOVED
---	NEW JUMPER
[Box]	NEW EQUIPMENT
[Box]	EXISTING EQUIPMENT
[Cable]	NEW COAX CABLE
[Cable]	EXISTING COAX CABLE
[Box]	FUTURE EQUIPMENT

NOTES:

- ALL NEW CONNECTORS ARE "DIN" UNLESS NOTED OTHERWISE.
- DUPLEXERS AND/OR DIPLEXERS AND MOUNTING HARDWARE (J CLAMPS) SHALL BE SUPPLIED BY CONTRACTOR AND INSTALLED BY THE SUBCONTRACTOR.
- TMA FOR THE GSM 1900 AND UMTS SHALL BE SUPPLIED BY ERICSSON AND INSTALLED BY THE SUBCONTRACTOR IF REQUIRED.
- SOME OF THE SITES HAVE EXISTING FILTERS, LNA AND RF COUPLERS IN THE TDMA, 850 MHZ SYSTEMS. THESE DEVICES ARE TO REMAIN IN THE RF SIGNAL PATH AND BE KEPT DOWNSTREAM OF THE NEW DUPLEXERS.
- SUBCONTRACTOR SHALL PROVIDE COLOR CODING ON ALL COAXIAL CABLES AND JUMPERS CONNECTING TO ERICSSON CABINETS. COLOR CODING SHALL BE IN ACCORDANCE WITH "CABLE MAKING COLOR CONVENTION TABLE" PER AT&T/LOS ANGELES MARKET STANDARDS.
- SUBCONTRACTOR SHALL PROVIDE AND INSTALL CABLE TAGS ONLY FOR THE RF JUMPERS CONNECTED TO ERICSSON CABINETS. THE TAG WILL INDICATE THE GSM SYSTEM, THE SECTOR AND THE TX/RX DESIGNATOR, AS APPLICABLE. PERMANENT TAG WILL BE STAMPED STEEL TAGS OR EQUIVALENT.
- TMA's ARE TO BE PIPE MOUNTED BEHIND ANTENNA, TMA MAY REQUIRE A TEMPORARY LOCATION DURING ANTENNA SWAP (2 BEHIND GSM AND 2 BEHIND UMTS).
- ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL FOR SAFETY AND PROTECTION.
- COAXIAL CABLES SHALL BE PROTECTED FROM DAMAGE AND THE RADIUS SHALL NOT BE LESS THAN THE MINIMUM BEND RADIUS SPECIFIED BY CABLE MANUFACTURER.
- SUBCONTRACTOR TO PLACE 50 OHM, 1 WATT LOADS ON OPEN, UNUSED DIPLEXER OR ANTENNA PORTS, AS WELL AS NON-TERMINATED CABLES.
- SUBCONTRACTOR SHALL VERIFY SITE'S EXISTING RET SYSTEM. INSTALL MCU, RET CABLES AND MOTORS COMPATIBLE TO EXISTING OR NEW ANTENNAS TO COMPLETE SITE'S RET SYSTEM
- RELOCATE (3) (E) 8' HIGH 8-PORT PANEL ANTENNA FROM POSITION #4 TO POSITION #3.

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**BECHTEL INFRASTRUCTURE
AND POWER CORPORATION**
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IRVINE, CA 92606

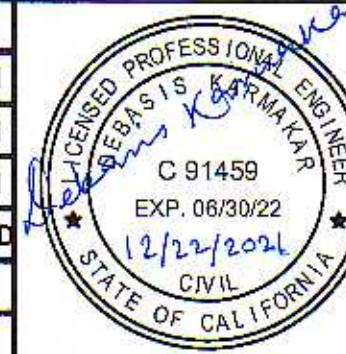
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SITE NO. LAC949 / CLL04231
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DUARTE, CA 91010



at&t
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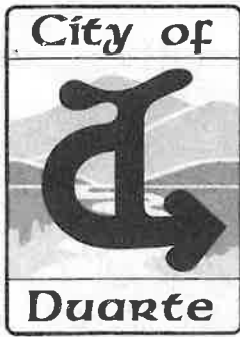
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NO.	DATE	REVISIONS	BY	CHK	APPT
SCALE:	AS SHOWN	DESIGNED: SAS	DRAWN: SAS		
BECHTEL DRAWING NUMBER: 26377-110-CO-0000-00097-001					



C-BAND, BBU RECONFIGURE PROJECT

LTE SYSTEM DIAGRAM

DRAWING NUMBER	REV
26377-110-FF	LA-LAC949-A08
1	



City of Duarte

1600 Huntington Drive, Duarte, CA 91010 - (626) 357-7931 - FAX (626) 358-0018

March 20, 2012

WDR, LLC
Attn: J. Daniel Fox
PO Box 8823
Newport Beach, CA 92660

Subject: Planning Commission Approval of Conditional Use Permit 11-04 for the Property Located at 1720 Flower Avenue

Dear Mr. Fox,

On March 19, 2012, the Planning Commission approved your application for Conditional Use Permit 11-04, subject to conditions of approval, allowing modifications and improvements to the wireless communication facility and monopine structure for AT&T Wireless.

The following conditions of approval are required by the Planning Commission and shall be fully complied with by the property owner, applicant, and all representatives thereof. If you agree to comply with all the attached conditions, please complete and return the enclosed Affidavit of Acceptance to the Planning Division no later than April 4, 2012.

If you are dissatisfied with the action and/or the conditions of approval, you may appeal to the City Council within fifteen (15) days of the date of this letter. The appeal shall be filed with the City Clerk and shall contain a written statement regarding the grounds for the appeal and include the required appeal fee.

If you have any questions or concerns, please contact me at (626) 357-7931, ext. 239, Monday through Thursday, between the hours of 7:30 a.m. to 6:00 p.m.

Sincerely,

David F. Eoff IV
Assistant Planner

Attachment: Conditions of Approval
Affidavit of Acceptance

cc: Ye Family Investments, Property Owner
1720 Flower Avenue
Duarte, CA 91010

Conditions of Approval
Conditional Use Permit 11-04
1720 Flower Avenue (AT&T Wireless)

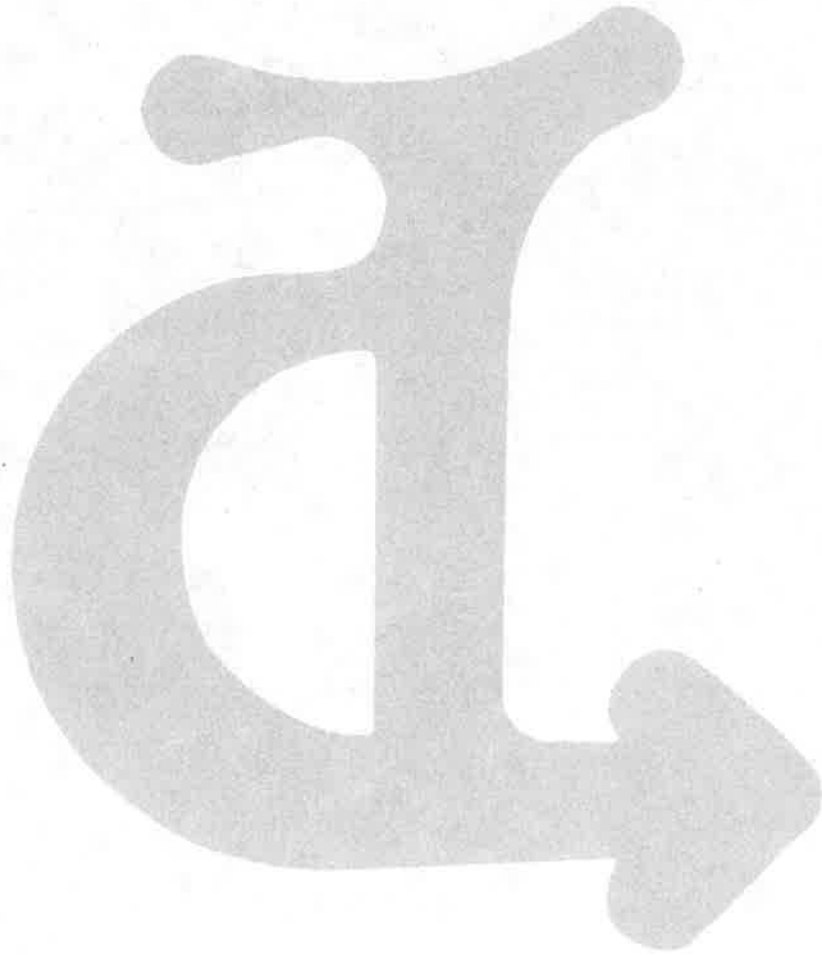
The following information is required by the Planning Commission as conditions of approval, and shall be fully complied with by the property owner, applicant, and all representatives thereof.

1. All damaged/discolored pine needles, branches, and bark shall be removed and replaced with new branches, needles, and bark as needed throughout the entire monopine structure, subject to the review and approval of the Planning Division.
2. Additional branches and pine needles shall be installed throughout the entire monopine structure to simulate a thicker, fuller pine tree and to increase screening and camouflaging, as depicted on the project photo simulations and as subject to the review and approval of the Planning Division.
3. All antennas and the microwave dish shall be painted green or brown to match the color of the pine tree. Pine needle socks shall be placed on the panel antennas; additional pine branches and/or needle socks shall be applied to the microwave dish. Final design shall be subject to Planning Division review and approval.
4. All antenna support structures, arm-mounted equipment, trunk-mounted equipment, bracing, or other exposed surfaces shall be painted green or brown to resemble a live pine tree. Final design shall be subject to Planning Division review and approval.
5. The equipment shelter shall be repainted to match the color of the adjacent industrial building.
6. The applicant (AT&T or successor) shall complete the required modifications and improvements to the monopine structure within 180 days from the date of adoption by the Planning Commission.
7. The Applicant (AT&T or successor) shall continuously maintain the wireless communication facility, associated equipment, finished surfaces and/or camouflaging materials as necessary, to ensure camouflaging/aesthetics simulate the appearance of a healthy and vibrant pine tree, and/or technology remains current and compliant with all applicable regulations and standards. All portions of the monopine shall appear in good condition at all times. Any problems or concerns identified by the City shall be corrected in a timely manner, but in no case later than 90 days from written correspondence provided to the Applicant. Failure to address any problems associated with the proposed use as a wireless telecommunications facility, or non-compliance with required conditions and regulations may warrant the matter being scheduled for a revocation hearing before the Planning Commission for review.
8. All wiring, cable bridges, and or other conduit associated with the proposed use shall be located at the base of the monopine structure, buried underground, run inside the building, or enclosed within the equipment cabinet.
9. No advertising material shall be allowed on any portion of the facility.
10. All product and material storage shall occur within the building. Exterior storage is prohibited.
11. The applicant (AT&T or successor) shall plant three (3) Canary Island Pine and/or Montezuma Pines within the Cal-Trans right of way along the 210/605-freeway embankment at the rear of the industrial park. The minimum planting size shall be 15 gallon. Any required irrigation shall be provided to ensure survivability, at no cost to any public entity. Cal-Trans approval must be obtained prior to planting trees. Contact Cal-Trans immediately to ensure installation is complete prior to final sign off from the Planning Division. The applicant (AT&T or successor) shall pursue

in earnest the Installation of landscaping. If Cal-Trans denies the planting of trees within the right of way, written proof of denial shall be submitted to the Planning Division.

12. No form of video transmission shall be allowed unless approved by the Planning Commission.
13. Conditional Use Permit 11-04 shall automatically expire ten (10) years from and after the date of adoption by the Planning Commission, granting this permit. The permit holder may seek renewal of the time-conditioned Conditional Use Permit by filing a timely renewal application for such renewal with the Community Development Department. In order to be timely, an application for renewal must be filed within 90 calendar days prior to the expiration of the Conditional Use Permit. Once a renewal application has been filed, the expiration date of the Conditional Use Permit is automatically extended until either the issuance or denial of the application for renewal has become final. Any decision to deny an application for renewal of the Conditional Use Permit shall be heard by the Planning Commission and shall be based upon the same grounds, findings, and evidence that would otherwise be necessary for the revocation of the Conditional Use Permit. Such grounds for denying an application for renewal of CUP 11-04 may include, but are not limited to, circumstances have changed (including the reasonable availability of new technology) such that one or more of the required findings for renewing CUP 11-04 can no longer be made.
14. The applicant/telecommunications service provider (AT&T or successor) shall retain a valid business license for the duration of the antenna facility operation.
15. All applicable conditions of Conditional Use Permit 11-04 shall be complied with at all times.
16. Any and all correction notices generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant, successor, and all agents thereof.
17. Any expansion or modification of the use beyond what is approved as part of Conditional Use Permit 11-04 will require a new Conditional Use Permit and approval from the Planning Commission.
18. The applicant shall comply with applicable regulations of the M zone and Section 19.60.190 of Duarte Development Code.
19. This entitlement shall be contingent upon the privileges being utilized within 12 months from the effective approval date.
20. The filing fee for Notice of Exemption (NOE) for a Categorical Exemption will require a payment fee of \$75.00 for payment that shall be submitted to the City within five (5) working days of the approval of the project. The check should be made payable to County of Los Angeles Registrar-Recorder. Failure to submit such payment within such five (5) day time frame renders the approval of this project null and void.
21. The decision of the Planning Commission may be appealed to the City Council within 15 days from the date of this letter. Said appeal must be in writing and filed with the City Clerk's office (DMC 19.144). The written appeal shall include reasons for the appeal.
22. Applicant shall provide a notarized letter from the property owner acknowledging and consenting to the conditions of approval associated with the Conditional Use Permit. The letter shall be submitted to the Planning Division within 15 days from the date of approval by the Planning Commission.
23. Any violation of the Conditions of Approval, Municipal, or other governmental regulations may be grounds for initiation of proceedings for the revocation of this Conditional Use Permit.

24. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.



Affidavit of Acceptance of Conditions of Approval
Conditional Use Permit 11-04
1720 Flower Avenue (AT&T Wireless)

The undersigned deposes and says:

I, _____, am the authorized agent or owner, of property involved in CONDITIONAL USE PERMIT 11-04, located at 1720 Flower Avenue, Duarte, California, 91010.

I further state that I have read, understand and accept, and will comply with PC Resolution 12-04, approved by the Planning Commission at the meeting held on March 19, 2012, set forth in the report dated March 19, 2012.

I am also aware that if any of the provisions of this approval are violated or held to be invalid, or any law, statute or ordinance is violated, the approval shall be void and the privileges granted thereunder shall lapse.

Signed this _____ day of _____, 2012.

SIGNED: _____

Mailing Address: _____

Phone: _____

Subscribed and sworn to (or affirmed before me on this

_____ day of _____, _____, by
Date Month Year

(1) _____,
Name of Signer

proved to me on the basis of satisfactory evidence to
be the person who appeared before me (.) (,) (and

(2) _____,
Name of Signer

proved to me on the basis of satisfactory evidence to
be the person who appeared before me.)

Signature of Notary Public



MEMORANDUM

TO: File, Crown Castle (owner)

FROM: Scott Nash, Associate Planner

DATE: September 16, 2024

SUBJECT: **1720 Flower Avenue – Close-out of Remaining Revocation Correction Items**

Background

On June 17th, 2024, at a regular scheduled meeting, the Planning and Economic Development Commission discussed potential revocation of CUP 11-04 which allows the operation of an unmanned wireless telecommunications monopine facility located at 1720 Flower Avenue within Lewis Business Center.

The Planning Commission decided against revocation, and instead made a consensus to receive and file this item, with the understanding that the tower owner will make all of the following corrections on or before August 31, 2024:

- A permit needs to be pulled for all work which was completed without permits, or with expired permits, including all work completed under SPDR 2021-64. Once the permit is issued, the applicant must call for all applicable inspections until final sign-off.
- Electrical wiring leading to the equipment shelter is exposed and can be easily tampered with. This wiring must be enclosed in conduit and secured to the shelter.
- Similarly, a large handhole for accessing large cables is open and accessible. It appears the "Crown Castle" sign was installed with only one screw in an attempt to partially block this but was unsuccessful. The access "handhole" within the monopine must be properly covered and the sign securely fastened.
- The owner must verify the bracing that was added to the tower is properly permitted and structurally sound.

Completion of Corrections

Following this revocation hearing, all items have been completed and verified by Duarte Planning Staff. Therefore, these items identified are deemed completed to the satisfaction of city staff, and CUP 11-04 is no longer being considered for revocation at this time.

For any questions regarding this matter, please contact Scott Nash, Associate Planner in the Community Development Department, Monday through Thursday at (626) 357-7931, ext. 239, between the hours of 7:30 a.m. and 6:00 p.m.

A handwritten signature in black ink, appearing to read "Scott Nash", with a large, sweeping checkmark-like flourish at the end.

Scott Nash
Associate Planner

Attachment: June 17, 2024 Planning Commission Staff Report from